



17 Roque Moraes Ct., Mill Valley
6 Units - \$2,750,000, reduced

17 Roque Moraes Ct. – Prime hillside location, and easy access to Hwy 101.

17 Roque Moraes is a well-maintained, six-unit, 1958 building with Mt. Tam views, private view decks, and an unbeatable location—Whole Foods across the street, Hwy 101 minutes away. Located in the coveted Enchanted Knolls neighborhood, these properties rarely come on the market and sell quickly—an exceptional opportunity for investors seeking both rental income and increased property value.

The property has two one-bedroom and four two-bedroom units. Open-air floor plans with picture windows frame stunning views of Mt. Tamalpais. Each unit features a private deck, spacious floor plans, on-site laundry facilities, covered parking, and storage space. A rare mix of modern amenities and natural beauty makes this six-unit building highly desirable for today's renters and investors.

www.17RoqueMoraes.com

MLS #325086806

10/29/25

17 Roque Moraes – Mill Valley
Six Units - \$2,750,000LOCATION
OVERVIEW

Discover the Magic of Mill Valley Living

Living in Mill Valley

Tucked beneath the redwood-covered slopes of Mt. Tamalpais, Mill Valley offers the perfect blend of small-town charm and modern convenience. At **17 Roque Moraes Court**, residents enjoy a peaceful hillside setting just moments from the heart of town. Tree-lined streets, inviting boutiques, and a vibrant dining scene create a welcoming community that feels both sophisticated and relaxed. Outdoor enthusiasts treasure the endless hiking and biking trails through Muir Woods and Mount Tam, while the town's cultural heartbeat thrives with live music at the historic Sweetwater, film festivals, and local art galleries. Families are drawn to top-rated schools, friendly neighborhoods, and a strong sense of community. Just minutes from the Golden Gate Bridge, Mill Valley provides quick access to San Francisco while preserving a village-like atmosphere. Life at 17 Roque Moraes captures the very best of Mill Valley—natural beauty, modern convenience, and timeless appeal.

Mill Valley Accolades 

- Top 20 Best Small Towns in America – *Smithsonian Magazine*
- One of the 100 Best Places to Live in the U.S. – *Money Magazine (CNN/Money)*
- Ranked among the Safest & Richest Bay Area Cities – *GoBankingRates / KTVU*

With its breathtaking scenery, vibrant culture, top-rated schools, and community spirit, Mill Valley consistently earns national recognition as one of the most desirable places to live.

OVERVIEW

17 Roque Moraes is a solid investment opportunity in a desirable location with stable tenants and upside opportunity in rental income.

The property is a three-story wood-frame structure with a stucco exterior, situated on a concrete perimeter foundation. There is covered parking for six cars, as well as ample off-street parking. Tenants benefit from an on-site laundry room and individual storage lockers. SB721 certified decks and 2012 seismic upgrades.

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**BUILDING
OVERVIEW**

Year Built – 1958
Construction – Wood Frame/Stucco
Foundation – Concrete Perimeter
Roof – torch down, 2016
Laundry – On-site, Laundry Room
Storage – Individual Storage Lockers
Lot size – 8,865 sf (Assessor)
Building Size – 4,576 sf (Assessor)
Decks – SB721 Certified
Seismic – Upgraded in 2012. May need current MV certification.
Electrical Sub Panels – Older, but not Fed Pacific or Zinsco
Price/sf - \$601
Price/unit - \$458,000
GSI - \$190,100
NOI - \$126,800
GRM – 14.5
CAP – 4.6%

DIRECTIONS

From US 101, take a westbound turn onto Blithedale and proceed to the second stoplight. Left, then left onto Roque Moraes to the property.

**SHOWING/
OFFERS**

All units are occupied. Please do not disturb tenants. Showings are by appointment only after reviewing the brochure and driving by the property.

Offers as received.

While we believe the building to be in very good condition, the Buyer is strongly encouraged to fully inspect the property to their satisfaction as the sale is "AS-IS" in its present condition.

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ANNUAL PROPERTY INCOME

Unit #	Unit Description	Market Rent	Current Rent
1	1BR	\$ 2,800	\$ 2,575
2	2BR	3,200	2,775
3	1BR	2,800	2,000
4	2BR	3,200	3,000
5	2BR	3,200	2,640
6	2BR	3,200	2,750
	Laundry (est.)	100	100
<i>Total Monthly Income</i>		\$ 18,400	\$ 15,840
<i>Gross Scheduled Annual Income (GSAI)</i>		\$220,800	\$ 190,100

ANNUAL PROPERTY EXPENSES

Taxes (new @ 1.11% + \$4,516)	\$ 35,000
Sewer (paid with tax bill)	5,300
Insurance (estimate \$1,000/unit)	6,000
PG&E house bill (2025)	2,900
Water (2025)	2,700
Refuse (2025)	5,400
Maintenance, Repairs & Reserves (est.\$1,000/unit)	6,000
<i>Total Annual Expenses</i>	\$ 63,300
<i>Net Operating Income (NOI)</i>	\$ 126,800

Expenses do not provide for an allowance for vacancy or property management.

PROPERTY SUMMARY

Property Price:	\$ 2,750,000	Approximate Building Size (Buyer to verify):	4,576 (Assessor)
Number of Units:	6	Approximate Lot Size:	8,865 sq. ft. (Assessor)
GRM	14.5 GRM, 12.5 at Market	Price/ sq. ft.	\$ 601/sq. ft. Assessor
CAP	4.6% 5.7% at Market		

The information stated above was obtained from sources we believe to be reliable, but make no representations or warranties, expressed or implied, as to its accuracy. Acreage and square footage are approximations and have not been confirmed.

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Virtually Staged



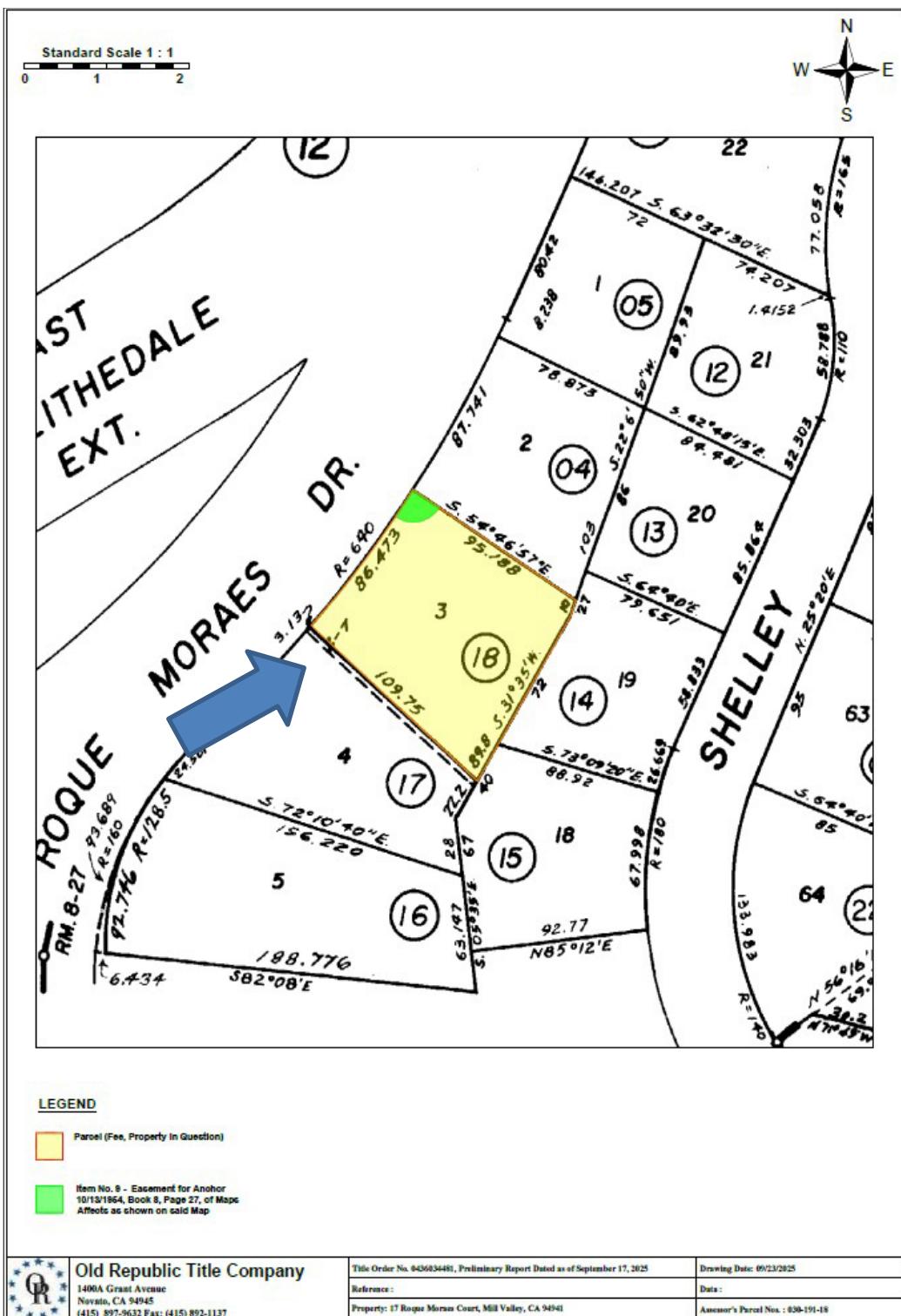
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PARCEL MAP AP# 030-191-18



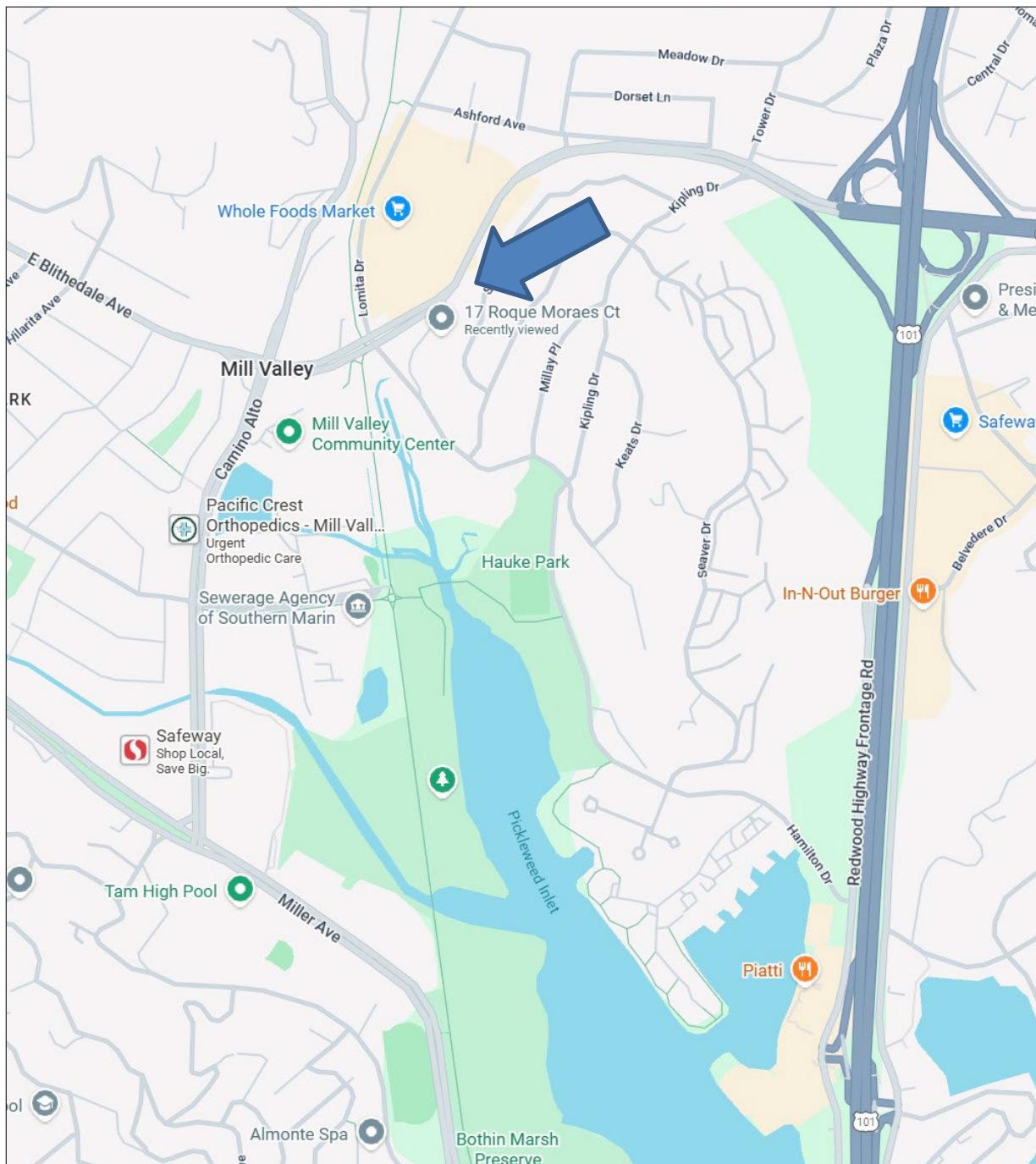
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AERIAL MAP



17 Roque Moraes – Mill Valley
Six Units - \$2,750,000

AREA MAP



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Sales Comparable to 17 Roque Moraes



71 Roque Moraes
Sold 03/28/25
\$2,646,000

Unit Mix: 5-2BR

Building Size: 4,572 sf, 914sf/unit, \$579/sf.

Income: GSI = \$174,900, \$2,900/unit average. 15.1 GRM

Condition: 5 units remodeled. Electrical Panels and Seismic unknown. Newer windows.

28 Days on market.

17 Roque Moraes – Mill Valley
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Sales Comparable to 17 Roque Moraes



55 Roque Moraes
Sold 08/27/24
\$2,900,000

Unit Mix: 6-2BR

Building Size: 5,008 sf, 835sf/unit, \$579/sf.

Income: GSI = \$209,100, \$2,900/unit average. 13.9 GRM

Condition: 5 units remodeled. Electrical Panels upgraded. Seismic upgraded. Newer windows.

51 Days on market

17 Roque Moraes – Mill Valley
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Sales Comparable to 17 Roque Moraes



33 W Blithedale
Sold 12/09/24
\$2,961,000

Unit Mix: 8-1BR

Building Size: 5,626 sf, 703sf/unit, \$526/sf.

Income: GSI = \$181,500, \$1890/unit average. 16.3 GRM. Below market rents

Condition: Mostly original, but in need of upgrading.

56 Days on market.

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ATTENTION

This brochure has been prepared to provide summary information to cooperating brokers and prospective purchasers to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property and is not a substitute for a thorough due diligence investigation. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Michael and Pamela Burke and Golden Gate Sotheby's International Realty have not conducted a thorough investigation regarding these matters and make no warranty or representation regarding the accuracy or completeness of the information provided. References to square footage, age, and some expenses are approximate.