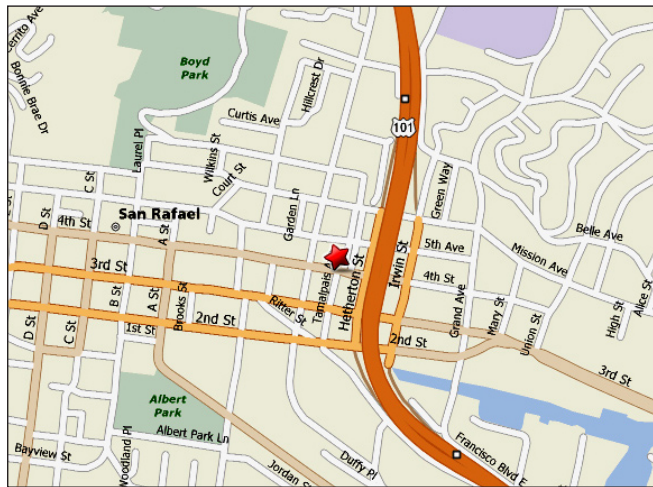




714 - 716 Fourth Street, San Rafael, CA

FOR SALE : Downtown Retail/ Office Building

- Historic Mixed-use Retail/ Office Building in Central Business Dist.
- High Visibility & High Traffic location



NEW PRICE
\$1,199,000

Contact:

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FOR SALE : Downtown Retail/ Office Building

714-716 Fourth Street, San Rafael, CA

Property Description:

The approximately 2,350 square feet of ground floor commercial area is retail space. The upstairs office space totals 1,190 square feet. Includes private offices, kitchen, bathrooms and open space. There is a delivery alley in the rear of the building.

Zoning:	H-O (Hetherton Overlay)
Fire Sprinklers:	No
Parking:	Public
Total Building Size:	3,540 +/- sq. ft.
Year Built:	1908 +/-
APN:	015-710-025
Flood Zone:	B (Flood insurance not required)
Earthquake Fault Zone:	None

Sale Terms:

Offered at \$1,199,000.

Conventional Financing Proposal:

Funding	Amount	Rate	Maturity
30% Down Payment	\$359,700		
Principal Balance	\$839,300	7.25%	10 Year Fixed 30 Year Amortization
Monthly Payment:	\$5,691.12		
Annual Payments:	\$68,293		

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FOR SALE : Downtown Retail/ Office Building

714-716 Fourth Street, San Rafael, CA

Income Information:

Unit	Size	Tenant	Rent/ Month (per square foot)
714	1,190 sf	Kim Spa	\$2,499 (\$2.10) Gross
716	2,350 sf	Zeba Home	\$5,875 (\$2.50) Gross
Totals	3,540 sf		\$8,374

Rent Per Month	\$8,374
Annual Gross Rent	\$100,488
Vacancy Rate @ 5%	- \$5,024
Effective Annual Rent	\$95,464
Annual Expenses	-\$22,656
Annual Net Rent	\$72,808
Cap Rate	6.10%

Expense Information:

	Annual	Month	Per SF: Annual = Month
Taxes	\$15,856	\$1,321.33	\$4.50 = \$0.37
Insurance	\$5,000	\$416.67	\$1.41 = \$0.12
Maint. / Water	\$1,800	\$150.00	\$0.51 = \$0.04
Total	\$22,656	\$1,888.00	\$6.42 = \$0.53

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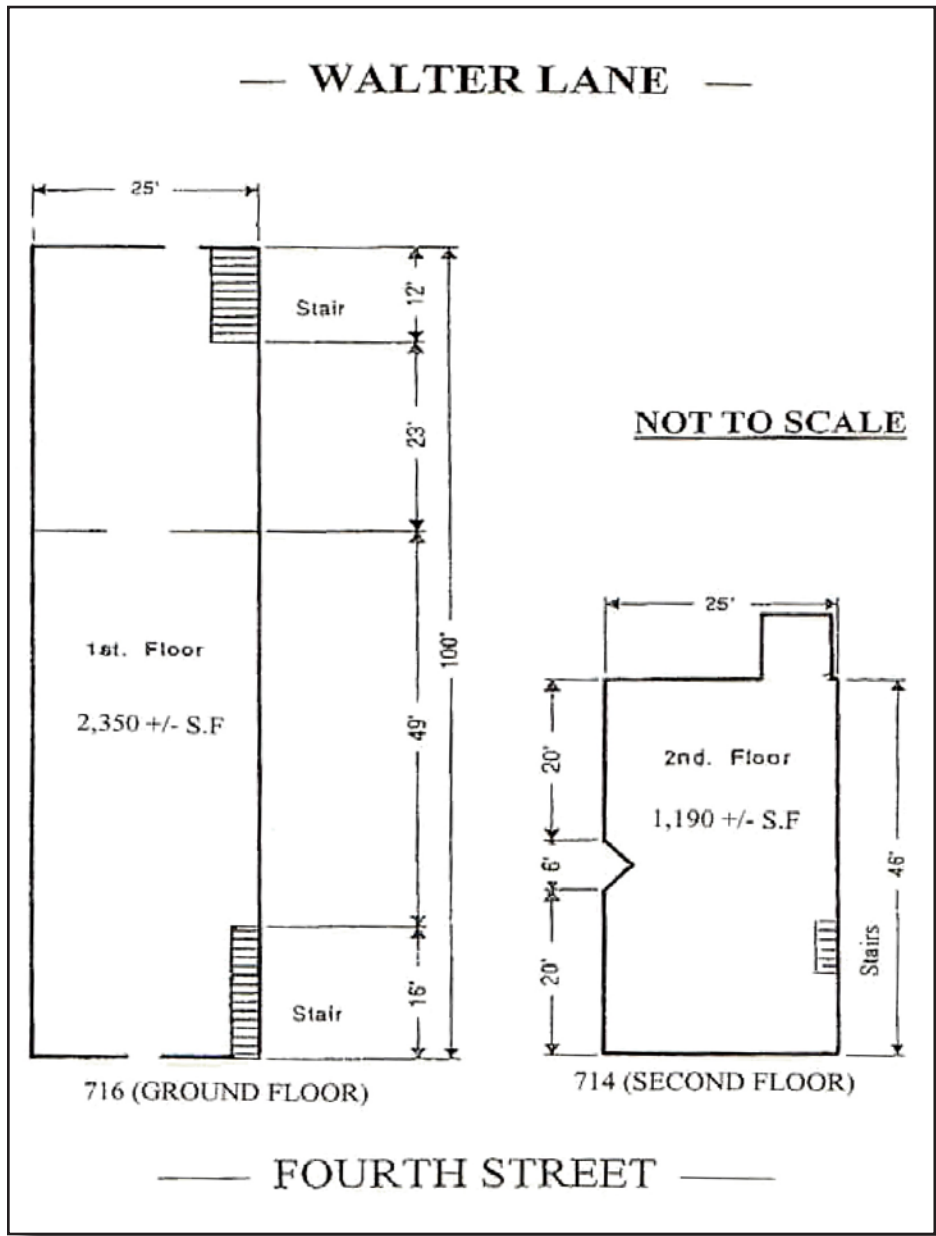
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