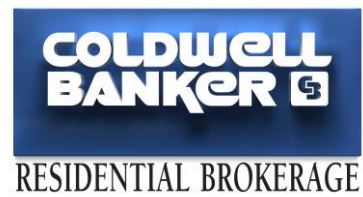


1222 IRWIN STREET, SAN RAFAEL CA

A 10 UNIT RESIDENTIAL COMPLEX



PRESENTED BY:

Sondra Oczkus, Broker Associate

Direct 415.899.9201

Sondra.Oczkus@cbnorcal.com

www.SondraSellsHomes.com

CalBRE# 01445455

Karyn Asfour Kambur, REALTOR

Direct 415.516.3221

karyn@karynkamburrealestate.com

www.KarynKambur.com

CalBRE# 01785669

1222 IRWIN ST, SAN RAFAEL CA 94901

DESCRIPTION

A rare find! Turn-Key Investment Opportunity.

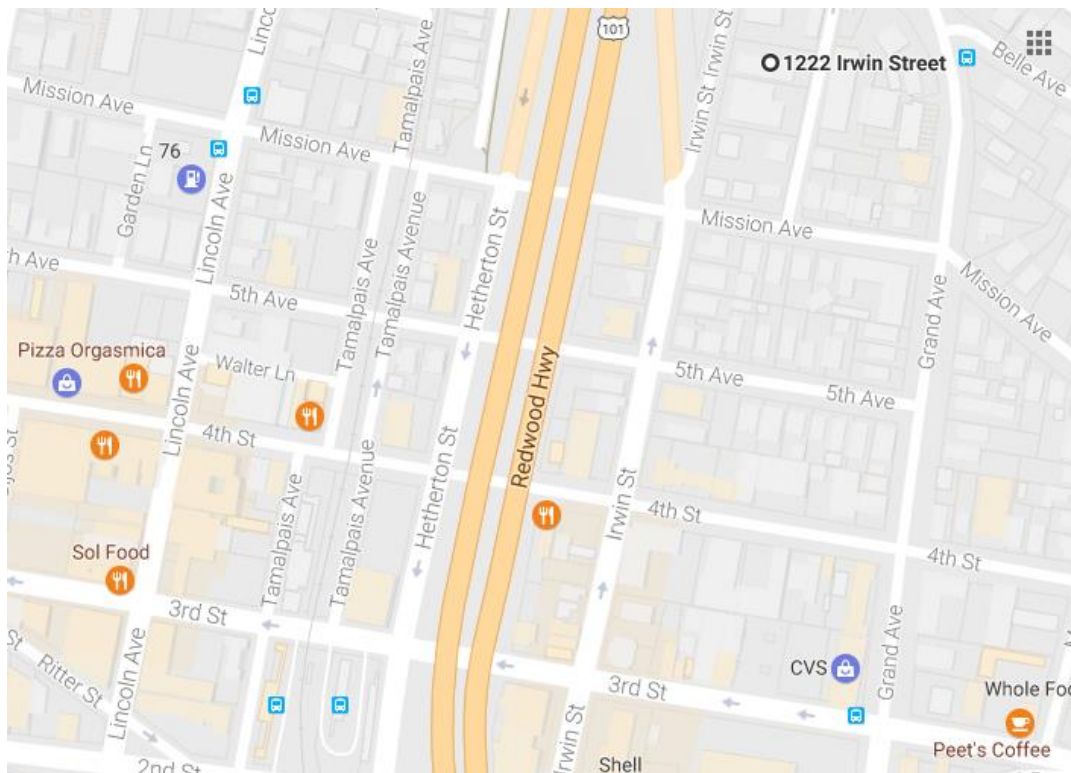
A unique 10-unit residential complex in central San Rafael at the Lower Dominican area. The Glenwood Apartment Complex is 1B/1B each with its own covered carport and storage with patios or large balconies. Long term 'pride of tenancy' tenants have helped to maintain this complex in superior condition. Longtime family pride of ownership with unit upgrades and remodeling make this complex truly turn-key. Convenient access to Highway 101, public transit and the new San Rafael Transit Center and SMART train.

APN: 014-013-03

LOT SIZE : +/- 12606 sft

UNIT MIX INFORMATION

2 buildings / 2 story complex. All units are 1 bed/1bath with patios or private balconies. Coin operated laundry for tenant use.



RENT ROLL - ACTUAL

	Monthly	Annual	Proforma
1/1	1,800.00	21,600.00	30,000.00
1/1	1,420.00	17,040.00	30,000.00
1/1	1,800.00	21,600.00	30,000.00
1/1	1,950.00	23,400.00	30,000.00
1/1	1,420.00	17,040.00	30,000.00
1/1	1,950.00	23,400.00	27,000.00
1/1	1,420.00	17,040.00	27,000.00
1/1	1,800.00	21,600.00	27,000.00
1/1	1,900.00	22,800.00	27,000.00
1/1	1,420.00	17,040.00	27,000.00
	16,880.00	202,560.00	285,000.00

FINANCIAL SUMMARY / PROFORMA

Cap Rate	4.53%
GRM	15.35
Expense Source	Owner
Est. Misc./Other Expenses	\$15,000.00
Est. Taxes	\$46,800
Est. Utilities Exp.	\$12,690.00
Est. Insurance Exp.	\$3,000.00
Est Total Annual Exp	\$77,490.00
Monthly Expenses	\$6,457.50
Gross Scheduled Inc	\$254,000*
Monthly Income	\$21,166*
Est Net Income	\$176,510



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