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1516 San Anselmo Ave
San Anselmo, CA

BERKSHIRE
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HomeServices Properties
COMMERCIAL PROPERTY GROUP

\$1,950,000
6 Units

1512-1516 San Anselmo Avenue, San Anselmo, CA
Charming Central Marin 4-Plex and Duplex on Single Lot

This unique apartment property consists of a two-story wood frame stucco 4-plex built in 1952 and an older, two-story wood frame and brown shingle duplex built in the early 1900's. Both buildings stand on a 14,385 square foot lot with a driveway that bisects the front of the lot and leads to a 7-car parking area.

The parking deck backs onto a creek and was completely rebuilt by the current owner when purchased over 20 years ago. The owner replaced the flat tar and gravel roof in February of 2023.

The 4-plex consists of four (4) spacious one-bedroom apartments, a laundry room and six (6) storage units tucked under the stairway that leads to the upper floor units.

The duplex building consists of a one-bedroom with large living room, kitchen, bathroom and bedroom with large closet. There is a sleeping loft up a stairway from the living room. The second unit is a two bedroom (one bedroom is used as an office), living room, kitchen, bathroom and attic space for storage.

Kitchens consist of updated appliances, including gas stoves and ovens, and modern refrigerators. Bathrooms are a combination of walk-in showers and showers over tubs in the 4-plex building.



Address: 1512-1516 San Anselmo Ave
San Anselmo, CA 94960

Parcel Number: 007-015-11

Year Built 1900/1952

of Units: 6

of Buildings: 2

of Stories 2

Building SF: 3,380 SF*

Lot SF: 14,385 SF

Parking: 7 Surface Spaces

Roof: Comp Shingle / Tar & Gravel

Foundation: Concrete Perimeter

Exterior: Stucco / Wood Shingle

Framing: Wood

HVAC: Gas Wall Heater

Wiring: Circuit Breakers

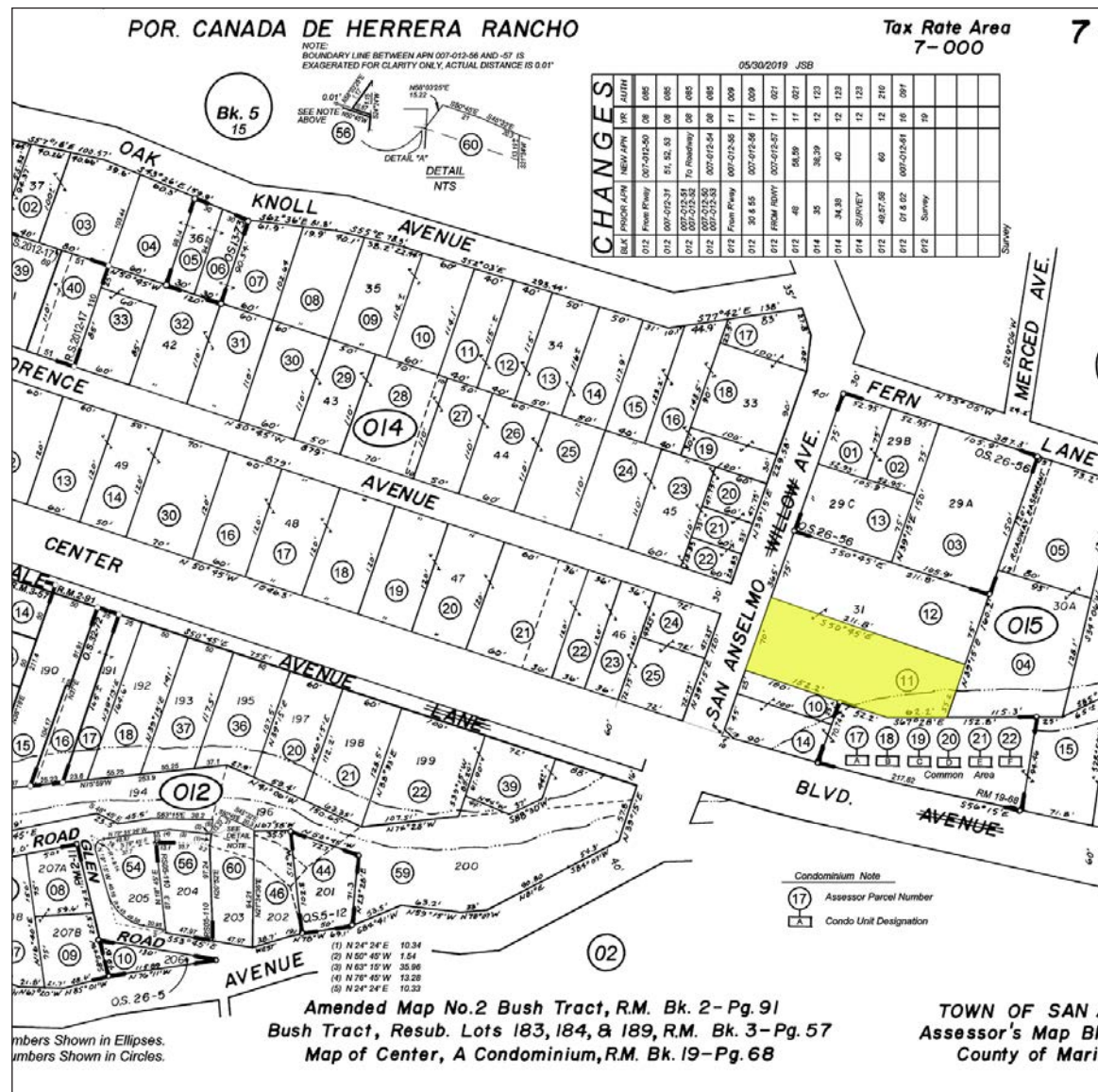
Laundry: Common Room; Coin-Op

Utilities (Tenants): PG&E, Water, Cable

Utilities (Owner): PG&E**, Trash

*Square Footage Estimated

**House Meter





1512-1516 San Anselmo Ave - Well-located San Anselmo 4-plex and duplex on a single lot midway between the towns of Fairfax and San Anselmo just off Center Road. This fully occupied property is near downtown shopping and restaurants and close to biking and hiking trail heads in beautiful central Marin County. An easy 10-minute drive to freeway entrances and yet a very private and sunny location and close to a multitude of challenging hiking and biking trails. This unique property is located just a 20-minute drive to nearby beaches and coastal towns.

San Anselmo, CA - Sunny San Anselmo's climate, rich history, creek-side location, and strong sense of community make it a memorable place to visit. With numerous annual events, hiking and biking trails, and fine dining opportunities, San Anselmo is a thriving community with truly unique shops, restaurants and amenities. San Anselmo features the castle-like grounds of the San Francisco Theological Seminary, perched among scenic walkways on the knoll above Ross Valley, and Star Wars fans of all ages will want to visit Imagination Park, the brainchild of George Lucas, with its much-beloved statues of Yoda and Indiana Jones. With three primary merchant districts, residents and visitors love San Anselmo for its commitment to tradition and smalltown warmth.





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 DRE# 01499008







Unit #	Unit Type	Current Rent	Market Rent	Renovated
1512	1BR/1BA + Loft	\$1,925	\$1,950	\$2,200
1512-1/2	2BR/1BA	\$1,936	\$2,250	\$2,800
1516-A	1BR/1BA	\$1,873	\$1,950	\$2,600
1516-B	1BR/1BA	\$1,928	\$1,950	\$2,600
1516-C	1BR/1BA	\$1,900	\$1,950	\$2,600
1516-D	1BR/1BA	\$1,887	\$1,950	\$2,600
Laundry		\$200	\$200	\$200
Extra Parking Space		\$200	\$200	\$200
Gross Monthly Income		\$11,849	\$12,400	\$15,800
Gross Annual Income		\$142,188	\$148,800	\$189,600



Income	Current	Market	Renovated
Gross Monthly Income	\$11,849	\$12,400	\$15,800
Gross Annual Income	\$142,188	\$148,800	\$189,600

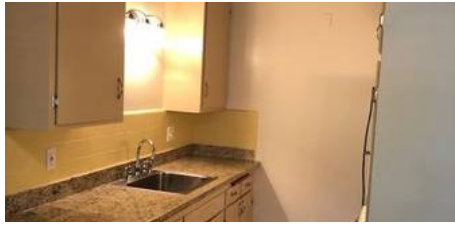
Expenses			
New Taxes (@ 1.1866%)		\$23,139	
Sewer Assessment		\$6,162	
Fixed Assessments		\$3,333	
Insurance		\$2,831	
Water		Tenants	
PG&E		\$840	
Trash		\$3,684	
Total Annual Expenses		\$39,989	

	Current	Market	Renovated
Net Operating Income	\$102,199	\$108,811	\$149,611

Price	\$1,950,000
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GRM	13.71	13.10	10.28
Cap Rate	5.24%	5.58%	7.67%
Price/Unit	\$325,000		
Price/SF	\$577		

Financing - Conventional financing is available from local apartment lenders, such as First Federal of San Rafael or Luther Burbank Savings and Loan. Contact them for current rates and terms.



Address	Unit Type	Monthly Rent
Seminary Neighborhood San Anselmo, CA	1BR/1BA	\$2,325



Address	Unit Type	Monthly Rent
Downtown Location San Anselmo, CA	1BR/1BA	\$2,300



Address	Unit Type	Monthly Rent
Downtown Location San Anselmo, CA	1BR/1BA	\$2,100



Address	Unit Type	Monthly Rent
Downtown Location San Anselmo, CA	1BR/1BA	\$2,350



Subject Property	Unit Type	Monthly Rent
1516 San Anselmo Ave San Anselmo, CA	1BR/1BA	\$1,823 - \$1,936



Address	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF	GRM	Cap Rate
555 Larkspur Plaza Larkspur, CA	5	1 - 2/1 4 - 1/1	\$2,135,000	\$427,000	\$506	16.10	3.23%
COE: 09/06/22							



Address	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF	GRM	Cap Rate
1470 Lincoln Ave San Rafael, CA	6	3 - 2/1 1 - 1/1 2 - Studios	\$2,000,000	\$333,333	\$548	14.25	5.02%
COE: 10/28/22							



Address	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF	GRM	Cap Rate
3737 Kerner Blvd San Rafael, CA	5	1 - 3/2 4 - 2/1	\$2,225,000	\$445,000	\$337	12.51	5.24%
COE: 08/11/22							



Address	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF	GRM	Cap Rate
106 Union St San Rafael, CA	5	2 - 2/1 2 - 1/1 1 - Studio	\$2,075,000	\$415,000	\$590	12.95	5.02%
COE: 03/30/23							



Subject Property	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF	GRM	Cap Rate
1516 San Anselmo Ave San Anselmo, CA	6	1 - 2/1 5 - 1/1	\$1,950,000	\$325,000	\$577	13.71	5.24%

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