

**RESIDENTIAL INCOME****DUPLEX****Partial Listing****List Price: \$569,000****MLS#: Temp-663633****1365 Neilson****BERKELEY****CA 94702****Alameda****List Date: 11/18/2021 Orig Price: \$569,000****Pend Date: Off-Mkt:****COE Date: Sold Price:****DOM: CDOM:**

Front of 1364 Northside

**Print/Email:****Property Information**

Unit #:	Apx. Sq Ft:	Mthly Rent:	Occupant:	Bedrooms:	Baths:	Prk Spc:	Dining:	A/C:	Fireplace:	Refrig:	Range/Oven:
Neilson	655	489.46	Tenant	1	1	0	No	No	Yes	Yes	Yes
Northsid	655	501.83	Tenant	1	1	0	No	No	Yes	Yes	Yes

**Building Sq. Ft:** 1,312    **Source:** Public Records    **Lot SqFt:** 4,200    **Manager Unit:**    **Lot Acres:** 0.09  
**D/N/S:** MONTEREY/HOPKINS    **Area:** 2302    **Parking Spaces:** 0    **Total Prk Spcs:** 0    **Yr Built:** 1941    **Age:**  
**APN:** 60241415    **Zoning:**    **Census Tract:**    **Point of Sale Ordinance:**    **City Transfer Tax:**  
**Elementary School Dist:**    **High School Dist:**

**Listing Information**

**List Type:** Excl Right    **Comp to Selling Ofc:** 2.5 %    **Dual/Variable:** N    **List Service:** Full Service    **Associated Docs:** 0  
**List Agt:** John Caronna - Agt: 415-5315225    **john.caronna@cbtnorcal.com**    **DRE#:**    **Broker DRE#:** 01898437  
**List Office:** Coldwell Banker

**Co-List:**    **Agent Hit Count:** 0  
**Disclosures Link:**    **Board ID:**    **Special Info:**    **Client Hit Count:** 0

**Showing Information**

**Occupied By:**    **Occupant Name:**    **Occupant Phone:**  
**24 Hr. Notice Req?:**    **Printed Neighborhood Rpt?:**    **Supra Box?:**    **Lockbox Location:** None  
**Directions:** Hopkins to Neilson    **Cross St:** Hopkins

**Showing Info:**

**Primary Showing Contact:** John Caronna    **Primary Showing Phone:** 415.531.5225  
**Showing Schedule Link:**

**Public Remarks**

Amazing opportunity to own a duplex in very coveted area in Berkeley! Two long term tenants, but a great opportunity to own as a long term investment. There is tremendous upside in value with tenant turnover. This value with so much upside is something rarely seen, and buyer can explore options for buyer move-in through city of Berkeley rent board.

**\*\*\*Confidential Remarks\*\*\***

Unique opportunity to own a duplex in Berkeley. Price is reflective of very low current rents. For unit at 1365 Neilson: There is an open document with city to address some issues that were filed by one tenant. Mostly wear and tear issues, as tenant has ben there for about 40 years. For unit at 1364 Northside, unit is in good shape. Tenant has been there for 61 years. Buyer should due their diligence regarding an owner move-in for unit at 1365 Neilson. Showing will be available after accepted offer.

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**Provided By:** John Caronna**DRE:** 01898437**11/18/2021**

Media Links	
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**Unbranded Media Link 2:**

**Branded Media Link 2:**

Property	OPERATING EXPENSES	Garbage Collection, License/Ads, Water
10000		
10001		
10002		
10003		
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<b>PARKING DESCRIPTION</b>	No Parking on Site
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## POSSESSION COE

<b>ROOF</b>	Unknown
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**SOME UNITS HAVE** Fireplaces

TERMS	Conventional	Proposed
1. <b>Definition</b>	Conventional	Proposed
2. <b>Structure</b>	Conventional	Proposed
3. <b>Function</b>	Conventional	Proposed
4. <b>Material</b>	Conventional	Proposed
5. <b>Cost</b>	Conventional	Proposed
6. <b>Time</b>	Conventional	Proposed
7. <b>Quality</b>	Conventional	Proposed
8. <b>Environment</b>	Conventional	Proposed
9. <b>Safety</b>	Conventional	Proposed
10. <b>Health</b>	Conventional	Proposed
11. <b>Energy</b>	Conventional	Proposed
12. <b>Water</b>	Conventional	Proposed
13. <b>Air</b>	Conventional	Proposed
14. <b>Soil</b>	Conventional	Proposed
15. <b>Noise</b>	Conventional	Proposed
16. <b>Vibration</b>	Conventional	Proposed
17. <b>Light</b>	Conventional	Proposed
18. <b>Heat</b>	Conventional	Proposed
19. <b>Humidity</b>	Conventional	Proposed
20. <b>Pressure</b>	Conventional	Proposed
21. <b>Temperature</b>	Conventional	Proposed
22. <b>Humidity</b>	Conventional	Proposed
23. <b>Pressure</b>	Conventional	Proposed
24. <b>Temperature</b>	Conventional	Proposed
25. <b>Humidity</b>	Conventional	Proposed
26. <b>Pressure</b>	Conventional	Proposed
27. <b>Temperature</b>	Conventional	Proposed
28. <b>Humidity</b>	Conventional	Proposed
29. <b>Pressure</b>	Conventional	Proposed
30. <b>Temperature</b>	Conventional	Proposed
31. <b>Humidity</b>	Conventional	Proposed
32. <b>Pressure</b>	Conventional	Proposed
33. <b>Temperature</b>	Conventional	Proposed
34. <b>Humidity</b>	Conventional	Proposed
35. <b>Pressure</b>	Conventional	Proposed
36. <b>Temperature</b>	Conventional	Proposed
37. <b>Humidity</b>	Conventional	Proposed
38. <b>Pressure</b>	Conventional	Proposed
39. <b>Temperature</b>	Conventional	Proposed
40. <b>Humidity</b>	Conventional	Proposed
41. <b>Pressure</b>	Conventional	Proposed
42. <b>Temperature</b>	Conventional	Proposed
43. <b>Humidity</b>	Conventional	Proposed
44. <b>Pressure</b>	Conventional	Proposed
45. <b>Temperature</b>	Conventional	Proposed
46. <b>Humidity</b>	Conventional	Proposed
47. <b>Pressure</b>	Conventional	Proposed
48. <b>Temperature</b>	Conventional	Proposed
49. <b>Humidity</b>	Conventional	Proposed
50. <b>Pressure</b>	Conventional	Proposed
51. <b>Temperature</b>	Conventional	Proposed
52. <b>Humidity</b>	Conventional	Proposed
53. <b>Pressure</b>	Conventional	Proposed
54. <b>Temperature</b>	Conventional	Proposed
55. <b>Humidity</b>	Conventional	Proposed
56. <b>Pressure</b>	Conventional	Proposed
57. <b>Temperature</b>	Conventional	Proposed
58. <b>Humidity</b>	Conventional	Proposed
59. <b>Pressure</b>	Conventional	Proposed
60. <b>Temperature</b>	Conventional	Proposed
61. <b>Humidity</b>	Conventional	Proposed
62. <b>Pressure</b>	Conventional	Proposed
63. <b>Temperature</b>	Conventional	Proposed
64. <b>Humidity</b>	Conventional	Proposed
65. <b>Pressure</b>	Conventional	Proposed
66. <b>Temperature</b>	Conventional	Proposed
67. <b>Humidity</b>	Conventional	Proposed
68. <b>Pressure</b>	Conventional	Proposed
69. <b>Temperature</b>	Conventional	Proposed
70. <b>Humidity</b>	Conventional	Proposed
71. <b>Pressure</b>	Conventional	Proposed
72. <b>Temperature</b>	Conventional	Proposed
73. <b>Humidity</b>	Conventional	Proposed
74. <b>Pressure</b>	Conventional	Proposed
75. <b>Temperature</b>	Conventional	Proposed
76. <b>Humidity</b>	Conventional	Proposed
77. <b>Pressure</b>	Conventional	Proposed
78. <b>Temperature</b>	Conventional	Proposed
79. <b>Humidity</b>	Conventional	Proposed
80. <b>Pressure</b>	Conventional	Proposed
81. <b>Temperature</b>	Conventional	Proposed
82. <b>Humidity</b>	Conventional	Proposed
83. <b>Pressure</b>	Conventional	Proposed
84. <b>Temperature</b>	Conventional	Proposed
85. <b>Humidity</b>	Conventional	Proposed
86. <b>Pressure</b>	Conventional	Proposed
87. <b>Temperature</b>	Conventional	Proposed
88. <b>Humidity</b>	Conventional	Proposed
89. <b>Pressure</b>	Conventional	Proposed
90. <b>Temperature</b>	Conventional	Proposed
91. <b>Humidity</b>	Conventional	Proposed
92. <b>Pressure</b>	Conventional	Proposed
93. <b>Temperature</b>	Conventional	Proposed
94. <b>Humidity</b>	Conventional	Proposed
95. <b>Pressure</b>	Conventional	Proposed
96. <b>Temperature</b>	Conventional	Proposed
97. <b>Humidity</b>	Conventional	Proposed
98. <b>Pressure</b>	Conventional	Proposed
99. <b>Temperature</b>	Conventional	Proposed
100. <b>Humidity</b>	Conventional	Proposed
101. <b>Pressure</b>	Conventional	Proposed
102. <b>Temperature</b>	Conventional	Proposed
103. <b>Humidity</b>	Conventional	Proposed
104. <b>Pressure</b>	Conventional	Proposed
105. <b>Temperature</b>	Conventional	Proposed
106. <b>Humidity</b>	Conventional	Proposed

WATER/SEWER Sew

<b>YARD DESCRIPTION</b>	Front Yard, Perim
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**SOLAR** Solar Electrical Owned

## ENERGY SAVING FEATURE

Financials
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**Ann Vacancy Exp: \$0**

**Net Operating Inc: \$0**

**Other Expense:** \$0

**Annual Oper Exp:**

**Financial Data Source:** Estimated

Sold Information	
1	10/1/2018
2	10/1/2018
3	10/1/2018
4	10/1/2018
5	10/1/2018
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92	10/1/2018
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96	10/1/2018
97	10/1/2018
98	10/1/2018
99	10/1/2018
100	10/1/2018

**CoBuy Agent:**

**Sale/Original \$:****Sale \$/SqFt:**

**Buyer Agent DRE#:**

**Sale Terms:**

# of Offers:

List Price: \$569,000

11/18/2021