



New Californian

1988 Martin Luther King Jr. Way
Berkeley, CA 94704

Total Units: 148 | Total Bedrooms: 201 | Total Parking: 155

Total Site Acreage: 1 | Units/Acre: 148

Year Built: 2010

Place Type: Mixed-Use Corridor

Developer/Owner: 1950 MLK LLC

Property Management Company: Hudson McDonald Properties Inc.

Property Website: <http://www.newcalifornian.com>

Resident Profile

100%
Resident Occupancy

148 Total Units

Mixed Use Project Elements

Non-residential Use: 0 sq. ft.

Uses: [Grocery Store](#), [Cafe](#)

Parking Spaces for Commercial: 0

Commercial Parking Shared with Residential: 48

Neighborhood Street Parking

Surrounding Streets: [Free](#), [Neighborhood Permit District](#), [Metered](#), [Time Restricted](#)

Residential Parking Profile

count date: 06/08/2014

50%
Unused Spaces

155 Total Spaces
77 Used 78 Unused

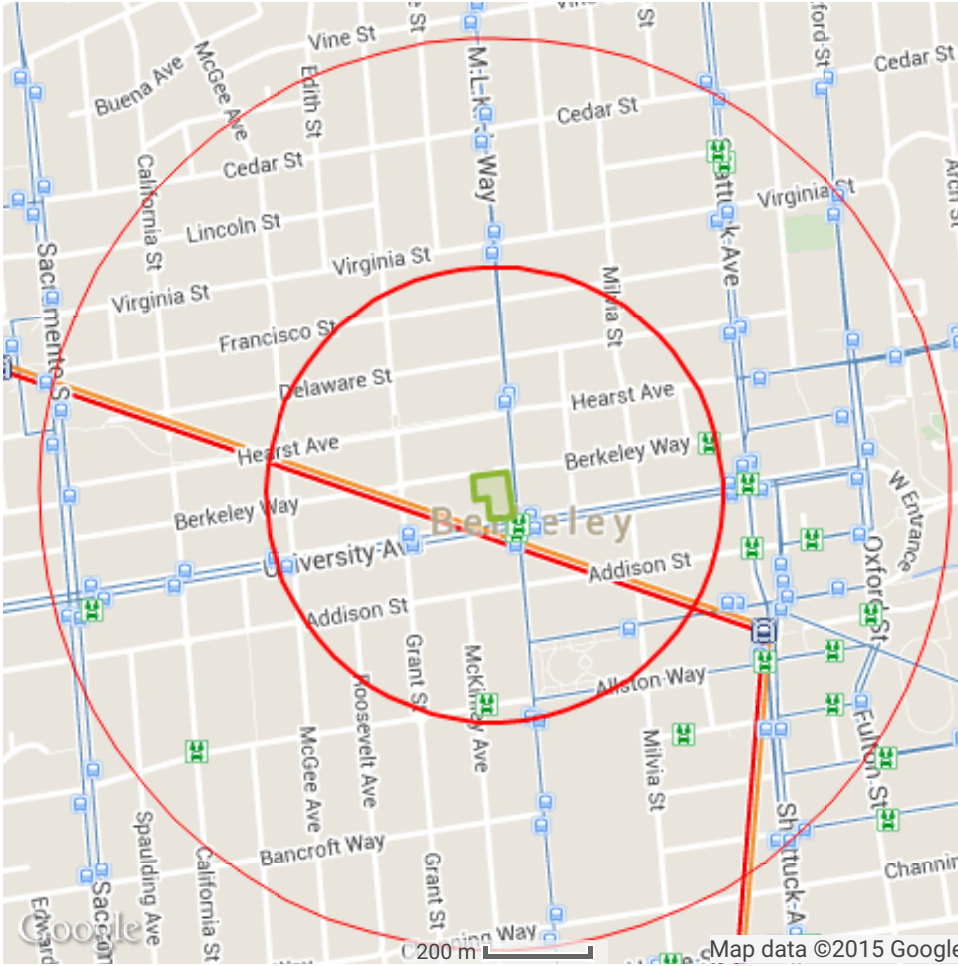
\$5,515,500
Cost of Unused Spaces

23,400
Sq. Ft. Unused Spaces

Unit Profile

	Total Units	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Units	148	0	95	53	0
Average Monthly Rent		-	\$2,400	\$3,000	-
Percent Affordable: 0%					
BMR 81-120% AMI	-	-	11	11	-
BMR 61-80% AMI	-	-	-	-	-
BMR 51-60% AMI	-	-	-	-	-
BMR 31-50% AMI	-	-	-	-	-
BMR below 30% AMI	-	-	-	-	-

Parking & Transportation



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Parking Management

Parking Assigned: 107 (69%)
Parking Permits Required: No
Special Features: First come first served

Cost of Parking

Total Cost: \$10,960,000

Utilization

148 / 155
Total Units / Parking Spaces
1.05
Spaces Provided per Unit
0.52
Spaces Used per Unit
0.38
Spaces Used per Bedroom

Traffic Reduction Strategies

Car Sharing

Within 1/4 Mile: [City Carshare](#) (3 locations), [Zipcar](#) (1 location)
Cars On Site: -
Membership: [Car share full price](#)

Transit

Transit Passes: [Full price - not offered. residents buy their own passes](#)
Rail within 1/2 mile:
[Bay Area Rapid Transit](#) Fremont - Richmond, Richmond - Daly City/Millbrae
Other Transit Service within 1/4 mile:
[AC Transit](#) 12, 25, 51B, 52, 604, 800, 88, FS

Unbundled Parking

% Unbundled: 69
Annual Charge for Parking: \$1,800

Other Traffic Reduction Strategies

Free Resident Shuttle: No
Transit Screen: No
Shared Bikes: No
BikeShare: No

Type of Parking Spaces Available

Spaces	Type	Cost
0	Surface	-
48	Structure	\$2,400,000
107	Underground	\$8,560,000
Total Cost		\$10,960,000
42	Lifts/Stackers	n/a
0	Tandem	n/a
50	Bike Parking	n/a