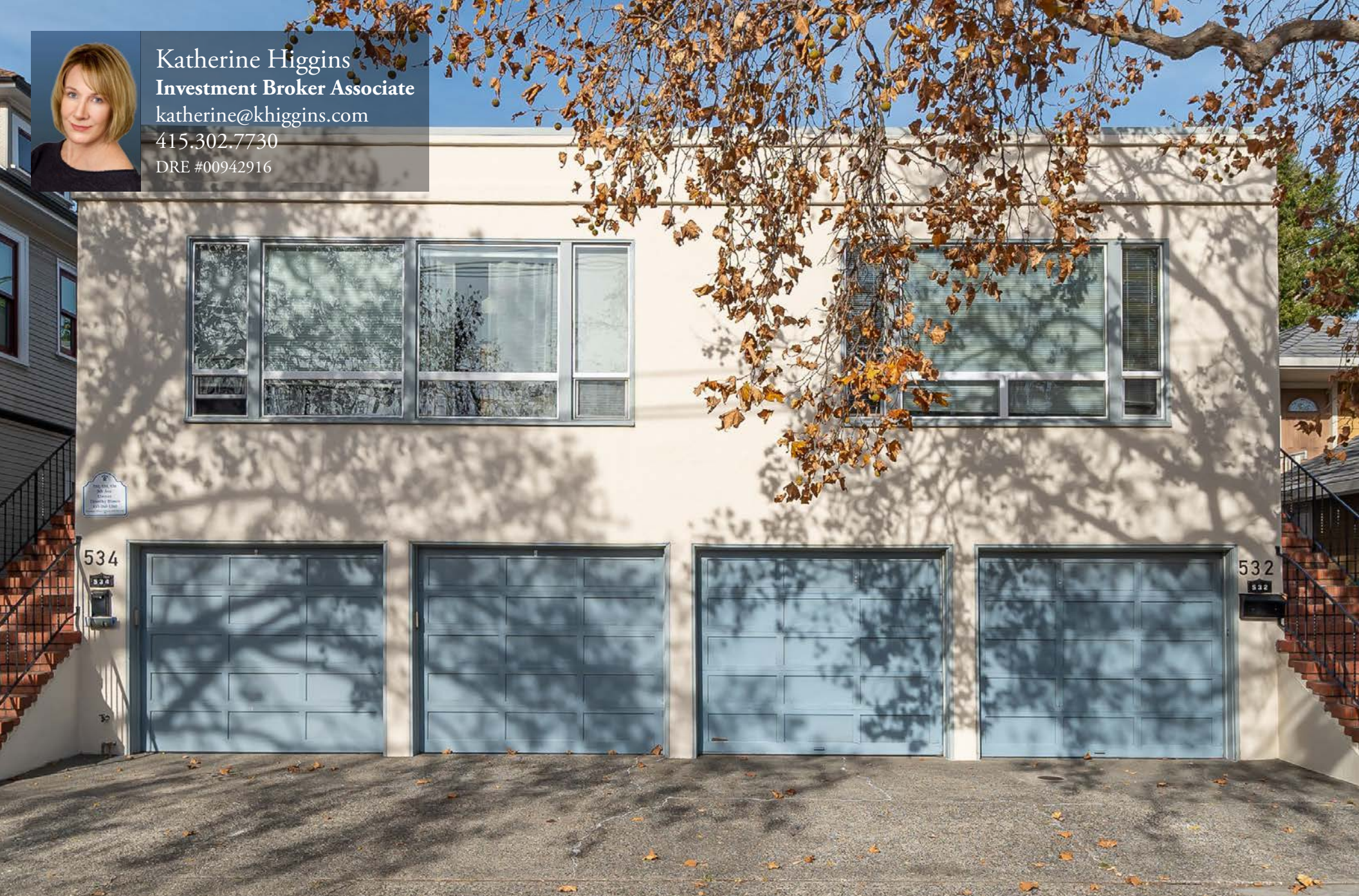




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532-536 Fifth Ave
San Rafael, CA

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\$1,550,000
3 Units

532-536 Fifth Ave, San Rafael, CA***Charming Downtown San Rafael Triplex with 4 Garages***

Built in 1948, this charming two-story stucco legal triplex consists of three large one-bedroom flats totaling 2,320 square feet. In addition, tenants have access to one of the 4 attached single car garages with remote controlled garage door openers and plenty of space for car and storage.

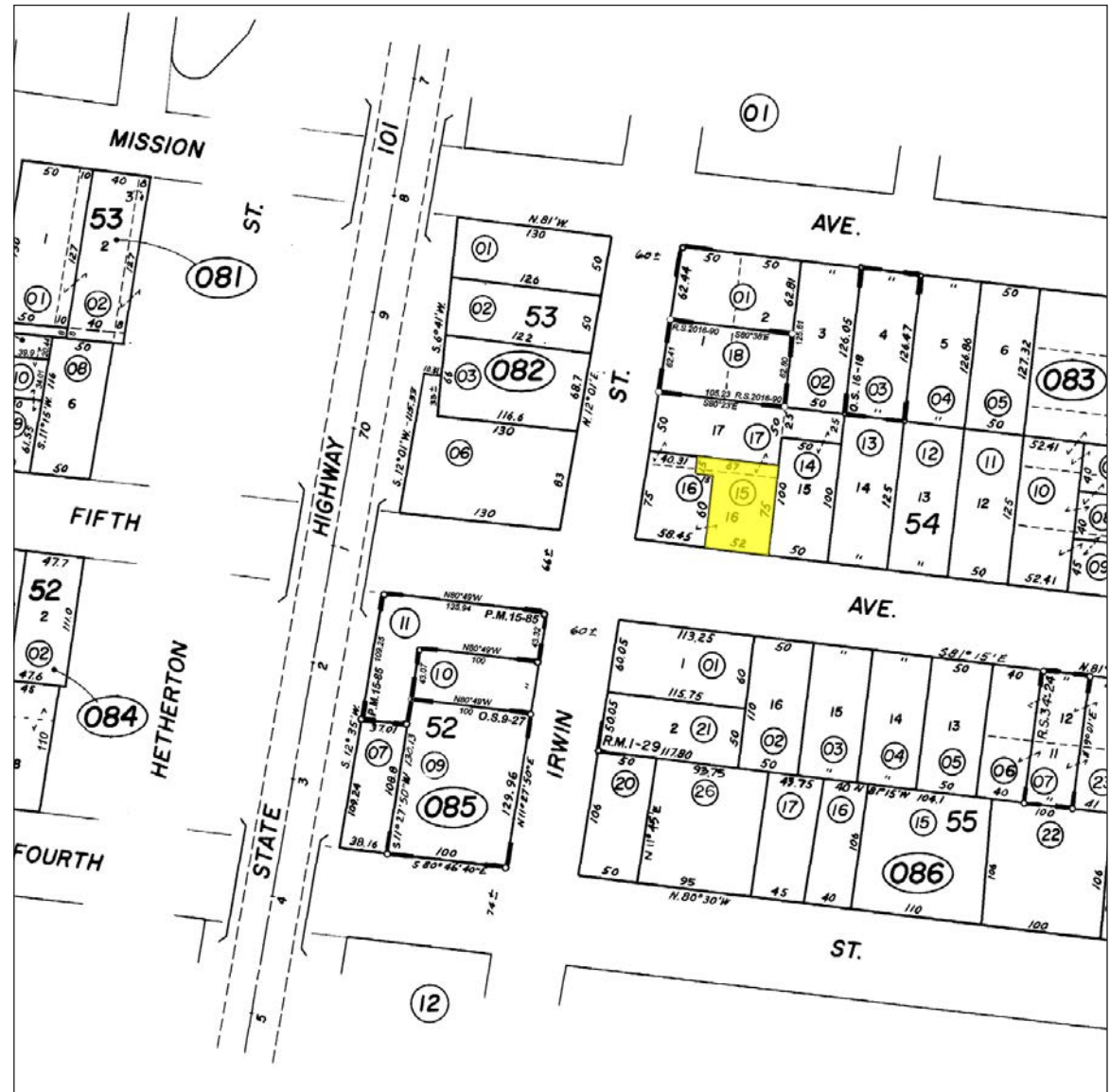
Unit #532 and #534 have hardwood floors in the living areas, vinyl floors in the bathrooms and remodeled kitchens with stone counter tops, new kitchen cabinets, stainless steel appliances, and new wood look laminate flooring. Unit #536 has carpet and vinyl flooring.

Through a private, locked gate at the rear of the property is a sunny lushly landscaped patio with room for a barbecue, lawn furniture and potted plants. Access to the private space for tenants is either through the ground floor entrance to Unit #536 or a redwood stairway leading up to the kitchen back doors of the two upper flats. This common area creates a unique outdoor space that is well loved and maintained by the tenants.

The owner upgraded the electrical during his ownership and added a laundry room with a stacking Maytag washer and dryer, which required the addition of a 4th electric meter. Currently, the owner is using two garages as storage units but will vacate at close of escrow. This is a pride of ownership property that will be delivered turnkey with a stable rental history and many recent upgrades that make it an attractive investment for the discerning investor.



Address:	532-536 Fifth Ave San Rafael, CA 94901
Parcel Number:	014-083-15
Year Built	1948
# of Units:	3
# of Buildings:	1
# of Stories	2
Building SF:	2,320 SF
Lot SF:	4,125 SF
Parking:	Four (4) 1-Car Garages
Roof:	Tar & Gravel
Foundation:	Concrete Slab
Exterior:	Stucco
Framing:	Wood
HVAC:	Gas Wall/Floor Heaters*
Wiring:	Circuit Breakers
Laundry:	Shared; Coin-Op (Owned)
Utilities (Tenants):	PG&E
Utilities (Owner):	Water, Sewer, Trash

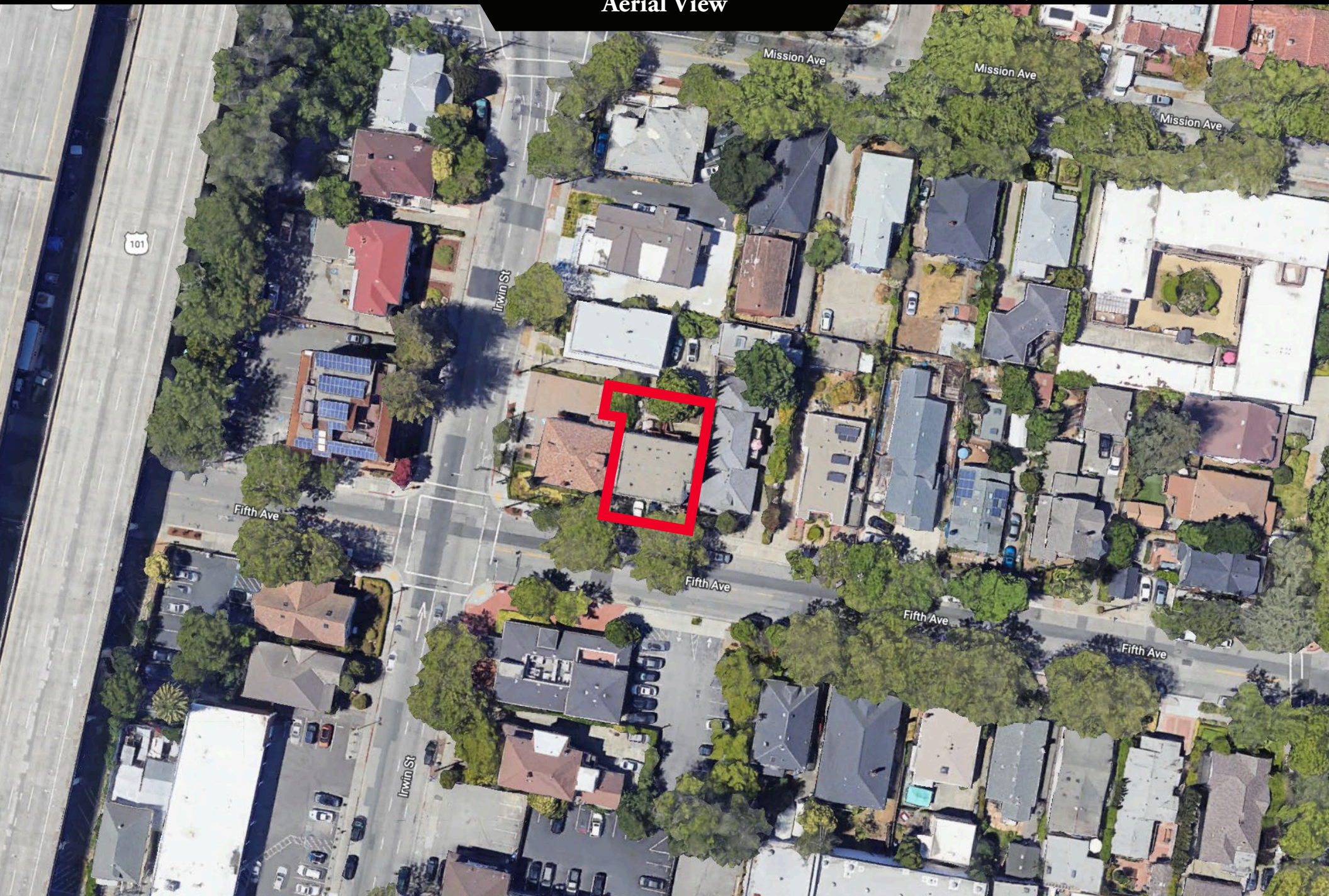


*Unit 536 - gas wall heater. Units 532 & 534 - central gas floor heaters coming up through a register in the hall floor.



532-536 Fifth Ave - This ideally located two story stucco pride of ownership triplex is on the north side of Fifth Avenue between Grand Avenue and Irwin Street. The property sits on a flat lot on a leafy tree lined street just minutes to Whole Foods, Trader Joes and Montecito Shopping Center. Freeway access is just down the block and five minutes to downtown San Rafael shops, restaurants, banks and entertainment venues.

San Rafael, CA - The city is the County seat of Marin County, California and sits on the northwest shore of San Francisco Bay. It's known for its beautiful mountain vistas, lush green hills, spectacular coastline and stunning architecture. The historic Mission San Rafael, built in 1817, sits in the center of downtown and the restored church still holds services throughout the week. Other notable buildings are the restored Art Deco theater on Fourth Street and the Marin County Civic Center just north of downtown, designed by world renowned architect Frank Lloyd Wright. San Rafael is the largest city in Marin County, with a population over 50,000 and is home to employment centers that include BioMarin, Kaiser Permanente, and the County of Marin. Residents enjoy year-round temperent weather, upscale restaurants and bars and entertainment venues. For outdoor sports lovers there is Peacock Gap Golf Course, three yacht clubs with boating and social activities, public access beaches and many hiking and biking trails.





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





Unit #	Unit Type	Unit Description	Current Rent	Market Rent
532	1BR/1BA	Upgraded / Lease / 760 Sq. Ft.	\$2,600	\$2,600
534	1BR/1BA	Upgraded / Lease / 814 Sq. Ft.	\$2,550	\$2,600
536	1BR/1BA	Month-to-month / 736 Sq. Ft.	\$2,300	\$2,600
-	-	Laundry	\$40	\$40
Gross Monthly Income			\$7,490	\$7,840
Gross Annual Income			\$89,880	\$94,080



Income	Current	Market
Gross Monthly Income	\$7,490	\$7,840
Gross Annual Income	\$89,880	\$94,080

Expenses	
New Taxes (@ 1.1654%)	\$18,064
Sewer Assessment (from taxbill)	\$2,581
Fixed Assessments (from taxbill)	\$1,811
Insurance	\$2,896
Water	\$1,040
PG&E	Tenants
Trash	\$1,716
Maintenance (Est. @ \$750/Unit)	\$2,250
Total Annual Expenses	\$30,358

	Current	Market
Net Operating Income	\$59,522	\$63,722

Price	\$1,550,000
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GRM	17.25	16.48
Cap Rate	3.84%	4.11%
Price/SF	\$668	



Address	Total Units	Unit Type(s)	Price	\$/SF
1712 5th Ave San Rafael, CA	3	1 - 3/2 2 - 2/1	\$1,550,700	\$574
COE: 06/08/22				



Address	Total Units	Unit Type(s)	Price	\$/SF
114 Laurel Pl San Rafael, CA	3	2 - 2/1 1 - 1/1	\$1,470,000	\$513
COE: 11/18/21				



Address	Total Units	Unit Type(s)	Price	\$/SF
211-215 C St San Rafael, CA	2	1 - 2/1 1 - 2/2	\$1,655,000	\$593
COE: 04/08/22				



Subject Property	Total Units	Unit Type(s)	Price	\$/SF
532-536 Fifth Ave San Rafael, CA	3	3 - 1/1	\$1,550,000	\$668

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