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515 Valley St
Sausalito, CA

BERKSHIRE | Drysdale
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COMMERCIAL PROPERTY GROUP

\$1,450,000
2 Units

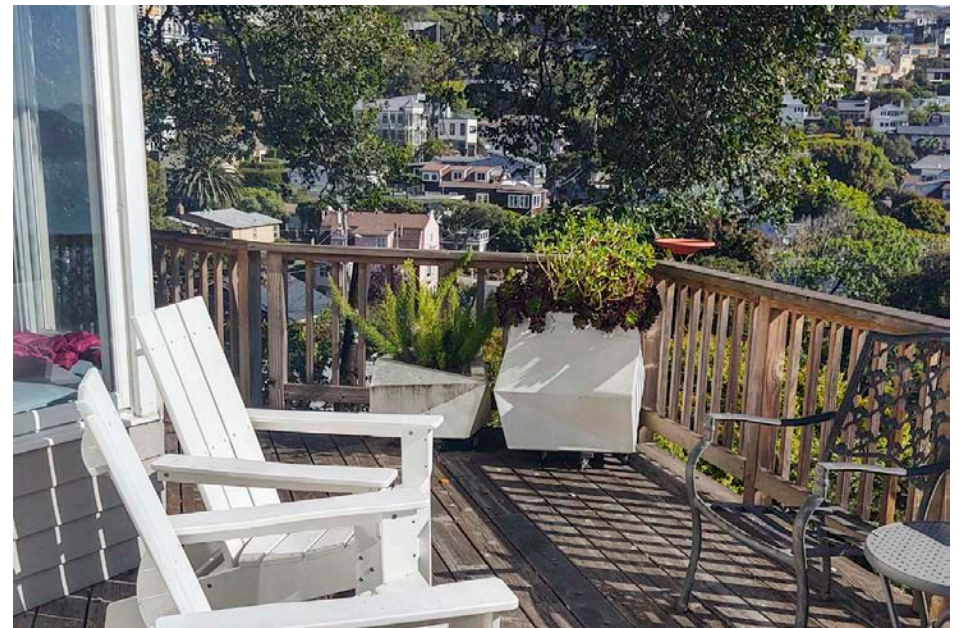
515 Valley St, Sausalito, CA
Bay View Duplex With Owner's Unit

The two-story wood frame building was built in 1921 and remodeled extensively over the years with updated kitchen and baths, wrap around decks with spectacular views of the Bay and a secluded spacious brick patio and lush greenery outside the upper owner's unit.

The 1,100 square foot owner's unit consists of 2-bedrooms and 2-bathrooms as well as an eat-in kitchen with view of the Bay. Kitchen upgrades include tiled counter tops and flooring, gas stove, dishwasher and newer refrigerator. There is ample cabinet storage and many glass fronted display cabinets in the kitchen. In addition, there is room for a six person dining table, which currently sits in front of the Bay view window.

The living room is carpeted and includes a corner fireplace and French doors that lead out to a deck with wonderful Bay views. The unit includes one smaller bedroom off the living room with its own bath, and a master bedroom with adjacent bath with sunken tub and shower over tub. In the spacious bedroom is a closet that runs the length of the back wall and a Bay window with views with built in bench for storage. Just off the master bedroom is a small room just larger enough for a computer desk and bookshelves for an at home workstation.

Continued on the next page...



515 Valley St, Sausalito, CA
Bay View Duplex With Owner's Unit

The second unit is 680 square feet and includes 1-bedroom, 1-bath, a living room with corner fireplace and a deck off the front door at the entrance to the apartment.

The property includes a separate laundry room and storage area, which is tucked under the lower unit and accessed by stairway to the laundry room door. There is street parking only at the property.

The owner has done extensive renovations to the property during his 22 year ownership and has added decks, rebuilt stairs, added a brick patio outside the owner's unit and upgraded interiors. In addition, the wood retaining walls at the north side of the property were replaced in 1997 and have been well maintained through the years.

The subject property is located at the top of Valley Street in Old Town Sausalito. Just 10 minutes' drive to the Golden Gate Bridge, the property is also walkable to the waterfront, ferry landing and abundant shops and restaurants in downtown Sausalito. Close by are hiking and biking trails in the Marin Headlands and just five minutes' drive to nearby Baker's Beach.





Sausalito, CA

Ranked as one of the top twenty destinations in the country, Sausalito is world-renowned for its charming atmosphere and picturesque views of the bay. Unique features of the town include a large houseboat community of roughly 400 residences, a thriving arts gallery scene, and award-winning restaurants such as Bar Bocce, Poggio, Fish, and Murray Circle. In addition to local and high-end shopping and boutiques, Sausalito offers plenty of options for outdoors enthusiasts, with a thriving network of beaches, parks and hiking/biking trails, and its proximity to the Golden Gate National Recreation Area. Located just north of the Golden Gate Bridge and mere minutes from San Francisco, Sausalito offers visitors and residents an eclectic small-town culture with metropolitan benefits.

The approximately 7,000 residents of Sausalito are well-educated and gainfully employed, while some of the top K-12 schools in the state are district options for their children. The poverty rate is less than half the national average, while median rents and home values are high and continue to rise. Employment is strong and growing in the town, with future job growth over the next ten years predicted to be at 40.17%.

Aerial View



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



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Unit	Type	Description	Current Rent	Market Rent
B	2BR/1BA	Upgraded, views, deck, patio, fireplace	\$3,525	\$4,000
C	1BR/1BA	Upgraded, deck, fireplace	\$2,400	\$2,900
Gross Monthly Income			\$5,925	\$6,900
Gross Annual Income			\$71,100	\$82,800



Income	Current	Market
Gross Monthly Income	\$5,925	\$6,900
Gross Annual Income	\$71,100	\$82,800

Expenses	
New Taxes (@ 1.1084%)	\$16,072
Sewer Assessment	\$1,796
Fixed Assessments	\$1,149
Insurance	\$1,677
Water	\$734
PG&E (house meter)	\$341
Trash	\$1,145
Landscaping	\$3,597
Total Annual Expenses	\$26,511

	Current	Market
Net Operating Income	\$44,589	\$56,289

Price	\$1,450,000
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GRM	20.39	17.51
Cap Rate	3.08%	3.88%



Address	Total Units	Unit Type(s)	Price	\$/SF
658 Main St Sausalito, CA	2	1 - 2/1 1 - 1/1	\$1,558,000	\$1,023
COE: 10/18/21				



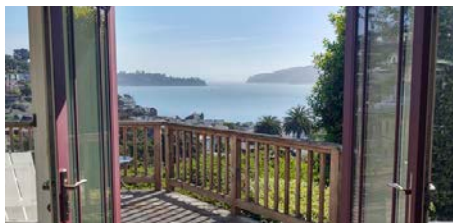
Address	Total Units	Unit Type(s)	Price	\$/SF
27-29 Crescent Ave Sausalito, CA	2	1 - 2/1 1 - 1/1	\$1,320,000	\$850
COE: 10/06/21				



Address	Total Units	Unit Type(s)	Price	\$/SF
118 West St Sausalito, CA	2	2 - 2/1 1 - 1/1	\$1,350,000	\$904
COE: 01/14/22				



Address	Total Units	Unit Type(s)	Price	\$/SF
22-24 Crescent Ave Sausalito, CA	2	2 - 1/1	\$1,500,000	\$992
COE: 08/16/21				



Subject Property	Total Units	Unit Type(s)	Price	\$/SF
515 Valley St Sausalito, CA	2	1 - 2/1 1 - 1/1	\$1,450,000	\$814

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