



OFFERING MEMORANDUM

7-9 El Portal Ct, Berkeley, CA 94708

EXECUTIVE SUMMARY

A rare opportunity to own a gorgeous duplex in the highly desirable North Berkeley Hills, just minutes from UC Berkeley, downtown shops, cafes, and the beautiful Rose Garden. Whether you're cooking in the kitchen, dining with family and friends, or relaxing in the living room, you'll be captivated by the breathtaking panoramic views. This exceptional property offers stunning vistas of the San Francisco Bay and a full view of the Golden Gate bridge. A truly special property combining an unbeatable location, versatility, and spectacular scenery. This property has the potential of turning the downstairs area into 3rd unit for extra income.

PROPERTY DESCRIPTION

This is a five bedroom, three bath duplex with an attached two-car garage. Located in North Berkeley Hills, residents can enjoy easy access to University of California, Berkeley, Downtown Berkeley, as well as numerous shopping, dining, and cultural attractions. This property combines an exceptional location with strong investment potential. Seller Has adjusted the price, creating an outstanding opportunity for investors and owner-occupants alike.



CONTACT INFORMATION

Schedule a Viewing Today



510-759-6741

Adam Chit Singh

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PROPERTY OVERVIEW

Building Square Footage: 2986 sq. ft.

Lot Size: 1850 sq. ft.

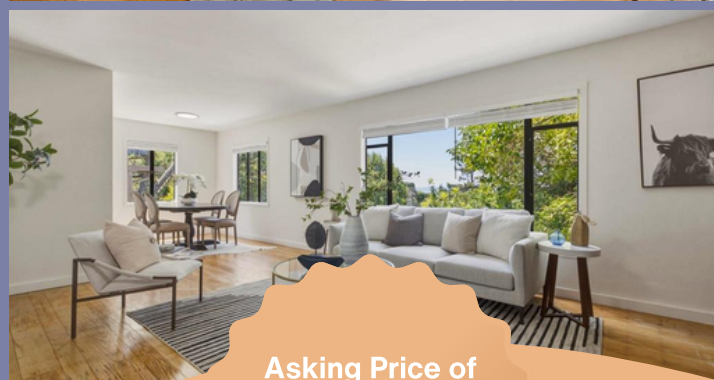
Year Built: 1948

DUPLEX UNIT MIX  

Unit One: 3 bed, 2 bath

Unit Two: 2 bed, 1 bath





Asking Price of
\$ 1,395,000

MONTHLY RENT

UNIT 1: \$5,500 per month

UNIT 2: \$4,000 per month

MLS DISCLOSURE INFORMATION

Select text above for further inquiry

FINANCIAL SUMMARY

GROSS INCOME:

\$120,000

CAP RATE:

7.15%

OPERATING EXPENSES:

\$20,300

GRM:

11.63

NOI:

\$99,700