



# TRANG DUNLAP GROUP

REAL ESTATE SERVICES • RELOCATION • REMODEL TO SELL

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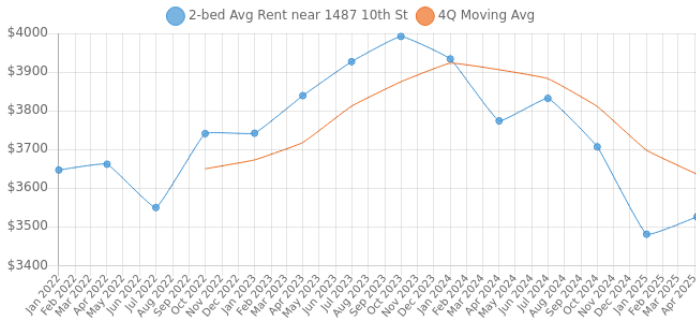
## 1487 10th St Berkeley, CA

Results based on 23, 2-bedroom, rentals seen within 12 months in a 0.33 mile radius.

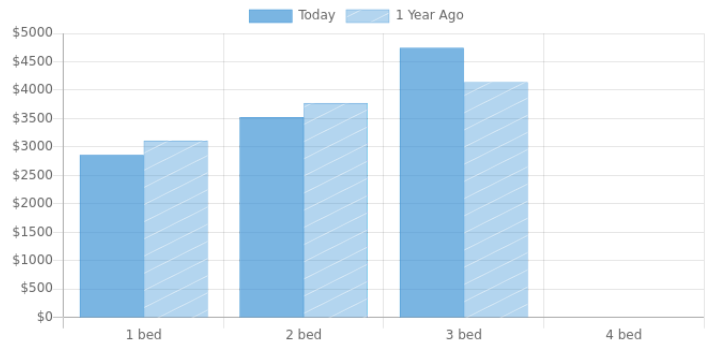
AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
<b>\$3,526 <math>\pm</math>6%</b>	<b>\$3,811</b>	<b>\$2,826</b>	<b>\$4,225</b>

Report generated: 05 Apr 2025

### Historical Trend Line



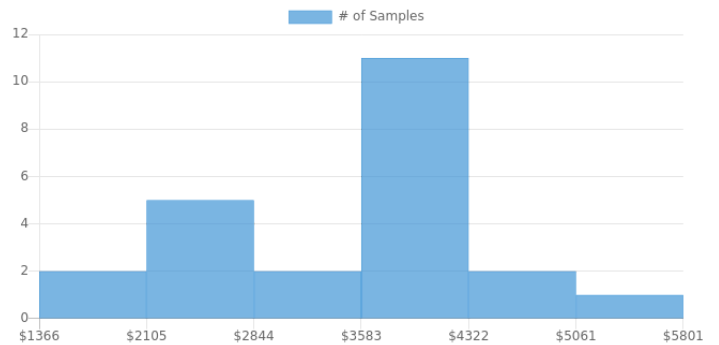
### Average Rent by Bedroom Type



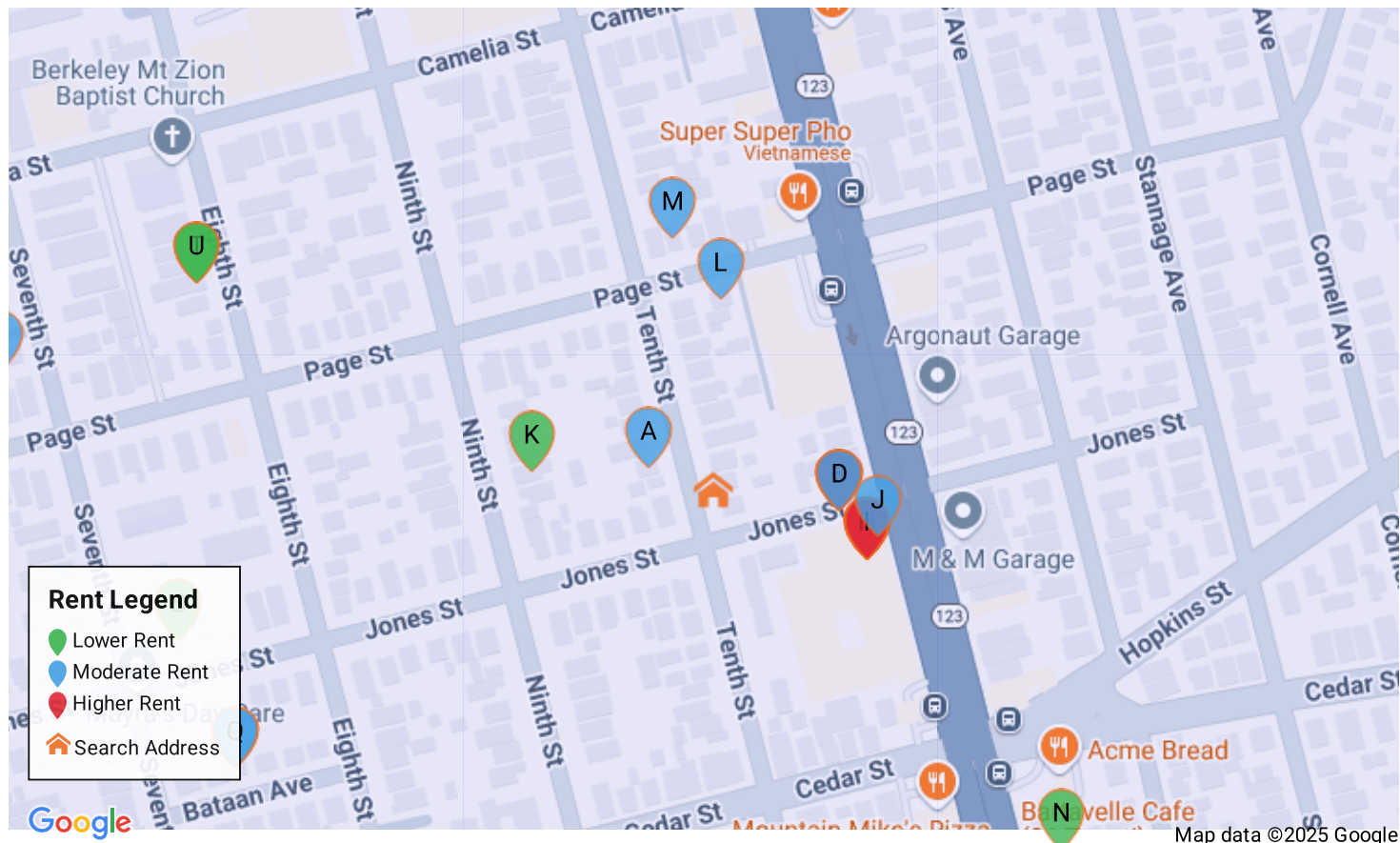
### Summary Statistics

Sample Size	23
Sample Min	\$1,366
Sample Max	\$5,796
Sample Median	\$3,811
Sample Mean	\$3,526
Sample Standard Deviation	\$1,037
25th – 75th Percentile	\$2,826 – 4,225
10th – 90th Percentile	\$2,198 – 4,853
5th – 95th Percentile	\$1,821 – 5,230

### Rent Distribution



# Sample of Listings Used



Address	Distance	Rent	Size	\$/ft <sup>2</sup>	Beds	Baths	Bldg Type	Last Seen
<b>A</b> 1476 Tenth St, Berkeley, CA 94710	0.04 mi	\$4,200	729 ft <sup>2</sup>	\$5.76/ft <sup>2</sup>	2 bed	1ba	House	May 2024
<b>B</b> 1080 Jones St, Berkeley, CA 94710	0.04 mi	\$4,217	1,111 ft <sup>2</sup>	\$3.80/ft <sup>2</sup>	2 bed	2ba	Apartment	Feb 2025
<b>C</b> 1080 Jones St, Berkeley, CA 94710	0.04 mi	\$4,248	989 ft <sup>2</sup>	\$4.30/ft <sup>2</sup>	2 bed	2ba	Apartment	Feb 2025
<b>D</b> 1080 Jones St, Berkeley, CA 94710	0.04 mi	\$3,811	1,078 ft <sup>2</sup>	\$3.54/ft <sup>2</sup>	2 bed	2ba	Apartment	Aug 2024
<b>E</b> 1500 San Pablo Ave, Berkeley, CA 94702	0.06 mi	\$4,503	1,111 ft <sup>2</sup>	\$4.05/ft <sup>2</sup>	2 bed	2ba	Apartment	Mar 2025
<b>F</b> 1500 San Pablo Ave, Berkeley, CA 94702	0.06 mi	\$4,258	1,174 ft <sup>2</sup>	\$3.63/ft <sup>2</sup>	2 bed	2ba	Apartment	Oct 2024
<b>G</b> 1500 San Pablo Ave, Berkeley, CA 94702	0.06 mi	\$4,273	1,143 ft <sup>2</sup>	\$3.74/ft <sup>2</sup>	2 bed	2.5ba	Apartment	Oct 2024
<b>H</b> 1500 San Pablo Ave, Berkeley, CA 94702	0.06 mi	\$5,796	1,420 ft <sup>2</sup>	\$4.08/ft <sup>2</sup>	2 bed	2.5ba	Apartment	Oct 2024
<b>I</b> 1500 San Pablo Ave, Berkeley, CA 94702	0.06 mi	\$4,368	989 ft <sup>2</sup>	\$4.42/ft <sup>2</sup>	2 bed	2ba	Apartment	Mar 2025

	Address	Distance	Rent	Size	\$/ft <sup>2</sup>	Beds	Baths	Bldg Type	Last Seen
J	1500 San Pablo Ave, Berkeley, CA 94702	0.06 mi	\$3,858	1,078 ft <sup>2</sup>	\$3.58/ft <sup>2</sup>	2 bed	2ba	Apartment	Oct 2024
K	1481 Ninth St, Berkeley, CA 94710	0.08 mi	\$2,800	1,475 ft <sup>2</sup>	\$1.90/ft <sup>2</sup>	2 bed	2ba	Apartment	Dec 2024
L	1451 Tenth St, Berkeley, CA 94710	0.08 mi	\$2,900	813 ft <sup>2</sup>	\$3.57/ft <sup>2</sup>	2 bed	1ba	Condo	May 2024
M	1053 Page St, Berkeley, CA 94710	0.11 mi	\$3,900	858 ft <sup>2</sup>	\$4.55/ft <sup>2</sup>	2 bed	1ba	House	Feb 2025
N	1611 San Pablo Ave, Berkeley, CA 94702	0.19 mi	\$2,595	675 ft <sup>2</sup>	\$3.84/ft <sup>2</sup>	2 bed	1ba	Apartment	Apr 2024
O	1603 Eighth St, Berkeley, CA 94710	0.21 mi	\$2,800	1,008 ft <sup>2</sup>	\$2.78/ft <sup>2</sup>	2 bed	1ba	House	Feb 2025
P	907 Bataan Ave, Berkeley, CA 94710	0.22 mi	\$3,700	848 ft <sup>2</sup>	\$4.36/ft <sup>2</sup>	2 bed	1ba	House	Feb 2025
Q	907 Bataan Ave, Berkeley, CA 94710	0.22 mi	\$3,700	890 ft <sup>2</sup>	\$4.16/ft <sup>2</sup>	2 bed	1ba	Apartment	Dec 2024
R	911 Jones St, Berkeley, CA 94710	0.23 mi	\$1,366	772 ft <sup>2</sup>	\$1.77/ft <sup>2</sup>	2 bed	1ba	Apartment	Oct 2024
S	911 Jones St, Berkeley, CA 94710	0.23 mi	\$1,400	20,241,013 ft <sup>2</sup>	\$0.00/ft <sup>2</sup>	2 bed	1ba	Apartment	Oct 2024
T	1416 Eighth St, Berkeley, CA 94710	0.23 mi	\$2,495			2 bed	1ba	Apartment	Oct 2024
U	1416 Eighth St #5, Berkeley, CA 94710	0.23 mi	\$2,495			2 bed	1ba	Apartment	Oct 2024
V	1428 Seventh St, Berkeley, CA 94710	0.3 mi	\$3,995	800 ft <sup>2</sup>	\$4.99/ft <sup>2</sup>	2 bed	1ba	Condo	Apr 2024
W	1420 Seventh St, Berkeley, CA 94710	0.31 mi	\$3,400	950 ft <sup>2</sup>	\$3.58/ft <sup>2</sup>	2 bed	1ba	House	Sep 2024

# Public Record Data

This information is compiled from various public sources and has not been verified by Rentometer. We do not have the ability to change this information.

## Vitals

Bedrooms	2
Baths	1
Year Built	1924
Property Use Group	Residential

## Property Size

Building Area	789 ft <sup>2</sup>
Lot Area	0.1130 acres
Lot Dimensions	0.0x0.0

## Tax Information

Year Assessed	2024
Assessed Value	\$251,095
Tax Fiscal Year	2024
Tax Rate Area	13-000
Tax Billed Amount	\$4,735.16

## Deed Information

Mortgage Amount	\$582,400
Mortgage Date	2024-12-04
Lender Name	CONVENTUS LLC

## Sale Information

Assessor Last Sale Date	1990-08-15
Assessor Last Sale Amount	\$0
Deed Last Sale Date	2024-12-04
Deed Last Sale Amount	\$728,000

## Other Information

Roof Material	Unknown
HVAC Cooling Detail	Unknown
HVAC Heating Detail	Unknown
HVAC Heating Fuel	Unknown

*The research and data included in this report is aggregated from a variety of sources and many are third parties that are not affiliated with Rentometer, Inc. The information is believed to be accurate, but Rentometer, Inc. does not provide a warranty of any kind, either expressed or implied.*