



<p><b>UP MCD June 18 v 3</b></p> <p><b>Revised by Veronica according to the designs.</b></p>	<p><b>Content</b></p>
<p>Homepage</p>	<p>1709 Shattuck Avenue Berkeley, California 94709 in the Gourmet Ghetto</p> <p>University Park Apartments is a gem in the heart of North Berkeley’s Gourmet. Recently receiving nearly a million dollar face-lift, it maintains it’s charm while offering tenants the qualities of a modern building. Many of our tenant’s here are Graduate students at UC Berkeley in fields such as Engineering, Business, and Law, This is NOT a party building—our tenant’ are professional-minded and quiet.</p> <p>There is a strong group of employed individuals here as well, and University Park Apartments supports a vast array of age groups. Many of our students are International—from all over the world—Japan, Taiwan, Indonesia, China, South America, Thailand, India, and more.</p> <p>All of our apartments have lots of light due to the huge windows and East and West location.</p> <p>Our Shattuck side units have a more urban feel with interesting views of the neighborhood and the bay. Our East side units are very quiet and face out to the Berkeley hills.</p> <p>This neighborhood is one of the very best to live in Berkeley, with restaurants, cafes, grocery stores and more. There are numerous parks and hiking options nearby.</p>

	<p>Interested in living here? We prefer to be contacted by email if you have any questions about the building. Check Rental Info for all the <u>things you need to know</u>.</p>
<p>Available Apartments</p>	<p>TBD - intro text ?</p>
<p>Studio apts/Floor Plan</p>	<p>Our 27 Studios units are fully remodeled.</p> <p>This includes: New 6-panel bypass doors, mirrored closet doors, lighting, electrical switches and outlets, linoleum and carpet, new stove, sink and sink fixtures, garbage disposal, new granite or acrylic countertops, new shower surround walls, showerhead, shower doors, new double-paned bedroom windows, vertical blinds.</p> <p>Amenities: Garbage disposal, all electric kitchen, large living room sliding glass door, natural gas wall heaters, halogen track lighting in kitchen, full-size tub and shower, vertical blinds</p>
<p>1 Bedroom Units/Floor Plan</p>	<p>Our 54 one bedroom units are fully remodeled. This includes: New 6-panel bypass doors, mirrored closet doors, lighting, electrical switches and outlets, linoleum and carpet, new stove, sink and sink fixtures, garbage disposal, new granite or acrylic countertops, new shower surround walls, showerhead, shower doors, new double-paned bedroom windows, vertical blinds</p> <p>Amenities: Huge walk-in closet in bedroom, new double-paned bedroom windows, garbage disposal, all electric kitchen, large living room sliding glass door, natural gas wall heaters, halogen track lighting in kitchen, large hallway closet with mirrored doors, full-size tub and shower, vertical blinds.</p> <p>*Some units have full balconies*</p>

<p>2 Bedroom Units/Floor Plan</p>	<p>Our 12 Two bedroom units are fully remodeled. This includes: New 6-panel bypass doors, mirrored closet doors, lighting, electrical switches and outlets, linoleum and carpet, new stove, sink and sink fixtures, garbage disposal, new granite or acrylic countertops, new shower surround walls, showerhead, shower doors, new double-paned bedroom windows, vertical blinds</p> <p>Amenities: Dishwasher, new double-paned bedroom windows, garbage disposal, all electric kitchen, large kitchen cabinets, large living room sliding glass door, natural gas wall heaters, halogen track lighting in kitchen, large hallway closet with mirrored doors, full-size tub and shower, vertical blinds.</p> <p>One room is full size at 13.5 x 12(?) The other room is smaller, around 10 x 11. These are all corner units so they have windows on two sides of the unit.</p>
<p>Photo Gallery (new name needed)</p>	<p>Do we need intro text ?</p> <p>Descriptions of photos can happen if we use Slideshow Pro director.</p>
<p>Building Amenities</p>	<p>Roof Deck (Opening August 2008) The roof deck will feature 200 degree views of the Berkeley Hills, Oakland Port, Bay Bridge and San Francisco, Golden Gate Bridge, and Mount Talmalpais in Marin County. There will be seating areas for relaxing and nice potted plants and flowers</p> <p>Package acceptance and delivery: Whenever possible, management will sign for packages and deliver them to your apartment door.</p>

Outgoing mailbox: Each day around noon the mailman delivers mail to individual apartment boxes and picks up the mail that has been placed in the secure outgoing mail box.

24-hour urgent issue on-call response: There will always be someone to respond to an urgent call. Both the Property Manager and Assistant Property Manager live on-site and one of them always has the Urgent/After-Hours cell phone

Laundry Room has been fully remodeled including brand new, highly efficient front loading washing machines and brand new dryers. The cost is \$1.50 for each machine. (7/7/08)

#### Garage Parking

UPA features 2 underground secured parking garages (\$100 per month) and an outdoor well lighted parking lot (\$75 per month)

Newly remodeled interior: We've completely renovated the hallways with recessed lighting, brand new carpeting and new paint.

Newly remodeled Lobby: Both the street entrance lobby and the Management Office waiting room lobby have been renovated including lighting, carpeting, painted new furnishings, art work and plants .

Swimming Pool: the 6 ft pool is located in the back of the building and features chaise lounges and small garden and is heated from

	<p>May-September. Plans to renovate pool are in effect with a completion date estimated for Summer 2009.</p> <p>Remodeled Elevator: The remodeled elevator cab features Wood laminate and Stainless steel, a new control panel and improved lighting.</p> <p>Friendly, skilled maintenance staff: Most maintenance jobs are able to be completed in-house with our full-time maintenance staff that works Monday-Friday from 8am to 4pm and evenings or weekends if necessary.</p> <p>Intercom system: Your visitors are able to locate your name on the Outside Directory and buzz your apartment directly. You can communicate with your visitors and buzz the door open for them.</p>
<p>How To Apply</p>	<p>First please check for availabilities on this site. If you are interested in on of the available apartments, please email manager to set up an appointment to view the apartment. Normally apartments are only available to view M-F 9am to 5pm, however special considerations will be made to those who can only come on a weekend.</p> <p>Once you have seen the apartment and you would like to rent it, the manager will discuss with you the application process. You may also check our rental policy for application acceptance details.</p>

Application PDF	N/A
Rental Info	
Rental Policy	ATTACHED
Who We Are	<p>Management is very service oriented and we strive to take care of your needs. This is a small family business and we take pride in the quality of our building and each unit at this property. Unlike some other mega-property management companies, we offer personal service and a lack of bureaucratic hoops to jump through.</p> <p>KG Berkeley Investors is a small family business operating out of San Francisco, CA. The company takes pride in well-maintained, well-managed buildings and seeks to provide a high quality of living for our tenants.</p> <p>(Please re-word—I sound cheesy)</p>
The Neighborhood	N/A
Printable Forms	<p>LINK TO: PDFS</p> <p>Application</p> <p>Rental Info</p> <p>Rental Policy</p> <p>Floor Plans x 3</p> <p>Guarantor Application</p> <p>List of Amenities (PDF)</p>
Floor Plans	N/A

Rental Application	N/A
Guarantor Application	N/A
Tenant Area	<p>Welcome to our new website tenant area. Please use this site to make work orders, check on building updates, and to give building and website feedback. I would like this portion of the site to meet your needs, so please give me feedback to let me know what type of information and resources you might like to have here.</p> <p>We typically take care of work orders within 24 hours and always have a staff person on call to answer the phone and assist tenants with their after hours or urgent needs.</p>
Building Updates	<p>Laundry Room remodel planned for July 1<sup>st</sup>. We are getting new front loading machines and new dryers. The cost will stay the same.</p>
Work Order Form	FORM
Thank You Page	