



*El Paseo*

**Offered at \$12,000,000**

**28 Units in a Prime San Anselmo Location**

**1355 Sir Francis Drake Blvd.**

**NICK SVENSON**  
**415-505-7674**  
**nicks@compass.com**  
**DRE License #01918616**

**COMPASS**



A rare opportunity to own 28 units in an A+ San Anselmo location. Just five blocks from The Fairfax Plaza shopping Center with the beloved Good Earth Market, Fairfax Brewing Company, Fitlab, coffee, and shops PLUS just two more blocks to downtown Fairfax. Also just 6 blocks to Redhill shopping center with restaurants, shops, Pete's coffee, CVS, Safeway, and more. A 5 minute drive to Downtown San Anselmo. Practically engulfed by hiking and biking trails and just moments away from numerous top rated public schools, it is easy to understand and make the most out of the proven appeal to tenants.

Composed of a variety of unit styles including multiple townhouse style units, spacious apartment style units, duplex style units, and more. Most units include their own washer and dryer and excellent floor plans.

Set on over an Acre of land, with 54,000 SqFt lot, the property includes 2 separate parcels and 8 separate buildings, a seven plex, 2 five-plexes, 2 three-plexes, 2 duplexes, a stand alone unit. Perfect for investors who want to realize the up-side of under market rents. One of the lowest prices per door in Marin County and some of the largest units in the rental market, the next owner will have an easy path towards realizing the excellent cashflow ahead.



**1355 Sir Francis Drake Blvd. San Anselmo, Ca 94960**

**NICK SVENSON**  
**415-505-7674**  
**nicks@compass.com**  
**DRE License #01918616**

**COMPASS**

# INCOME - Page 1 of 1

Unit	Bedroom/Bathroom	Approx SqFt	Current	Market
1	1bd, 1ba	895 sq ft	\$2,121	\$2600
1A	1bd,1ba	765 sq ft	\$2,000	\$2400
2	1bd, 1ba	570 sq ft	\$1,360	\$2000
3	1bd, 1ba	570 sq ft	\$1,485	\$2000
3A	Studio	522 sq ft	\$1,298	\$1600
4	1bd, 1ba	798 sq ft	\$1,800	\$2600
4A	Studio	396 sq ft	\$1,178	\$1500
5	2bd, 1ba	1,396 sq ft	\$2,747	\$3400
6	2bd, 1ba	1,396 sq ft	\$2,598	\$3400
7	1bd, 1ba	970 sq. ft	\$2,059	\$2800
8	1bd, 1ba	970 sq ft	\$2,111	\$2800
9	1bd, 1ba	825 sq ft	\$2,110	\$2600
10	Studio	462 sq ft	\$1,178	\$1600
11	3bd, 2ba	1,623 sq ft	\$2,782	\$3600
12	2bd, 1ba	1,293 sq ft	\$2,940	\$3800
14	1bd, 1ba	672 sq ft	\$1,297	\$2100

**1355 Sir Francis Drake Blvd. San Anselmo, Ca 94960**

**NICK SVENSON**  
**415-505-7674**  
**nicks@compass.com**  
**DRE License #01918616**

**COMPASS**

# INCOME - Page 2 of 2

Unit	Bedroom/Bathroom	Approx SqFt	Current	Market
15	1bd 1ba	887 sq ft	\$1,812	\$2,600
16	1bd, 1ba	716 sq ft	\$1,650	\$2,200
17	2bd, 2ba	971 sq ft	\$2,471	\$3,000
18	2bd, 2ba	1,020 sq ft	\$2,472	\$3,400
19	2bd, 2ba	1,020 sq ft	\$2,625	\$3,400
20	2bd, 2ba	1,020 sq ft	\$2,475	\$3,400
21	1bd, 1ba	540 sq ft	\$1,460	\$2,200
22	2bd, 2ba	1,640 sq ft	\$3,500	\$3,800
23	1bd, 1ba	546 sq ft	\$1,290	\$1,900
24	1bd, 1ba	742 sq ft	\$2,000	\$2,600
25	1bd, 1ba	730 sq ft	\$2,000	\$2,600
26	1bd 1ba	742 sq ft	\$1,735	\$2,600
		<b>Total Monthly</b>	<b>\$56,555</b>	<b>\$74,500</b>
		<b>Total Annual</b>	<b>\$678,660</b>	<b>\$894,000</b>

**1355 Sir Francis Drake Blvd. San Anselmo, Ca 94960**

**NICK SVENSON**  
**415-505-7674**  
**nicks@compass.com**  
**DRE License #01918616**

**COMPASS**

Expenses	Current Expenses	Market Rent	
Property Tax	\$138,000.00	\$204,000.00	Estimated @ 1.7%
Insurance	\$31,800.00	\$41,000.00	Estimated
Water	\$21,600.00	\$21,600.00	Actual
PG&E	\$15,600.00	\$15,600.00	Actual
Trash	\$24,000.00	\$24,000.00	Actual
Maintenance	\$25,000.00	\$25,000.00	Estimated/Average
Other	\$7,100.00	\$7,100.00	*see below
<b>Total</b>	<b>\$263,100.00</b>	<b>\$338,300.00</b>	
*Fire Dept, Accounting, LP Taxes, Business License			

1355 Sir Francis Drake Blvd. San Anselmo, Ca 94960

**NICK SVENSON**  
**415-505-7674**  
**nicks@compass.com**  
**DRE License #01918616**

**COMPASS**

Income	Current Rent	Market Rent
<b>Gross Scheduled Rents</b>	<b>\$678,660</b>	<b>\$894,000</b>
Laundry	\$6,000	\$6,000
<b>Gross Potential Income</b>	<b>\$684,660</b>	<b>\$900,000</b>
Vacancy Reserve @ 3%	-\$20,286	-\$27,612
<b>Gross Effective Income</b>	<b>\$664,374</b>	<b>\$872,388</b>
<b>Total Operating Costs</b>	<b>\$263,100</b>	<b>\$338,300</b>
<b>Net Income</b>	<b>\$401,274</b>	<b>\$534,088</b>
*Fire Dept, Accounting, LP Taxes, Business License		
Metrics		
GRM	17.6	13.4
Cap Rate	3.33%	4.45%
Cost/Unit	\$428,571	\$428,571

**1355 Sir Francis Drake Blvd. San Anselmo, Ca 94960**

**NICK SVENSON**  
**415-505-7674**  
**nicks@compass.com**  
**DRE License #01918616**

**COMPASS**





1355 Sir Francis Drake Blvd. San Anselmo, Ca 94960

NICK SVENSON  
415-505-7674  
nicks@compass.com  
DRE License #01918616

COMPASS





### Legend

- PARCEL ONE - Property In Question, Fee
- PARCEL TWO - Property In Question, Fee
- Item No. 11 - Easement for Sewer Line & Roadway  
In 06/26/1937 Bk342 Pg299 of Official Records
- The exact location of the easement  
cannot be determined and is not plottable
- Item No. 12 - Easement for Storm Drain Facilities  
In 12/26/1974 Bk2855 Pg624 of Official Records
- Affects said portion as described in the document

1355 Sir Francis Drake Blvd. San Anselmo, Ca 94960

NICK SVENSON  
 415-505-7674  
 nicks@compass.com  
 DRE License #01918616

# COMPASS



# Confidentiality Agreement and Disclaimer

The information contained in the preceding Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Compass and should not be made available to any other person or entity without the written consent of Broker. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

1355 Sir Francis Drake Blvd. San Anselmo, Ca 94960

**NICK SVENSON**  
415-505-7674  
nicks@compass.com  
DRE License #01918616

**COMPASS**