

BRADLEY COMMERCIAL DIVISION *presents*  
**Fabulous Victorian 3-Plex**



**KATHERINE HIGGINS**  
INVESTMENTS  
415.302.7730  
Email: Katherine@khiggins.com

*Great  
Investment  
Opportunity*



851 Irwin Street, Suite 104  
San Rafael CA 94901



**\$1,250,000**

**531 D Street  
San Rafael, CA**

- *Sophisticated Owner's Unit with Gourmet Kitchen*
  - *2 Additional Units*
- *Walk to Downtown San Rafael*
  - *2-Car Garage*
  - *Offstreet Parking*

**GERSTLE PARK TRIPLEX**  
**531 D Street, San Rafael CA**

**Location:** This fantastic rebuilt Victorian triplex is situated in San Rafael's historic neighborhood known as Gerstle Park. Just three blocks from downtown Fourth Street shops, restaurants and the Rafael Theatre. The property is only five minutes to the Highway 101 on ramp and points north and south. The charming neighborhood is home to some of the City's most majestic Victorians. Both the Gerstle Park Inn and the Panama Hotel add to the neighborhood's special ambience in Marin County's largest city.

**Description:** This wonderful Victorian triplex was completely rebuilt in the 1980's and includes a sophisticated and spacious owner's unit on the second level. The gourmet kitchen includes 14 foot ceilings with skylights, dark maple cupboards with Zodiac countertops, a center island with stainless countertop, Thermador professional stainless steel appliances, recessed lighting, random plank hickory flooring and three amber glass pendants above the center island!

This is a home for entertaining! In addition, the kitchen opens out to the great room, with space for dining and relaxing. Floor to ceiling built in bookcases line one wall of the great room and three ceiling fans add to the eclectic atmosphere of the living space.

The owner's unit includes two bedrooms with huge closets and a European style bath with marble floors, Karol custom cabinetry and tiled shower. Golden oak floors are in both bedrooms and the great room.

Heating includes a high efficiency forced air system and an on demand water heater.

Downstairs are the two additional units, each with a one bedroom, one bath apartment. An all electric kitchen and light maple cupboards in both the kitchen and bathroom add to the ambience. Each lower unit has French doors from the living room to a private outdoor patio. The owner is installing engineered hardwood floors in these rentals.

At the rear of the property is a two car garage, extra off street parking and a small yard. The beautifully landscaped property includes a trellised gardenia in the front and a mature shade tree in the rear with seasonal annuals lining the drive way.

**KATHERINE HIGGINS**  
*APARTMENT INVESTOR'S ADVISOR*

**GERSTLE PARK TRIPLEX**  
**531 D Street, San Rafael CA**

**Rent Roll**

<u>Unit</u>	<u>Bedrooms</u>	<u>Proforma</u> <u>Rent</u>
A	2 Br / 1 Ba	\$ 2600
B	1 Br / 1 Ba	1319 - 1425
C	1 Br / 1 Ba	1425
#1	Garage	175
#2	Garage	175
Rents		\$ 5,694
<b>Yearly Total</b>		<b>\$ 68,328</b>

**Expenses**

Insurance	\$ 1,500
Tax (new est.)	15,625
Utilities (PG&E, water, garbage)	2500
License	125

<b>Total Expenses</b>	<b>\$ 19,750</b>
-----------------------	------------------

**Income**

<b>Net Income (Projected)</b>	<b>\$ 48,578</b>
-------------------------------	------------------

**KATHERINE HIGGINS**  
*APARTMENT INVESTOR'S ADVISOR*

**GERSTLE PARK TRIPLEX**  
**531 D Street, San Rafael CA**





**KATHERINE HIGGINS**  
*APARTMENT INVESTOR'S ADVISOR*

**GERSTLE PARK TRIPLEX**  
**531 D Street, San Rafael CA**

