

Offering Memorandum



Mar West

Tiburon, California

BERKADIA[®]

CUSHMAN & WAKEFIELD

Investment Sales - Berkadia

Jason Parr

Senior Managing Director
415 407 2106
jason.parr@berkadia.com
CA DRE #1323188

Scott MacDonald

Managing Director
415 310 0487
scott.macdonald@berkadia.com
CA DRE #01422005

Sydney Ladrech

Associate
916 677 6633
sydney.ladrech@berkadia.com
CA DRE #02126658

John Hansen

Director
415 342 5772
john.hansen@berkadia.com
CA DRE #02078357

Brett Betzler

Senior Managing Director
949 981 1196
brett.betzler@berkadia.com
CA DRE #01330214

Kaohu Berg-Hee

Senior Director
808 754 0033
kberghee@berkadia.com
CA DRE #01986886

Brayden Joel

Senior Financial Analyst
503 933 9284
brayden.joel@berkadia.com
CA DRE #02204506

Matthew McCrum

Senior Financial Analyst
415 272 2924
matthew.mccrum@berkadia.com
CA DRE #02143464

Investment Sales - Cushman & Wakefield

Whitney Strotz

Executive Managing Director
415 451 2406
whitney.strotz@cushwake.com
CA DRE #01351397

Brian Foster

Executive Director
415 451 2437
brian.foster@cushwake.com
CA DRE #13930549

Steven Leonard

Managing Director
415 722 1080
steven.leonard@cushwake.com
CA DRE #00909604

Northern California Office

1 Post Street, Suite 1000
San Francisco, CA 94104

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Mt. Tam

Mill Valley

Richardson Bay

Mar West



Downtown Tiburon

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Executive Summary

Berkadia, in conjunction with Cushman & Wakefield, is pleased to exclusively present 1100–1120 Mar West (“Mar West” or the “Site”), a rare generational development opportunity in Tiburon, CA. As one of the nation’s most affluent and supply-constrained waterfront enclaves, Tiburon has delivered no new multifamily housing in over 50 years and no new condominiums in 20 years. Distinctly identified as one of Tiburon’s high potential Housing Opportunity Sites, Mar West offers a streamlined path to approvals with baseline densities of 30–35 units per acre and additional potential under State Density Bonus Law, accommodating market-rate, affordable, or senior housing developments. Ideally situated along Tiburon Boulevard at the gateway to the town’s high-end bayfront retail district, the Site provides immediate and walkable access to premier dining, shopping, transit, and abundant outdoor recreation, delivering the quintessential Marin lifestyle. Set within one of the most sought-after and high-barrier-to-entry housing markets in the country featuring a median home sale price of \$3.2MM and average household income of ±\$405,000, Mar West represents an extraordinary development opportunity situated on irreplaceable real estate and poised to capitalize on the area’s outstanding fundamentals.

Investment Summary

Price	To be determined by market
Bid Deadline	To be announced
Address	1100, 1010, 1120 Mar West Street, Tiburon, CA 94920
County	Marin
Assessor’s Parcel Numbers	058-171-70, 058-171-68, 058-171-69
Gross Acreage	±1.36
Current Use	Office
Zoning	Mixed Use (MU)
Maximum Residential Density*	35 Units/Acre
Future Use	Residential
Tiburon Housing Site Number	9

*By-right max density. Additional potential density available through State Density Bonus Law.



Paradise Loop
Popular 25-38 Mile
road cycling route

Home Sale Prices
up to \$11.8MM

**Old St. Hilary's
Preserve**
122-acre natural
area with sweeping
bay views

Mar West

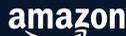
Angel Island

 ±15 Minutes

State park featuring 13 miles of hiking & biking trails

San Francisco

 ±35 Minutes |  ±35 Minutes

 salesforce HQ |  Meta |  Google |  OpenAI HQ |  Uber HQ |  Lyft HQ |  amazon

 slack HQ |  airbnb HQ |  Postmates HQ |  HIVE HQ |  ANTHROPIC HQ |  Figma HQ |  scale HQ

Shoreline Park

Tiburon Ferry Terminal

 ±10 Minutes

Corinthian Yacht Club

Home Sale Prices up to \$10.8MM

Home Sale Prices up to \$43.5MM

Downtown Tiburon

San Francisco Yacht Club

Home Sale Prices up to \$12.8MM

Landmark Development Opportunity in One of the Country's Highest Barrier-to-Entry Markets

- Marin County's ultra-affluent waterfront community of Tiburon has delivered zero multifamily communities in over 50 years, resulting in an extremely outdated apartment inventory featuring an average age of 65 years and an average market rent in excess of \$4,800, with zero condominium communities delivered in the past 20 years.
- Situated along Tiburon Boulevard at the gateway of the Town's high-end, bayfront downtown district, Mar West represents irreplaceable real estate within one of the nation's wealthiest zip codes – presenting a generational development opportunity to bring much-needed housing to a severely supply-constrained region.



Tiburon Multifamily Market Snapshot



\$4,831

Average Rent



1961

Average Year Built



20

Property Count

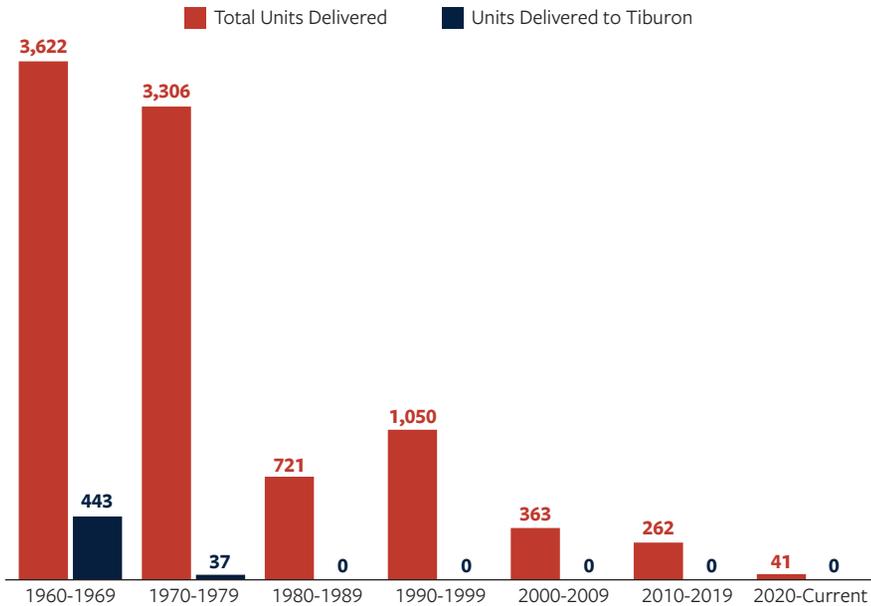


31

Average Unit Count

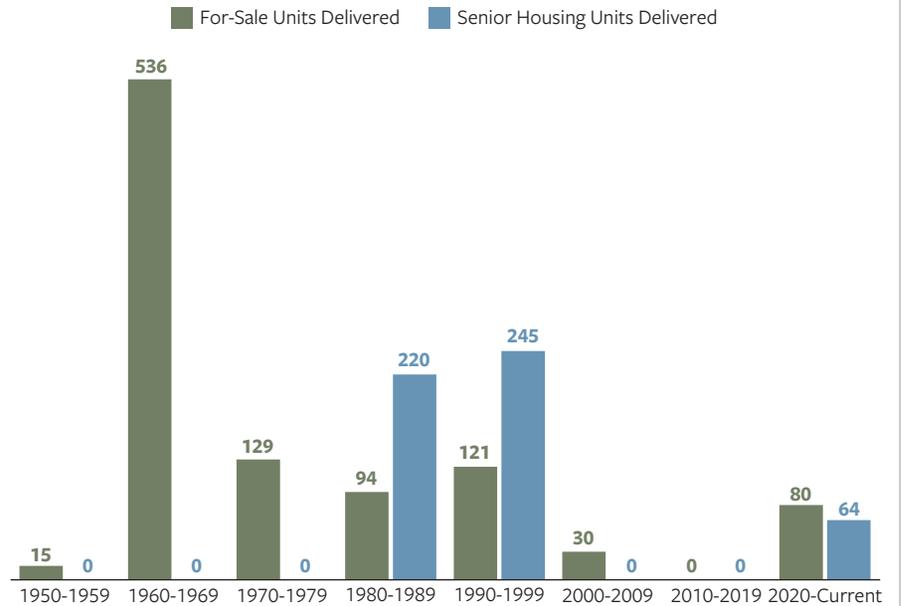
*All 5+ unit market-rate & mixed income properties located in Tiburon.

Marin County's Historical Multifamily Deliveries



*Source: Costar. Criteria: 25+ unit, market rate & mixed income communities built since 1960.

Marin County's For-Sale & Senior Housing Deliveries



*Source: Costar. Criteria: 5+ unit, market-rate & mixed income communities in Marin County. Senior includes for-rent & for-sale properties.

Tiburon Housing Site with Streamlined Path to Approvals

- Designated as one of 17 Housing Sites within Tiburon based upon criteria including proximity to transit, employment, parks, schools, and retail, Mar West represents a high-potential housing site offering a streamlined path to approvals.
- Mar West presents significant design optionality subject to a baseline density range of 30-35 units per acre, with additional density available by utilizing State Density Bonus Law, and the Town's 20% affordability requirement, allowing for a market-rate for-rent or for-sale project in addition to affordable or senior housing on the Site.

Housing Element Site List Summary

Housing Site #	Address	Existing Use	Existing Zoning	Proposed Zoning	Acreage	Allowable Density (du/ac)
9	1100 Mar West St	Office building	Office	Mixed Use (MU)	0.47	30-35
	1110 Mar West St				0.30	
	1120 Mar West St				0.59	

Tiburon's Regional Housing Needs Allocation for New Construction by 12/31/2030

Income Level	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units Required	97	96	110	93	243	639



Zero multifamily communities currently approved in Tiburon

Affordable Housing Requirement (+12 Unit Projects)
20% of units set aside for very low, low, or moderate income households, with +5% affordable to very low or low income households.

*Source: Tiburon 2023-2031 Housing Element & Tiburon Municipal Code.

Design Review Process & Timeline

Task	Time
Application filed. Project sponsor submits completed application forms, drawings, supporting documents and fees	1 day
Completeness review. The application is routed to Town departments to determine whether additional information is required to process the application, and for recommended conditions of approval.	< 30 days
Completeness notice. Written notice is sent to the applicant informing them whether the project is complete or incomplete.	1 day
Follow-up submittal. If the application is incomplete, the applicant will submit follow-up information as requested. The time to complete this task is determined by the project sponsor, but generally does not exceed 30 days. If the application was complete, this step is skipped.	Varies
Environmental Review. The application is reviewed to determine whether the project is exempt from CEQA or if an Initial Study is required. Most projects are found to be exempt from CEQA. If a Negative Declaration is prepared, environmental review may take the full 6 months allowed by law.	1 day - 6 months
Staff report. A detailed evaluation of the application is conducted by staff and a written report is prepared for public review.	30 days
Public meeting. A hearing notice is sent at least 10 days before the meeting to property owners within 300 feet of the property. The Design Review Board conducts a public meeting and takes action on the application.	10 days

Irreplaceable Location Offering Quintessential Marin Lifestyle

- Strategically positioned along the Town's main thoroughfare at the entrance of Tiburon's charming waterfront downtown district, future residents will have direct access to an array of desirable retail and dining including Malibu Farm, Sam's Anchor Café, The Bungalow Kitchen, Woodlands Market, Rustic Bakery, Tiburon Tavern, Waypoint Pizza, Free People Movement, Cinelounge Tiburon, and more.
- Located adjacent to the Tiburon Peninsula Club, across the street from a Marin Transit bus stop, and within a half-mile of the Tiburon Ferry Terminal, Mar West offers a highly-amenitized site surrounded by an abundance of outdoor recreation destinations such as Shoreline Park's scenic waterfront walking trail, Old Saint Hilary's Open Space, the Paradise Loop, Blackies Pasture and Ring Mountain Preserve.



Highly-Coveted Locale Within Nation's 6th Wealthiest County

- Providing stunning panoramic Bay views, convenient proximity to San Francisco's employment base, and access to top-rated public schools, Tiburon remains one of the most sought-after residential enclaves in Marin County and the greater San Francisco Bay Area – attracting an exceptionally affluent demographic earning an average household income of ±\$405,000 with an 80% college attainment rate.
- With only 61 housing units delivered in the past 15 years, the Town's excellent quality of life and remarkably limited housing supply has driven the median home sale price up to \$3.2MM as of December 2025, a 17% year-over-year increase per Redfin data.





Asset Overview

Address	1100, 1110, 1120 Mar West Street Tiburon, CA 94920
County	Marin
Assessor's Parcel Numbers	058-171-70 058-171-68 058-171-69
Site Size – Acres	±1.36
Site Size – Square Feet	±59,242
Housing Element Site Number	9
Zoning	Mixed Use (MU)
Maximum Residential Density	35 Units/Acre*
Current Use	Office
Future Use	Residential

*By-right max density. Additional potential density available through State Density Bonus Law.



Planning & Zoning Information

Zoning

Per the 2023-2031 Housing Element, the Site is zoned Mixed Use (MU). The MU zone intends to encourage development of multifamily dwellings in a pedestrian-oriented setting.

General Plan Designation

The Site is designated as Mixed Use per the General Plan.

Density

Allowable density is 30-35 dwelling units per acre.

Floor Area Ratio

Maximum floor area ratio (FAR) is 1.75.

Building Height

Maximum height is 3 stories, up to 45 feet. If within 60 feet of an R-zoned property, the maximum height is 2 stories or 35 feet. Minimum building height is 25 feet.

Below Market Rate (BMR) Requirement

The Town's inclusionary housing regulations require residential projects of two or more new lots or dwelling units to pay an in-lieu housing fee or develop a minimum number of inclusionary units affordable to very-low-, low-, or moderate-income households. Developments of 3 to 6 units pay an in-lieu fee based on 15 percent of the units being affordable. Developments of 7 to 12 units must include a minimum of 15 percent inclusionary units affordable to very low-, low-, and moderate-income households, and development of more than 12 units must provide 20 percent inclusionary units. Five percent of the total units must be affordable to very low- or low-income households.

Special Needs Requirement

Any residential development creating more than twelve new lots or dwelling units (whichever is greater) shall provide ten percent of the total number of units as designed for special needs households; five percent of the total number of units must be handicapped accessible units as defined in this zoning ordinance.

Parking Requirement

Apartment parking requirements are as follows: 1 space per studio and 1-bedroom unit, 2 spaces per 2+ bedroom unit. Condominium parking requirements are as follows: 2 spaces per unit.

Setbacks

Front setbacks minimum is 10 feet; front setback maximum is 15 feet. Side setback minimum is 5 feet. Rear setback minimum is 0 feet, except 20 feet adjacent to R-zoned parcels, 10 feet adjacent to Juanita Lane ROW.

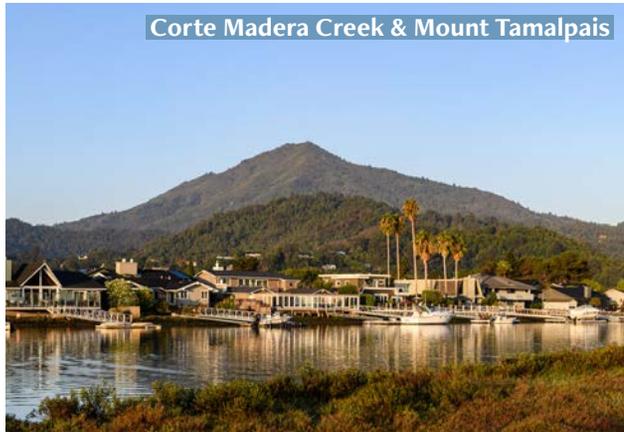
Open Space

Open space minimum requirements are as follows: 150 square feet per studio, 200 square feet per one-bedroom, 250 square feet per two-bedroom, and 300 square feet per three+ bedroom units.

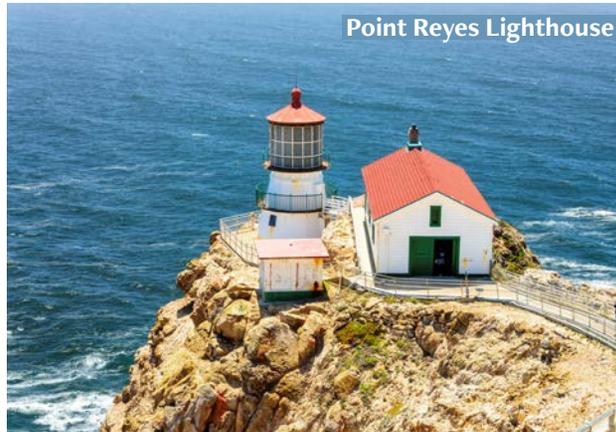
Marin County Area Overview

Located just north of San Francisco across the Golden Gate Bridge, Marin County encompasses approximately 828 square miles of land along California's coveted coastline and has a population of over 260,000 residents. Offering year-round access to a diverse array of outdoor recreational opportunities, Marin County contains a blend of pristine beaches, state parks, scenic coastal drives, and world-famous restaurants – delivering an exceptional quality of life to its residents. The area's major attractions and destinations include the Marin Headlands, Angel Island, Muir Woods, the Sausalito Boardwalk, Point Reyes, and Mount Tamalpais State Park. Situated just across the Golden Gate Bridge from San Francisco, residents have direct access to ±500K jobs and numerous industry-leading employers including Salesforce, Uber, Lyft, Google, Amazon, Dropbox, Airbnb, OpenAI, and Anthropic – allowing residents to enjoy an elevated Marin lifestyle within a reasonable commute of their place of employment.

Tiburon, situated in the heart of Marin County, is home to approximately 8,800 residents and offers an exceptional quality of life supported by strong local amenities. Residents benefit from Tiburon's scenic natural setting along the San Francisco Bay, its comfortable year round climate, and convenient regional connectivity – providing access to surrounding Bay Area employment and lifestyle centers while maintaining the tranquility of a small coastal town. Marin County's increasingly cost prohibitive single family housing trends are magnified within Tiburon, where median home sale prices reached ±\$3.2MM as of December 2025, a 17% year-over-year increase per Redfin data. Demand for homes in this sought after community continues to far outpace new development, reinforcing Tiburon's status as one of the most desirable and exclusive residential enclaves in Marin County and the greater San Francisco Bay Area.



Corte Madera Creek & Mount Tamalpais



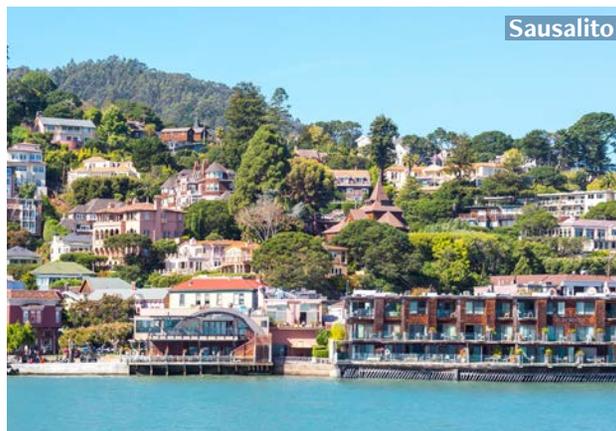
Point Reyes Lighthouse



Angel Island



Marin Headlands



Sausalito



Muir Woods

Marin County Multifamily Market Overview

Ranked as the nation's 6th wealthiest county and 8th most expensive county to buy a home, Marin County is one of the most cost-prohibitive housing markets in the nation. Marin County presents a largely outdated multifamily housing supply, featuring only five multifamily deliveries greater than 50 units since 2000 and zero units currently under construction. Escalating demand to live in this highly exclusive locale has resulted in skyrocketing home prices – the average single-family home value in Marin County now approaches \$1.4MM, commanding an average monthly payment of ±\$8,600 and widening the affordability gap for the County's median household earning ±\$162K per year. On average, Marin County's class-A multifamily communities present a highly compelling housing value proposition – sheltering residents from ±50% of the area's average monthly homeownership costs. Mar West is well-positioned to benefit from minimal future competition and will stand out in the marketplace as the newest modern for-rent or for-sale community, benefiting not only the immediate area but also greater Marin County.

Marin County Multifamily at a Glance

130
Properties*

10,131
Units Inventory*

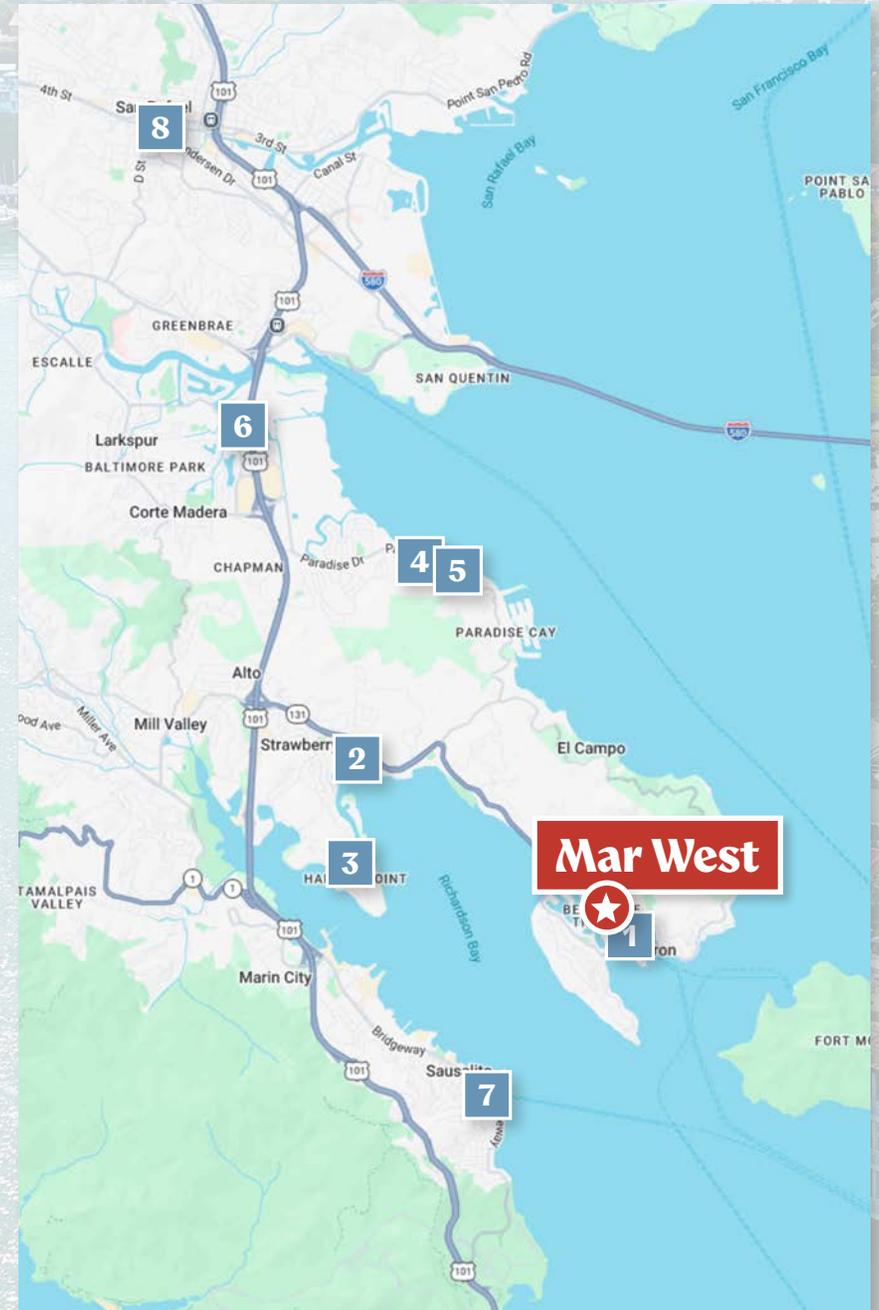
4.4%
Average Vacancy Rate*

**Market-rate and mixed income communities greater than 25 units in Marin County.*



Rent Comparables

	Property	City	Units	Year Built	Occ.	Unit Size	Rent	Rent PSF
1	 The Ark	Belvedere	20	-	90%	1,334	\$6,109	\$4.58
2	 The Cove at Tiburon	Tiburon	283	1963	79%	1,058	\$8,214	\$7.76
3	 Harbor Point	Mill Valley	220	1972	96%	914	\$4,281	\$4.68
4	 Preserve at Marin	Corte Madera	126	1964	97%	1,523	\$6,665	\$4.38
5	 Oak Shore Drive	Corte Madera	16	2025	94%	2,938	\$16,960	\$5.77
6	 Bell Mt. Tam	Corte Madera	180	2017	92%	1,019	\$4,419	\$4.34
7	 Pier at Sausalito	Sausalito	28	1959	97%	721	\$3,618	\$5.02
8	 Second and B Street	San Rafael	41	2021	93%	855	\$3,820	\$4.46
Comp Only Average				92%	1,099	\$6,076	\$5.53	





The Ark, 20 Units

25 Beach Rd
Belvedere Tiburon, CA 94920

Owner
Management Company

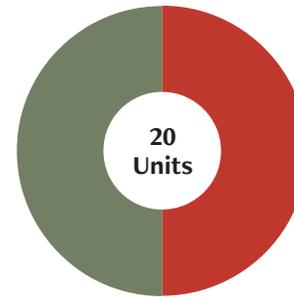
Completed: -
Occupancy: 90%
Belvedere Land LP
Paseo

Community Amenities

Unit Features

- Washer/Dryer
- Central Heat & Air
- Stainless Steel Appliances
- Quartz Countertops
- Modern Cabinetry
- Wood-Style Flooring
- Carpeting
- Fireplace
- Large Closets
- Private Yard

Unit Type	# Units	Size (SF)	Rent	Rent PSF
1BR-1BA	10	650	\$3,718	\$5.72
3BR-2.5BA	10	2,018	\$8,500	\$4.21
Total / Avg.	20	1,334	\$6,109	\$4.58



1BR	50%	10
3BR	50%	10

Rent Comparables

2



The Cove at Tiburon, 283 Units

50 Barbaree Way
Tiburon, CA 94920

Owner
Management Company

Completed: 1963
Occupancy: 79%

Maximus & Vanbarton Group
Fairfield

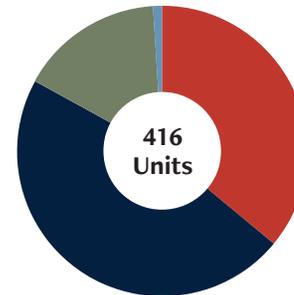
Community Amenities

- Pool & Spa
- Clubhouse
- Fitness Center
- Courtyard & BBQ
- Playground
- Pet Spa
- Bike Storage
- EV Charging Stations
- Controlled Access
- On-Site Parking

Unit Features

- Washer/Dryer
- Central Heat & Air
- Stainless Steel Appliances
- Quartz Countertops
- Modern Cabinetry
- Wood-Style Flooring
- Carpeting
- Large Closets
- Private Patio/Balcony

Unit Type	# Units	Size (SF)	Rent	Rent PSF
1BR-1BA	87	647	\$5,259	\$8.13
1BR-1.5BA	14	1,140	\$9,482	\$8.32
2BR-1.5BA	5	1,075	\$7,909	\$7.36
2BR-2BA	107	1,160	\$8,508	\$7.33
2BR-2BA	3	1,305	\$20,281	\$15.54
2BR-2.5BA	22	1,275	\$7,762	\$6.09
3BR-2.5BA	4	1,335	\$9,360	\$7.01
3BR-3BA	34	1,437	\$11,719	\$8.15
3BR-3BA	6	1,500	\$16,751	\$11.17
4BR-4BA	1	2,610	\$16,500	\$6.32
Total / Avg.	416	697	\$4,295	\$6.17



1BR	36%	101
2BR	48%	137
3BR	16%	44
4BR	<1%	1



Preserve at Marin, 126 Units

350 Robin Dr
Corte Madera, CA 94925

Owner
Management Company

Completed: 1964
Occupancy: 97%
Blackstone Inc. & AIR Communities
AIR Communities

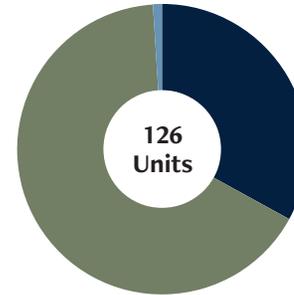
Community Amenities

- Pool
- Clubhouse
- Fitness Center
- Courtyard & BBQ
- EV Charging Stations
- Garage Parking

Unit Features

- Washer/Dryer
- Central Heat & Air
- Stainless Steel Appliances
- Quartz Countertops
- Modern Cabinetry
- Wood-Style Flooring
- Large Closets
- Private Patio/Balcony

Unit Type	# Units	Size (SF)	Rent	Rent PSF
2BR-2BA	42	1,367	\$6,451	\$4.72
3BR-2BA	21	1,533	\$6,502	\$4.24
3BR-2BA	58	1,549	\$6,503	\$4.20
3BR-2.5BA	4	2,477	\$11,007	\$4.44
4BR-2.5BA	1	2,520	\$11,150	\$4.42
Total / Avg.	126	1,523	\$6,665	\$4.38



2BR	33%	42
3BR	66%	83
4BR	1%	1

Rent Comparables



Harbor Point, 220 Units

2 Harbor Point Dr
Mill Valley, CA 94941

Owner
Management Company

Completed: 1972
Occupancy: 96%

Raymond Kaliski
FPI

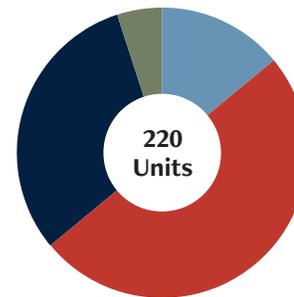
Community Amenities

Pool & Spa
Clubhouse
Fitness Center
Business Center
Game/Media Room
Courtyard & BBQ
Tennis Court
Pet Spa
Garage Parking

Unit Features

Washer/Dryer
Stainless Steel Appliances
Quartz Countertops
Modern Cabinetry
Wood-Style Flooring
Carpeting
Ceiling Fans
Fireplace
Large Closets
Private Patio/Balcony

Unit Type	# Units	Size (SF)	Rent	Rent PSF
Studio	21	480	\$2,687	\$5.60
Studio	10	552	\$3,500	\$6.34
1BR-1BA	4	765	\$3,440	\$4.50
1BR-1BA	18	770	\$3,496	\$4.54
1BR-1BA	25	823	\$3,869	\$4.70
1BR-1BA	61	832	\$3,953	\$4.75
2BR-2BA	14	1,080	\$5,903	\$5.47
2BR-2BA	9	1,090	\$4,577	\$4.20
2BR-2BA	19	1,176	\$4,921	\$4.18
2BR-2.5BA	5	1,155	\$5,395	\$4.67
2BR-2.5BA	12	1,160	\$4,371	\$3.77
2BR-2.5BA	3	1,190	\$4,681	\$3.93
2BR-2.5BA	7	1,310	\$5,737	\$4.38
3BR-2BA	8	1,453	\$6,716	\$4.62
3BR-2BA	4	1,485	\$7,767	\$5.23
Total / Avg.	220	914	\$4,281	\$4.68



Studio	14%	31
1BR	49%	108
2BR	31%	69
3BR	5%	12

5



Oak Shore Drive, 16 Units

0 Robin Dr
Corte Madera, CA 94925

Completed: 2025
Occupancy: 94%

Owner
Management Company

Aimco
AIR

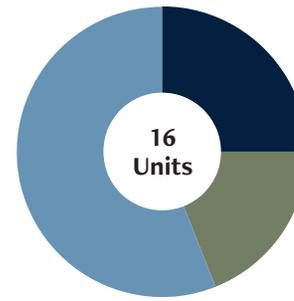
Community Amenities

- Pool
- Clubhouse
- Fitness Center
- Courtyard & BBQ
- EV Charging Stations
- Garage Parking

Unit Features

- Washer/Dryer
- Central Heat & Air
- Stainless Steel Appliances
- Quartz Countertops
- Modern Cabinetry
- Wood-Style Flooring
- Large Closets
- Fireplace
- Private Yard

Unit Type	# Units	Size (SF)	Rent	Rent PSF
2BR-2.5BA	4	1,800	\$10,500	\$5.83
3BR-3.5BA	3	2,854	\$15,570	\$5.46
4BR-4.5BA	9	3,472	\$20,295	\$5.85
Total / Avg.	16	2,938	\$16,960	\$5.77



2BR	25%	4
3BR	19%	3
4BR	56%	9

Rent Comparables

6



Bell Mt. Tam, 180 Units

199 Tamal Vista Blvd
Corte Madera, CA 94925

Owner
Management Company

Completed: 2017
Occupancy: 92%

Bell Partners, Inc.
Bell Partners, Inc.

Community Amenities

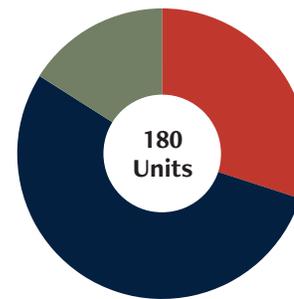
- Pool & Spa
- Rooftop Terrace
- Clubhouse
- Fitness Center
- Business Center
- Courtyard & BBQ
- Bike Storage
- EV Charging Stations
- Controlled Access
- Garage Parking

Unit Features

- Washer/Dryer
- Central Heat & Air
- Stainless Steel Appliances
- Quartz Countertops
- Modern Cabinetry
- Wood-Style Flooring
- Carpeting
- Large Closets
- Private Patio/Balcony*

*Select Units

Unit Type	# Units	Size (SF)	Rent	Rent PSF
1BR-1BA	7	600	\$2,956	\$4.93
1BR-1BA	34	729	\$3,361	\$4.61
1BR-1BA	4	803	\$3,236	\$4.03
1BR-1BA	1	851	\$3,839	\$4.51
1BR-1BA	2	958	\$3,607	\$3.77
1BR-1BA	6	973	\$3,666	\$3.77
2BR-2BA	3	967	\$4,875	\$5.04
2BR-2BA	4	994	\$4,175	\$4.20
2BR-2BA	3	1,037	\$4,396	\$4.24
2BR-2BA	2	1,043	\$4,261	\$4.09
2BR-2BA	4	1,055	\$4,395	\$4.17
2BR-2BA	47	1,081	\$4,673	\$4.32
2BR-2BA	5	1,091	\$4,450	\$4.08
2BR-2BA	4	1,100	\$4,530	\$4.12
2BR-2BA	14	1,108	\$4,429	\$4.00
2BR-2BA	9	1,148	\$4,412	\$3.84
2BR-2BA	2	1,191	\$4,897	\$4.11
3BR-2BA	1	1,237	\$5,173	\$4.18
3BR-2BA	4	1,264	\$5,732	\$4.53
3BR-2BA	17	1,295	\$5,817	\$4.49
3BR-2BA	7	1,307	\$6,483	\$4.96
Total / Avg.	180	1,019	\$4,419	\$4.34



1BR	30%	54
2BR	54%	97
3BR	16%	29



The Pier at Sausalito, 28 Units

120 Bulkley Ave
Sausalito, CA 94965

Owner
Management Company

Completed: 1959
Occupancy: 97%

Daniel Keig
Sausalito Towers

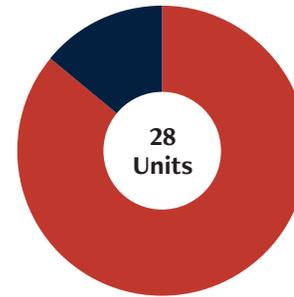
Community Amenities

Bike Storage
Controlled Access
Covered Parking

Unit Features

Washer/Dryer
Central Heat & Air*
Stainless Steel Appliances
Quartz Countertops
Modern Cabinetry
Wood-Style Flooring
Carpeting
Large Closets
Private Patio/Balcony

Unit Type	# Units	Size (SF)	Rent	Rent PSF
1BR-1BA	24	700	\$3,500	\$5.00
2BR-2BA	4	850	\$4,329	\$5.09
Total / Avg.	28	721	\$3,618	\$5.02



1BR	86%	24
2BR	14%	4

Rent Comparables

8



Second and B Street, 41 Units

815 B St
San Rafael, CA 94901

Owner
Management Company

Completed: 2021
Occupancy: 93%

Channel Properties
FPI

Community Amenities

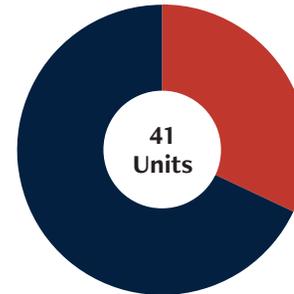
- Rooftop Terrace
- Clubhouse
- Fitness Center
- Courtyard & BBQ
- Bike Storage
- Controlled Access
- Garage Parking

Unit Features

- Washer/Dryer
- Central Heat & Air
- Stainless Steel Appliances
- Quartz Countertops
- Modern Cabinetry
- Wood-Style Flooring
- Carpeting
- Large Closets
- Private Patio/Balcony*

*Select Units

Unit Type	# Units	Size (SF)	Rent	Rent PSF
1BR-1BA	11	670	\$3,400	\$5.07
1BR-1BA	2	887	\$3,750	\$4.23
2BR-2BA	12	880	\$3,850	\$4.38
2BR-2BA	6	885	\$4,100	\$4.63
2BR-2BA	7	887	\$3,600	\$4.06
2BR-2BA	2	1,200	\$5,100	\$4.25
2BR-2BA	1	1,450	\$5,500	\$3.79
Total / Avg.	41	855	\$3,820	\$4.46

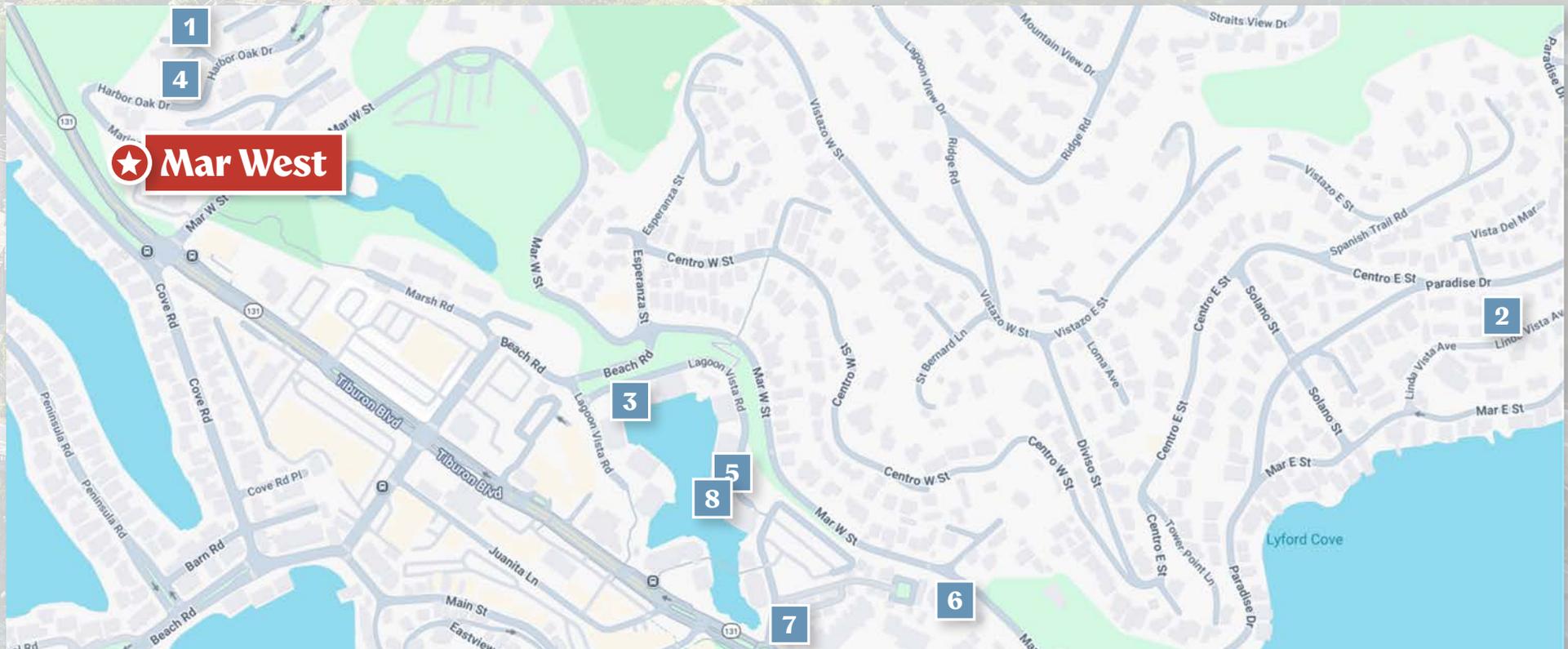


1BR	32%	13
2BR	68%	28

Sale Comparables | Townhome & Condominiums

	Address	Floorplan	SF	Built	Sale Price	Price PSF	COE
1	45 Corinthian Ct Apt 32	2BR-2BA	1,250	1962	\$1,580,000	\$1,264	Dec-25
2	2334 Paradise Dr	2BR-2BA	1,946	1981	\$2,600,000	\$1,336	Nov-25
3	21 Lagoon Vis	3BR-3BA	2,415	1985	\$3,025,000	\$1,253	Oct-25
4	15 Harbor Oak Dr Apt 12	2BR-2BA	1,276	1966	\$1,480,000	\$1,160	Oct-25
5	44 Lagoon Vis	2BR-2BA	1,301	1985	\$1,775,000	\$1,364	Sep-25
6	1910 Mar West St	3BR-3BA	2,333	1985	\$3,100,000	\$1,329	Aug-25
7	102 Paradise Dr	2BR-2BA	1,835	1985	\$3,350,000	\$1,826	Apr-25
8	48 Lagoon Vis	2BR-2BA	1,928	1985	\$2,975,000	\$1,543	Jun-25
	Average		1,786	1979	\$2,485,625	\$1,392	Aug-25

*Source: Zillow and Redfin. Criteria: Tiburon condominium & townhome sale comps closed since 1/1/25.



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a Berkshire Hathaway and Jefferies Financial Group company

Investment Sales

Jason Parr

Senior Managing Director
415 407 2106
jason.parr@berkadia.com
CA DRE #1323188

John Hansen

Director
415 342 5772
john.hansen@berkadia.com
CA DRE #02078357

Brayden Joel

Senior Financial Analyst
503 933 9284
brayden.joel@berkadia.com
CA DRE #02204506

Scott MacDonald

Managing Director
415 310 0487
scott.macdonald@berkadia.com
CA DRE #01422005

Brett Betzler

Senior Managing Director
949 981 1196
brett.betzler@berkadia.com
CA DRE #01330214

Matthew McCrum

Senior Financial Analyst
415 272 2924
matthew.mccrum@berkadia.com
CA DRE #02143464

Sydney Ladrech

Associate
916 677 6633
sydney.ladrech@berkadia.com
CA DRE #02126658

Kaohu Berg-Hee

Senior Director
808 754 0033
kberghee@berkadia.com
CA DRE #01986886



Investment Sales

Whitney Strotz

Executive Managing Director
415 451 2406
whitney.strotz@cushwake.com
CA DRE #01351397

Brian Foster

Executive Director
415 451 2437
brian.foster@cushwake.com
CA DRE #13930549

Steven Leonard

Managing Director
415 722 1080
steven.leonard@cushwake.com
CA DRE #00909604

Northern California Office

1 Post Street, Suite 1000
San Francisco, CA 94104

