



7 El Portal Ct

7 El Portal Ct, Berkeley, CA 94708



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\$1,485,000

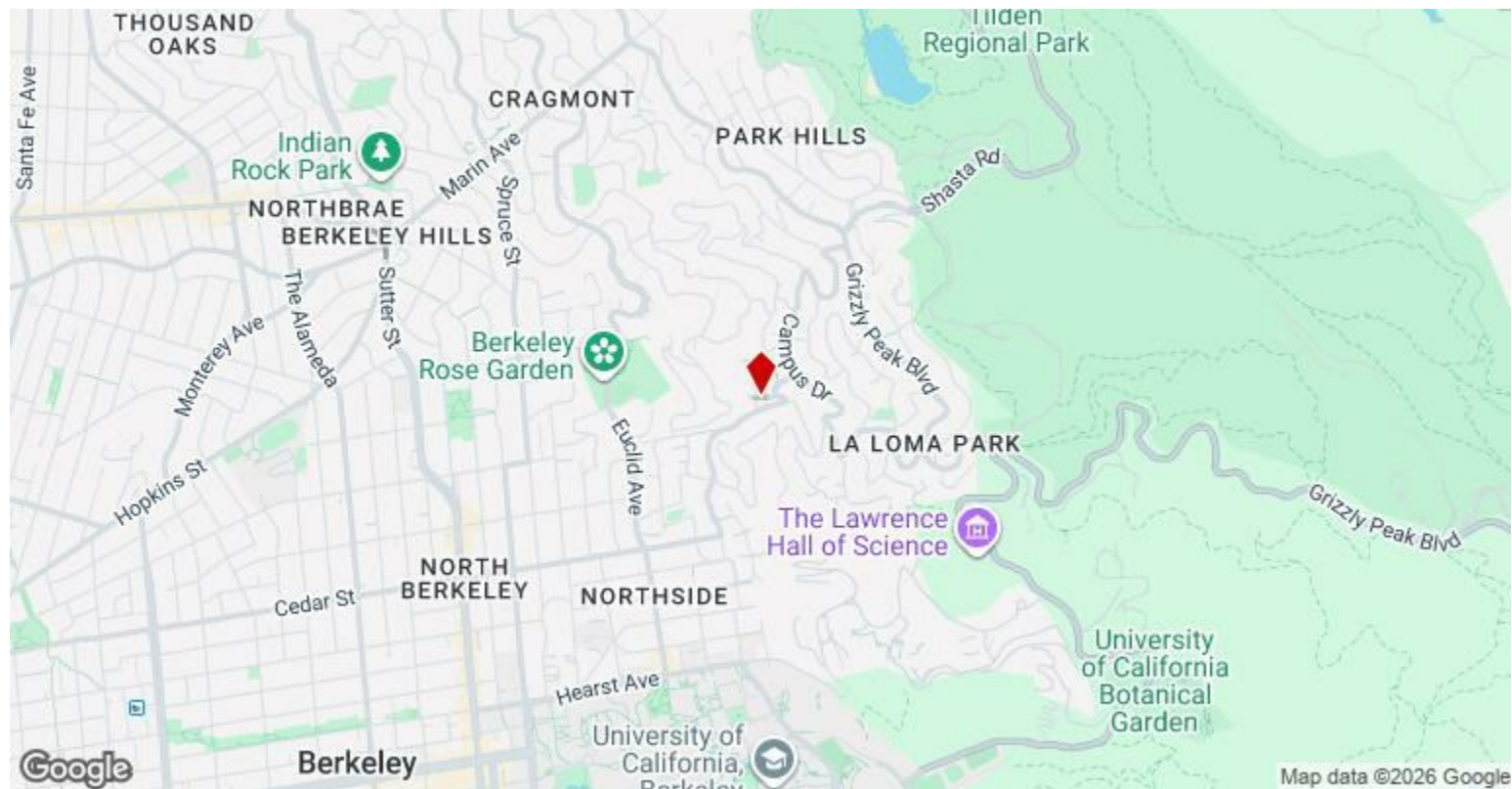
Wow, a must see. Rare opportunity to own a gorgeous duplex in the highly desirable North Berkeley Hills, just minutes from UC Berkeley, downtown shops, cafes, and the beautiful Rose Garden. Whether you're cooking in the kitchen, dining with family and friends, or relaxing in the living room, you'll be 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....



Price:	\$1,485,000
No. Units:	2
Property Type:	Multifamily
Sale Type:	Investment
Cap Rate:	8.08%
Lot Size:	1,850 SF
Gross Building Area:	2,958 SF
Sale Conditions:	Building in Shell Condition
Gross Rent Multiplier:	12.37
No. Stories:	3
Year Built:	1948
Parking Ratio:	0.68/1,000 SF
Zoning Description:	Multi-family
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	40 (Fairly friendly)

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
3+2	1	\$6,000	1,758
2+1	2	\$4,000	1,200



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Property Photos

