

FOR SALE

901 4TH ST

San Rafael, CA 94901



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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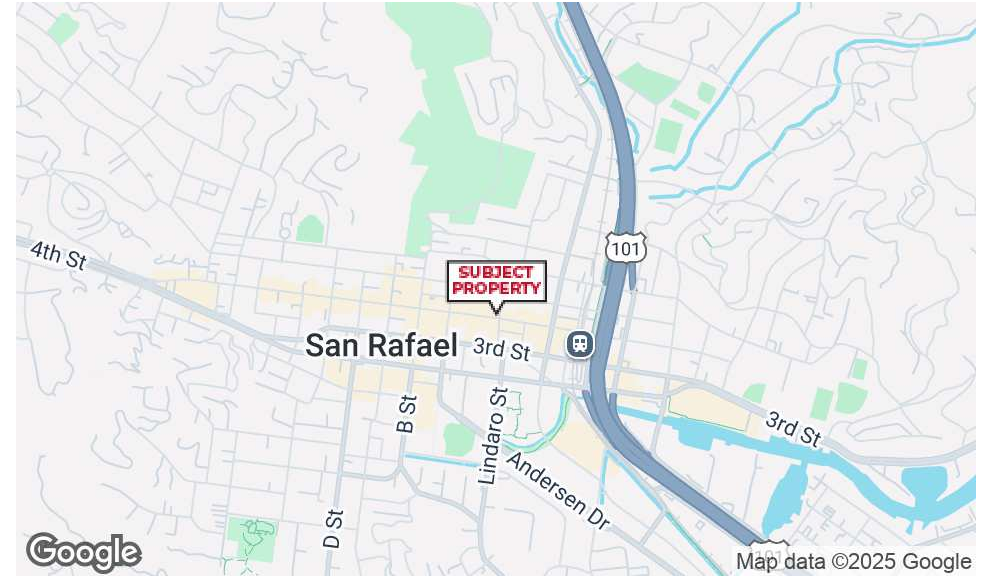


FOR SALE

Executive Summary

901 4TH ST

San Rafael, CA 94901



OFFERING SUMMARY

Property Type:	Office / Retail
Sale Price:	\$3,900,000
Building Size:	+/- 11,596 SF
Lot Size:	+/- 7,100 SF
Price / SF:	\$336.32
Cap Rate:	8.12%
NOI:	\$316,588
Year Built:	1907
Renovated:	2007

PROPERTY OVERVIEW

Come tour this great property. An amazing NNN investment opportunity in downtown San Rafael. A well maintained, fully leased multi-tenant property featuring retail and restaurant spaces on the ground floor and office spaces on the second floor. First floor has a high end pizza concept under construction with a new 5 year lease. Second floor is leased by Crome Architecture with a new 5 year lease. All leases are triple net and create a stable 8% return on actual income.

PROPERTY HIGHLIGHTS

- **With a CAP rate of 8%**, this 100% leased property with a dual-income stream from retail and office NNN leases provides a stable foundation for long-term growth.
- **Retail Spaces:** the ground floor consists of retail spaces with 3 strong tenants. Large storefront windows offer excellent visibility and exposure.
- **Office Space:** the second floor features a modern open floor plan with a strong office tenant.

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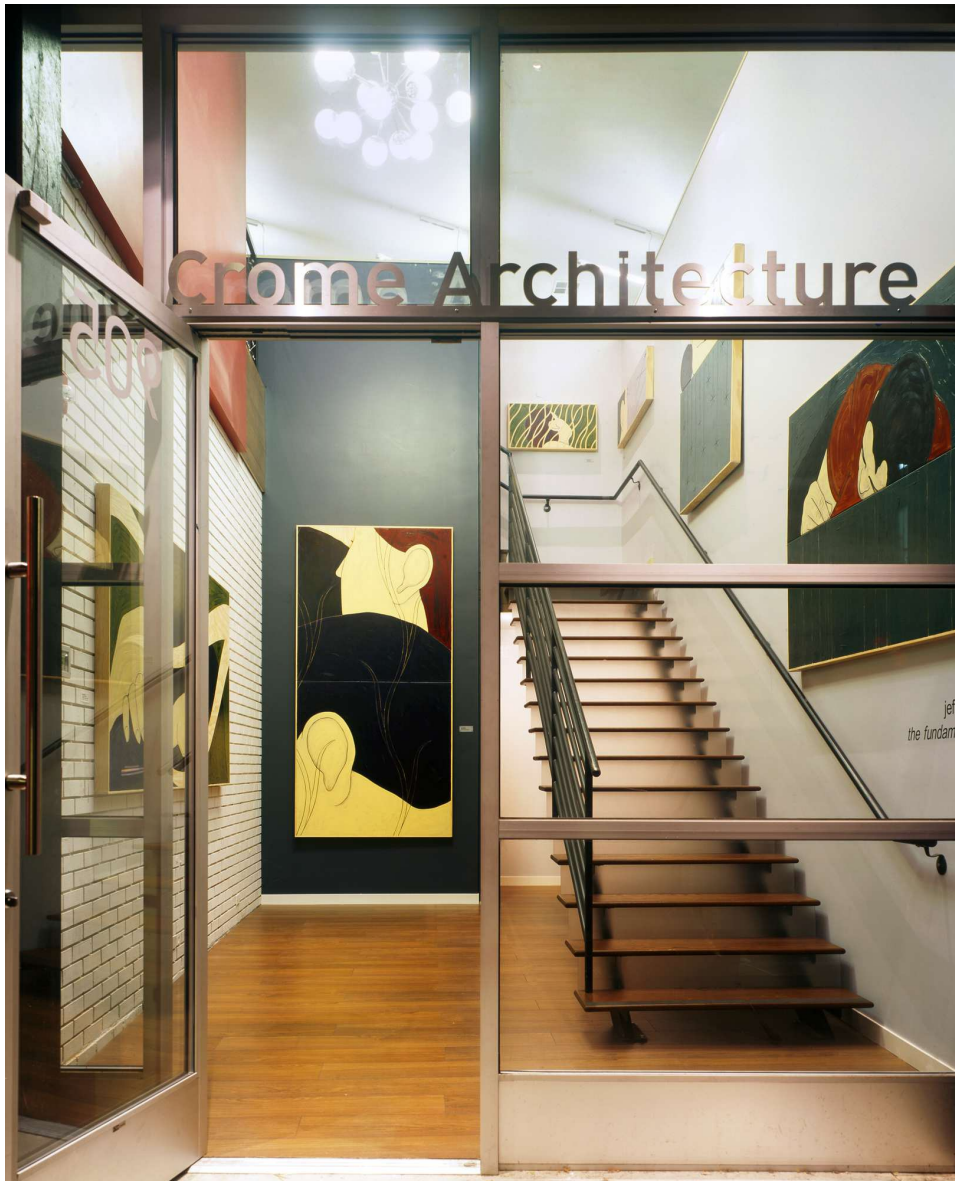
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Financial Summary

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INVESTMENT OVERVIEW

Price	\$3,900,000
Price per SF	\$336
CAP Rate	8.12%
Cash-on-Cash Return (yr 1)	7.67%
Total Return (yr 1)	\$167,130
Debt Coverage Ratio	1.74

OPERATING DATA

Gross Scheduled Income	\$341,514
Other Income	\$70,650
Total Scheduled Income	\$412,164
Vacancy Cost	\$17,076
Gross Income	\$395,088
Operating Expenses	\$78,500
Net Operating Income	\$316,588
Pre-Tax Cash Flow	\$134,239

FINANCING DATA

Down Payment	\$1,750,000
Loan Amount	\$2,150,000
Debt Service	\$182,349
Debt Service Monthly	\$15,195
Principal Reduction (yr 1)	\$32,891



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Rent Roll

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / MONTH	MONTHLY RENT	LEASE START	LEASE END
907	Hotel Club Systems	2,180 SF	18.80%	\$2.43	\$5,290	08/22/2023	08/22/2028
915-A	Snow White Cleaners	850 SF	7.33%	\$3.62	\$3,077	04/01/2019	03/31/2027
905	Crome Architecture	5,957 SF	51.37%	\$2.25	\$13,403	01/01/2025	12/31/2029
915-B	Pueblo Latina	456 SF	3.93%	\$1.48	\$675	-	-
901	New Restaurant	2,187 SF	18.86%	\$2.75	\$6,014	1/01/2025	12/31/2029
TOTALS		11,630 SF	100.29%	\$12.53	\$28,460		



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Income & Expenses

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INCOME SUMMARY

GROSS INCOME	\$412,164
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VACANCY COST	(\$17,076)
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EXPENSES SUMMARY

CAM Utilities and Mainenance	\$7,200
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Insurance	\$7,300
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Property Tax	\$64,000
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OPERATING EXPENSES	\$78,500
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NET OPERATING INCOME	\$316,588
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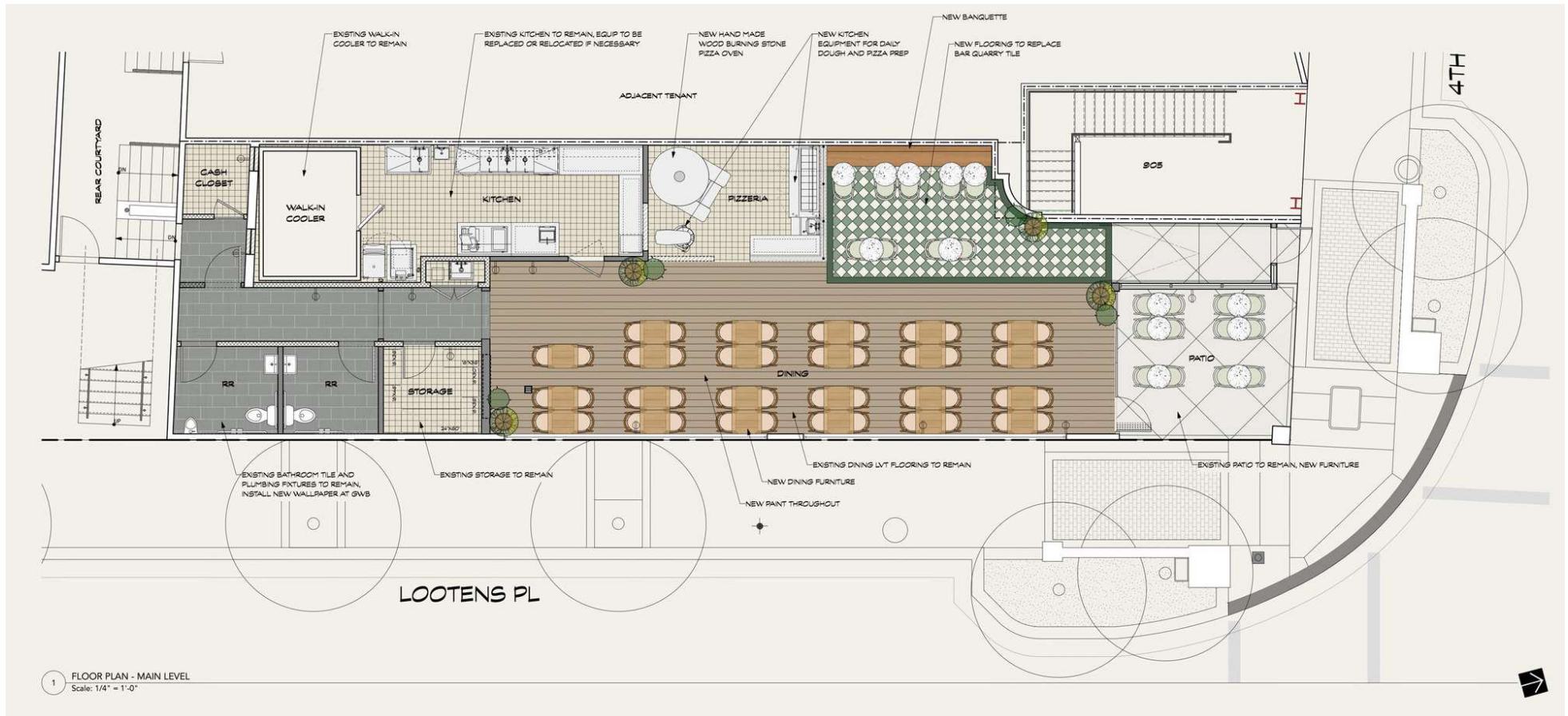
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New Pizza Restaurant (coming soon)

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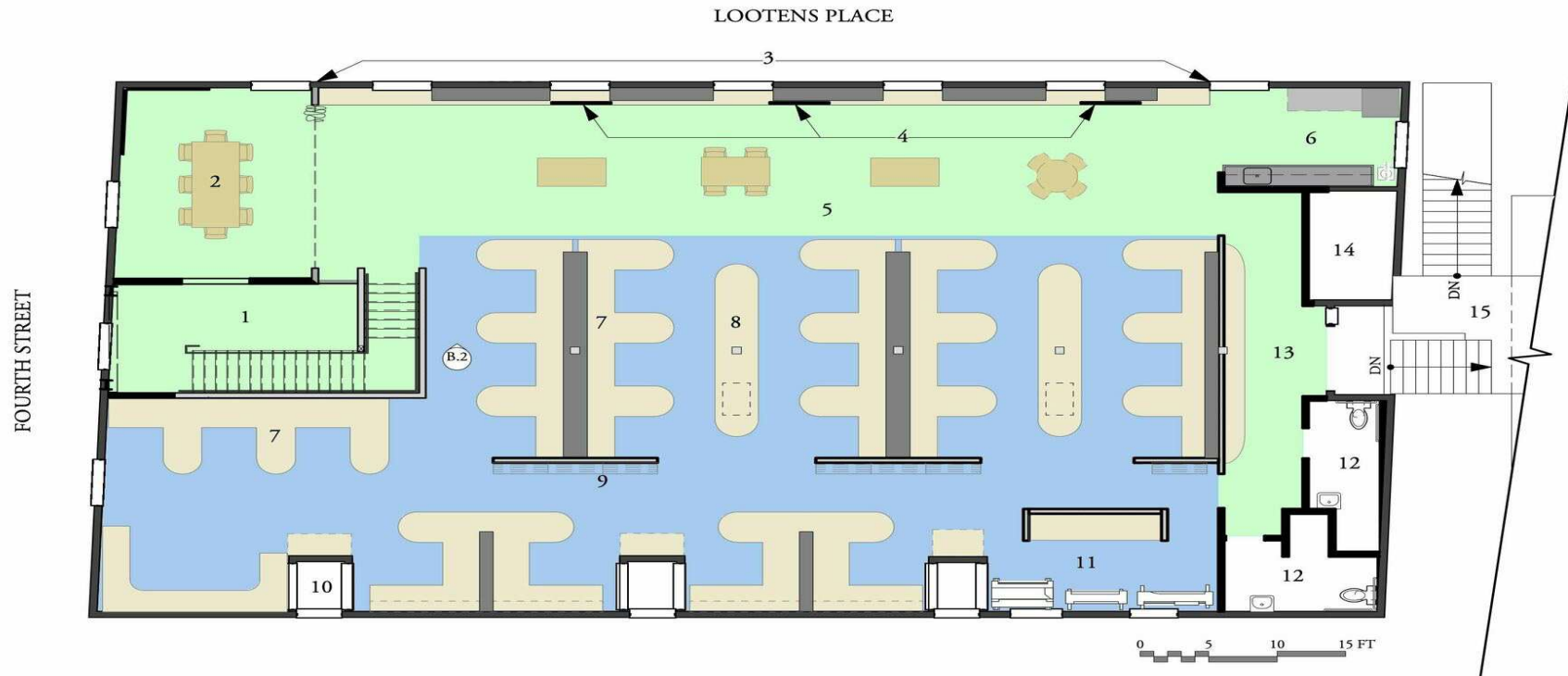


Upper Site Plan



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SECOND FLOOR PLAN

3/32" = 1'-0"

- | | |
|---|--|
| <ul style="list-style-type: none"> 1. ENTRANCE FOYER (OFF FOURTH STREET)/GALLERY 2. CONFERENCE/MULTI-PURPOSE ROOM 3. LIBRARY/PRESENTATION WALL 4. SLIDING SUN SCREEN/STEEL PRESENTATION PANELS 5. THINK TANK 6. KITCHEN 7. WORK STATIONS 8. TEAM PODS 9. HANGING FILES 10. EXISTING LIGHT WELLS | <ul style="list-style-type: none"> 11. PRINT ROOM 12. RESTROOMS 13. REAR ENTRANCE/GALLERY 14. UTILITY ROOM 15. EXTERIOR |
|---|--|
- PUBLIC/GATHERING ZONE
 WORK ZONE

SAN RAFAEL STUDIO
 905 Fourth Street
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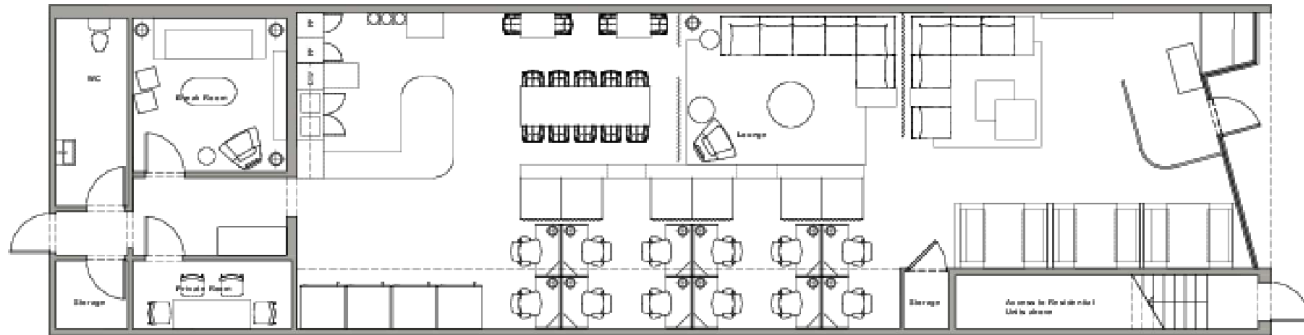
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Ground Floor Club San Rafael

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1 FURNITURE PLAN

SCALE: 3/32" = 1'-0"

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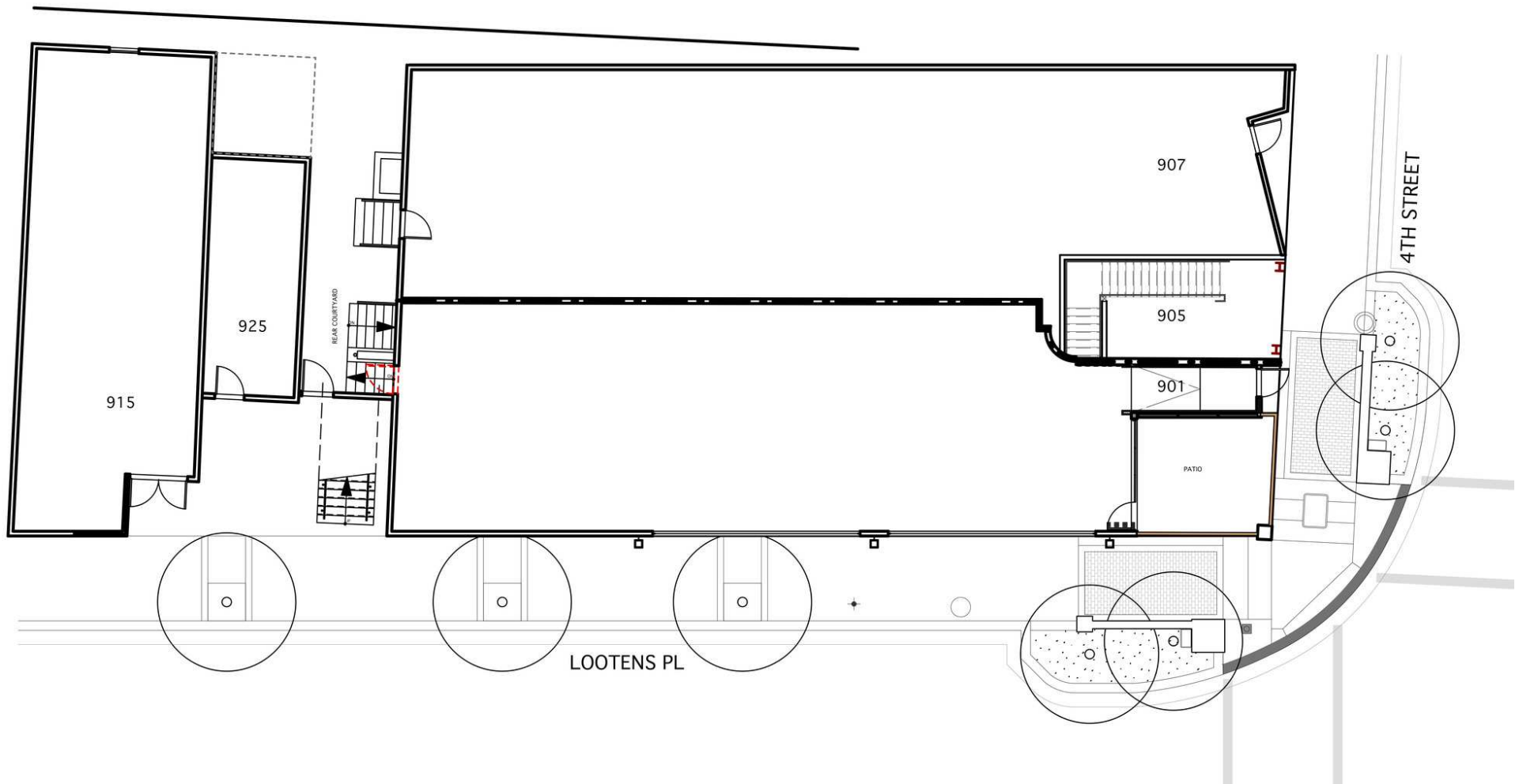
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Ground Floor Site Plans

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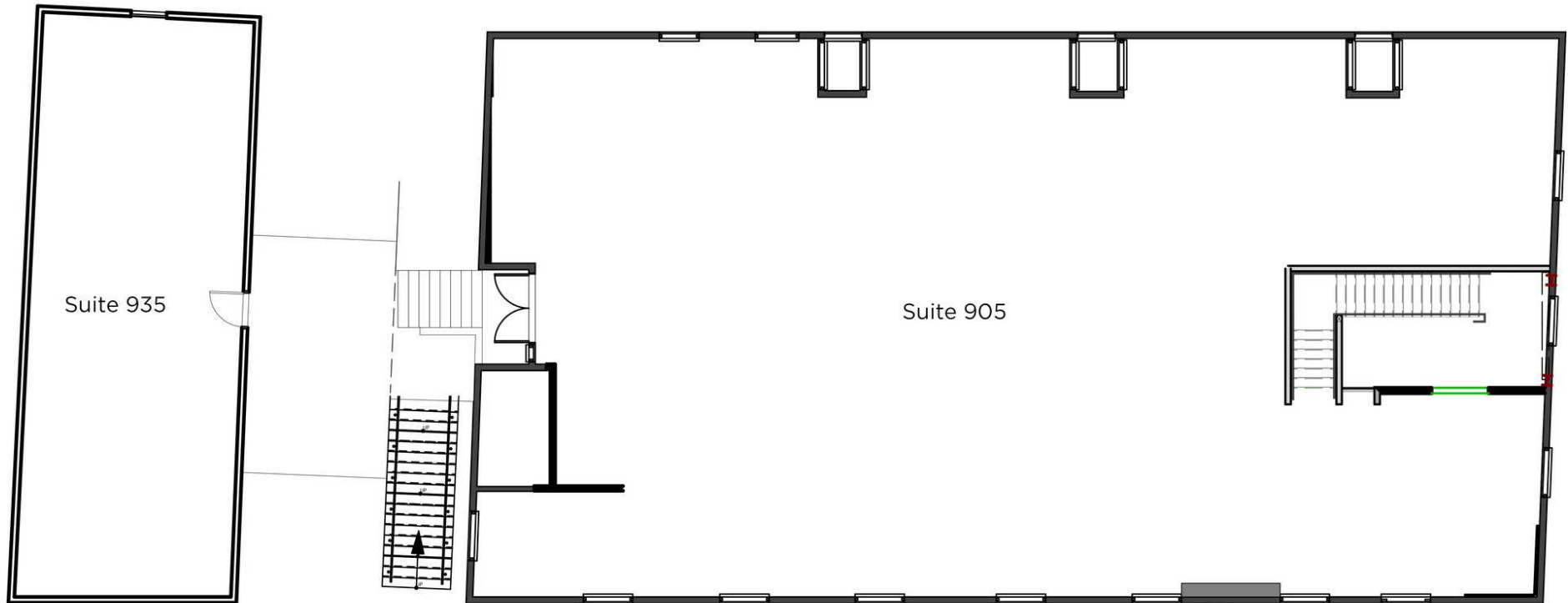


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Upper Floor Site Plans

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