

Contact Information

Tenant Information:

Name(s): Doretha O. Myers - Leonard R Myers II
Unit Address: 1214 Central Ave Apt C

Landlord Information:

Name(s): Carol S Wyant
Unit Address: 70 East Lake St # 1120 Chicago IL 60601
Phone: (510) 522-1154 Email: carolwyant@min-spring.com

Rent Increase Information

1. What is the requested rent increase?

Amount of rent increase:

Current monthly rent:	\$ <u>890</u> (Value A)	}	\$ <u>4450</u> (Value C)	<u>5</u> %
Monthly amount of rent with the requested increase:	\$ <u>934.50</u> (Value B)		Value B - Value A	Value C ÷ Value A

2. Are there different rent increase rates for month-to-month vs. one-year lease options?

☒ No ☐ Yes, Month-to-month ☐ One-year lease
Rent increase offer: \$ _____ Rent increase offer: \$ _____

3. What date was the notice served on the tenant? 05 / 30 / 2019
Month/ Day/ Year

4. What is the effective date of the rent increase? 07 / 01 / 2019
Month/ Day/ Year

5. How was the rent increase notice served? In-Person _____ Post & Mail X
Other (please specify) _____

Rent History

6. Is the current tenancy under a lease (or other written rental agreement) or a month-to-month agreement?

☐

Lease

☒

Month-to-month

7. What is the start date of tenancy? 08 / 03 / 1989 Total years of residency 29 + 7 mos
Month/ Day/ Year

8. Rent Increase History

Rent Increase Effective Date	Rent Increased From (Value D)	Rent Increased To (Value E)	Increase Amount (Value F) Value E - Value D	Increase Percentage Value F ÷ Value D
<u>11 / 1 / 89</u>	\$ <u>535</u>	\$ <u>640</u>	\$	%
<u>7 / 1 / 90</u>	\$ <u>640</u>	\$ <u>725</u>	\$	%
<u>8 / 1 / 14</u>	\$ <u>725</u>	\$ <u>825</u>	\$	%
<u>3 / 1 / 16</u>	\$ <u>825</u>	\$ <u>890</u>	\$	%

9. Have you ever filed a request for RRAC review of a rent increase above 5% for this property?

☒

No

☐

Yes

Property Information

10. Does the landlord participate in the Section 8 Housing Choice Voucher program for this unit?

11. In the past 12 months, has the building changed ownership?

☒

No

☐

Yes

12. Is the unit any one of the following: a) a single-family home (built anytime), b) a condominium (built anytime), or c) a unit in a multi-unit building that was built after February 1995?

☒

No

☐

Yes

13. Number of units in building 41 Stories 1

14. Unit Details:

- Number of bedrooms 1 Bathrooms 1
- Current number of occupants: Age 0-17 Age 18-61 1 Age 62+ 1

15. Please check any housing services offered at the unit

- Gas Water ☒ Electricity Garbage Recycling Pet rent
- Off street parking Garage parking Elevator Building security
- Pool Furnished Other:

16. Are there any housing services that were included in the rent before the rent increase, but are now being charged separately from the rent amount?

☒

No

☐Yes, (please specify)

Reason(s) for the Rent Increase Request

17. Please provide a written statement (as an attachment to this form) explaining the reason(s) you are requesting a rent increase above 5%. You are highly encouraged to submit supportive documentation to substantiate your statements.

Factors considered by the RRAC may include, but are not limited to:

- The frequency, amount and the presence or absence of prior rent increases
- The landlord's costs of operation
- Any change in housing services (as defined in section 6-58.15.M, AMC) since the last rent increase
- The financial impact on the tenant
- The landlord's interest in earning a just and reasonable rate of return

For more information on the review process, visit www.alamedarentprogram.org/about-rrac.

Mediation Request

18. Would you like to schedule private mediation for this rent increase?
(This service is provided free of charge.)

☐

No

☒

Yes

Declaration

I declare (or certify) under penalty of perjury under the laws of the State of California that:

1. The information on this form is true and correct to the best of my knowledge and belief.
2. Any and all attachments I have included herewith are either the originals or true and correct copies of the originals.
3. The request for a rent increase is in compliance with City of Alameda regulations.

4. This declaration (certification) was executed on 6.21.19 at Alameda.

Date

Place

Gregg McGlin

Print Name

[Signature]
Signature

Signatory must be someone with authority to bind the owner under penalty of perjury.



Gregg McGlinn <gregg@cerdazein.com>

1214 Central, Unit C

1 message

Carol Wyant <carolwyant@mindspring.com>
To: Gregg McGlinn <gregg@cerdazein.com>

Wed, Jun 19, 2019 at 12:04 PM

Gregg,

Thank you for your time and insights today. I hope you are able to arrange for a mediation session rather than the July 1 scheduled hearing. Materials that may be helpful to state our side of the issue include the following information:

- The recent ACI notice which seems to be a more advanced stage from the usual one (scan attached)
- My annual net revenue from the property was as follows for the past four years:
 - \$33,154.72 in 2018
 - \$32,292.03 in 2017
 - 14,636.89 in 2016 (wasn't this the year we needed to lay water and/or sewer lines to connect to work done by the city under Central Ave.?)
 - \$27,633.08 in 2015

Please keep me apprised.

Thank you,

Carol Wyant
President
Pathfinder Consulting
70 East Lake Street, Suite 1120
Chicago, IL 60601
312.498.7166
carolwyant@mindspring.com

Strengthening organizations, preserving our built environment, and fostering places people love.

2 attachments

PastedGraphic-3.png
18K

Loretta ACI notice.pdf
17019K

Rent Roll
282a - 1214 CENTRAL AVE.
As of Date: 06/19/2019
Select By: Move In Date

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Unit	Unit Type	Tenant Code	Tenant Name	Unit Sqft	Market Rent	Actual Rent	Deposit	Move In	Move Out
1214-A		1214-a	HO CHEONG SUNG	0.0	995.00	995.00	1,000.00	07/01/05	
1214-B		1214-b	JORGE PEREZ	0.0	995.00	995.00	850.00	07/01/04	
1214-C		1214-c	LORETTA O. MYERS (rent du	0.0	890.00	890.00	725.00	07/01/90	
1214-D		1214-d	NANCY & DINA MARZOUK	0.0	1,185.00	1,185.00	1,175.00	01/30/09	
4			Total	0.0	4,065.00	4,065.00	3,750.00		
4			Total Occupied	0.0	4,065.00	4,065.00			
100.00			% Occupied		100.00	100.00			
0			Total Vacant	0.0	0.00				
0.00			% Vacant		0.00				

Income Statement (Cash)
1214 CENTRAL AVE. - (282a)
January 2015 - December 2015

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	<u>Period to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
INCOME				
Rent	43,675.00	100.00	43,675.00	100.00
TOTAL INCOME	43,675.00	100.00	43,675.00	100.00
DIRECT EXPENSES				
Appliance Repair	127.60	0.29	127.60	0.29
Electrical Repair	146.34	0.34	146.34	0.34
Fire Ext. Recharge/Repair	22.50	0.05	22.50	0.05
Gate/Fence Repair	62.00	0.14	62.00	0.14
Gutters/Downspouts	283.00	0.65	283.00	0.65
Plumbing Repair	2,496.99	5.72	2,496.99	5.72
Water, EBMUD	1,895.00	4.34	1,895.00	4.34
Appliance Replacement	397.78	0.91	397.78	0.91
Management Commission	2,620.50	6.00	2,620.50	6.00
Workers Comp. Mgmt. Fee	100.00	0.23	100.00	0.23
TOTAL DIRECT EXPENSES	8,151.71	18.66	8,151.71	18.66
TOTAL EXPENSES	8,151.71	18.66	8,151.71	18.66
NET INCOME	35,523.29	81.34	35,523.29	81.34

Income Statement (Cash)
1214 CENTRAL AVE. - (282a)
January 2016 - December 2016

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Prepared For:
CAROL S WYANT
70 EAST LAKE ST
SUITE 1120
CHICAGO, IL 60601

Prepared By:
OMM
CERDA ZEIN
2514 SANTA CLARA AVE
ALAMEDA, CA 94501

	<u>Period to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
INCOME				
Rent	46,500.00	100.00	46,500.00	100.00
TOTAL INCOME	46,500.00	100.00	46,500.00	100.00
 DIRECT EXPENSES				
Appliance Repair	130.00	0.28	130.00	0.28
Fire Ext. Recharge/Repair	22.95	0.05	22.95	0.05
Gutters/Downspouts	691.00	1.49	691.00	1.49
Misc Expense-Delivery notices	20.00	0.04	20.00	0.04
Plumbing Repair	4,145.00	8.91	4,145.00	8.91
Water, EBMUD	2,205.92	4.74	2,205.92	4.74
Appliance Replacement	413.25	0.89	413.25	0.89
Management Commission	2,790.00	6.00	2,790.00	6.00
Workers Comp. Mgmt. Fee	100.00	0.22	100.00	0.22
TOTAL DIRECT EXPENSES	10,518.12	22.62	10,518.12	22.62
TOTAL EXPENSES	10,518.12	22.62	10,518.12	22.62
 NET INCOME	35,981.88	77.38	35,981.88	77.38

Income Statement (Cash)
1214 CENTRAL AVE. - (282a)
January 2017 - December 2017

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Prepared For:
CAROL S WYANT
70 EAST LAKE ST
SUITE 1120
CHICAGO, IL 60601

Prepared By:
OMM
CERDA ZEIN
2514 SANTA CLARA AVE
ALAMEDA, CA 94501

	Period to Date	%	Year to Date	%
INCOME				
Rent	47,789.38	100.00	47,789.38	100.00
TOTAL INCOME	47,789.38	100.00	47,789.38	100.00
DIRECT EXPENSES				
Appliance Repair	371.65	0.78	371.65	0.78
Electrical Repair	193.76	0.41	193.76	0.41
Fire Ext. Recharge/Repair	80.55	0.17	80.55	0.17
Glass Replacement/Window Repair	110.69	0.23	110.69	0.23
Gutters/Downspouts	140.00	0.29	140.00	0.29
Maintenance Repairs	54.00	0.11	54.00	0.11
Misc Expense-Delivery notices	45.00	0.09	45.00	0.09
Plumbing Repair	1,166.50	2.44	1,166.50	2.44
Water, EBMUD	2,297.97	4.81	2,297.97	4.81
Management Commission	2,867.36	6.00	2,867.36	6.00
Workers Comp. Mgmt. Fee	100.00	0.21	100.00	0.21
TOTAL DIRECT EXPENSES	7,427.48	15.54	7,427.48	15.54
TOTAL EXPENSES	7,427.48	15.54	7,427.48	15.54
NET INCOME	40,361.90	84.46	40,361.90	84.46

Income Statement (Cash)
1214 CENTRAL AVE. - (282a)
January 2018 - December 2018

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Prepared For:
CAROL S WYANT
70 EAST LAKE ST
SUITE 1120
CHICAGO, IL 60601

Prepared By:
OMM
CERDA ZEIN
2514 SANTA CLARA AVE
ALAMEDA, CA 94501

	<u>Period to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
INCOME				
Rent	48,785.00	99.92	48,785.00	99.92
Late Fee	40.00	0.08	40.00	0.08
TOTAL INCOME	48,825.00	100.00	48,825.00	100.00
 DIRECT EXPENSES				
Electrical Repair	82.00	0.17	82.00	0.17
Fire Ext. Recharge/Repair	339.33	0.69	339.33	0.69
Gutters/Downspouts	435.40	0.89	435.40	0.89
Plumbing Repair	110.00	0.23	110.00	0.23
Water, EBMUD	1,895.75	3.88	1,895.75	3.88
Management Commission	2,929.50	6.00	2,929.50	6.00
Workers Comp. Mgmt. Fee	100.00	0.20	100.00	0.20
TOTAL DIRECT EXPENSES	5,891.98	12.07	5,891.98	12.07
TOTAL EXPENSES	5,891.98	12.07	5,891.98	12.07
 NET INCOME	42,933.02	87.93	42,933.02	87.93

Property Taxes

Treasurer-Tax Collector | Business License

[Account Lookup](#)[Pay Online](#)[Pay By Phone](#)[Pay By Mobile App](#)[Pay By Mail](#)[Pay in Person](#)[Tax History Lookup](#)[Convenience Fee](#)[Returned Checks](#)[E-mail Reminder](#)[Wire Transfer](#)[Applications Forms](#)**Search Secured, Supplemental and Prior Year Delinquent Property Taxes****Secured tax bills are payable online from 10/3/2018 to 7/1/2019.****Most supplemental tax bills are payable online to 7/1/2019.****Prior Year Delinquent tax payments are payable online to 7/1/2019.**

Property Summary

[New Search](#)

APN: 72-370-2-1

Property Address: 1214 CENTRAL AVE, ALAMEDA 94501-2386

Property Assessment Information

Current Year Tax Information

Tax Type	Bill Year	Tracer	Total Amount	Options
Installment	Due Date		Installment Amount	Status/Status Date
Secured	2018-2019	17338900	\$7,744.86	View Bill
1st Installment	12/10/2018		\$3,872.43	Paid Oct 30, 2018
2nd Installment	04/10/2019		\$3,872.43	Paid Jan 15, 2019

Prior Year Tax History

Tax Type	Bill Year	Tracer	Total Amount	Options
Installment	Due Date		Installment Amount	Status/Status Date
Secured	2017-2018	17257300	\$7,453.74	View Bill
1st Installment	12/10/2017		\$3,726.87	Paid Oct 20, 2017
2nd Installment	04/10/2018		\$3,726.87	Paid Jan 31, 2018
Secured	2016-2017	17229200	\$7,423.04	View Bill
1st Installment	12/10/2016		\$3,711.52	Paid Oct 19, 2016
2nd Installment	04/10/2017		\$3,711.52	Paid Dec 10, 2016
Secured	2015-2016	17215400	\$7,745.13	View Bill
1st Installment	12/10/2015		\$4,056.97	Paid Feb 19, 2016
2nd Installment	04/10/2016		\$3,688.16	Paid Feb 23, 2016
Secured	2014-2015	17208700	\$7,321.02	View Bill
1st Installment	12/10/2014		\$3,660.51	Paid Nov 5, 2014
2nd Installment	04/10/2015		\$3,660.51	Paid Feb 10, 2015
Secured	2013-2014	17194100	\$7,240.04	View Bill
1st Installment	12/10/2013		\$3,620.02	Paid Oct 29, 2013
2nd Installment	04/10/2014		\$3,620.02	Paid Feb 6, 2014
Secured	2012-2013	17227400	\$7,095.12	View Bill
1st Installment	12/10/2012		\$3,547.56	Paid Oct 30, 2012
2nd Installment	04/10/2013		\$3,547.56	Paid Feb 8, 2013
Secured	2011-2012	17213100	\$6,713.96	View Bill
1st Installment	12/10/2011		\$3,356.98	Paid Oct 24, 2011
2nd Installment	04/10/2012		\$3,356.98	Paid Jan 23, 2012
Secured	2010-2011	17194000	\$5,919.84	View Bill
1st Installment	12/10/2010		\$2,959.92	Paid Nov 2, 2010
2nd Installment	04/10/2011		\$2,959.92	Paid Mar 30, 2011
Secured	2009-2010	17155400	\$3,043.14	View Bill
1st Installment	12/10/2009		\$1,521.57	Paid Dec 9, 2009
2nd Installment	04/10/2010		\$1,521.57	Paid Apr 9, 2010
Secured	2008-2009	17101900	\$3,103.15	View Bill
1st Installment	12/10/2008		\$1,472.93	Paid Dec 5, 2008
2nd Installment	04/10/2009		\$1,630.22	Paid Jun 16, 2009
Secured	2007-2008	16893100	\$2,750.60	View Bill
1st Installment	12/10/2007		\$1,375.30	Paid Oct 31, 2007
2nd Installment	04/10/2008		\$1,375.30	Paid Oct 31, 2007
Secured	2006-2007	16753400	\$2,706.88	View Bill
1st Installment	12/10/2006		\$1,353.44	Paid Nov 6, 2006
2nd Installment	04/10/2007		\$1,353.44	Paid Nov 6, 2006
Secured	2005-2006	16641300	\$2,654.16	View Bill
1st Installment	12/10/2005		\$1,327.08	Paid Oct 26, 2005
2nd Installment	04/10/2006		\$1,327.08	Paid Oct 26, 2005
Secured	2004-2005	16532200	\$2,476.48	View Bill
1st Installment	12/10/2004		\$1,238.24	Paid Nov 4, 2004
2nd Installment	04/10/2005		\$1,238.24	Paid Nov 4, 2004
Supplemental	2010-2011	82215900	\$1,147.47	View Bill
1st Installment	08/02/2010		\$1,147.47	
Supplemental	2010-2011	82216000	\$1,745.00	View Bill
1st Installment	08/02/2010		\$1,745.00	
Supplemental	2010-2011	82216100	\$1,388.48	View Bill
1st Installment	08/02/2010		\$694.24	Paid Jun 18, 2010
2nd Installment	11/30/2010		\$694.24	Paid Jun 18, 2010

Search Secured Supplemental Property Taxes

Supplemental	2010-2011	82216200	\$0.00	View Bill
1st Installment	08/02/2010		\$0.00	
2nd Installment	11/30/2010		\$0.00	

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