FINANCIAL ASSET SERVICES, INC.

BROKER'S PRICE OPINION - FORM 201

SUBJECT PROPERTY INFORMATION

Client Name: Premier Money Source, Inc.	**Borrower's Name:** John Flaniken	**Loan Number:** 002504	
Street Address: 2314 Russell Street	**City** Berkeley	**State** CA	**Zip Code** 94705
Ownership Type: FS			

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	**As Is List**	$ 850,000	**As Repaired List**	$ 925,000	**Quick Sale**	$ 825,000	**Land**	$ 46,424
Suggested List Price:	**As Is Sale**	$ 850,000	**As Repaired Sale**	$ 925,000	**Quick Sale**	$ 835,000	**Land**	$ 46,424

SUBJECT PROPERTY ITEMIZED REPAIRS

Title	Description	Cost
Repair 1	Exterior Paint/siding	$ 25,000
Repair 2	Interior paint. floors	$ 15,000
Repair 3		$ 0
Repair 4		$ 0
Repair 5		$ 0
	Estimated Total	**$ 40,000**

SUBJECT PROPERTY REPAIRS

Lender Required Property Repairs:	$ 0	**Contribution of Value:**	$ 75,000
Explain Required Repairs: Exterior paint elevate the desire for the property property need interior update according to the MLS. description			

SUBJECT PROPERTY CHARACTERISTICS

Type: Single Family Residential	**Condition:** Fair	**Square Feet:** 1467
Bedroom: 4	**Bathroom:** 1	**Garage:**
Year Built 1906	**Lot Size:** 2310 SqFt	**Basement:** No
APN#: 52-1579-18	**Has the subject property been listed in the last 12 months?** Yes	
Previous List Price: $ 949,888	**Previous DOM:** 59	**Is the subject property currently listed?** Yes
Current List Price: $ 949,888	**Current DOM:** 59	**Population Density:** Suburban

SUBJECT PROPERTY COMMENTS

Subject is listed on the Paragon MLS. need update.

Property Status							
Vacant:	Yes	**Vandalized:**	Unknown	**Locked/Secured:**	Yes	**Winterized:**	Unknown

COMPARABLE SALE INFORMATION (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq.Ft	BR	Bath	Lot Sz	Garage	Basement	Year	LP	SP	Sale Date	$ PSF	DOM
2917 OTIS ST BERKELEY (★)	FS	SFR-Det	Fair	.5 Mi	1333	2	2	3537 SqFt		No	1910	799,000	799,000	2024-06-12	599	8
1908 FAIRVIEW STREET BERKELEY	FS	SFR-Det	Fair	.7 Mi	1297	3	2 1/2	4000 SqFt	1 Att	No	1938	817,500	790,000	2024-03-20	609	65
2732 CALIFORNIA ST BERKELEY	FS	SFR-Det	Good	.95 Mi	1299	2	1 1/2	2640 SqFt	1 Att	No	1941	925,000	1,150,000	2024-02-14	885	12
1. Comments: fixer-upper in an ideal location with 3 off street parking spaces is a blank canvas with loads of potential to create your ideal space. This 3-bedroom 2 bath duplex offers endless possibilities for renovation, updating, and customization.													MLS# 41058123		Sale Type: Other	
2. Comments: Investor Special! Unleash the investment potential in the heart of Berkeley, CA, priced for immediate attention and perfectly positioned for experienced investors and contractors. With a 3-bed, 2 1/2 bath layout.													MLS# CRCV23199552		Sale Type: Cash	
3. Comments: this charming 2 bedroom, 1.5 bath home on one of the celebrated Bike Boulevards right in the heart of Berkeley. Inside you'll find an updated kitchen, hardwood floors throughout.													MLS# ML81950851		Sale Type: CV	

ACTIVE COMPARABLE SALE (★ indicates the comparable considered most similar in value to subject)

.

Property Address	Ownership Type	Type	Cond	Prox	Sq. Ft	BR	Bath	Lot Sz	Gar	Basement	Year	Orig LP	Curr LP	$ PSF	DOM
516 DANA ST BERKELEY (★)	FS	SFR-Det	Good	.47 Mi	1367	3	2	3745 SqFt	1 Det	No	1904	950,000	950,000	695	1
6330 RACINE STREET OAKLAND	FS	SFR-Det	Avg	.58 Mi	1100	2	1	2635 SqFt	1 Port	No	1926	880,000	880,000	800	101
1619 JULIA ST BERKELEY	FS	SFR-Det	Good	.88 Mi	1234	3	1	3804 SqFt	1 Det	Full	1918	927,000	927,000	751	63
1. Comments: Victorian is updated with a perfect blend of old and new. Through the large front garden, it leads to a generous front porch & entryway. Open kitchen-family room provides warm and cozy space for relaxing & entertainment.													MLS# 41067586		
2. Comments: Single-family home offers a unique opportunity for those with a vision to transform a vintage gem into a modern masterpiece. It is a corner lot nestled in a convenient location just 1.5 miles from UC Berkeley.													MLS# ML81961435		
3. Comments: Approved Short Sale! Welcome home to this bright and spacious 3 bedroom home. Room for entertaining with large and formal living and dining rooms. Huge basement, separate garage, plus separate office/bonus/exercise space.													MLS# 41060688		

NEIGHBORHOOD DATA

Management Co Name:	**Management Co Phone:**	**Rental Market: Lease potential (monthly):** $ 3,500
Neighborhood Trend: Stable	**Neighborhood Trend Rate (monthly %):** 0	**Comparable Sales:** 18 Days
Comparable Listing: 23 Days		

There is new construction nearby:	No	**Price Range:**	$ 0 - $ 0	**Distance from Subject:**
Number of similar listings within 1 mile:	5-10	**Price Range:**	$ 950,000 - $ 1,399,000	**Describe neighborhood factors that would detract from property:** The neighborhood is in average to good condition, no all properties are well maintained. easy access to major streets and FWYs.
There is REO competition in the area:	No	**Price Range:**	$ 0 - $ 0	
Property Taxes are Current:	Yes	**Amount:**	$ 4,148	
Mello-Roos/Special Assesment Property:	No	**Amount:**	$ 0	
Special Assessments/Homeowner Dues:	No	**Amount:**	$ 0	

LISTING AGENT INFORMATION

Name: Steven Wiley	**Firm Name:** Bay Area Real Estate Group	**Phone Number:** 925-719-0660	**Subject MLS:** 41057733

BPO PREPARATION

Broker Firm Name: Alliance Bay Realty	**Preparer:** Ernestina R Vadillo	**Phone Number:** 510-507-5860
Broker Tax ID#: 608663454	**Inspection Date:** 2024-07-25	**Report Date:** 2024-07-25
Office proximity to subject: 11.4 Mi	**Explain if more than 40 miles:**	

SUBJECT PHOTOS

Front

House Number

Side

Street

COMPARABLE PHOTOS

Sale 1

Sale 2

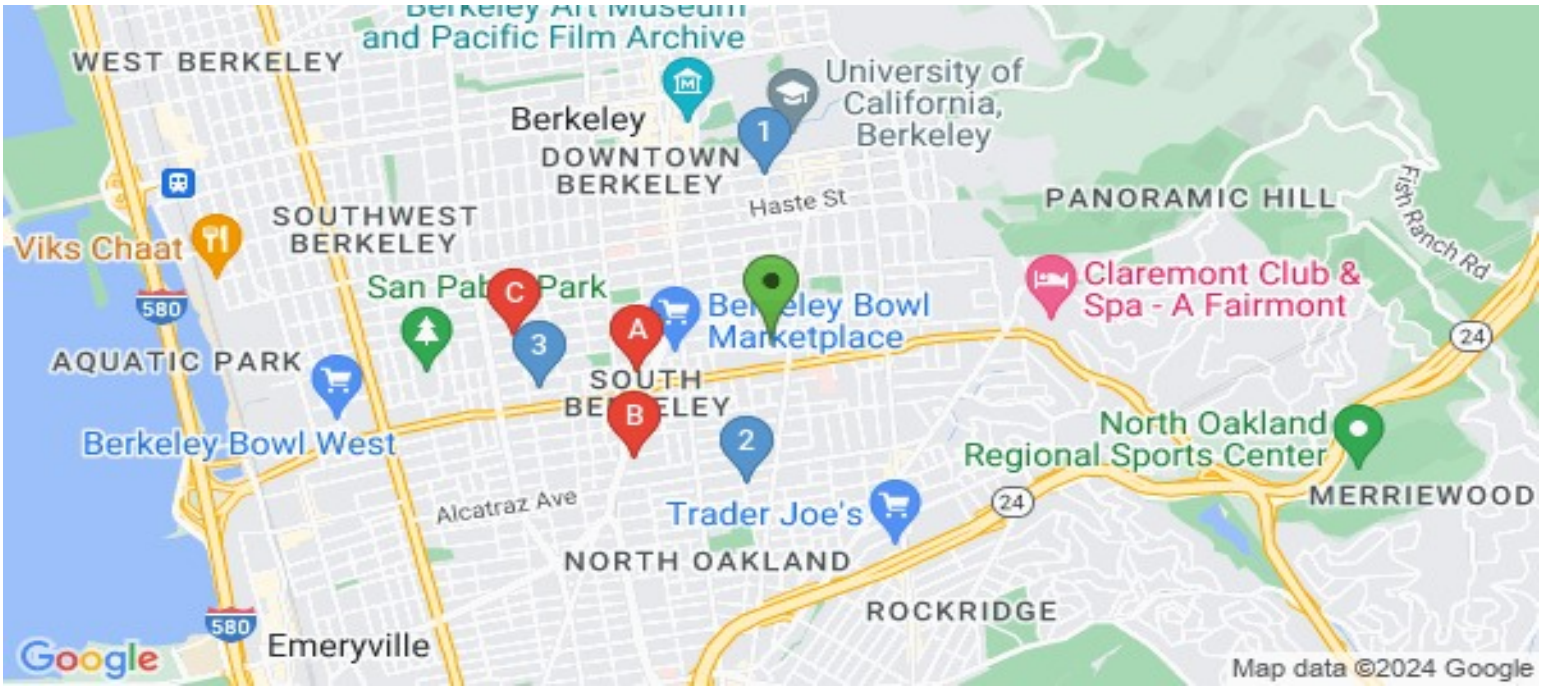
Sale 3

Listing 1

Listing 2

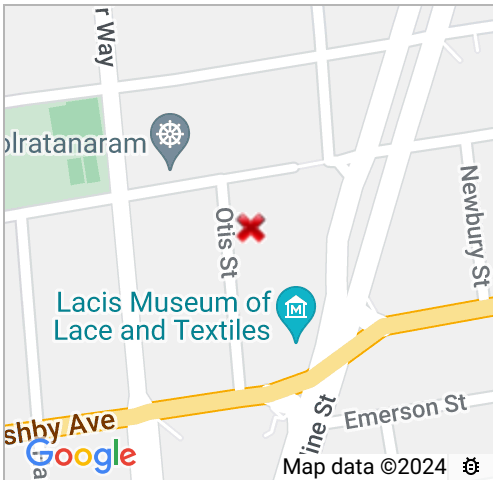
Listing 3

SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
SUBJECT PROPERTY	2314 Russell Street	94705	0 MI
COMPARABLE SALE 1	2917 OTIS ST	94703	.5 Mi
COMPARABLE SALE 2	1908 FAIRVIEW STREET	94703	.7 Mi
COMPARABLE SALE 3	2732 CALIFORNIA ST	94703	.95 Mi
COMPARABLE LISTING 1	516 DANA ST	94704	.47 Mi
COMPARABLE LISTING 2	6330 RACINE STREET	94609	.58 Mi
COMPARABLE LISTING 3	1619 JULIA ST	94703	.88 Mi

RESIDENTIAL
Detached
Sold
List Price: $799,000
MLS #: 41058123



2917 Otis St **Unit:**
BERKELEY **CA** **94703**
Alameda

List Date: 5/1/2024 **Orig Price:** $799,000
Pend Date: 5/9/2024 **Off Mkt:** 5/9/2024
COE Date: 6/12/2024 **Sold Price:** $800,000
DOM: 8 **CDOM:** 8 **Print/Email:**

Property Information

Bedrooms:	3	**Total Rms:**	7	**Garage Spcs:**	0	**Year Built:**	1910
Baths/Par:	2 / 0	**Stories:**	One Story	**Total Prk Spcs:**	3	**Age:**	114
SqFt:	1333	**Source:**	Public Records	**Lot SqFt:**	3,537	**Acres:**	0.080000
Pool:	No	**# of Units:**		**Fireplaces:**	1	**APN:**	53-1598-28-1
Agt Ownership:	No	**Agt Related to Principal:**	No	**Units Floor:**			

D/N/S: Not Listed **Builder/Arch:** Fixer **Owner Type:**
POS Ord: Yes **Zoning:** **Model:** **City Transfer Tax:** Yes
Elem Schl Dist: Berkeley (510) 644-6150 **High Schl Dist:** Berkeley (510) 644-6150 **Census Tract:**

Listing Information

List Type: Excl Right **Comp Selling Ofc:** 2.5 % **Dual/Variable:** N **List Service:** Full Service **Associated Docs:** 0
List Agt: Marni J Fischer - Cell: 415-722-0032 marnifischer@gmail.com **DRE#:** 01378845 **Broker DRE#** 02014153
List Office: District Homes
Co-List: **Agent Hit Count:**
Disclosures Link: **Board ID:** Bridge AOR **Special Info:** None **Client Hit Count:**

Showing Information

Occupied By: Call Agent **Occupant Name:** **Occupant Phone:**
24 Hr. Notice Req?: No **Printed Neighborhood Rpt?:** Yes **Supra Box?:** Y **Lockbox Location:** TBD
Directions: Ashby or Russell to Otis **Cross St:** Russell
Showing Info:

Primary Showing Contact: **Primary Showing Phone:**
Showing Schedule Link: **Available to Show:**

Public Remarks

Opportunity knocks! This charming, fixer-upper in an ideal location with 3 off street parking spaces is a blank canvas with loads of potential to create your ideal space. This 3-bedroom 2 bath duplex offers endless possibilities for renovation, updating, and customization; allowing you to design a space that perfectly suits your needs and style. With two separate units, you have the flexibility to live in one unit while renting the other or transform both units into income-generating properties. Unit A features 2 bedrooms, 1 bathroom, living room with fireplace, and kitchen. Unit B features 1 bedroom, 1 bathroom, and large, eat-in kitchen. The large backyard offers the perfect outdoor space for gardening, relaxation, or entertaining. Conveniently located, with a Walk Score® of 90 and Bike Score® of 94, you are minutes from Berkeley BART, library, Thai Temple, shops, Berkeley Bowl, Whole Foods, schools, parks, restaurants, and more. Open Sunday 5/12 from 2-4pm

Confidential Remarks

Fixer with loads of potential. Likely needs new foundation and most (if not all) systems. Pubic record says SFR but is a duplex with 2 kitchens. Use unknown. Wall between units has been removed. Heat source unknown. No laundry hookups on property. Easement between this home and 2915 Otis. Square footage not verified by either seller or agent. Buyers to investigate condition, proper zoning, use with city of Berkeley building department and rent board. Seller reserves the right to refuse all offers. Price is firm. Likely cash only.

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Provided By: Ernestina Vadillo **DRE:** 01411483 07/25/2024

Media Links

Unbranded Media Link:
Branded Media Link: Branded Media Link
Unbranded Media Link 2:
Branded Media Link 2:

Property Features

COOLING None
CONSTRUCTION STATUS Existing
DISCLOSURES Easements, Nat Hazard Disclosure
EQUIPMENT ADDITIONAL Water Heater Gas, Carbon Mon Detector, Smoke Detector, All Public Utilities
EXTERIOR Stucco
FIREPLACES Living Room
FLOORING Hardwood Floors, Linoleum, Tile
GARAGE/PARKING Off Street Parking
HEATING Other Heat
KITCHEN FEATURES Counter - Solid Surface
LAUNDRY None
LEVEL - STREET 3 Bedrooms, 2 Baths, Main Entry
LOT DESCRIPTION Regular
POOL None
POSSESSION COE
ROOF Composition Shingles
ROOM - ADDITIONAL No Additional Rooms
STYLE Fixer Upper
SOLAR None
TERMS Cash
WATER/SEWER Sewer System - Public, Water - Public
YARD DESCRIPTION Back Yard, Fenced

Accessory Dwelling Unit

ADU: **ADU Build Type:** **ADU Bedrooms:** **ADU Baths/Partials:** / **ADU Kitchen:**
ADU Square Feet: **ADU Main Entry Floor:** **ADU Meter:**
ADU SqFt Source: **ADU Occupied:** **ADU Rent:**

Accessory Dwelling Unit Description

HOA Information

HOA: No **HOA Name:** **HOA Phone:** **HOA Fee:**
HOA Fees Freq: **Pending Litigation:** **%Owner Occ:** **TIC %:**
HOA Transfer Fees:
HOA Amenities:
HOA Documents:
HOA Fees Include:

Sold Information

Buyer Agent: Dan Thomas - 510-453-5079 DAY AND NIGHT REALTY - Off: 510-652-0700
CoBuy Agent:
Sold Price: $800,000 **Sale/Original $:** 100 **Sale/Last List $:** 100
List $/SqFt: $599 **Sale $/SqFt:** $600 **Sale Terms:** Other
Concessions: Thanks Dan **Buyer Agent DRE#:** 01020141 **# of Offers:** 1

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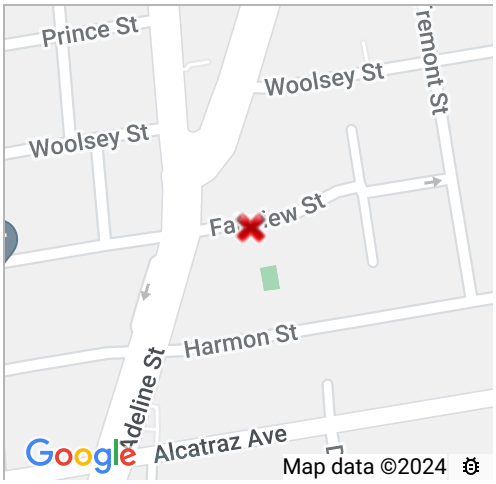
RESIDENTIAL
Detached
Sold
List Price: $817,500
MLS #: CRCV23199552

1908 Fairview Street **Unit:**
BERKELEY **CA** **94703**
Alameda

List Date: 11/3/2023 **Orig Price:** $817,500
Pend Date: 3/4/2024 **Off Mkt:** 3/4/2024
COE Date: 3/20/2024 **Sold Price:** $790,000



DOM: 65 **CDOM:** 65 **Print/Email:**

Property Information

Bedrooms:	3	**Total Rms:**		**Garage Spcs:**	2	**Year Built:**	1938
Baths/Par:	2 / 1	**Stories:**	One Story	**Total Prk Spcs:**	2	**Age:**	
SqFt:	1297	**Source:**	Assessor Agent-Fill	**Lot SqFt:**	4,000	**Acres:**	0.091800
Pool:	No	**# of Units:**	1	**Fireplaces:**		**APN:**	0521529024
Agt Ownership:		**Agt Related to Principal:**		**Units Floor:**	Fr		
D/N/S:				**Builder/Arch:**		**Owner Type:**	
POS Ord:		**Zoning:**	R1	**Model:**		**City Transfer Tax:**	
Elem Schl Dist:		**High Schl Dist:**	Berkeley (510) 644-6150			**Census Tract:**	4239.01

Listing Information

List Type: Excl Right **Comp Selling Ofc:** 2.000 % **Dual/Variable:** N **List Service:** Full Service **Associated Docs:** 0
List Agt: Victor Malone vmalone@rprealestate.com **DRE#:** 01067517 **Broker DRE#** 01067517
List Office: VICTOR MALONE, BROKER
Co-List: **Agent Hit Count:**
Disclosures Link: **Board ID:** Datashare California Reg… **Special Info:** **Client Hit Count:**

Showing Information

Occupied By: Owner **Occupant Name:** **Occupant Phone:**
24 Hr. Notice Req?: **Printed Neighborhood Rpt?:** **Supra Box?:** **Lockbox Location:**
Directions: Cross street Adeline St **Cross St:**
Showing Info: Contact showing agent Pat L: Call or text, 760-662-7833.

Primary Showing Contact: Pat L. **Primary Showing Phone:** 760-662-7833
Showing Schedule Link: **Available to Show:**

Public Remarks

Investor Special! Unleash the investment potential in the heart of Berkeley, CA, priced for immediate attention and perfectly positioned for experienced investors and contractors. With a 3-bed, 2 1/2 bath layout and an approximately 900 sq. ft.* unfinished basement, this property is a contractor's dream canvas, craving for a transformative touch. Strategically located minutes away from parks, trendy restaurants, and cozy coffee shops, this is more than just a renovationâ€"it's an investment in lifestyle. *Buyer to verify use of space.

Confidential Remarks

OFFER DEADLINE - February 24, 2024 Property "AS-IS." The property is vacant with a lockbox. Contact the showing agent for CODE. THE OFFER DEADLINE IS FEBRUARY 24, 2024, AT 6:00 PM. Submit buyers valid proof of funds with ALL CASH offers. If using cash/financing, submit a FULLY UNDERWRITTEN Loan Pre-Approval LTR (with loan terms) along with POF. NOTE: The City of Berkeley has two required ordinances to close. Both ordinances can be deferred to the buyer to complete and satisfy within one year of closing. Note: The buyer is responsible for conducting their own due diligence regarding all aspects of the property, including, but not limited to, verifying the accuracy of living and lot square footage, bedroom and bathroom count, and any other features listed. Neither the seller nor the listing agent has investigated or verified the accuracy of any of these sources of information. The information provided is deemed reliable but is not guaranteed and should be independently verified. Contact Pat L.: Call/Text (text preferred): 760-662-7833, email pat@plove1.com

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Provided By: Ernestina Vadillo **DRE:** 01411483 07/25/2024

Media Links

Unbranded Media Link:
Unbranded Media Link 2:
Branded Media Link:
Branded Media Link 2:

Property Features

BATH NON-PRMY INCLUDE Shower Over Tub
COOLING None
DISCLOSURES Other - Call/See Agent
EQUIPMENT ADDITIONAL Natural Gas Connected
FIREPLACES None
GARAGE/PARKING Attached Garage, Other, Garage Facing Front
HEATING Wall Furnace
LAUNDRY Other
LOT DESCRIPTION Other, Street Light(s)
POOL None
POSSESSION COE
ROOM - ADDITIONAL Basement Unfinished, Kitchen, Laundry, Living Room
STYLE Fixer Upper
TERMS Cash
VIEWS None
WATER/SEWER Sewer System - Public, Sump Pump, Water - Public

Accessory Dwelling Unit

ADU: **ADU Build Type:** **ADU Bedrooms:** **ADU Baths/Partials:** / **ADU Kitchen:**
ADU Square Feet: **ADU Main Entry Floor:** **ADU Meter:**
ADU SqFt Source: **ADU Occupied:** **ADU Rent:**

Accessory Dwelling Unit Description

HOA Information

HOA: No **HOA Name:** **HOA Phone:** **HOA Fee:** 0
HOA Fees Freq: **Pending Litigation:** **%Owner Occ:** **TIC %:**
HOA Transfer Fees:
HOA Amenities:
HOA Documents:
HOA Fees Include:

Sold Information

Buyer Agent: General N NONMEMBER NONMEMBER MRML - Primary: 909-859-2040
CoBuy Agent:
Sold Price: $790,000 **Sale/Original $:** 96 **Sale/Last List $:** 96
List $/SqFt: $630 **Sale $/SqFt:** $609 **Sale Terms:** Cash
Concessions: 0 **Buyer Agent DRE#:** 02147088 **# of Offers:**

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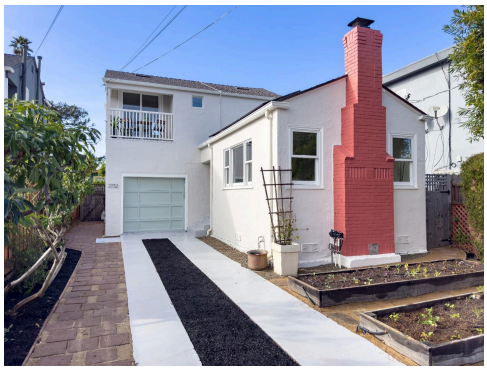
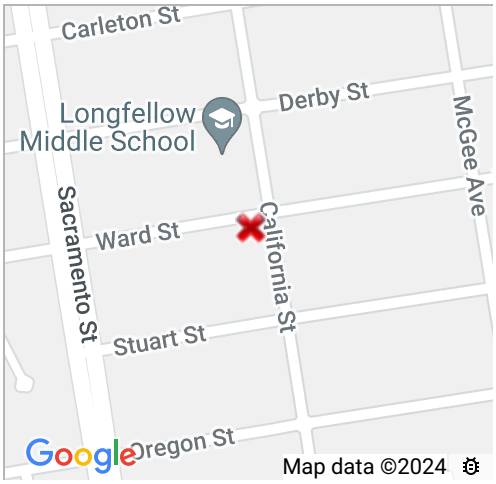
RESIDENTIAL
Detached
Sold
List Price: $925,000
MLS #: ML81950851

2732 California Street **Unit:**
BERKELEY **CA** **94703**
Alameda

List Date: 1/19/2024 **Orig Price:** $925,000
Pend Date: 1/31/2024 **Off Mkt:** 1/31/2024
COE Date: 2/14/2024 **Sold Price:** $1,150,000





DOM: 12 **CDOM:** 12 **Print/Email:**

Property Information

Bedrooms: 2 **Total Rms:** **Garage Spcs:** 1 **Year Built:** 1941
Baths/Par: 1 / 1 **Stories:** Two Story **Total Prk Spcs:** **Age:** 83
SqFt: 1299 **Source:** **Lot SqFt:** 2,640 **Acres:** 0.060600
Pool: No **# of Units:** **Fireplaces:** 1 **APN:** 054-1733-002
Agt Ownership: **Agt Related to Principal:** **Units Floor:**
D/N/S: **Builder/Arch:** **Owner Type:**
POS Ord: Yes **Zoning:** R-2 **Model:** **City Transfer Tax:** Yes
Elem Schl Dist: Berkeley (510) 644-6150 **High Schl Dist:** Berkeley (510) 644-6150 **Census Tract:**

Listing Information

List Type: **Comp Selling Ofc:** 2.50 % **Dual/Variable:** **List Service:** Full Service **Associated Docs:** 0
List Agt: Craig Anderson - Pref: 510-205-0549 craig-anderson@kw.com **DRE#:** 02115105 **Broker DRE#**
List Office: KW Advisors
Co-List: **Agent Hit Count:**
Disclosures Link: **Board ID:** Datashare MLSListings **Special Info:** **Client Hit Count:**

Showing Information

Occupied By: Vacant **Occupant Name:** **Occupant Phone:**
24 Hr. Notice Req?: **Printed Neighborhood Rpt?:** **Supra Box?:** **Lockbox Location:**
Directions: **Cross St:** Ward Street
Showing Info: Go Directly

Primary Showing Contact: **Primary Showing Phone:**
Showing Schedule Link: **Available to Show:**

Public Remarks

You'll see pride of ownership everywhere in this charming 2 bedroom, 1.5 bath home on one of the celebrated Bike Boulevards right in the heart of Berkeley. Inside you'll find an updated kitchen, hardwood floors throughout, wood burning fireplace, a dining area with a custom built-in banquette, and much more. You'll also find ample closets, an attached garage (where you'll find washer and dryer hookups), and a large bonus storage space above the garage. Extensive energy upgrades give this home a 10 out of 10 BESO efficiency score and include an owned solar and Tesla Powerwall battery system, heat pump HVAC system, tankless water heater, and more! Outside, you'll find fruit trees, garden beds, and a shaded back patio. You'll also find plenty of space to park your cars in the long driveway. This home has also received a full, engineered seismic retrofit. Cafes, restaurants, libraries, parks, BART, and more are also a short trip away.

Confidential Remarks

Open houses this weekend, Sat 1/27 1-4pm and Sun 1/28 10am-1pm. Please wear shoe covers while showing during wet weather. Bedroom and bathroom count differ from county records. Buyer to confirm. Square footage and lot size are not verified or guaranteed by seller or listing agent. Buyer should perform all necessary investigations. Offers will be reviewed on Wednesday 1/31 at 1pm. No preemptive offers please. http://www.2732california.com/

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Provided By: Ernestina Vadillo **DRE:** 01411483 07/25/2024

Media Links

Unbranded Media Link: Unbranded Media Link
Branded Media Link: Branded Media Link
Unbranded Media Link 2:
Branded Media Link 2:

Property Features

COOLING Whole House Fan
DISCLOSURES Nat Hazard Disclosure
ENERGY SAVING FEATURE Ceiling Insulation, Solar Power, Solar Power Battery Bkup, Walls Insulated
EQUIPMENT ADDITIONAL Tankless Water Heater
EXTERIOR Dual Pane Windows
FIREPLACES Living Room, Woodburning
FLOORING Wood
FOUNDATION Crawl Space
GARAGE/PARKING Attached Garage, Off Street Parking
HEATING Forced Air 2 Zns or More, Heat Pump
KITCHEN FEATURES Dishwasher, Eat In Kitchen, Garbage Disposal
ROOM - ADDITIONAL Family Room
TERMS Cash, Conventional, FHA, VA, Other
WATER/SEWER Sewer System - Public, Water - Public
YARD DESCRIPTION Back Yard, Fenced

Accessory Dwelling Unit

ADU: **ADU Build Type:** **ADU Bedrooms:** **ADU Baths/Partials:** / **ADU Kitchen:**
ADU Square Feet: **ADU Main Entry Floor:** **ADU Meter:**
ADU SqFt Source: **ADU Occupied:** **ADU Rent:**

Accessory Dwelling Unit Description

HOA Information

HOA: No **HOA Name:** **HOA Phone:** **HOA Fee:**
HOA Fees Freq: **Pending Litigation:** **%Owner Occ:** **TIC %:**
HOA Transfer Fees:
HOA Amenities:
HOA Documents:
HOA Fees Include:

Sold Information

Buyer Agent: MEGHAN MCSHEA BHG RE Reliance Partners - Primary: 510-834-2010
CoBuy Agent:
Sold Price: $1,150,000 **Sale/Original $:** **Sale/Last List $:**
List $/SqFt: $712 **Sale $/SqFt:** $885 **Sale Terms:** Conventional
Concessions: **Buyer Agent DRE#:** 02102584 **# of Offers:**

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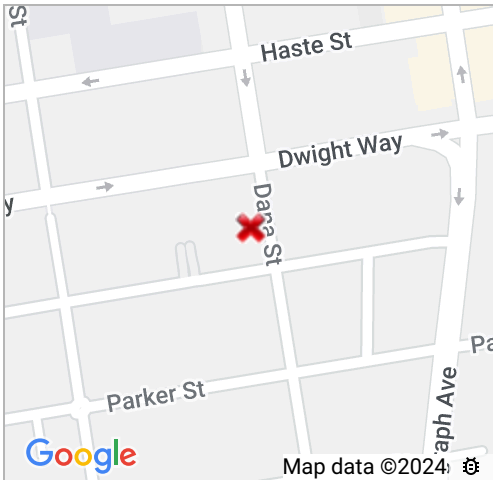
RESIDENTIAL
Detached
New
List Price: $950,000
MLS #: 41067586

2516 Dana St **Unit:**
BERKELEY **CA** **94704**
Alameda
List Date: 7/24/2024 **Orig Price:** $950,000
Pend Date: **Off Mkt:**
COE Date: **Sold Price:**
DOM: 1 **CDOM:** 1



Print/Email:

Property Information

Bedrooms:	3	**Total Rms:**	6	**Garage Spcs:**	1	**Year Built:**	1904
Baths/Par:	2 / 0	**Stories:**	Three or More Stories	**Total Prk Spcs:**	1	**Age:**	120
SqFt:	1367	**Source:**	Public Records	**Lot SqFt:**	3,745	**Acres:**	0.090000
Pool:	No	**# of Units:**		**Fireplaces:**	1	**APN:**	55-1831-6
Agt Ownership:	No	**Agt Related to Principal:**	No	**Units Floor:**			

D/N/S: ELMWOOD
Builder/Arch: **Owner Type:**
POS Ord: Yes **Zoning:** **Model:** **City Transfer Tax:** Yes
Elem Schl Dist: **High Schl Dist:** **Census Tract:**

Listing Information

List Type: Excl Right **Comp Selling Ofc:** 2.5 % **Dual/Variable:** N **List Service:** Full Service **Associated Docs:** 0
List Agt: Wendy T Louie - Agt: 510-851-9888 wendytlouie@gmail.com **DRE#:** 01038800 **Broker DRE#** 01902981
List Office: BHG RE Reliance Partners
Co-List: **Agent Hit Count:**
Disclosures Link: **Board ID:** Bridge AOR **Special Info:** Offer As Is **Client Hit Count:**

Showing Information

Occupied By: Vacant **Occupant Name:** **Occupant Phone:**
24 Hr. Notice Req?: No **Printed Neighborhood Rpt?:** Yes **Supra Box?:** Y **Lockbox Location:** Gas Pipe
Directions: Telegraph to Blake **Cross St:** Dwight Way
Showing Info: Vacant, Go & Lockbox

Primary Showing Contact: Wendy T Louie **Primary Showing Phone:** 5108519888
Showing Schedule Link: **Available to Show:**
Schedule a Showing

Upcoming Open Houses
July 27, 2024 01:00 PM - 04:00 PM PDT In Person
July 28, 2024 11:00 AM - 01:30 PM PDT In Person
August 03, 2024 02:00 PM - 04:30 PM PDT In Person

Public Remarks

Check out this amazing opportunity in the heart of Elmwood, Berkeley! Just 5 min walking to Cal and adjacent to Rockridge. Especially desirable is the access to local fare and restaurants, just a short distance to Rockridge, downtown Berkeley, Ashby BART or the heart of Elmwood. Local parks such as Willard Park and Bushrod Park promote sports activities and enjoyment. The hospital is close, as well as the iconic Berkeley Bowl. Located in the heart of Elmwood, this vintage Victorian is updated with a perfect blend of old and new. Through the large front garden, it leads to a generous front porch & entryway. Open kitchen-family room provides warm and cozy space for relaxing & entertainment. Downstairs bedroom can be converted to a formal living room and connected to the family room to form an open and welcoming entertaining space. Upstairs, the large bedroom has adjoining office/study area that is ideal for a multitude of uses. Large backyard for gardens and fruit trees. It is also ready for your country life deam: Perhaps chickens and vegetable beds? Driveway allows plenty of parking. The large attic offers increased living space. Garage: A separate existing garage which could be perfect for developing as an ADU, adding a great value to this already valuable home.

Confidential Remarks

Potential: With its prime location, this property has great potential for co-living arrangements or high rental income as a student rental. This is a fantastic property with endless possibilities. Broker Open 7/25/2025 10am-1pm. Sat 7/27 OPen 1-4pm; Presale escrow opened with Liz Hillesheim, 5105283882, FWAC#5642400783 Disclosure Package will be available soon.

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Provided By: Ernestina Vadillo **DRE:** 01411483 07/25/2024

Media Links

Unbranded Media Link: Unbranded Media Link
Unbranded Media Link 2:
Branded Media Link:
Branded Media Link 2:

Property Features

BATH-PRIMARY INCLUDES Shower Over Tub, Tile, Tub
BATH NON-PRMY INCLUDE Shower Over Tub, Tile, Tub, Updated Baths
COOLING None
CONSTRUCTION STATUS Existing
DISCLOSURES Nat Hazard Disclosure, Rent Control, Disclosure Package Avail, Disclosure Statement, Lead Hazard Disclosure
EQUIPMENT ADDITIONAL Dryer, Washer, Water Heater Gas, Carbon Mon Detector, Double Strapped Water Htr, Smoke Detector
EXTERIOR Wood Siding, Wood Frame
FIREPLACES Brick, Family Room
FLOORING Hardwood Floors, Tile, Carpet, Engineered Wood
FOUNDATION Crawl Space, Raised, Concrete Perimeter
GARAGE/PARKING Detached Garage, Side Yard Access
HEATING Forced Air 1 Zone, Gas
INSPECTIONS/REPORTS Home, Preliminary Title Report, Property Inspection, Transfer Disclosr Statmnt
KITCHEN FEATURES Breakfast Bar, Counter - Solid Surface, Eat In Kitchen, Garbage Disposal, Gas Range/Cooktop, Range/Oven Free Standing, Refrigerator
LAUNDRY Dryer, In Laundry Room, Washer
LEVEL - STREET 1 Bedroom, 1 Bath, Laundry Facility, Main Entry
LEVEL - UPPER 2 Bedrooms, 1 Bath
LOT DESCRIPTION Level, Regular
POOL None
POSSESSION COE
ROOF Composition Shingles, Rolled Composition
ROOM - ADDITIONAL Attic - Finished, Kitchen/Family Combo, Utility Room
STYLE Victorian
SOLAR None
TERMS Cash, Conventional
WATER/SEWER Sewer System - Public, Water - Public
YARD DESCRIPTION Back Yard, Fenced, Front Yard, Front Porch

Accessory Dwelling Unit

ADU: No **ADU Build Type:** **ADU Bedrooms:** **ADU Baths/Partials:** / **ADU Kitchen:**
ADU Square Feet: **ADU Main Entry Floor:** **ADU Meter:**
ADU SqFt Source: **ADU Occupied:** **ADU Rent:**

Accessory Dwelling Unit Description

HOA Information

HOA: No **HOA Name:** **HOA Phone:** **HOA Fee:**
HOA Fees Freq: **Pending Litigation:** **%Owner Occ:** **TIC %:**
HOA Transfer Fees:
HOA Amenities:
HOA Documents:
HOA Fees Include:

Sold Information

Buyer Agent:
CoBuy Agent:
Sold Price: **Sale/Original $:** **Sale/Last List $:**
List $/SqFt: $695 **Sale $/SqFt:** **Sale Terms:**
Concessions: **Buyer Agent DRE#:** **# of Offers:**

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RESIDENTIAL
Detached
Active
List Price: $880,000
MLS #: ML81961435

6330 Racine Street **Unit:**

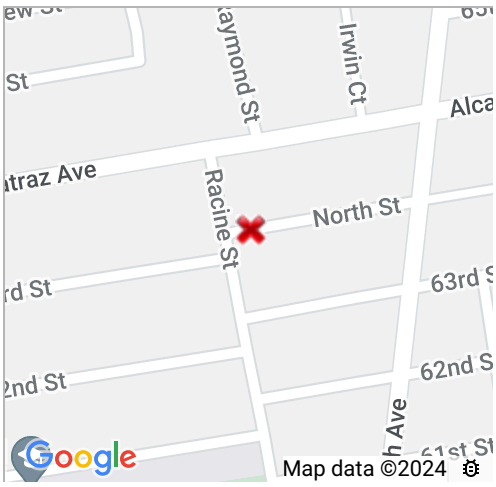
OAKLAND **CA** **94609**

Alameda

List Date: 4/15/2024 **Orig Price:** $880,000

Pend Date: **Off Mkt:**

COE Date: **Sold Price:**



DOM: 101 **CDOM:** 101 **Print/Email:**

Property Information

Bedrooms: 2	**Total Rms:**	**Garage Spcs:** 1	**Year Built:** 1926
Baths/Par: 1 /	**Stories:** Two Story	**Total Prk Spcs:**	**Age:** 98
SqFt: 1100	**Source:**	**Lot SqFt:** 2,635	**Acres:** 0.060500
Pool:	**# of Units:**	**Fireplaces:** 1	**APN:** 0151379041-00
Agt Ownership:	**Agt Related to Principal:**	**Units Floor:**	
D/N/S:		**Builder/Arch:**	**Owner Type:**
POS Ord:	**Zoning:** 0	**Model:**	**City Transfer Tax:**
Elem Schl Dist: Alameda (510) 748-4000		**High Schl Dist:** Alameda (510) 748-4000	**Census Tract:**

Listing Information

List Type: Excl Right **Comp Selling Ofc:** 2.50 % **Dual/Variable:** **List Service:** Full Service **Associated Docs:** 0

List Agt: Duc Le - Pref: 408-644-1567 duc@pacificwide.com **DRE#:** 01972318 **Broker DRE#**

List Office: Pacificwide Real Estate & Mortgage

Co-List: **Agent Hit Count:**

Disclosures Link: **Board ID:** Datashare MLSListings **Special Info:** **Client Hit Count:**

Showing Information

Occupied By: Vacant **Occupant Name:** **Occupant Phone:**

24 Hr. Notice Req?: **Printed Neighborhood Rpt?:** **Supra Box?:** **Lockbox Location:**

Directions: **Cross St:** 63rd St & North

Showing Info: Go Directly,Lockbox - Supra iBox Bluetooth LE

Primary Showing Contact: **Primary Showing Phone:**

Showing Schedule Link: **Available to Show:**

Schedule a Showing

Public Remarks

Conservatorship sale. Welcome to single-family home offers a unique opportunity for those with a vision to transform a vintage gem into a modern masterpiece. It is a corner lot nestled in a convenient location just 1.5 miles from UC Berkeley. With 1100 square feet of potential, this home presents an opportunity to customize and design a space that suits your unique style. Convenience is key, and this property excels in that department. Situated just 1.5 miles from UC Berkeley, it caters to those seeking proximity to academic institutions and the vibrant energy of Berkeley campus life. The easy access to the freeway makes commuting a breeze, and the nearby restaurants provide various dining options to explore. AS-IS Sale: This property is being sold in its current condition, including the safe, washer, and dryer. Must come to see....

Confidential Remarks

This is a conservatorship sale. Court confirmation is required. The timeline to close the escrow is the same as a regular sale. Call LA if you have any questions. AS-IS sale and includes the safe. Submit your best offer with CAR form, POF, and Pre-Approval. Open the escrow with Old Republic Title. Thank you for showing.

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Provided By: Ernestina Vadillo **DRE:** 01411483 07/25/2024

Media Links

Unbranded Media Link:
Unbranded Media Link 2:
Branded Media Link:
Branded Media Link 2:

Property Features

COOLING Other
FIREPLACES Woodburning
FLOORING Hardwood Floors
FOUNDATION Crawl Space
HEATING Gas
POSSESSION COE
ROOF Other
ROOM - ADDITIONAL Dining Area, Family Room
TERMS Cash, Conventional
WATER/SEWER Sewer System - Public, Water - Public

Accessory Dwelling Unit

ADU: **ADU Build Type:** **ADU Bedrooms:** **ADU Baths/Partials:** / **ADU Kitchen:**
ADU Square Feet: **ADU Main Entry Floor:** **ADU Meter:**
ADU SqFt Source: **ADU Occupied:** **ADU Rent:**

Accessory Dwelling Unit Description

HOA Information

HOA: No **HOA Name:** **HOA Phone:** **HOA Fee:**
HOA Fees Freq: **Pending Litigation:** **%Owner Occ:** **TIC %:**
HOA Transfer Fees:
HOA Amenities:
HOA Documents:
HOA Fees Include:

Sold Information

Buyer Agent:
CoBuy Agent:
Sold Price: **Sale/Original $:** **Sale/Last List $:**
List $/SqFt: $800 **Sale $/SqFt:** **Sale Terms:**
Concessions: **Buyer Agent DRE#:** **# of Offers:**

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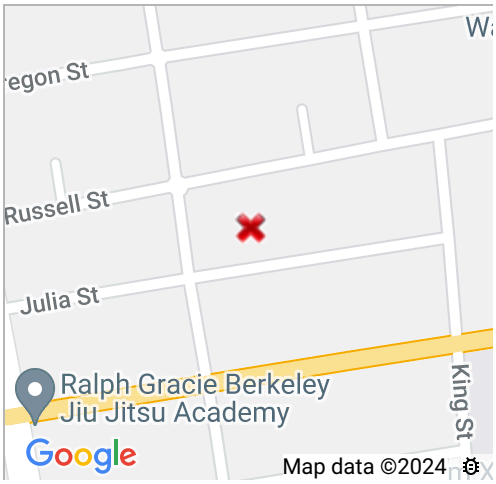
RESIDENTIAL
Detached
Active-Short Sale
List Price: $927,000
MLS #: 41060688



1619 Julia St **Unit:**
BERKELEY **CA** **94703**
Alameda
List Date: 5/23/2024 **Orig Price:** $927,000
Pend Date: **Off Mkt:**
COE Date: **Sold Price:**

DOM: 63 **CDOM:** 63 **Print/Email:**

Property Information

Bedrooms:	3	**Total Rms:**	7	**Garage Spcs:**	1	**Year Built:**	1918
Baths/Par:	1 / 0	**Stories:**	One Story	**Total Prk Spcs:**		**Age:**	106
SqFt:	1234	**Source:**	Public Records	**Lot SqFt:**	3,804	**Acres:**	0.090000
Pool:	No	**# of Units:**		**Fireplaces:**	1	**APN:**	53-1609-16
Agt Ownership:	No	**Agt Related to Principal:**	No	**Units Floor:**			

D/N/S: BERKELEY **Builder/Arch:** **Owner Type:**
POS Ord: Yes **Zoning:** **Model:** **City Transfer Tax:** Yes
Elem Schl Dist: **High Schl Dist:** **Census Tract:**

Listing Information

List Type: Excl Right **Comp Selling Ofc:** 2 % **Dual/Variable:** Y **List Service:** Full Service **Associated Docs:** 0
List Agt: Cassandra Waller-Mims - 510-453-0218 cwallermims@gmail.com **DRE#:** 01317814 **Broker DRE#** 0
List Office: Alliance Bay Realty
Co-List: **Agent Hit Count:**
Disclosures Link: **Board ID:** BAY EAST **Special Info:** Potential Short … **Client Hit Count:**

Showing Information

Occupied By: Vacant **Occupant Name:** **Occupant Phone:**
24 Hr. Notice Req?: No **Printed Neighborhood Rpt?:** No **Supra Box?:** Y **Lockbox Location:**
Directions: Sacramento to Julia St **Cross St:** California St
Showing Info: Email or text for CBS Code.

Primary Showing Contact: Agent **Primary Showing Phone:**
Showing Schedule Link: **Available to Show:**

Public Remarks

Approved Short Sale! Welcome home to this bright and spacious 3 bedroom home. Room for entertaining with large and formal living and dining rooms. Huge basement, separate garage, plus separate office/bonus/exercise space.

Confidential Remarks

Approved short sale. Trust property. Escrow opened with Kristy Nguyen at Chicago Title, Oakland.

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Provided By: Ernestina Vadillo **DRE:** 01411483 07/25/2024

Media Links

Unbranded Media Link:
Branded Media Link:
Unbranded Media Link 2:
Branded Media Link 2:

Property Features

COOLING None
CONSTRUCTION STATUS Existing
DISCLOSURES Short PayTrans/Short Sale, Disclosure Package Avail
EQUIPMENT ADDITIONAL Other
EXTERIOR Other
FIREPLACES Living Room
FLOORING Hardwood Floors
GARAGE/PARKING Detached Garage
HEATING Forced Air 1 Zone
KITCHEN FEATURES Updated Kitchen
LAUNDRY 220 Volt Outlet, In Laundry Room
LEVEL - STREET 2 Bedrooms, 1 Bath
LOT DESCRIPTION Regular
POOL None
POSSESSION COE
ROOF Composition Shingles
ROOM - ADDITIONAL Bonus/Plus Room
STYLE Bungalow
SOLAR None
TERMS Conventional, FHA
WATER/SEWER Public District (Irrigat)
YARD DESCRIPTION Back Yard, Front Yard, Side Yard

Accessory Dwelling Unit

ADU: No **ADU Build Type:** **ADU Bedrooms:** **ADU Baths/Partials:** / **ADU Kitchen:**
ADU Square Feet: **ADU Main Entry Floor:** **ADU Meter:**
ADU SqFt Source: **ADU Occupied:** **ADU Rent:**

Accessory Dwelling Unit Description

HOA Information

HOA: No **HOA Name:** **HOA Phone:** **HOA Fee:**
HOA Fees Freq: **Pending Litigation:** **%Owner Occ:** **TIC %:**
HOA Transfer Fees:
HOA Amenities:
HOA Documents:
HOA Fees Include:

Sold Information

Buyer Agent:
CoBuy Agent:
Sold Price: **Sale/Original $:** **Sale/Last List $:**
List $/SqFt: $751 **Sale $/SqFt:** **Sale Terms:**
Concessions: **Buyer Agent DRE#:** **# of Offers:**

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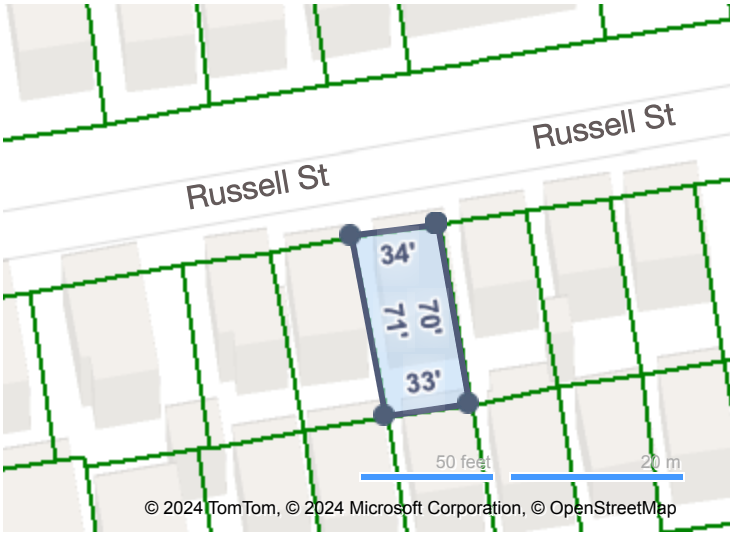
MLS Tax Suite™
Powered by CRS Data

Thursday, July 25, 2024

Next



LOCATION

Property Address	2314 Russell St Berkeley, CA 94705-1926
Subdivision	The Suburban Tract
Carrier Route	C005
County	Alameda County, CA

GENERAL PARCEL INFORMATION

APN/Tax ID	52-1579-18
Alt. APN	052 -1579-018-00
Account Number	
Tax Area	13-000
2020 Census Trct/Blk	4236.01/2
Assessor Roll Year	2023

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	1467
# of Buildings	1

CURRENT OWNER

Name	Green Jean M
Mailing Address	1562 Via Ventana San Lorenzo, CA 94580-2042
Owner Occupied	No

SCHOOL ZONE INFORMATION

Emerson Elementary School	0.6 mi
Elementary: K to 5	Distance
Willard Middle School	0.2 mi
Middle: 6 to 8	Distance
Berkeley High School	1.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 05/17/2024

Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/25/2008	1/9/2009		Green Jean M	Green Kenneth	Intrafamily Transfer & Dissolution		2009005627
7/25/2008	10/16/2008		Green Kenneth & Green Jean M	Green Kenneth & Green Jean M	Intrafamily Transfer & Dissolution		2008300750
5/7/2001	5/9/2001		Green Kenneth & Green Jean M	Green Kenneth & The 1996 Green Living Trust	Intrafamily Transfer & Dissolution		2001156381
11/14/1996	12/16/1996		Green Karl & Green Marie	Green Karl & Marie	Intrafamily Transfer & Dissolution		96318499

TAX ASSESSMENT

Tax Assessment	2023	Change (%)	2022	Change (%)	2021
Assessed Land	$46,424.00	$910.00 (2.0%)	$45,514.00	$892.00 (2.0%)	$44,622.00

Assessed Improvements	$18,145.00	$355.00 (2.0%)	$17,790.00	$349.00 (2.0%)	$17,441.00
Total Assessment	$64,569.00	$1,265.00 (2.0%)	$63,304.00	$1,241.00 (2.0%)	$62,063.00
Exempt Reason					
% Improved	28%				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023			$4,147.82
2022			$4,175.42
2021			$4,145.26
2020			$3,854.06
2019			$3,605.14
2018			$3,489.36
2017			$3,343.22
2016			$3,134.58
2015			$3,063.76
2014			$2,986.78
2013			$2,786.94

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	**Condition**		**Units**	
Year Built	1906	**Effective Year**		**Stories**	1.5
BRs	4	**Baths**	1 F 1 H	**Rooms**	7
Total Sq. Ft.	1,467				

Building Square Feet (Living Space)	**Building Square Feet** (Other)

- CONSTRUCTION

Quality	C	**Roof Framing**	
Shape		**Roof Cover Deck**	
Partitions		**Cabinet Millwork**	
Common Wall		**Floor Finish**	
Foundation		**Interior Finish**	
Floor System		**Air Conditioning**	
Exterior Wall		**Heat Type**	
Structural Framing		**Bathroom Tile**	
Fireplace		**Plumbing Fixtures**	

- OTHER

Occupancy	**Building Data Source**

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	**Lot Dimensions**	
Block/Lot	E/	**Lot Square Feet**	2,310
Latitude/Longitude	37.857329°/-122.260757°	**Acreage**	0.05

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		**Road Type**	
Electric Source		**Topography**	
Water Source		**District Trend**	
Sewer Source		**School District**	
Zoning Code			
Owner Type			

LEGAL DESCRIPTION

Subdivision	The Suburban Tract	**Plat Book/Page**	
Block/Lot	E/	**Tax Area**	13-000
Description			

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	060004-06001C0057G	08/03/2009

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
41057733	Pending	07/05/2024	04/27/2024	$949,888			Steven Wiley	Bay Area Real Estate Group	John Flaniken	

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Information Deemed Reliable But Not Guaranteed.

RESIDENTIAL
Detached
Pending
List Price: $949,888
MLS #: 41057733

2314 Russell Street **Unit:**
BERKELEY **CA** **94705**
Alameda
List Date: 4/27/2024 **Orig Price:** $949,888
Pend Date: 7/5/2024 **Off Mkt:** 7/5/2024
COE Date: **Sold Price:**

DOM: 59 **CDOM:** 59 **Print/Email:**

Property Information

Bedrooms:	4	**Total Rms:**	7	**Garage Spcs:**	0	**Year Built:**	1906
Baths/Par:	1 /	**Stories:**	Two Story	**Total Prk Spcs:**	0	**Age:**	118
SqFt:	1467	**Source:**	Public Records	**Lot SqFt:**	2,310	**Acres:**	0.053000
Pool:	No	**# of Units:**		**Fireplaces:**	1	**APN:**	52-1579-18
Agt Ownership:	No	**Agt Related to Principal:**	No	**Units Floor:**			

D/N/S: BERKELEY **Builder/Arch:** **Owner Type:**
POS Ord: Yes **Zoning:** **Model:** **City Transfer Tax:** Yes
Elem Schl Dist: **High Schl Dist:** **Census Tract:**

Listing Information

List Type: Excl Right **Comp Selling Ofc:** 2.5 % **Dual/Variable:** N **List Service:** Full Service **Associated Docs:** 2
List Agt: Steven Wiley - Agt: 925-719-0660 lendersteve@gmail.com **DRE#:** 00973809 **Broker DRE#** 00973809
List Office: Bay Area Real Estate Group
Co-List: **Agent Hit Count:**
Disclosures Link: Disclosures Link **Board ID:** CONTRA COSTA **Special Info:** None **Client Hit Count:**

Showing Information

Occupied By: Vacant **Occupant Name:** **Occupant Phone:**
24 Hr. Notice Req?: No **Printed Neighborhood Rpt?:** No **Supra Box?:** Y **Lockbox Location:** pipe in front house
Directions: Telegraph to Russell Street **Cross St:** Telegraph
Showing Info: GO SHOW!

Primary Showing Contact: **Primary Showing Phone:**
Showing Schedule Link: **Available to Show:**

Public Remarks

!904 built Victorian home waiting for your love and affection. Bring your designer, your architect, your contractor and make this home your very own.... AS-IS sale Property features 4 bedrooms and two baths.

Confidential Remarks

AS-IS SALE... Former rental last 20+ years. Pre-Escrow open with WFG Title Danville. Reports from January 2023 - Offers due May 16, 2024 - NO PRE-EMPTIVE OFFERS

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Provided By: Ernestina Vadillo **DRE:** 01411483 07/25/2024

Media Links

Unbranded Media Link:
Unbranded Media Link 2:
Branded Media Link:
Branded Media Link 2:

Property Features

COOLING No Air Conditioning
CONSTRUCTION STATUS Existing
DISCLOSURES Nat Hazard Disclosure, Lead Hazard Disclosure
EQUIPMENT ADDITIONAL None
EXTERIOR Vinyl Siding
FIREPLACES Living Room
FLOORING Hardwood Floors, Laminate, Carpet
GARAGE/PARKING None
HEATING Floor Furnace, Wall Furnace
KITCHEN FEATURES Counter - Laminate, Gas Range/Cooktop
LAUNDRY In Laundry Room
LEVEL - STREET Other
LOT DESCRIPTION Regular, Backyard
POOL None
POSSESSION COE
ROOF Composition Shingles
ROOM - ADDITIONAL No Additional Rooms
STYLE Fixer Upper
SOLAR None
TERMS Cash, Conventional
WATER/SEWER Sewer System - Public, Water - Public
YARD DESCRIPTION Fenced, Back Porch

Accessory Dwelling Unit

ADU: No **ADU Build Type:** **ADU Bedrooms:** **ADU Baths/Partials:** / **ADU Kitchen:**
ADU Square Feet: **ADU Main Entry Floor:** **ADU Meter:**
ADU SqFt Source: **ADU Occupied:** **ADU Rent:**

Accessory Dwelling Unit Description

HOA Information

HOA: No **HOA Name:** **HOA Phone:** **HOA Fee:**
HOA Fees Freq: **Pending Litigation:** **%Owner Occ:** **TIC %:**
HOA Transfer Fees:
HOA Amenities:
HOA Documents:
HOA Fees Include:

Sold Information

Buyer Agent: John Flaniken - Pref: 831-334-0890 Trade-In Real Estate - Primary: 831-334-0890
CoBuy Agent:
Sold Price: **Sale/Original $:** **Sale/Last List $:**
List $/SqFt: $648 **Sale $/SqFt:** **Sale Terms:**
Concessions: **Buyer Agent DRE#:** 01420207 **# of Offers:**

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