



A NOVATO LANDMARK

**OFFERED FOR THE FIRST
TIME EVER**

FOR SALE

HARKLE ROAD PROPERTIES

Novato, CA 94945

7 Homes on 2.25 Acres

\$3,300,000

Marcus & Millichap
THE BAGLIERI GROUP

EXCLUSIVELY LISTED BY

Angelo Baglieri
415-424-8201
Angelo.Baglieri@marcusmillichap.com
License CA #01996324

Henry Wiese
415-625-2137
Henry.Wiese@marcusmillichap.com
License CA #02440651

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HARKLE ROAD PROPERTIES

PROPERTY OVERVIEW

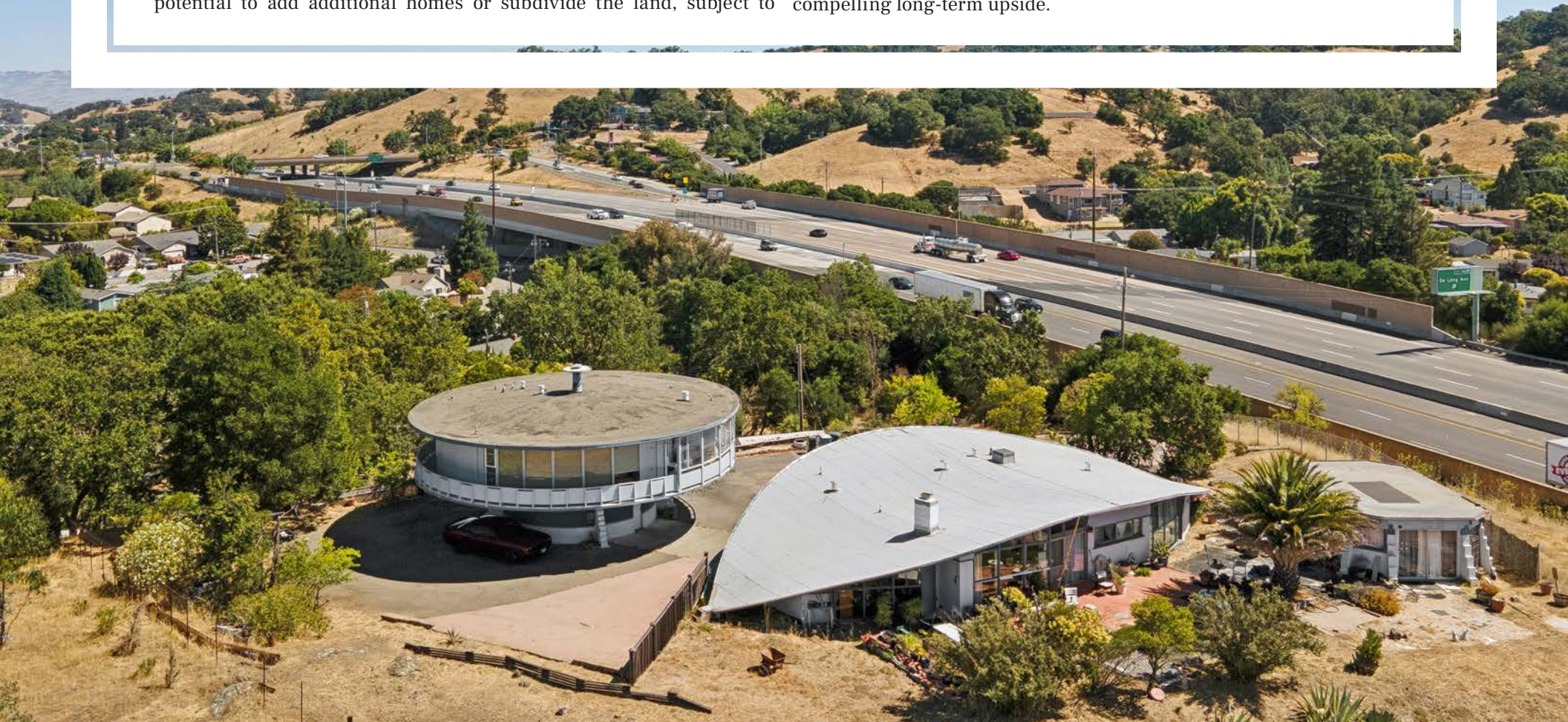
The Baglieri Group of Marcus & Millichap is proud to present Harkle Road, offered for sale for the first time ever by the original family that built this remarkable Novato property. The offer consists of seven detached homes situated across approximately 2.25 acres, including two of Novato's most recognizable residences: the rotating Round House and the iconic Potato Chip House.

Opportunities to acquire approximately 2.25 acres of buildable land in Novato—already improved with seven income-producing homes—are exceptionally rare. The property offers an incoming owner the ability to preserve a unique piece of local history while exploring the potential to add additional homes or subdivide the land, subject to

independent investigation and approval by the City of Novato and all other applicable agencies.

All seven homes are tenant occupied and separately metered for water, gas and electricity. Tenants pay their own utilities, leaving the landlord responsible primarily for property taxes and insurance and helping keep operating expenses exceptionally low.

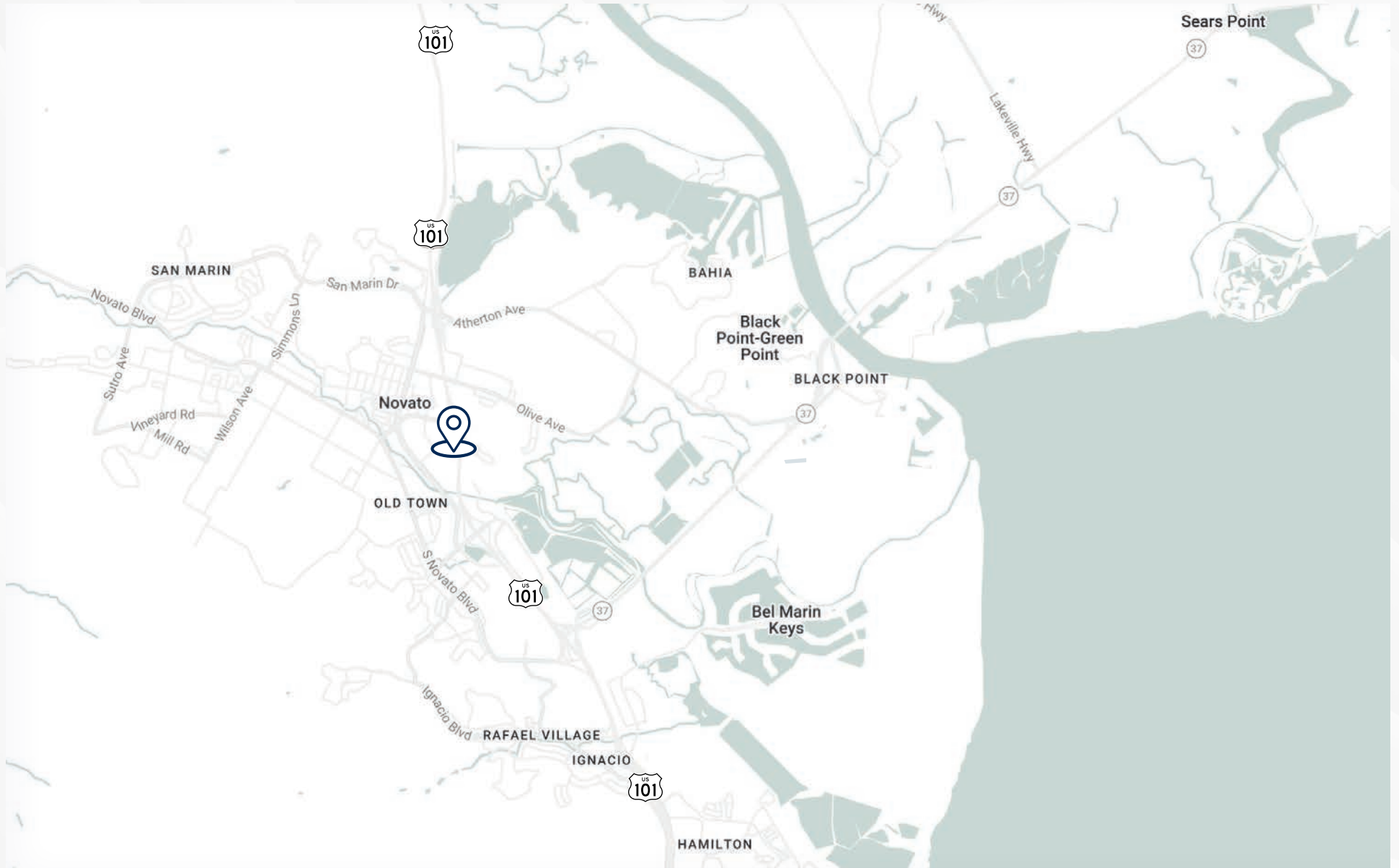
This is far more than a traditional seven-unit investment. It is a once-in-a-generation opportunity to acquire an irreplaceable Novato property with existing income, significant land, historic character and compelling long-term upside.



AERIAL MAP



LOCAL MAP



HARKLE ROAD PROPERTIES

OFFERING SUMMARY

FINANCIAL SUMMARY	CURRENT	MARKET	OPERATIONAL	
Listing Price	\$3,300,000	\$3,300,000	Gross SF	7,502
NOI	\$152,917	\$268,678	# of Units	7
Cap Rate	3.61%	8.14%	Lot Size	2.25 acres
GRM	18.52	9.93	Occupancy	Occupied
Price/Unit	\$471,429	\$471,429	Year Built	1960
Price/SF	\$439.88	\$439.88		



HARKLE ROAD PROPERTIES

RENT ROLL

UNIT	UNIT TYPE	SCHEDULED RENT/MONTH	MARKET RENT/MONTH
#4 Harkle Rd	1 Bedroom / 1 Bath - Occupied	\$1,050	\$2,500
#6 Harkle Rd	2 Bedroom / 1 Bath - Occupied	\$1,600	\$3,500
#7 Harkle Rd	2 Bedroom / 1 Bath - Occupied	\$2,200	\$3,500
#8 Harkle Rd	2 Bedroom / 1 Bath - Occupied	\$1,850	\$3,500
#10 Harkle Rd	3 Bedroom / 1 Bath - Occupied	\$2,500	\$4,700
#17 Harkle Rd	3 Bedroom / 2 Bath - Occupied	\$3,000	\$5,000
#19 Harkle Rd	3 Bedroom / 2 Bath - Occupied	\$2,650	\$5,000
Monthly Income		\$13,800	\$27,700
Annual Income		\$165,600	\$332,400

*as of July 2026



INCOME & EXPENSES

INCOME	CURRENT		YEAR 1		NOTES	PER UNIT
Rental Income						
Gross Scheduled Rent	\$178,200		\$332,400			\$47,486
Physical Vacancy	(5,346)	3.0%	(9,972)	3.0%	[1]	(1,425)
Total Vacancy	(\$5,346)	3.0%	(\$9,972)	3.0%		(\$1,425)
Annual Income	\$172,854		\$322,428			\$46,061

EXPENSES	CURRENT		YEAR 1		NOTES	PER UNIT
Real Estate Taxes	\$40,500		\$40,500		[2]	\$5,786
Insurance	\$8,000		\$8,000		[3]	\$1,143
Repairs & Maintenance	\$5,250		\$5,250		[4]	\$750
Total Expenses	\$53,750		\$53,750			\$7,679
Expenses as % of EGI	31.10%		16.70%			
Net Operating Income	\$119,104		\$268,678			\$38,383

NOTES

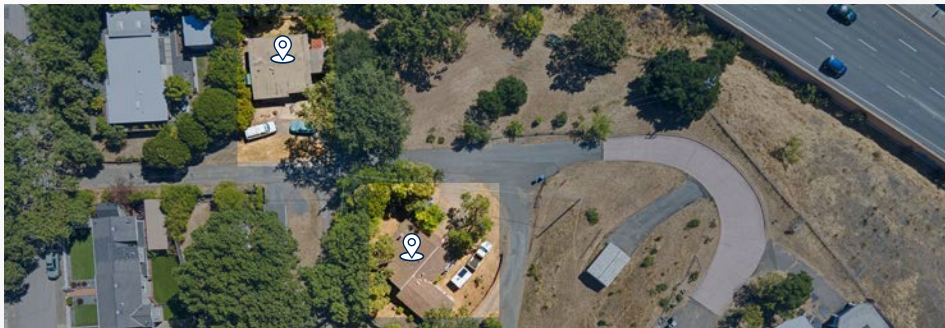
- [1] Vacancy cost is estimated at 3%
- [2] Property taxes are based on new sales price
- [3] Insurance figures taken directly from owner
- [4] Repairs and Maintenance is estimated at \$750/unit per year
- * All utilities are paid for by tenants



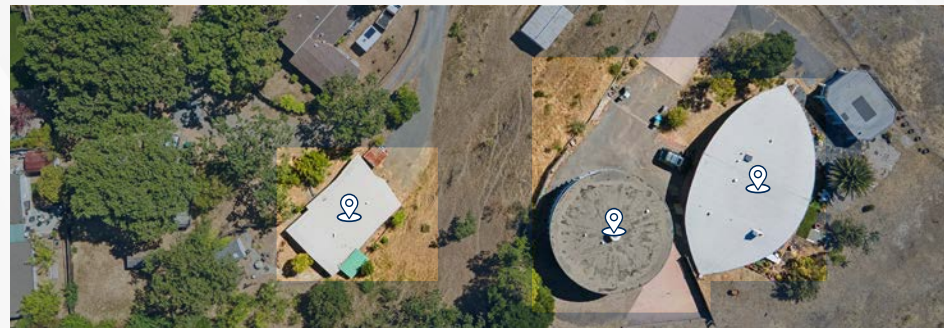
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





FOR SALE

HARKLE ROAD PROPERTIES

- A once-in-a-generation Novato investment opportunity
- Seven individual homes across approximately 2.25 acres
- Offered for the first time in history.
- An irreplaceable combination of history, income and land
- Home to two of Novato's most iconic residences: the rotating Round House and the Potato Chip House
- All homes are separately metered for water, gas and electricity