



Katherine Higgins
Investment Broker Associate
katherine@khiggins.com
415.302.7730
DRE #00942916



14 Sentinel Ct
San Rafael, CA

BERKSHIRE
HATHAWAY
HomeServices

Drysdale
Properties

COMMERCIAL PROPERTY GROUP

\$2,298,000
4 Units

14 Sentinel Court, San Rafael, California

Luxury Renovated Victorian Triplex + Cottage in West End

The offering consists of a 3,600 square foot three story Victorian former mansion, now a triplex, plus a separate 650 square foot newly-built cottage.

The sun-drenched over 2000 square foot owners' unit includes three bedrooms and 1.5 baths; a living room and adjacent dining room with 12-foot ceilings and huge walk-in bay windows, a fireplace and a window seat; an office overlooking the forest behind the house; a renovated kitchen and bath with many modern amenities including heated bathroom floors and a Kitchenaid gas range; a large sunroom; and an in-unit washer & dryer. The floors were recently refinished and most of the rooms include chandeliers. A large sundeck off the entrance and a generous private garden provide the residents with ample outdoor space.

Below the owners' unit is a large (1130 sq ft) recently renovated one-bedroom apartment with spacious living and dining rooms with hardwood floors and bay windows; a bedroom with a walk-in closet; a modern kitchen and brand new bath; and three extra closets. This unit has a dedicated, fenced outdoor brick patio with a fountain, and its own washer and dryer.

The studio apartment is 450 square feet and is occupied by a long-term tenant. It consists of a living room, kitchen with gas stove, and bathroom. The studio is on the first floor with the entrance at the street level.

Continued on page 3...



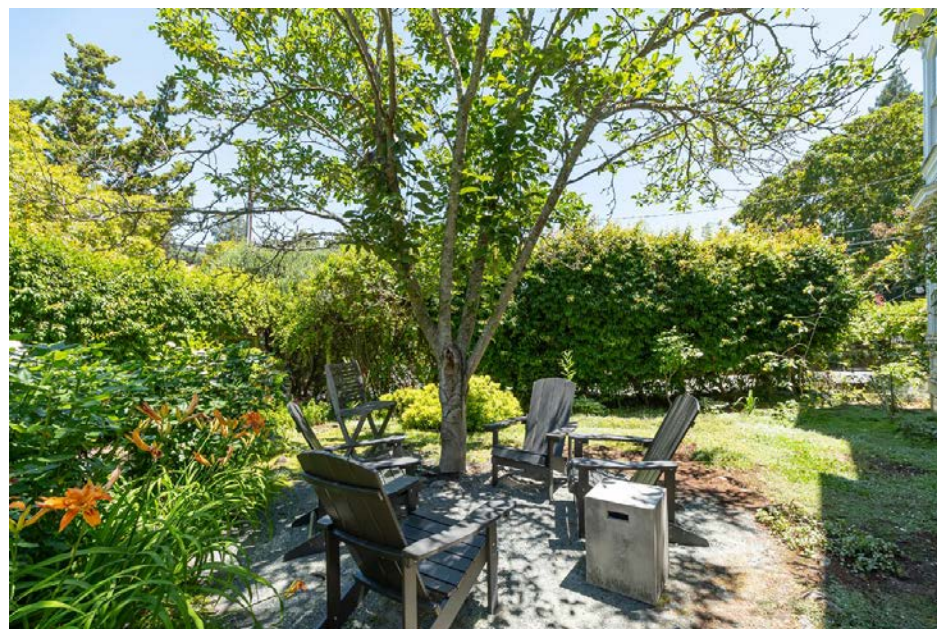
14 Sentinel Court, San Rafael, California

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The fourth unit, the cottage, was constructed in 2021 from a ground-up, fully permitted renovation of the property's carriage house. It includes one bedroom, a living room, a kitchen and bath. The cottage has high ceilings, multiple skylights, and includes many modern amenities, including a heated bathroom floor, an in-unit washer and dryer and stainless steel appliances, and has beautiful hardwood floors. The building also includes a storage room for the owner.

Parking for residents includes two side-by-side spaces for the owners' unit, one space for the cottage, and two tandem spaces located in the rear driveway for residents of the first-floor one-bedroom unit. The studio tenant parks across the street from the property.

The property sits on a cul-de-sac with a driveway entrance shared with the adjacent property.





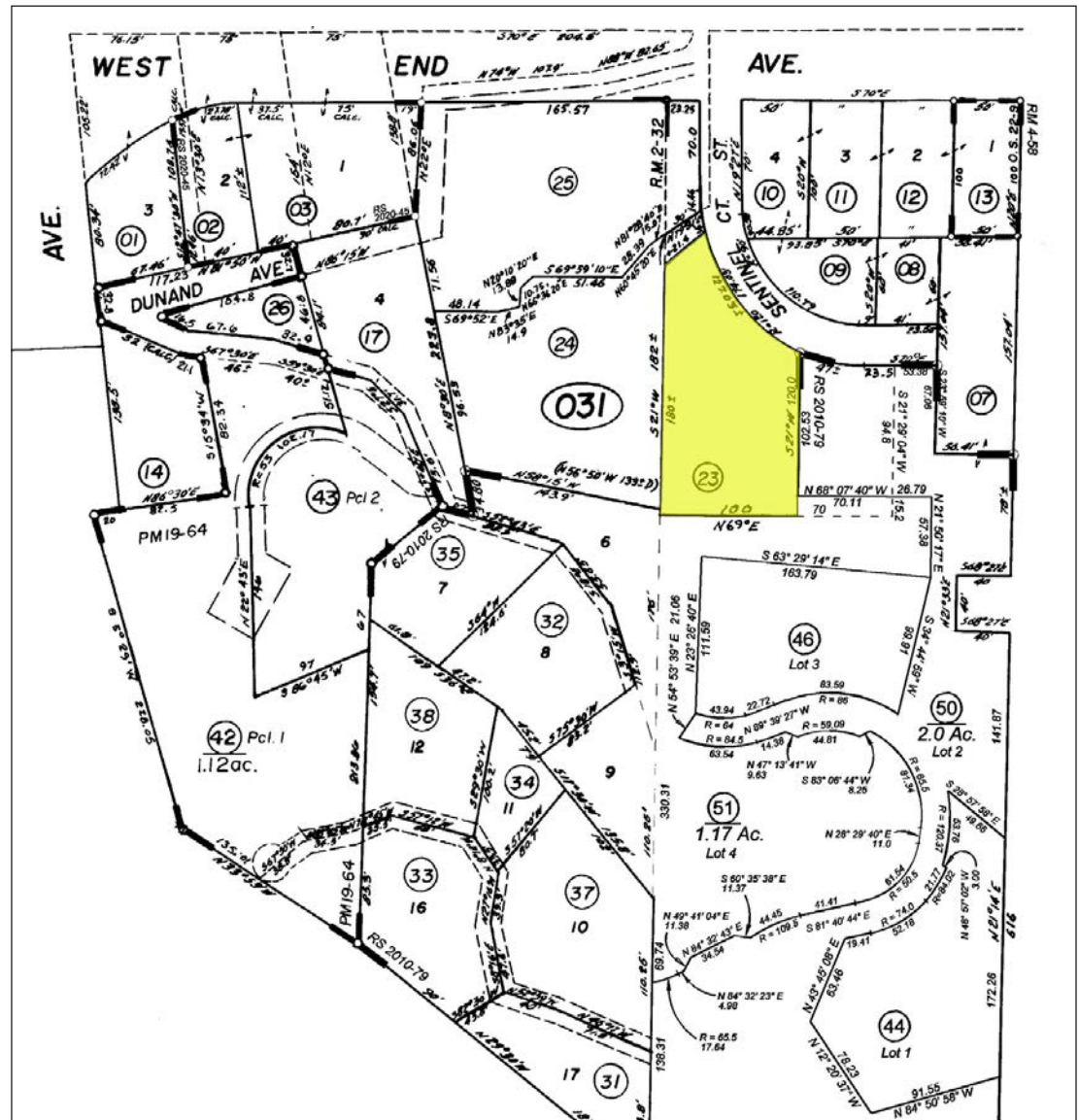
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Information herein deemed
reliable, but not guaranteed.
DRE# 01499008

| | |
|-----------------------------|--|
| Address: | 14 Sentinel Ct San Rafael, CA 94901 |
| Parcel Number: | 012-031-23 |
| Year Built | 1880 |
| # of Units: | 4 |
| # of Buildings: | 2 |
| # of Stories | 3 |
| Building SF: | 4,250 SF |
| Lot SF: | 15,000 SF |
| Parking: | 5 Surface Spaces |
| Roof: | Composite; Tar & Gravel |
| Foundation: | Concrete Perimeter |
| Exterior: | Wood Siding |
| Framing: | Wood |
| HVAC: | Electric |
| Wiring: | Circuit Breakers |
| Laundry: | In-Unit |
| Utilities (Tenants): | Electric, Internet/Cable |
| Utilities (Owner): | Water, Sewer, Trash, Gas, Electric* |



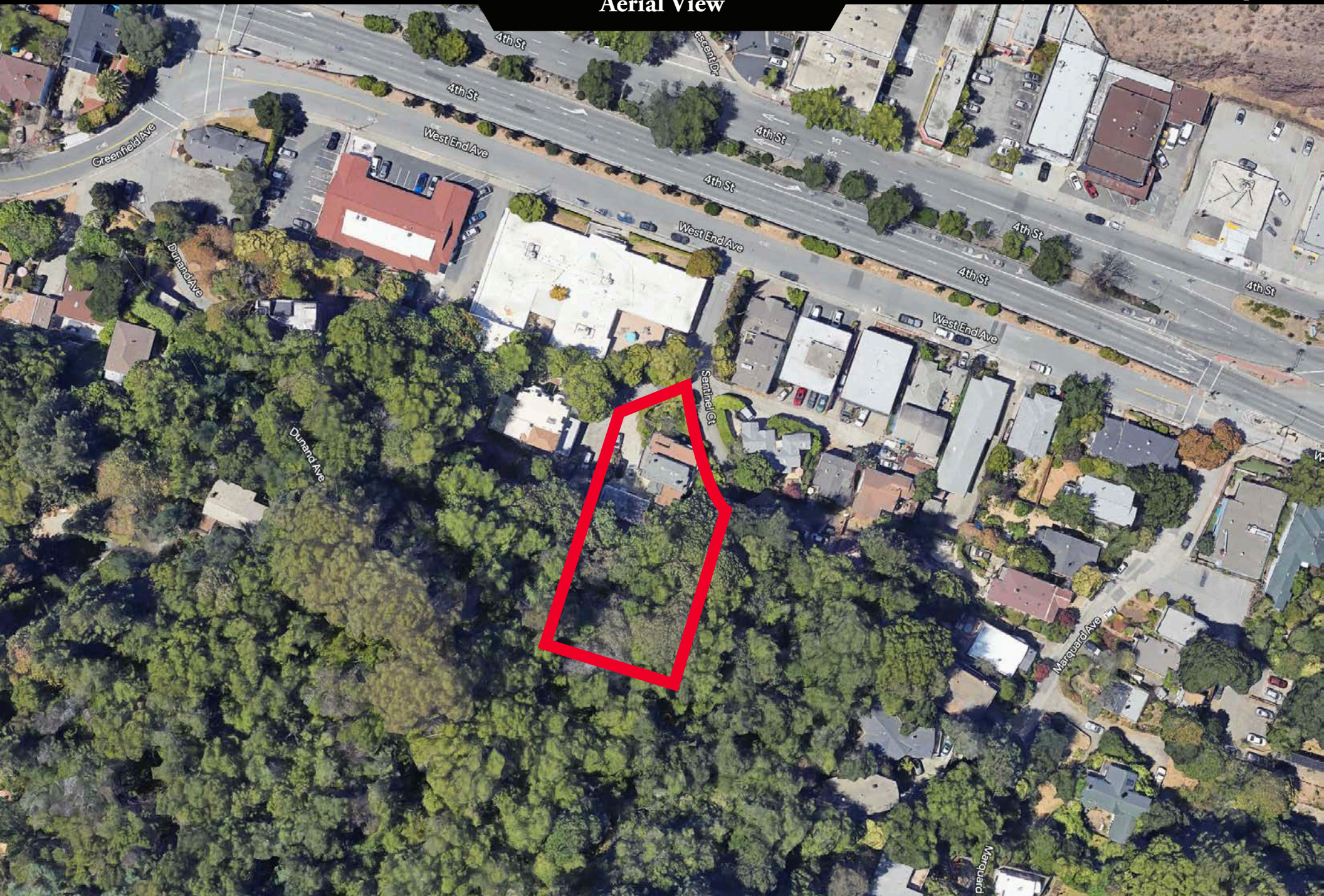
*See Investment Summary (pg. 9)



14 Sentinel Ct - This spectacular property, known as the Jessup Dunand house, was built in the 1880's and sits in San Rafael's popular West End neighborhood backed by a forest with deer and other wildlife to enjoy. The 15,000 square foot lot offers easy access to Highway 101 by car, is on a bike route, and is within walking distance of Pond Farm Brewery, The Kitchen Table, Johnny's Donuts, the Mayflower Pub and many more restaurants and boutique shops. 14 Sentinel Court has a walk score of 80.

14 Sentinel Court is one of only sixteen properties designated by the City of San Rafael as local landmarks. In its historical survey, the City rated the building as being in "excellent" condition, and advised that the property appears eligible for inclusion in the National Registry of Historic Properties.

San Rafael, CA - The city is the County seat of Marin County, California and sits on the northwest shore of San Francisco Bay. It's known for its beautiful mountain vistas, lush green hills, spectacular coastline and stunning architecture. San Rafael is the largest city in Marin County, with a population over 50,000 and is home to employment centers that include BioMarin, Kaiser Permanente, and the County of Marin. For outdoor sports lovers there is Peacock Gap Golf Course, three yacht clubs with boating and social activities, public access beaches and many hiking and biking trails.



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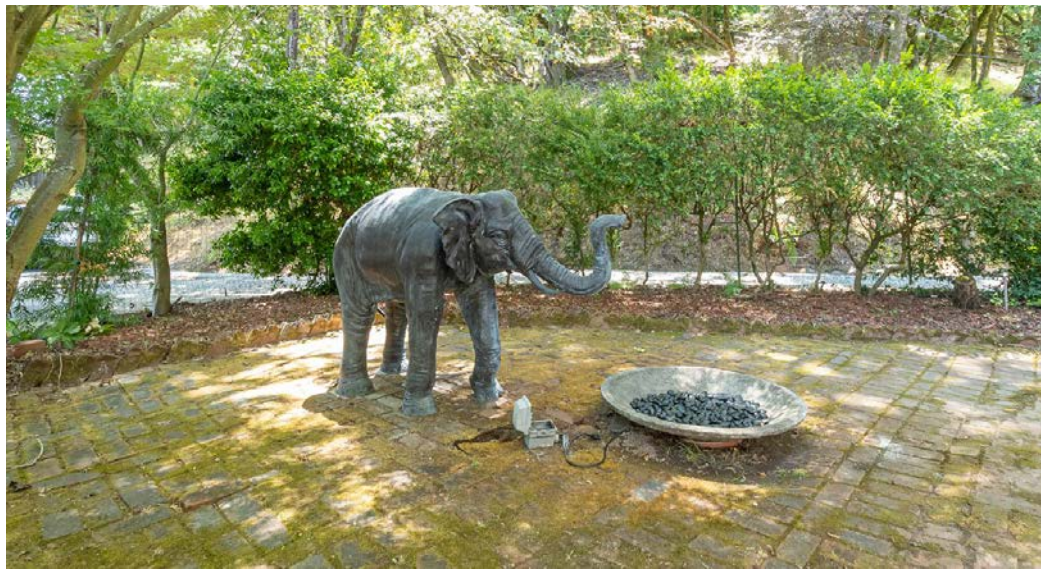
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| Unit # | Unit Type | Unit Description | Rent | Term |
|-----------------------------|-----------|--------------------------------------|------------------|----------------------------|
| 1 | 3BR/1.5BA | Renovated / 2,020 sq. ft. | \$4,950 | Start 8/1/23 (2-Yr Lease) |
| 2 | 1BR/1BA | Renovated / 1,130 sq. ft. | \$3,250 | Start 8/1/23 (1-Yr Lease) |
| 3 | Studio | 450 sq. ft. | \$1,800 | Month-To-Month Lease |
| 4 | 1BR/1BA | Cottage, Built In 2021 / 650 sq. ft. | \$2,800 | Start 6/15/23 (1-Yr Lease) |
| Gross Monthly Income | | | \$12,800 | |
| Gross Annual Income | | | \$153,600 | |



*Units #2 and 3 each have their own meters. Units 1 and 4 are on a shared meter. The lease for Unit 1 charges back 60% of the shared electric bill to the tenant and the lease for Unit 4 charges back 20% of the electric bill to the tenant, both to be paid with each month's rent. The owner will continue to pay 20% of the shared electric bill for those two units, estimated at \$60/month or \$720/year.

| Income | Current |
|-----------------------------|------------------|
| Gross Monthly Income | \$12,800 |
| Gross Annual Income | \$153,600 |

| Expenses | |
|----------------------------------|-----------------|
| New Taxes (@ 1.165%) | \$25,090 |
| Sewer Assessment (from taxbill) | \$2,581 |
| Fixed Assessments (from taxbill) | \$1,907 |
| Insurance | \$3,000 |
| Trash | \$2,100 |
| Electric* | \$720 |
| Gas | \$3,120 |
| Landscaping | \$5,200 |
| Total Annual Expenses | \$43,718 |

| | Current |
|-----------------------------|------------------|
| Net Operating Income | \$109,882 |

| | |
|--------------|--------------------|
| Price | \$2,298,000 |
|--------------|--------------------|

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|------------|--------------|
| GRM | 14.96 |
|------------|--------------|

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|-----------------|--------------|
| Cap Rate | 4.78% |
|-----------------|--------------|

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|-------------------|------------------|
| Price/Unit | \$574,500 |
|-------------------|------------------|

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|-----------------|--------------|
| Price/SF | \$516 |
|-----------------|--------------|



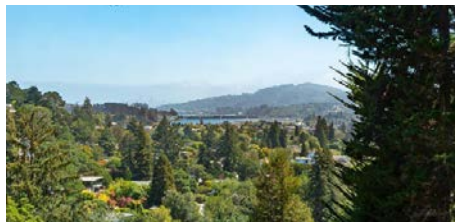
| Address | Total Units | Unit Type(s) | Price | \$/Unit | \$/SF |
|----------------------------|-------------|------------------------|-------------|-----------|---------|
| 608 C St San Rafael, CA | 5 | 2 - 1/1 3 - Studios | \$2,300,000 | \$460,000 | \$1,078 |
| COE: 08/15/23 | | | | | |



| Address | Total Units | Unit Type(s) | Price | \$/Unit | \$/SF |
|------------------------------------|-------------|--------------|-------------|-----------|-------|
| 828 Mission Ave Mill Valley, CA | 4 | N/A | \$2,336,000 | \$584,000 | \$444 |
| COE: 09/06/22 | | | | | |



| 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 |
|--|-------------|--|-------------|-----------|-------|
| 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 | | | | | |



| Subject Property | Total Units | Unit Type(s) | Price | \$/Unit | \$/SF |
|----------------------------------|-------------|------------------------------------|-------------|-----------|-------|
| 14 Sentinel Ct San Rafael, CA | 4 | 1 - 3/1.5 2 - 1/1 1 - Studio | \$2,298,000 | \$574,500 | \$516 |

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