

RICHARD J. BOCCI REALTY, INC. PRESENTS

8 LAUREL PLACE SAN RAFAEL, CA, 94901

FOUR UNIT MULTIFAMILY INVESTMENT OPPORTUNITY



Richard J. Bocci Realty, Inc. is pleased to present the exclusive opportunity to acquire a multi-family income property comprised of 4 units. One 3 BD/1 BA, two 2 BD/1 BA, and a standalone 1 BD/1 BA cottage. The property is ideally located in the heart of San Rafael, CA. With excellent proximity to downtown shopping and restaurants, highways and public transportation, this is an extremely attractive location for renters. This is a quality investment for your portfolio with tons of upside potential.

8 LAUREL PLACE, SAN RAFAEL, CA, 94901

OFFERING SUMMARY:

Sale Price: \$1,750,000

Number of units: 4

Unit breakdown: One 3bed/1 bath, two 2 bed/1bath, standalone 1 bed/1 bath cottage

Building size: 4,320 sq ft per tax record

Lot Size: 7,000 sq ft per tax record

Property type: Multi Family

NOI: \$65,550.08

Cap Rate: 3.8%

PROPERTY HIGHLIGHTS:

Value add opportunity - cottage remodeled, main building needs updates - room to bring rents up to market.

Units individually metered for water, gas, electric

A+ location

High demand for rental units

All units currently occupied and month-to-month



8 LAUREL PLACE, SAN RAFAEL, CA, 94901

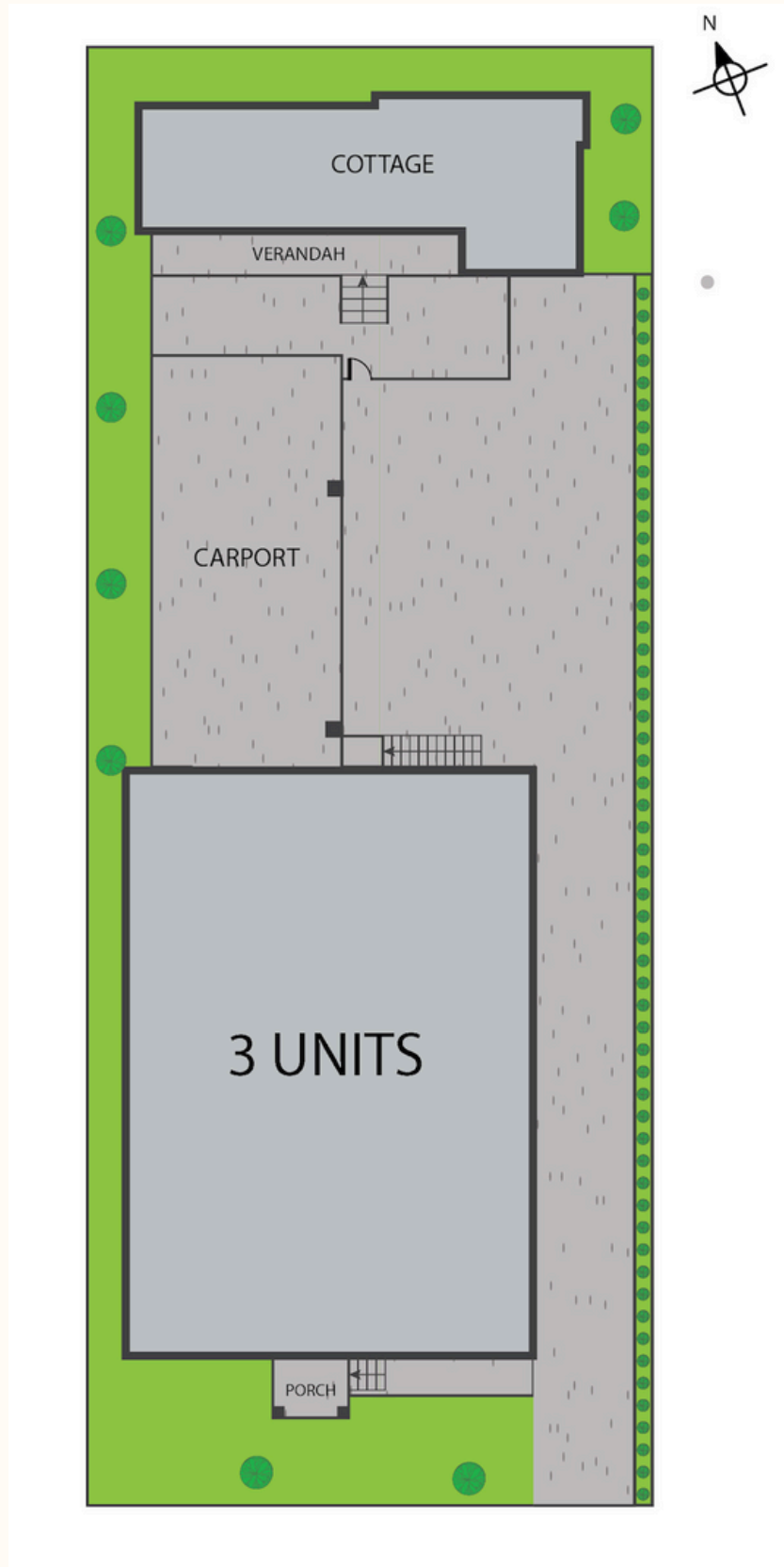
INCOME & EXPENSES

Unit Number	Layout	Current rent	Tenant since	Status
Unit 1	2 bed/1 bath	\$2,100.00	8/1/22	month-to-month
Unit 2	2 bed/1 bath	\$1,880.25	3/1/19	month-to-month
Unit 3	3 bed/1 bath	\$2,507.00	3/1/19	month-to-month
Unit 4	1 bed/1 bath cottage	\$2,200.00	4/1/24	month-to-month

8 Laurel Place	
INCOME	
GROSS RENT INCOME	104,247.00
EXPENSES	
DIRECT EXPENSES	
Repair	451.80
Painting	455.00
Landscape/Gardening	200.00
Management	6,254.82
Property Tax	26,666.66
Insurance	4,268.64
Misc. Expenses	400.00
TOTAL DIRECT EXPENSES	38,696.92
NET INCOME	65,550.08

8 LAUREL PLACE, SAN RAFAEL, CA, 94901

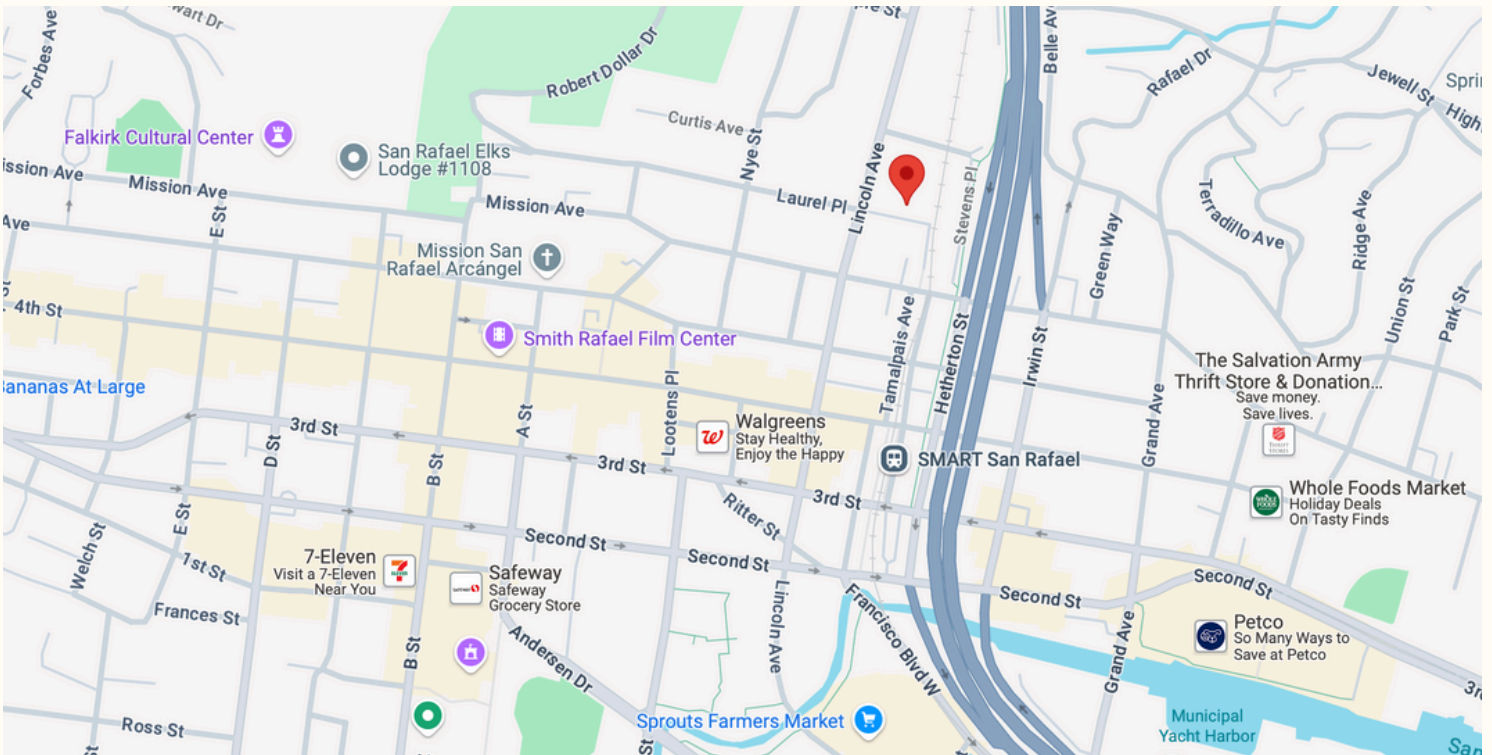
SITE PLAN



8 LAUREL PLACE, SAN RAFAEL, CA, 94901

LOCATION

IDEALLY SITUATED IN THE HEART OF SAN RAFAEL - A SHORT WALK TO 4TH STREET WITH ACCESS TO THE BEST NEIGHBORHOOD SHOPS, RESTAURANTS, MOVIE THEATER AND A THRIVING LOCAL COMMUNITY. SEVERAL GROCERY STORES ALL WITHIN MINUTES. NEARBY PUBLIC TRANSIT AT THE SMART STATION AND EASY ACCESS TO HIGHWAYS MAKE THIS A PERFECT RENTAL LOCATION. DOMINICAN UNIVERSITY JUST MINUTES AWAY.



INFORMATION CONTAINED IN THIS MARKETING BROCHURE HAS BEEN PREPARED BY RICHARD J. BOCCI REALTY, INC. TO PROVIDE SUMMARY, UNVERIFIED INFORMATION TO PROSPECTIVE PURCHASERS, AND TO ESTABLISH ONLY AN INITIAL LEVEL OF INTEREST IN THE SUBJECT PROPERTY. THE INFORMATION CONTAINED HEREIN IS NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION.

BROKER HAS NOT VERIFIED, AND WILL NOT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN, NOR HAS BROKER CONDUCTED ANY INVESTIGATION REGARDING THESE MATTERS AND MAKES NO WARRANTY OR REPRESENTATION WHATSOEVER REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. ALL POTENTIAL PURCHASERS MUST TAKE APPROPRIATE MEASURES TO VERIFY ALL OF THE INFORMATION SET FORTH HEREIN.