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500-514 Via Hidalgo
Greenbrae, CA

BERKSHIRE
HATHAWAY | Drysdale
HomeServices Properties
COMMERCIAL PROPERTY GROUP

\$3,100,000
8 Units

500-514 Via Hidalgo, Greenbrae, CA*The Chateau Apartments*

The Chateau Apartments includes 8 identical one bedroom+den/one bath apartments in a two-story stucco building constructed in 1960. The gross building area is 5,472 square feet sitting on a 14,538 square foot lot. Each unit is 684 square feet and includes a spacious kitchen with gas cooktop, separate oven, refrigerator and ample cabinet and counter space. In the utility closet adjacent to the kitchen is a separate forced air system and water heater for each apartment.

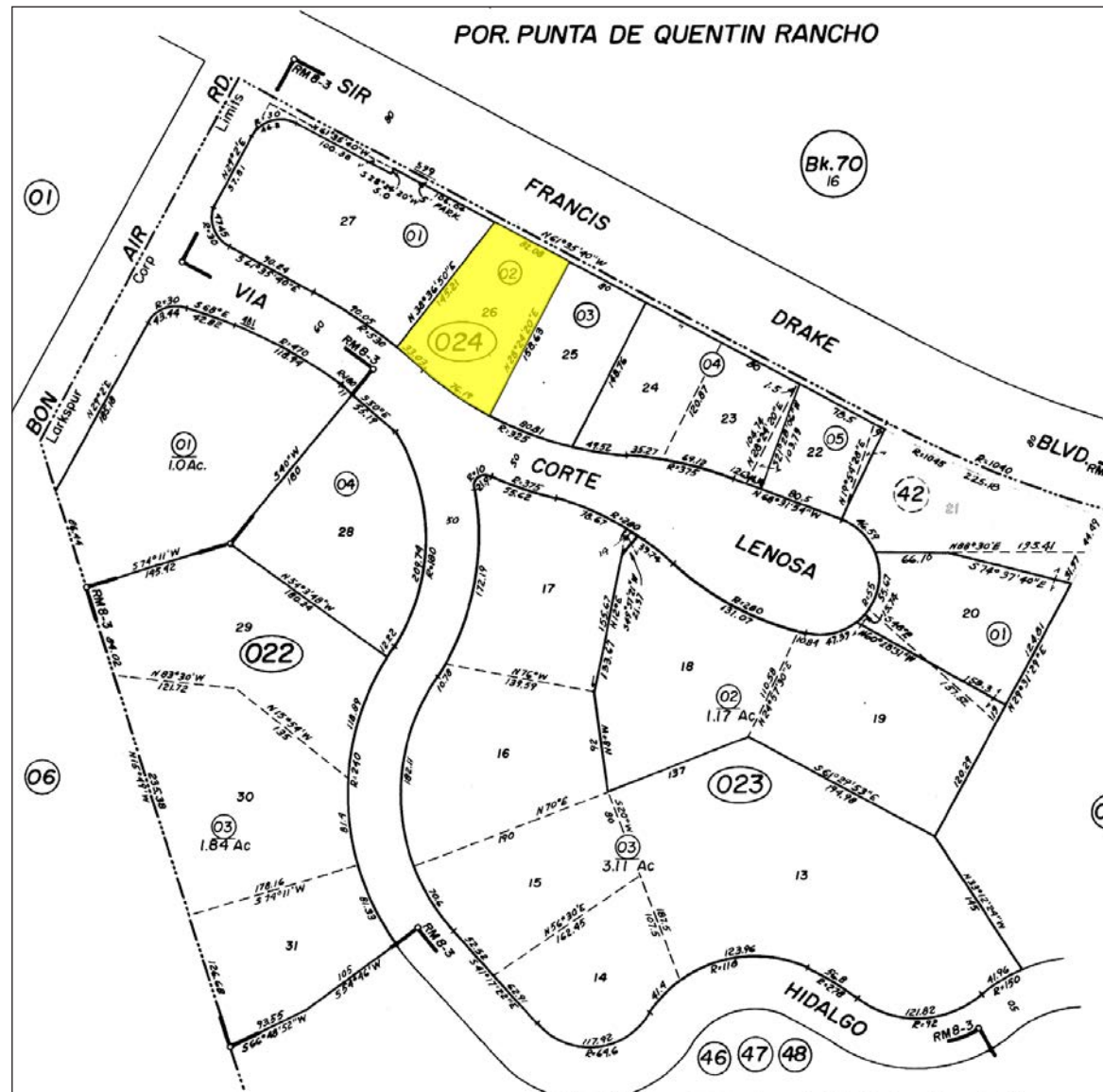
The carpeted living room opens to a den that can be shut off to the living space by a wooden gliding panel. The den has been used for a second bedroom or office by many residents. The main bedroom includes a wall-to-wall closet with wood doors and is located directly across from the bathroom. The bathroom includes a vanity with sink and shower over tub.

At the rear of the property is covered parking and a separate laundry room with coin op washer and dryer. Behind the carport are nine separate locked storage areas for use of the residents with an additional charge added to monthly rent. Apartments have either patios or decks and there are views of Mt. Tam from several units.

The front of the property has a large grassy lawn with the building set far back from the street which provides quiet and privacy for the tenants. Current owners have architectural drawings which propose reconfiguring floor plans of existing units. Drawings can be reviewed upon request.



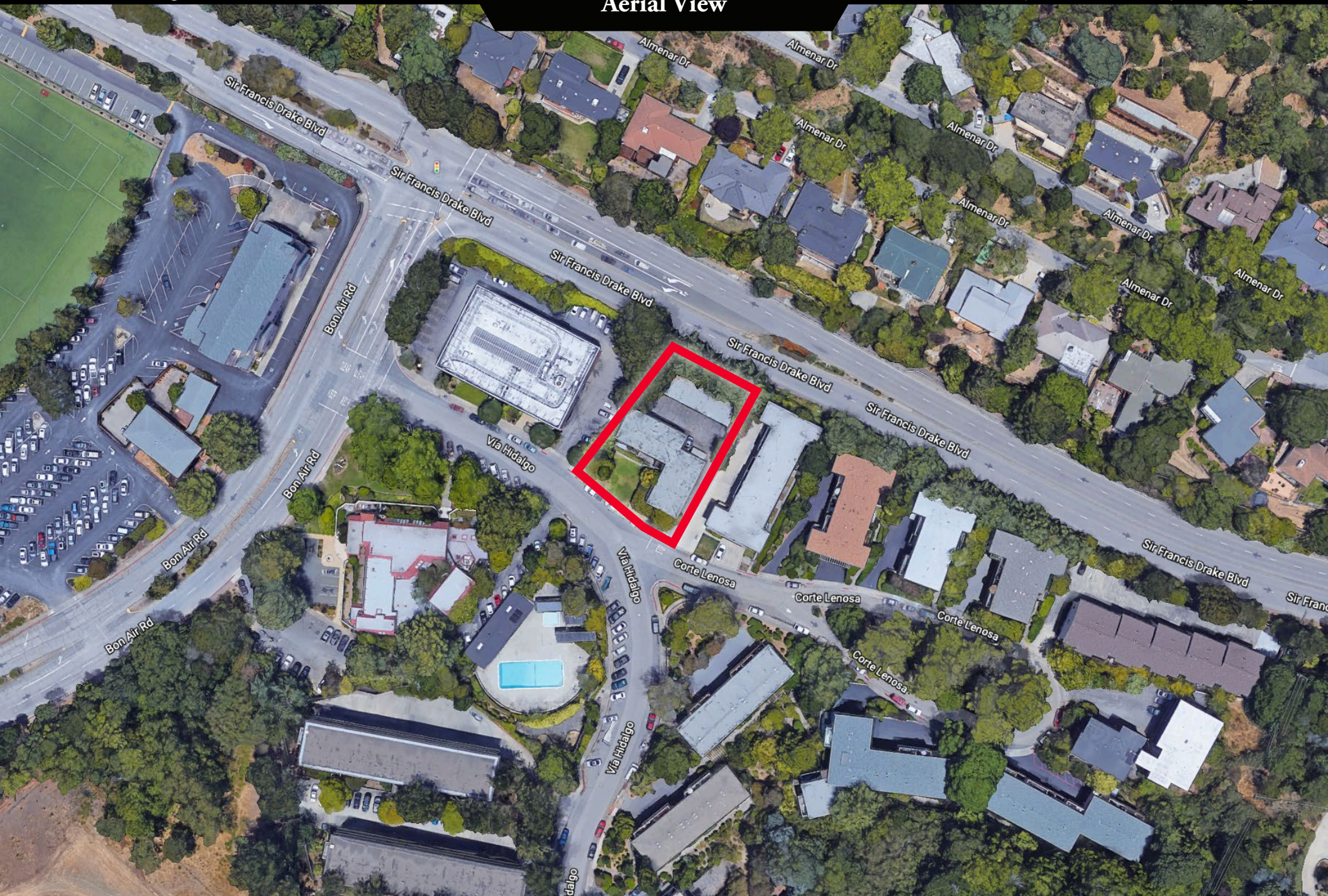
Address:	500-514 Via Hidalgo Greenbrae, CA 94904
Parcel Number:	022-024-02
Year Built	1960
# of Units:	8
# of Buildings:	1
# of Stories	2
Building SF:	5,472 SF
Lot SF:	14,538 SF
Parking:	8 Carports
Roof:	Tar & Gravel
Foundation:	CC Perimeter
Exterior:	Stucco
Framing:	Wood
HVAC:	Forced Air
Wiring:	Circuit Breakers
Laundry:	Common Room; Coin-Op
Utilities (Tenants):	PG&E
Utilities (Owner):	Water, Sewer, Trash





Greenbrae, CA

This two-story wood frame and stucco apartment building is located in the Bon Air area of Greenbrae, CA just three blocks from Marin General Hospital, the Bon Air Shopping Centre, The Bay Club in Ross Valley and miles of walking and bike paths. The Bon Air Shopping Centre includes Mollie Stone's, CVS Pharmacy, Chase Bank, Patxi's Pizza, the UPS Store, Peet's Coffee and Orangetheory Fitness. Centrally located in Marin County, Greenbrae has top rated schools and sunny, mild weather. The central Marin location provides easy access to Highway 101, is just minutes away from the Larkspur Ferry terminal and is approximately fifteen miles from all the major metropolitan amenities of San Francisco.



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Information herein deemed
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DRE# 01499008

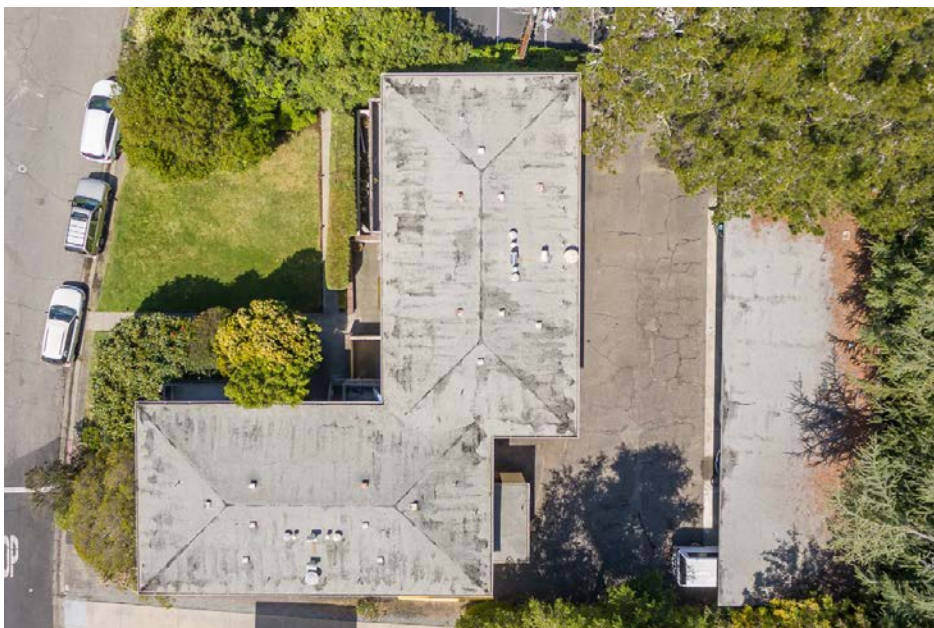


Subject Property
500-514 Via Hidalgo

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Unit #	Unit Type	Current Rent	Market Rent	Term	Sq. Ft.
500	1 Bed/1Bath + Den (ground floor patio surrounded by trees)	\$2,000	\$2,200	M/M	684
502	1 Bed/1Bath + Den (ground floor patio w/ Mt. Tam views)	\$2,000	\$2,200	M/M	684
504	1 Bed/1Bath + Den (2nd floor large deck w/ Mt Tam views)	\$2,000	\$2,200	M/M	684
506	1 Bed/1Bath + Den (2nd floor small deck w/ Mt Tam views)	\$1,630	\$2,200	M/M	684
508	1 Bed/1Bath + Den (ground floor w/ Mt. Tam views)	\$1,475	\$2,200	M/M	684
510	1 Bed/1Bath + Den (ground floor w/ large deck)	\$2,000	\$2,200	Lease	684
512	1 Bed/1Bath + Den (2nd floor with w/ Mt. Tam views)	\$1,925	\$2,200	Vacant	684
514	1 Bed/1Bath + Den (2nd floor large deck w/ views)	\$1,600	\$2,200	M/M	684
-	Storage (Units 1-9)	\$880	\$880	-	-
-	Laundry	\$150	\$150	-	-
Gross Monthly Income		\$15,660	\$18,630	Sq. Ft. Total	5472
Gross Annual Income		\$187,920	\$223,560		

Income	Current Rent	Market Rent
Gross Monthly Income	\$15,660	\$18,630
Gross Annual Income	\$187,920	\$223,560
Expense		
New Taxes (est.)	\$38,750	
Insurance	\$4,288	
PG&E	\$266	
Trash	\$5,292	
Water	\$2,152	
License	\$184	
Pest Control	\$1,700	
Landscaping	\$4,220	
Maintenance & Repairs	\$3,492	
Total Annual Expenses	\$60,344	
	Current Rent	Market Rent
Net Operating Income	\$127,576	\$163,216
Price	\$3,100,000	
GRM	16.50	13.87
Cap Rate	4.12%	5.27%
Price/Unit	\$387,500	
Price/SF	\$567	



Address	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF	GRM	Cap Rate
103 Ross St San Rafael, CA	9	1 - 3/1 3 - 2/1 4 - 1/1	\$3,325,000	\$369,444	\$408	15.07	4.15%
COE: 03/02/21							



Address	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF	GRM	Cap Rate
8 Laurel Ave San Anselmo, CA	6	1 - 2/1 4 - 1/1 1 - Studio	\$1,700,000	\$283,333	\$537	17.30	3.13%
COE: 02/08/21							



Address	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF	GRM	Cap Rate
37 Reed Blvd Mill Valley, CA	8	8 - 1/1	\$2,750,000	\$343,750	\$550	15.96	4.21%
COE: 10/28/20							



Address	Total Units	Unit Type(s)	Price	\$/Unit	\$/SF	GRM	Cap Rate
406 Maple St Mill Valley, CA	8	6 - 2/1 2 - 1/1	\$3,300,000	\$412,500	\$504	15.56	4.66%
COE: 09/09/20							



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500 Via Hidalgo Greenbrae, CA	8	8 - 1/1 +Den	\$3,100,000	\$387,500	\$567	16.50	4.12%

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