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**BERKSHIRE
HATHAWAY**
HOMESERVICES

DRYSDALE
PROPERTIES

COMMERCIAL GROUP

1512-1516 San Anselmo Ave
San Anselmo, CA

\$1,950,000
6 Units

1512-1516 San Anselmo Avenue, San Anselmo, CA
Charming Central Marin 4-Plex and Duplex on Single Lot

This unique and charming property sits on a 14,000+ square foot lot surrounded by mature trees providing a quiet and private space for its residents. The two-story stucco 4 plex was built in 1952 and the wood shingled duplex was constructed in the early 1900's. This neighborhood is known as Landsdale Station and was the site of a train stop for the train service that ran through Marin County in the early 1900's.

A single driveway between the two buildings leads to a 7-car parking deck, with storage units tucked under the deck. The parking deck backs to a seasonal creek below and was completely rebuilt by the current owner over 20 years ago.

The 4 plex unit mix consists of 4 spacious one-bedroom units, with large living room and abundant natural light, a galley kitchen with back entrance, and large bedroom with full bath and shower adjacent to the bedroom. Original hardwood floors, tiled baths and showers and tiled kitchen counter tops offer the new owner an opportunity to upgrade the apartments and increase income.

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Charming Central Marin 4-Plex and Duplex on Single Lot

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Across the driveway is the brown shingled one and a half story duplex with two unique one-bedroom units. One unit offers an additional enclosed porch, now being used as a dining area and the other unit includes a sleeping loft at the second story accessed by a stairway at the rear of the living room.

Recent upgrades by the current owner include a new roof in 2023 on the duplex, upgraded electrical, and installation of mini-split wall mounted heating and air conditioning units.

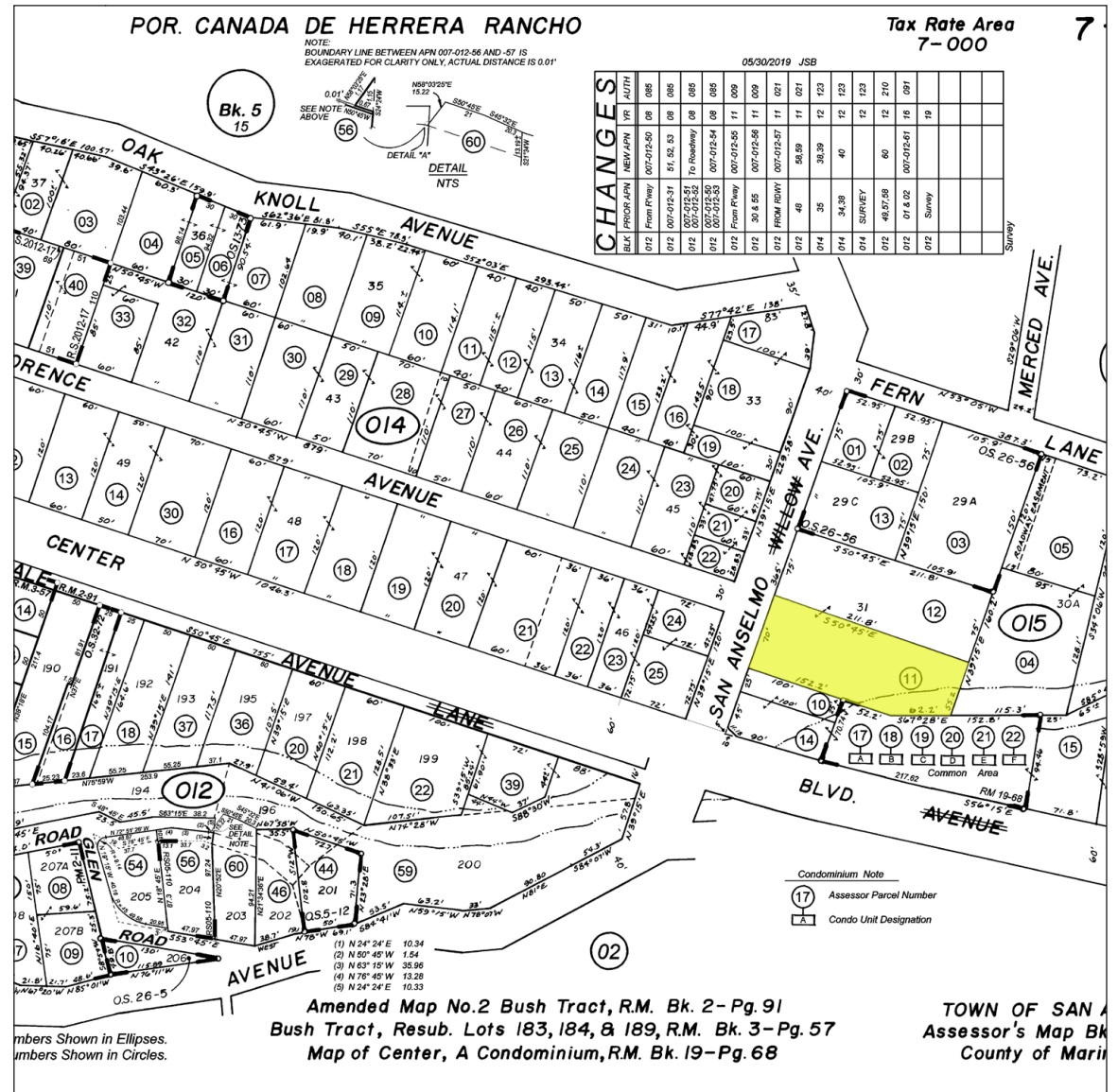
The property has low operating costs for the owner as the tenants pay their own gas, electric and water. The PG and E and water is separately billed to the tenants. The only exception is a dedicated electric meter for the house lights, paid for by the owner.

At the first-floor level of the 4 plex is a common laundry and the rear parking lot includes the parking deck and additional space for two cars. Refuse cans for use of the tenants is at the rear of the parking area.



Address:	1512-1516 San Anselmo Ave San Anselmo, CA 94960
Parcel Number:	007-015-11
Year Built	1900/1952
# of Units:	6
# of Buildings:	2
# of Stories	2
Building SF:	3,380 SF
Lot SF:	14,385 SF
Parking:	7 Surface Spaces
Roof:	Comp Shingle / Tar & Gravel
Foundation:	Concrete Perimeter
Exterior:	Stucco / Wood Shingle
Framing:	Wood
HVAC:	Mini Split (Heat/AC)
Wiring:	Circuit Breakers
Laundry:	Common Room; Coin-Op
Utilities (Tenants):	PG&E, Water, Cable
Utilities (Owner):	PG&E*, Trash

*House Meter





1512-1516 San Anselmo Ave - Well-located San Anselmo 4-plex and duplex on a single lot midway between the towns of Fairfax and San Anselmo just off Center Road. This fully occupied property is near downtown shopping and restaurants and close to biking and hiking trail heads in beautiful central Marin County. An easy 10-minute drive to freeway entrances and yet a very private and sunny location and close to a multitude of challenging hiking and biking trails. This unique property is located just a 20-minute drive to nearby beaches and coastal towns.

San Anselmo, CA - Sunny San Anselmo's climate, rich history, creek-side location, and strong sense of community make it a memorable place to visit. With numerous annual events, hiking and biking trails, and fine dining opportunities, San Anselmo is a thriving community with truly unique shops, restaurants and amenities. San Anselmo features the castle-like grounds of the San Francisco Theological Seminary, perched among scenic walkways on the knoll above Ross Valley, and Star Wars fans of all ages will want to visit Imagination Park, the brainchild of George Lucas, with its much-beloved statues of Yoda and Indiana Jones. With three primary merchant districts, residents and visitors love San Anselmo for its commitment to tradition and smalltown warmth.



1516 San Anselmo Ave

1512 San Anselmo Ave

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Information herein deemed
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DRE# 01499008



Subject Property
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Unit #	Unit Type	Current Rent	Market Rent	Renovated
1512	1BR/1BA + Loft	\$1,975	\$2,250	\$2,600
1512-1/2	1BR/1BA	\$2,100	\$2,400	\$2,800
1516-A	1BR/1BA	\$1,980	\$2,200	\$2,550
1516-B	1BR/1BA	\$2,025	\$2,200	\$2,550
1516-C	1BR/1BA	\$2,120	\$2,200	\$2,550
1516-D	1BR/1BA	\$2,025	\$2,200	\$2,550
Laundry		\$200	\$200	\$200
Extra Parking Space		\$200	\$200	\$200
Gross Monthly Income		\$12,625	\$13,850	\$16,000
Gross Annual Income		\$151,500	\$166,200	\$192,000

Income	Current	Market	Renovated
Gross Monthly Income	\$12,625	\$13,850	\$16,000
Gross Annual Income	\$151,500	\$166,200	\$192,000

Expenses			
New Taxes (@ 1.1681%)		\$22,778	
Sewer Assessment		\$9,632	
Fixed Assessments		\$3,989	
Insurance		\$7,204	
Water		Tenants	
PG&E		\$840	
Trash (est.)		\$4,000	
Landscaping		\$1,440	
Total Annual Expenses		\$49,883	

	Current	Market	Renovated
Net Operating Income	\$101,617	\$116,317	\$142,117

Price	\$1,950,000		
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GRM	12.87	11.73	10.16
Cap Rate	5.21%	5.96%	7.29%
Price/Unit	\$325,000		
Price/SF	\$577		



Financing - Financing for the purchase is offered by several local lenders, including Redwood Credit Union, Chase Commercial Lending or Citizens Private Bank in Mill Valley.



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