

PRICE REDUCED

901 4TH ST

San Rafael, CA 94901



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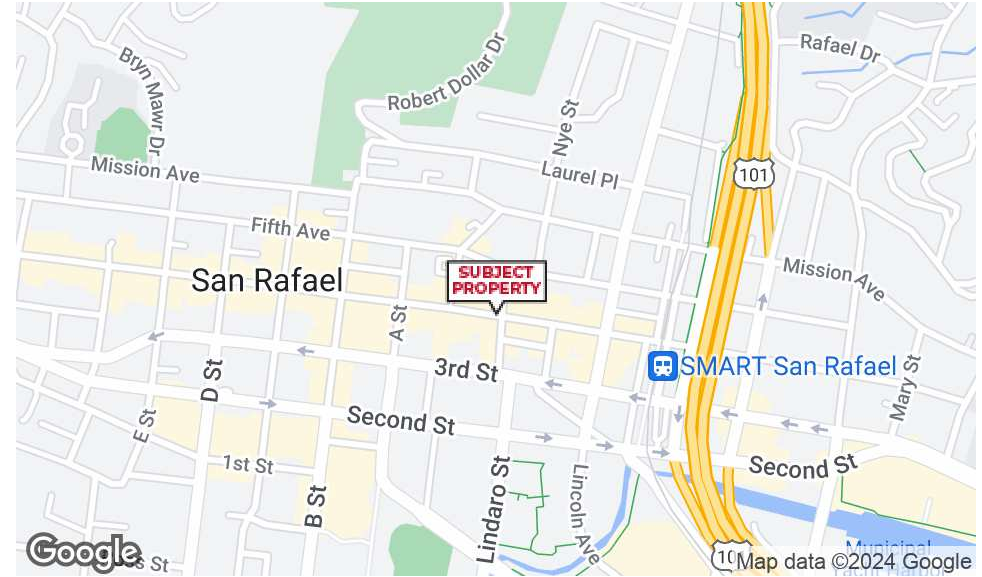


FOR SALE

Executive Summary

901 4TH ST

San Rafael, CA 94901



OFFERING SUMMARY

| | |
|----------------|-----------------|
| Property Type: | Office / Retail |
| Sale Price: | \$4,300,000 |
| Building Size: | +/- 11,596 SF |
| Lot Size: | +/- 7,100 SF |
| Zoning: | T4MS 60/80 |
| Price / SF: | \$370.82 |
| Cap Rate: | 8.99% |
| NOI: | \$386,750 |
| Year Built: | 1907 |
| Renovated: | 2007 |

PROPERTY OVERVIEW

\$600,000 PRICE REDUCTION!!!!

Motivated sellers looking for offers. Come tour this great property, repriced for as an amazing investment opportunity in downtown San Rafael. A well maintained multi-tenant property featuring retail and restaurant space on the ground floor and office spaces on the second floor. Second floor divides well into 3 residential units for the redeveloper who wants to move away from office. Strategically positioned in the heart of the downtown San Rafael commercial district, this property offers immense potential for an owner-user seeking a versatile space with significant upside for redevelopment.

PROPERTY HIGHLIGHTS

- **Retail Space:** The ground floor boasts expansive retail space, equipped with large storefront windows that offer excellent visibility and exposure.
- **Office Spaces:** The second floor features a modern open floor plan, perfect for professionals seeking a centrally located workspace.
- **Owner-User Opportunity:** This property presents a unique opportunity for an owner-user looking to establish or expand their business while benefiting from rental income generated from existing tenants. The dual-income stream from retail and office leases provides a stable foundation for long-term growth.

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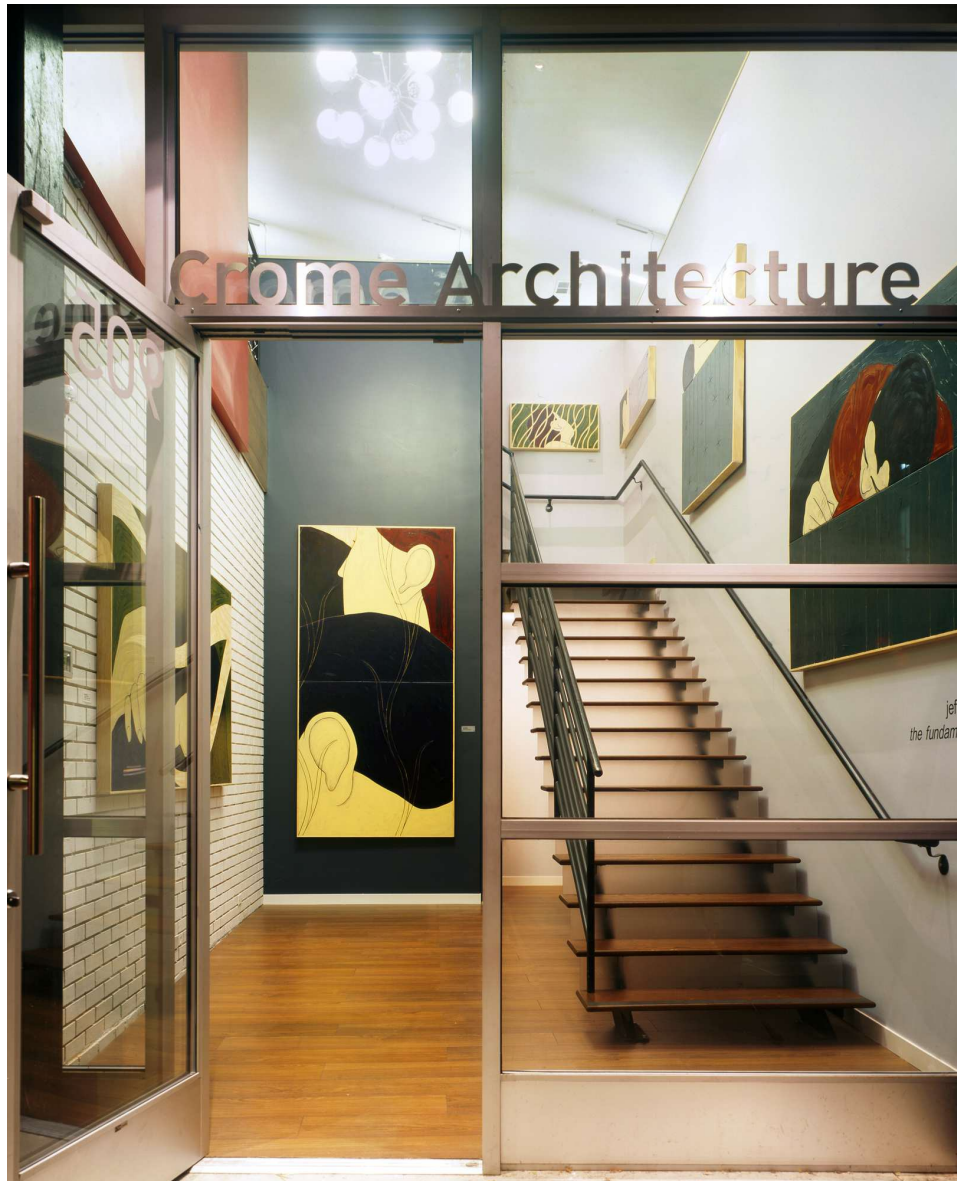


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Additional Photos

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Financial Summary

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INVESTMENT OVERVIEW

| | |
|----------------------------|-------------|
| Price | \$4,300,000 |
| Price per SF | \$371 |
| CAP Rate | 8.99% |
| Cash-on-Cash Return (yr 1) | 14.85% |
| Total Return (yr 1) | \$124,780 |
| Debt Coverage Ratio | 1.2 |

OPERATING DATA

| | |
|------------------------|-----------|
| Gross Scheduled Income | \$417,000 |
| Other Income | \$69,100 |
| Total Scheduled Income | \$486,100 |
| Vacancy Cost | \$20,850 |
| Gross Income | \$465,250 |
| Operating Expenses | \$78,500 |
| Net Operating Income | \$386,750 |
| Pre-Tax Cash Flow | \$63,875 |

FINANCING DATA

| | |
|----------------------------|-------------|
| Down Payment | \$430,000 |
| Loan Amount | \$3,870,000 |
| Debt Service | \$322,875 |
| Debt Service Monthly | \$26,906 |
| Principal Reduction (yr 1) | \$60,905 |



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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% | \$2.33 | \$5,087 | 08/22/2023 | 08/22/2028 |
| 915-A | Snow White Cleaners | 850 SF | 7.33% | \$3.48 | \$2,960 | 04/01/2019 | 03/31/2027 |
| 905 | Scheduled Owner Occupancy | 5,957 SF | 51.37% | \$3.36 | \$20,000 | 01/01/2012 | 12/31/2026 |
| 901 | Casa Manana | 2,187 SF | 18.86% | \$2.77 | \$6,047 | 10/01/2021 | 09/30/2026 |
| 915-B | Pueblo Latina | 456 SF | 3.93% | \$1.48 | \$675 | - | - |
| TOTALS | | 11,630 SF | 100.29% | \$13.42 | \$34,769 | | |



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Income & Expenses

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INCOME SUMMARY

| | |
|---------------------|------------------|
| GROSS INCOME | \$486,100 |
|---------------------|------------------|

| | |
|---------------------|-------------------|
| VACANCY COST | (\$20,850) |
|---------------------|-------------------|

EXPENSES SUMMARY

| | |
|------------------------------|---------|
| CAM Utilities and Mainenance | \$7,200 |
|------------------------------|---------|

| | |
|-----------|---------|
| Insurance | \$7,300 |
|-----------|---------|

| | |
|--------------|----------|
| Property Tax | \$64,000 |
|--------------|----------|

| | |
|---------------------------|-----------------|
| OPERATING EXPENSES | \$78,500 |
|---------------------------|-----------------|

| | |
|-----------------------------|------------------|
| NET OPERATING INCOME | \$386,750 |
|-----------------------------|------------------|



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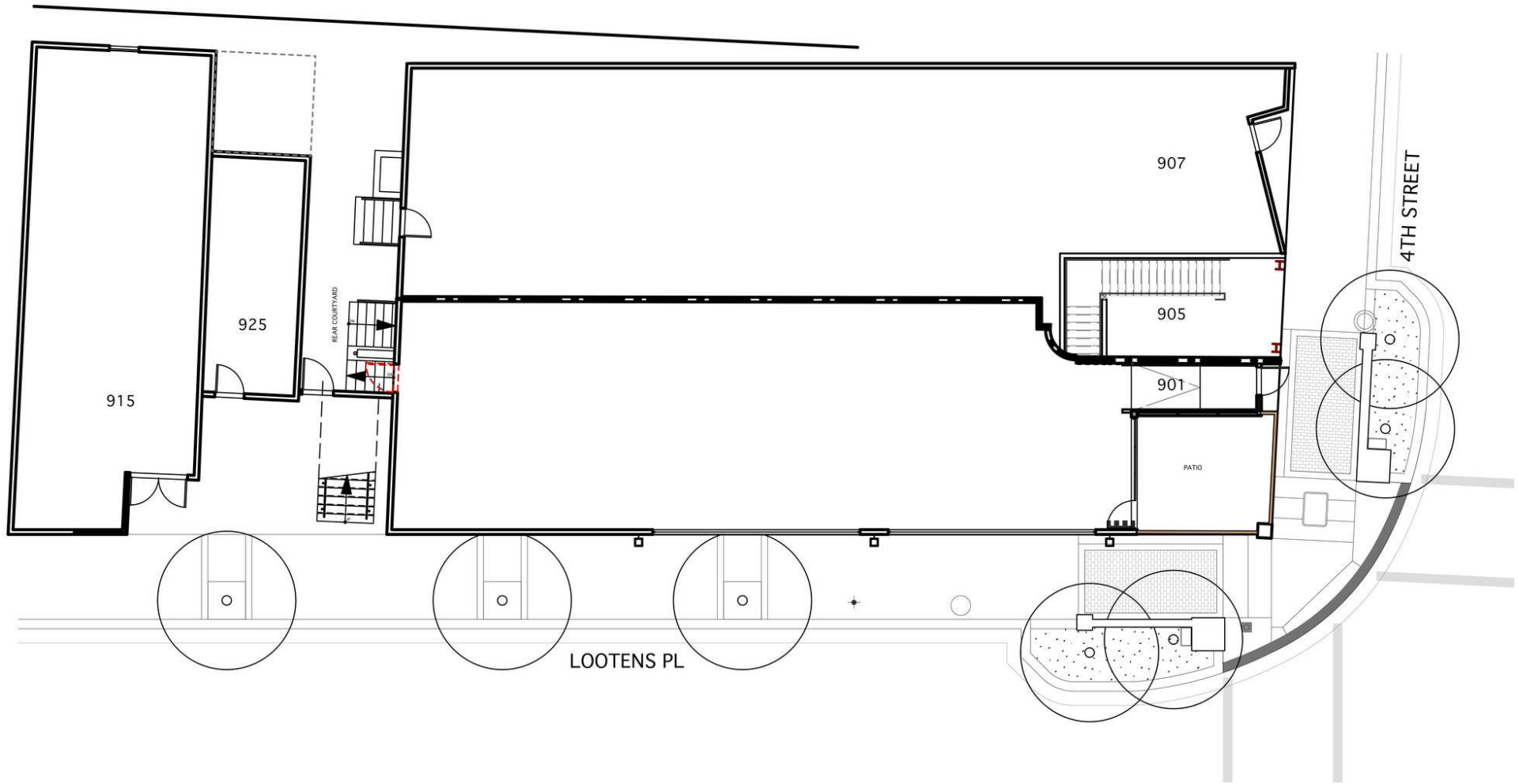
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Ground Floor Site Plans

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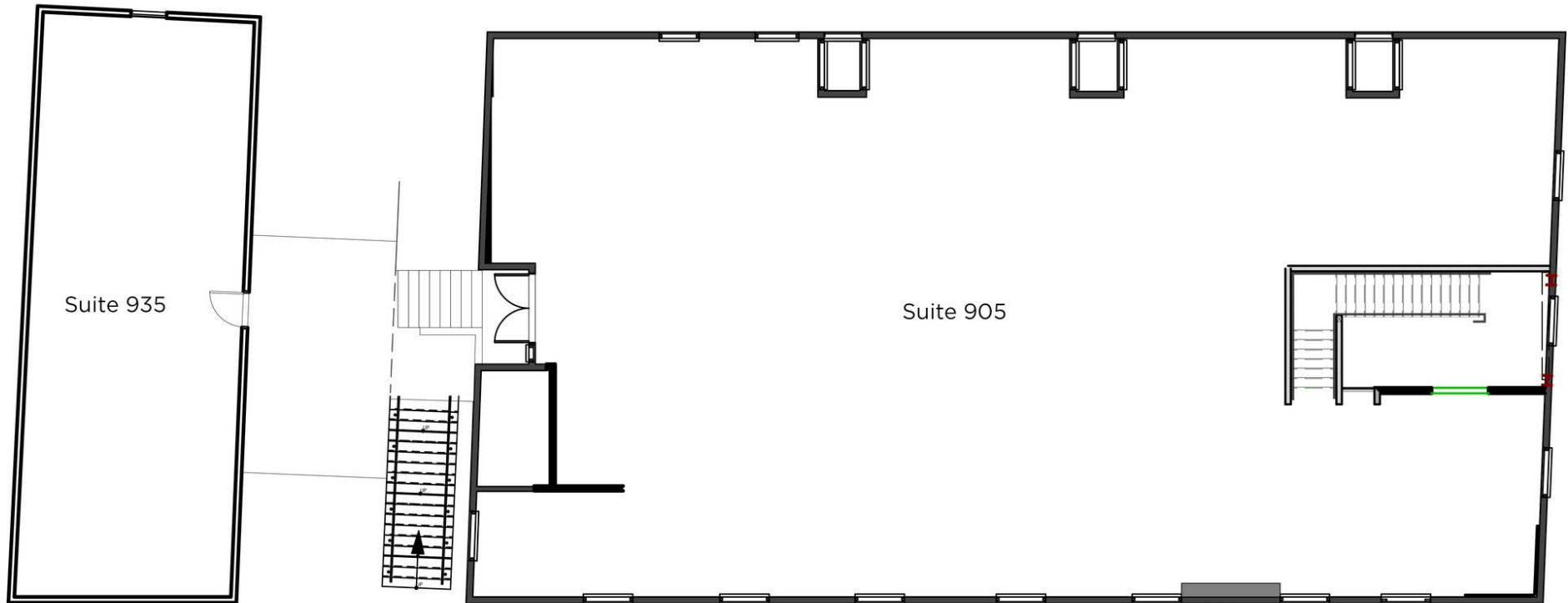


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Upper Floor Site Plans

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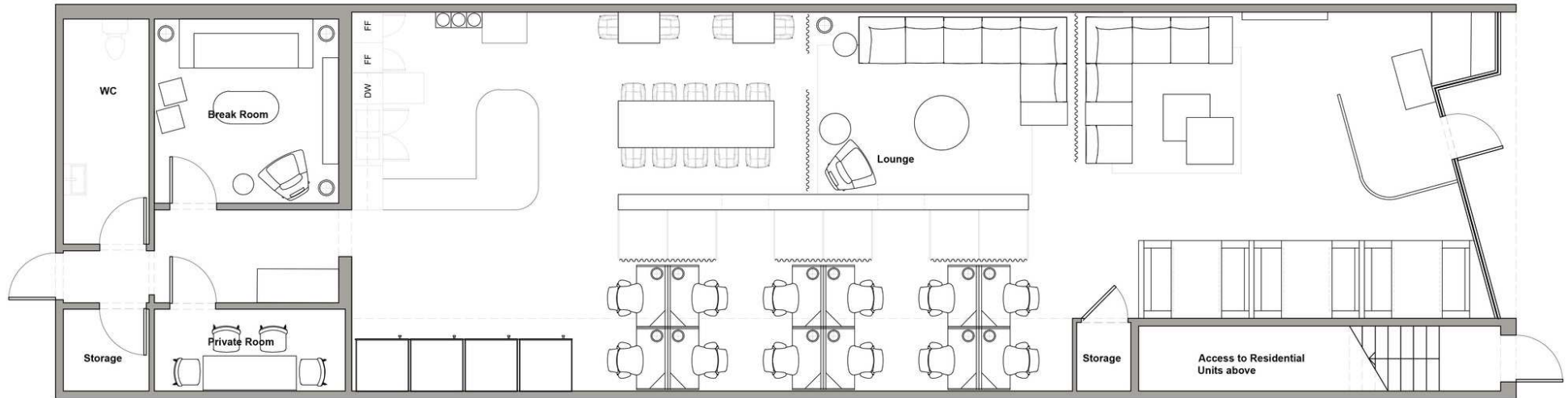


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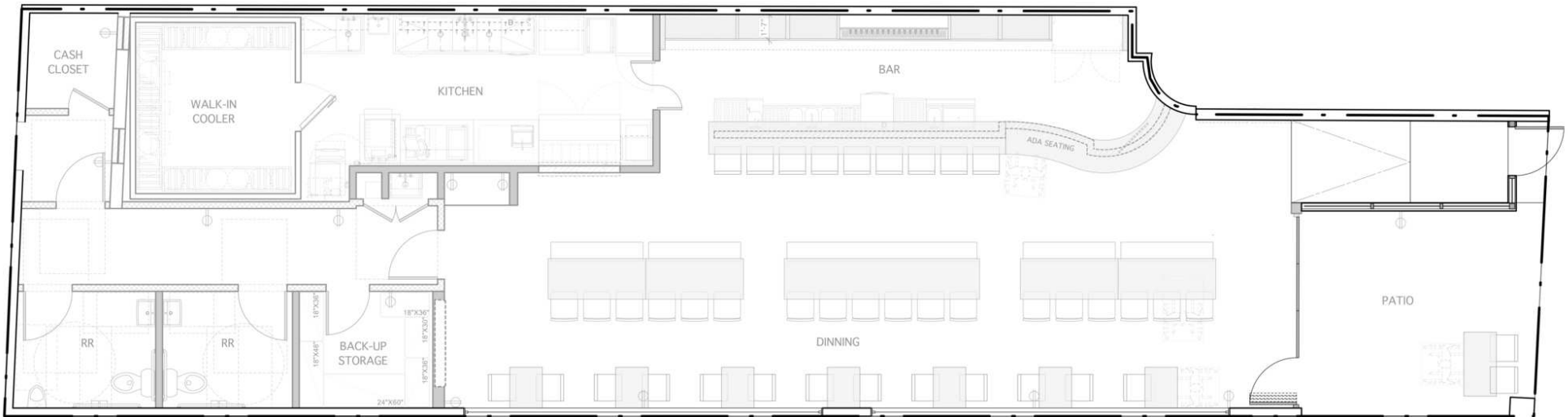
Floor Plans

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Suite 907



Suite 901

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