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14-17 Gomez Way
Mill Valley, CA

BERKSHIRE HATHAWAY | Drysdale Properties
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\$2,000,000
4 Units

14-17 Gomez Way, Mill Valley, CA

Pride of Ownership Mid-Century Modern 4-Plex

The property, built in 1959, is a 4,082 square foot 3-story structure with parking tucked under the two levels above. Situated on a 10,497 square foot lot, the building has panoramic views of the nearby hills from the front decks off the living rooms. At the rear is a verdant hillside with a secondary deck off the dining area. Large glass windows run the length of the oversized living room and extend into the front bedroom. All decks are accessed by sliders and create an expansive living space that adds to the spacious feeling of the 1,000 square foot apartments. All decks were replaced in 2019.

The Mid-Century architectural features in the living room include wood beamed ceilings, tiled kitchen and dining area flooring and round globe lighting fixtures popular in that era. At one end of the living area is a built up brick wood burning fireplace that adds to the charm. Two bedrooms with ample closet space and a tiled shower over tub complete the attractive light and airy apartment.

The exterior includes a glass enclosed entry way for privacy that leads to the stairway up to apartment entrances. Six covered parking spaces and one open space are available to the residents. At the rear of the carport are several walk-in storage units for residents. A shared coin operated laundry facility is available to tenants in the building next door.





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Information herein deemed
reliable, but not guaranteed.
DRE# 01499008

Address:	14-17 Gomex Way Mill Valley, CA 94941
Parcel Number:	048-134-38
Year Built	1959
# of Units:	4
# of Buildings:	1
# of Stories	3
Building SF:	4,082 SF
Lot SF:	10,497 SF
Parking:	Tuck-under (6); Open (1)
Roof:	Composite
Foundation:	Concrete Slab
Exterior:	Wood Siding/Stucco
Framing:	Wood
HVAC:	Forced Air
Wiring:	Circuit Breakers
Laundry:	Shared*; Coin-Op
Utilities (Tenants):	PG&E
Utilities (Owner):	Water, Sewer, Trash, PG&E**



5-000 75-003
5-001 75-005
75-025

7/12/2011

BLK	FRICR	AFIN	NEI
132	16	17	
132	Survey		
134	Survey		
134	048-134-80	82	

Map Update

*Shared with adjacent building
**House Meter



14-17 Gomez Way - The 3-story Mid-Century Modern 4 plex is located near the top of the hill near Tamalpais High School at Miller Avenue and Camino Alto. This prime property is near Whole Foods, Safeway, Taco Joe's and within walking distance of popular downtown Mill Valley with its' wonderful restaurants, shops and the famous entertainment venue known as The Sweetwater. Just minutes from Highway 101 access north and south, the property is just a 20 minute drive to downtown San Francisco.

Mill Valley, CA - Mill Valley, California is a small, incorporated village in Southern Marin County that sits at the foot of Mt. Tamalpais and is home to an eclectic population of musicians, artists, professionals in the technology and financial industries and other professionals that commute to San Francisco, Oakland and Peninsula employment centers. Known for its charming downtown area, Mill Valley includes turn of the century Victorian buildings centered on a central plaza known as The Depot. It is often compared to European towns with its' coffee houses, multiethnic restaurants and abundant locally owned businesses. This village contains some of the most expensive real estate in the State of California and is beloved by both its residents and tourists alike. Mill Valley residents are proud of their top-rated schools and numerous cultural offerings throughout the year.



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Subject Property
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Unit #	Unit Type	Unit Description	Current	Market	Remodeled
14	2BR/1BA	(Lower) Deck, Fireplace	\$2,970	\$2,995	\$3,250
15	2BR/1BA	(Lower) Deck, Fireplace	\$2,880	\$2,995	\$3,250
16	2BR/1BA	(Upper) High Ceilings, Deck, Fireplace	\$1,980	\$2,995	\$3,500
17	2BR/1BA	(Upper) High Ceilings, Deck, Fireplace	\$1,980	\$2,995	\$3,500
Gross Monthly Income			\$9,810	\$11,980	\$13,500
Gross Annual Income			\$117,720	\$143,760	\$162,000



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Gross Monthly Income	\$9,810	\$11,980	\$13,500
Gross Annual Income	\$117,720	\$143,760	\$162,000

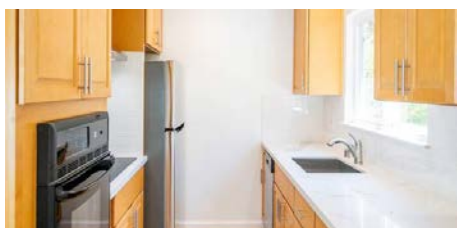
Expenses

New Taxes (@ 1.0918%)	\$21,836
Sewer Assessment (from taxbill)	\$3,475
Fixed Assessments (from taxbill)	\$3,801
Insurance	\$4,042
Utilities (PG&E, Trash, Water)	\$6,000
Cleaning & Maintenance	\$500
Total Annual Expenses	\$39,654

	Current	Market	Remodeled
Net Operating Income	\$78,066	\$104,106	\$122,346

Price	\$2,000,000
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GRM	16.99	13.91	12.35
Cap Rate	3.90%	5.21%	6.12%
Price/Unit	\$500,000		
Price/SF	\$490		



Address	Unit Type	Monthly Rent
10 Park Ave Mill Valley, CA	2BR/1BA	\$2,950



Address	Unit Type	Monthly Rent
25 Roques Moraes Mill Valley, CA	2BR/1BA	\$2,800



Address	Unit Type	Monthly Rent
Sunrise Ave Mill Valley, CA	2BR/1BA	\$3,000



Address	Unit Type	Monthly Rent
14 Gomez #1-4 Mill Valley, CA	2BR/1BA	\$3,350-\$3,450



Subject Property	Unit Type	Monthly Rent
14-17 Gomez Way Mill Valley, CA	2BR/1BA	\$1,980 - \$2,970



Address	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF
164 Almonte Blvd Mill Valley, CA	3	1 - 3/2 House 2 - 2/2.5	\$2,900,000	\$966,667	\$655
COE: 09/06/22					



Address	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF
306 Miller Ave Mill Valley, CA	3	1 - 2/2 1 - 1/1 1 - Studio	\$2,000,000	\$666,667	\$1,001
COE: 06/06/22					



Address	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF
24-26 Hillcrest Ave Mill Valley, CA	4	1 - 2/1 House 1 - 2/1.5 + Office 2 - 1/1	\$2,700,000	\$675,000	\$672
COE: 11/19/21					



Address	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF
26 Lovell Ave Mill Valley, CA	3	1 - 2/1 2 - 1/1	\$2,105,000	\$701,667	\$909
COE: 03/01/21					



Subject Property	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF
14-17 Gomez Way Mill Valley, CA	4	4 - 2/1	\$2,000,000	\$500,000	\$490

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