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15 San Rafael Ave
San Anselmo, CA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

DRYSDALE
PROPERTIES

COMMERCIAL GROUP

\$3,400,000
9 Units

Charming Downtown San Anselmo Apartment Property

15 San Rafael Avenue, San Anselmo, California

8 One Bedrooms Units + ADU

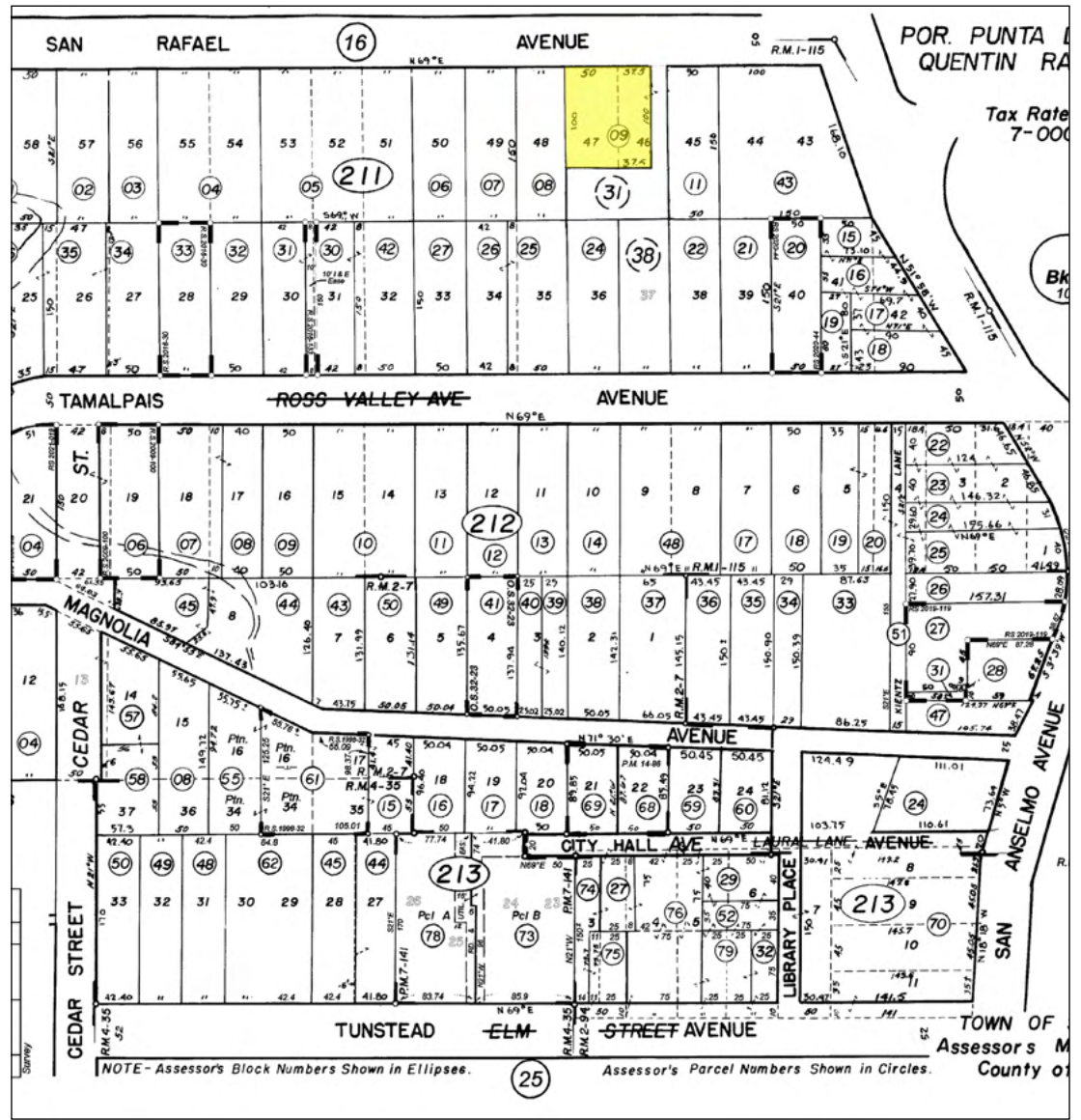
The offering is a two-story wood frame building, built with decks off each apartment. There are 8 one-bedroom units and one ADU which is attached at the rear of the property. The upper units have vaulted ceilings with skylights. Residents have use of an onsite laundry room and common area outdoor patio surrounded by mature redwood trees and lush landscaping. There is off street parking located at the front of the building.

The current owner has refurbished the apartments with modern kitchens and baths, new cabinetry and upgraded appliances. The handsome oak hardwood floors have been refinished, and all units have new interior paint. Each unit has a wood stove installed in living rooms, making the apartments a cozy retreat when the weather turns cold.

Structural improvements include a new sewer lateral, new composite roof, refreshed landscaping, new skylights in upper units and improvements to the common area that includes a garden.



Address:	15 San Rafael Ave San Anselmo, CA 94960
Parcel Number:	007-211-09
Year Built	1957
# of Units:	8 + ADU
# of Buildings:	1
# of Stories	2-Story
Building SF:	4,806 SF
Lot SF:	8,750 SF
Parking:	Off-Street & On-Street
Roof:	Composition Shingle
Foundation:	Concrete Perimeter
Exterior:	Cinder Block
Framing:	Cinder Block
HVAC:	Wall Heaters
Wiring:	Circuit Breakers
Laundry:	Common Room
Utilities (Tenants):	PG&E, Cable, Internet
Utilities (Owner):	Water, Sewer, Trash





15 San Rafael Ave - This two-story wood frame apartment property with view decks is located just a block to San Anselmo's main street, San Anselmo Avenue. The beautiful small Marin County town is filled with tree lined streets, older cottages and homes and is surrounded by beautiful green hills and ridge tops. Known as a mecca for bikes and hikes, the town is close to many trailheads for mountain bikers and avid hikers. Downtown San Anselmo is filled with shops, restaurants and coffee destinations. Yearly street festivals and holiday celebrations are enjoyed by residents and their families. For commuters, the property is just 30 minutes to the Golden Gate Bridge and downtown San Francisco employment centers.

San Anselmo, CA - Nestled in sunny San Anselmo, this charming town is known for its rich history, scenic creekside location, and strong community vibe. With annual events, hiking and biking trails, and a mix of unique shops and fine dining, San Anselmo offers a vibrant and welcoming atmosphere. Highlights include the iconic San Francisco Theological Seminary with its castle-like grounds, and Imagination Park, home to famous George Lucas statues of Yoda and Indiana Jones. Boasting three lively merchant districts, San Anselmo blends tradition with modern amenities, all within the heart of Marin.

Aerial View



Subject Property
15 San Rafael Ave

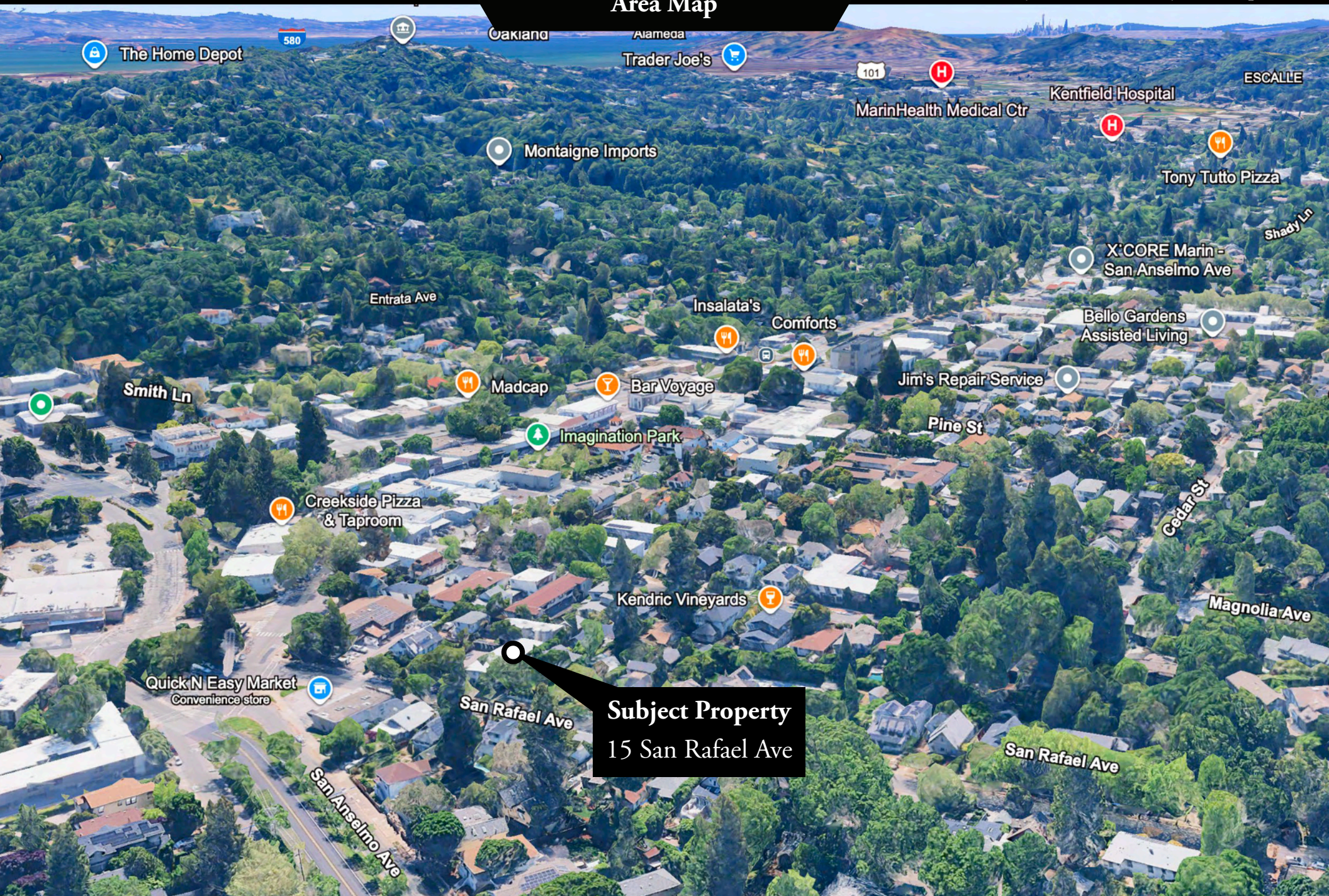
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Information herein deemed reliable, but not guaranteed.
DRE# 01499008

Area Map



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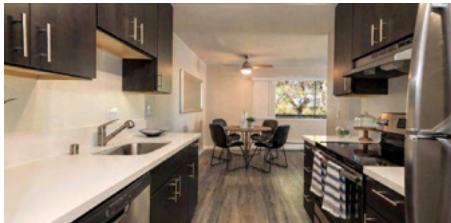
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Unit #	Unit Type	Lease Exp	Sq. Ft.	Current	Market
1	1BR/1BA	-	600	\$2,199	\$2,625
2	1BR/1BA	-	600	\$2,250	\$2,625
3	1BR/1BA	-	600	\$2,250	\$2,625
4	1BR/1BA	-	600	\$2,250	\$2,625
5	1BR/1BA	-	600	\$2,275	\$2,625
5A	1BR/1BA (ADU)	-	400	\$1,250	\$1,400
6	1BR/1BA	-	600	\$2,625	\$2,625
7	1BR/1BA	-	600	\$2,350	\$2,625
8	1BR/1BA	-	600	\$2,550	\$2,625
-	Laundry	-	-	\$55	\$100
Gross Monthly Income				\$20,054	\$22,500
Gross Annual Income				\$240,648	\$270,000

Income	Current	Market
Gross Monthly Income	\$20,054	\$22,500
Gross Annual Income	\$240,648	\$270,000
Expenses		
New Taxes (@ 1.1681%)	\$39,715	
Sewer Assessment (from taxbill)	\$9,272	
Fixed Assessments (from taxbill)	\$4,494	
Insurance	\$10,974	
PG&E	\$1,944	
Trash	\$2,937	
Water	\$3,331	
Gardener	\$1,800	
Total Annual Expenses	\$74,467	



	Current	Market
Net Operating Income	\$166,181	\$195,533
Price	\$3,400,000	
GRM	14.13	12.59
Cap Rate	4.89%	5.75%
Price/Unit	\$377,778	
Price/SF	\$707	



Address	Unit Type	Size	Monthly Rent
101 Sunnyhills Dr San Anselmo, CA	1BR/1BA	748 sq ft	\$2,931



Address	Unit Type	Size	Monthly Rent
101 Sunnyhills Dr San Anselmo, CA	1BR/1BA	728 sq ft	\$2,624



Address	Unit Type	Size	Monthly Rent
14 Skylark Dr Larkspur, CA	1BR/1BA	820 sq ft	\$3,258



Address	Unit Type	Size	Monthly Rent
322 Forrest Ave Fairfax, CA	1BR/1BA	630 sq ft	\$2,600



Subject Property	Unit Type	Size	Monthly Rent
15 San Rafael Ave San Anselmo, CA	1BR/1BA	600 sq ft	\$2,199 - \$2,625



Address	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF	GRM	Cap Rate
500 Via Hidalgo Greenbrae, CA	8	8 - 2/1	\$3,600,000	\$450,000	\$658	12.75	5.07%
COE: 12/31/25							



Address	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF	GRM	Cap Rate
65 Summit Ave Mill Valley, CA	9	1 - 3/2 4 - 2/2 2 - 1/1 2 - Studio	\$3,350,000	\$372,222	\$537	10.54	6.50%
COE: 11/26/25							



Address	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF	GRM	Cap Rate
71 Roque Moraes Mill Valley, CA	5	5 - 2/1	\$2,646,000	\$529,200	\$578	15.12	4.23%
COE: 03/28/25							



Address	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF	GRM	Cap Rate
50 Corte Real Greenbrae, CA	9	6 - 2/2.5 3 - 2/2	\$4,390,000	\$487,778	\$361	13.02	4.89%
COE: 02/14/25							



Subject Property	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF	GRM	Cap Rate
15 San Rafael Ave San Anselmo, CA	9	9 - 1/1	\$3,400,000	\$377,778	\$707	14.13	4.89%



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