



## Triplex - \$1,775,000 11-19 Mooring Road – San Rafael



Pride of ownership triplex with the opportunity to continue as a family compound.

Large 2+BR apartments, each with private entrances and separate laundry rooms. Four-car garage and an additional common laundry room. Large fenced in yard area.

Two of the units have been extensively remodeled. Live in or rent out. One of the nicest triplexes I have seen.

[11-19Mooring.com](http://11-19Mooring.com)

Updated: 01/01/18 • MLS #21728818

## 11-19 Mooring Rd – San Rafael Triplex - \$1,775,000

**LOCATION** Just blocks east of downtown San Rafael. Very close to the Montecito Shopping Center and Whole Foods. The property is a triangle in layout and fronts both Mooring Road and Point San Pedro Road.

**PROPERTY OVERVIEW** The property was originally built in 1962, and has been occupied by the current owners since 1977.

The three apartments offer an unusual opportunity for a family compound; each family or friend occupying one of the large apartments. All have private entrances and share a large fenced yard area. Ideally suited as a solution to keep your kids in Marin at an affordable price. Alternatively, there would be strong demand for these units to quality tenants.

The building is of two story, wood frame construction with a slab floor on the first level. There is a four-car garage and ample additional off-street parking. There is also on-street parking on both Mooring and Point San Pedro Road. There is a common laundry storage room off of the garage; however, all units have their own individual laundry facilities. Almost all windows have been replaced with dual pane. There is a very large yard area that previously supported a swimming pool. The property is completely fenced and very private.

Unit 11: Large 2BR/1.5BA plus den (7-rooms) townhouse style apartment of approximately 1,400 sf. Ground level entrance to an open floor plan with many windows offering views of private yard area and Mt. Tamalpais. Large remodeled kitchen. Two bedrooms and a den or third bedroom and full bath plus laundry room on the second story. Nice Mt. Tam views from the master bedroom.

Unit 15: Large 2BR/2BA (6-room) apartment on the second floor of approximately 1,295 sf. Originally a three-bedroom apartment; the floor plan was reconfigured as two bedrooms and a large family room. Each bedroom includes a full bath. There is a separate laundry room. Great Mt. Tam views from the living room. Large entry deck.

Unit 19: 2BR/2BA (5-room) townhouse style apartment of approximately 1,150 sf. Original kitchen opens to a dining room plus a full bath on the ground level. Two bedrooms, laundry room and full bath on the second floor.

Heating is provided by either baseboard or wall electric.

**DIRECTIONS** From US 101, east on 2<sup>nd</sup> Street, ½ mile to Mooring Road.

**SHOWING** Unit 19 is vacant – lockbox. Call listing agent for contact information on the other two apartments. Can be shown on short notice to occupants.

## 11-19 Mooring Rd – San Rafael Triplex - \$1,775,000



COMPLEX ENTRY FROM MOORING ROAD



SIDE YARD AREA



FRONT YARD AREA



GARAGES



LIVING ROOM #11



KITCHEN AREA #11

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ENTRY DECK #15



LIVING ROOM #15



KITCHEN #15



FAMILY ROOM #15



ENTRY #19



KITCHEN AREA #19

# 11, 15 & 19 MOORING ROAD

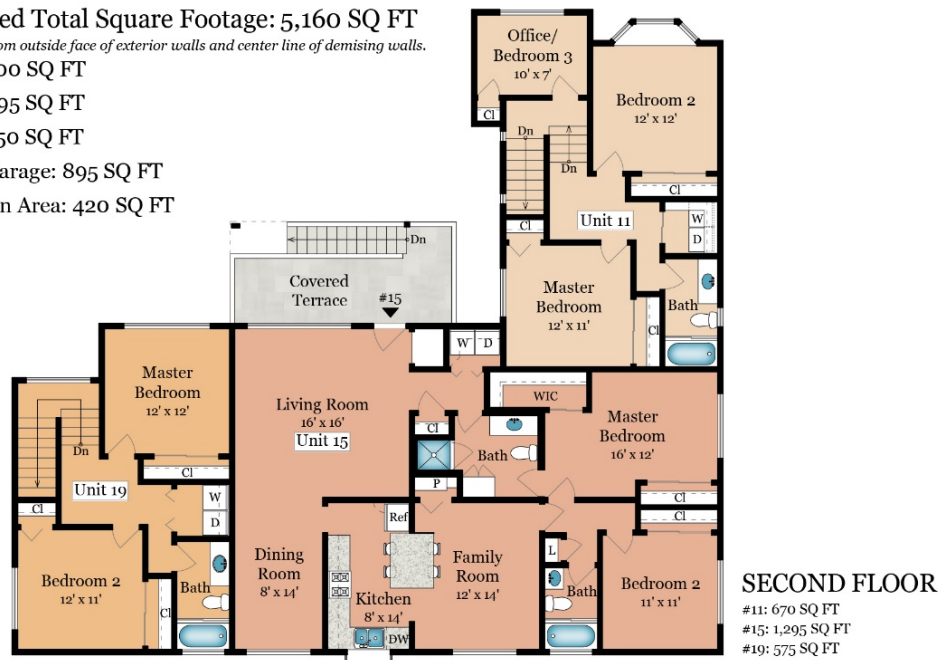
SAN RAFAEL, CA 94901



**Estimated Total Square Footage: 5,160 SQ FT**

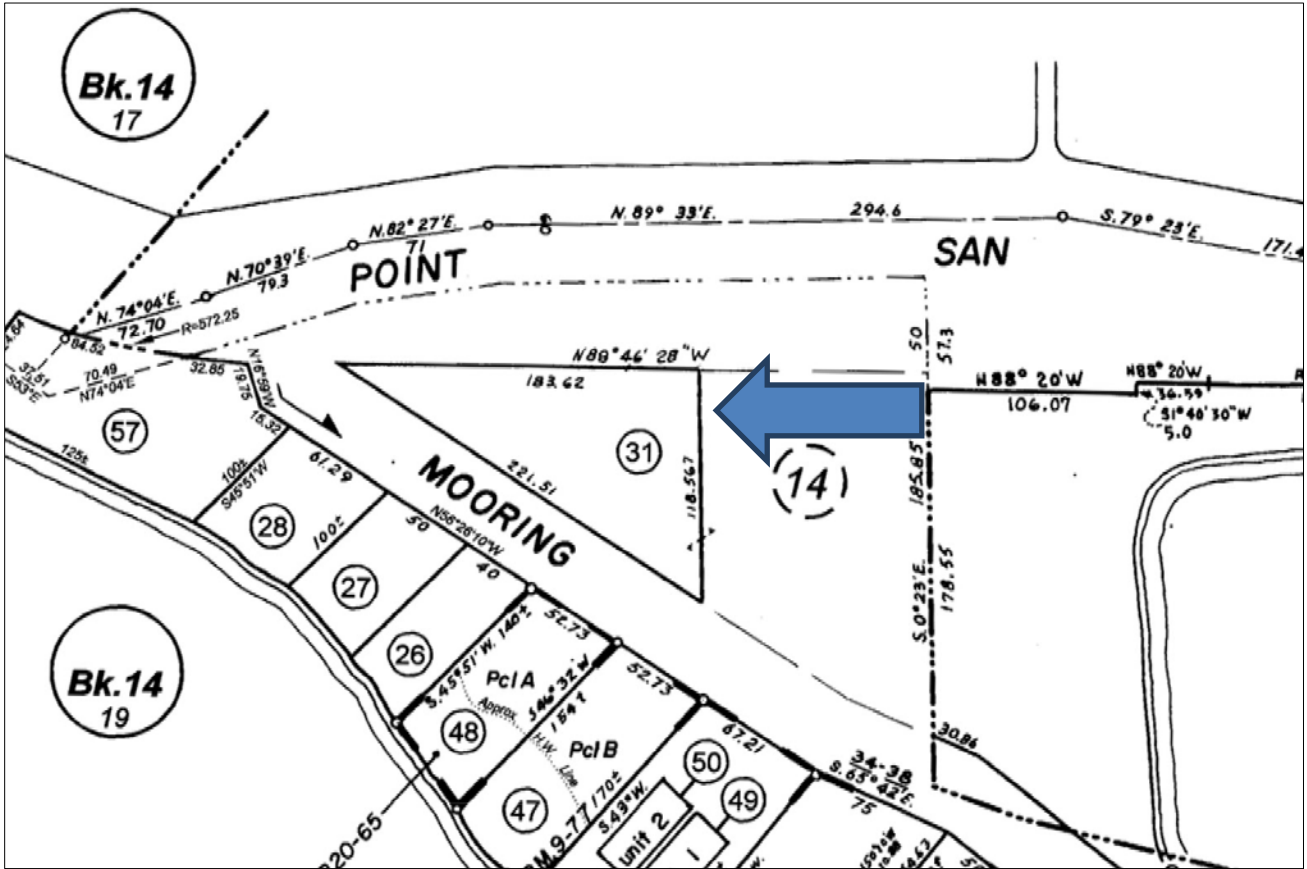
*Calculated from outside face of exterior walls and center line of demising walls.*

- #11: 1,400 SQ FT
- #15: 1,295 SQ FT
- #19: 1,150 SQ FT
- 4-Car Garage: 895 SQ FT
- Common Area: 420 SQ FT



Rendering by Floor Plan Visuals.  
 All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

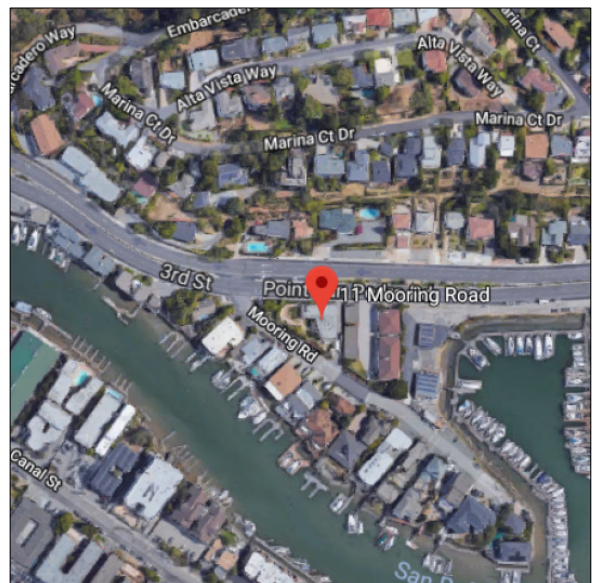
# 11-19 Mooring Rd – San Rafael Triplex - \$1,775,000



PARCEL MAP APN: 008-010-31



STREET MAP



SATELITE MAP

## 11-19 Mooring Rd – San Rafael Triplex - \$1,775,000

### ANNUAL PROPERTY INCOME

| Unit #                      | Unit Description                                | Suggested Rent Value |
|-----------------------------|---|----------------------|
| #11                         | Large 2BR, 7 room, 1,400 sf townhouse apartment | \$ 3,350+            |
| #15                         | Large 2BR, 6 room, 1,295 sf apartment           | 3,350+               |
| #19                         | Large 2BR, 5 room, 1,150 sf townhouse apartment | 2,800+               |
| <b>Total Monthly Income</b> |   | <b>\$9,500+</b>      |

Currently owner occupied. Rents are conservative projections of market; buyer to verify.  
Expenses do not include allowance for vacancy or management.

### ANNUAL PROPERTY EXPENSES

|  |                  |
|--|------------------|
| Taxes (new @ 1.161% + \$1,599)                   | 22,200           |
| Sewer (paid with tax bill, est @ \$825/unit)     | 2,500            |
| Insurance (est)                                  | 2,500            |
| PG&E (est)                                       | 600              |
| Water (est)                                      | 1800             |
| Refuse (by tenants)                              | 0                |
| Maintenance, Repairs & Reserves (est. 5% income) | <u>5,700</u>     |
| <b>Total Annual Expenses</b>                     | <b>\$ 35,100</b> |
| <b>Net Operating Income (NOI)</b>                | <b>\$ 78,900</b> |

### PROPERTY SUMMARY

|                         |              |   |                                      |
|-------------------------|--------------|---|--------------------------------------|
| <b>Property Price:</b>  | \$ 1,775,000 | <b>Approximate Rentable Size (Buyer to verify):</b> | 3,845 sq. ft.<br>(Floor Plan Visual) |
| <b>Number of Units:</b> | 3            | <b>Approximate Lot Size:</b>                        | 10,998 sq. ft.<br>(Assessor)         |
| <b>GRM</b>              | 15.6 market  | <b>Price/ sq. ft.</b>                               | \$ 462/sq. ft.                       |

The information stated above was obtained from sources we believe to be reliable, but make no representations or warranties, expressed or implied, as to its accuracy. Acreage and square footage are approximations and have not been confirmed.

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## Select Duplex and Triplex Sales

| Address  | Price Date               | Description  | GRM Actual Market | Size \$/sf \$/unit                | Year Built |
|--|--------------------------|--|-------------------|-----------------------------------|------------|
| 307 Sunset Way<br>Tam Valley                           | \$1,670,000<br>Aug 2017  | Bank owned triplex in Tam Valley. Rough condition. 2BR/2BA TH units. Vacant.                             | -                 | -<br>-\$557,000                   | 1978       |
| 38-40 Forbes<br>San Rafael                             | \$1,300,000<br>Oct 2017  | Nice duplex in the Forbes area. 2-2BR with garage, updated.  | -                 | 1,828 sf<br>\$711/sf<br>\$650,000 | 1950       |
| 4 Miramar<br>San Rafael                                | \$1,550,000<br>June 2017 | 2-3BR units plus a non-conforming third unit in the Gerstle Park area.                                   | -                 | -<br>-\$775,000                   | 1947       |
| 16 Latham<br>San Rafael                                | \$1,145,000<br>June 2017 | Extensively remodeled. 3BR up and 2BR dn. Shared parking driveway.                                       | 15.9              | 2424 sf<br>472/sf<br>\$573,000    | 1907       |
| 16 Thomas<br>San Rafael                                | \$1,275,000<br>Mar 2017  | Charming duplex in the Sun Valley area. Updated kitchens, garage, yards and patios.                      | 18.6              | 1,969 sf<br>\$648/sf<br>\$638,000 | 1960       |
| 95 Clark<br>San Rafael                                 | \$1,288,250<br>Feb 2017  | 3BR & 2BR. Gerstle Park location. Large but awkward floor plan. Large fenced yard for one unit.          | -                 | 2,781 sf<br>463/sf<br>\$257,500   | 1964       |
| 572 Scenic<br>San Rafael                               | \$1,050,000<br>Mar 2017  | Up and down duplex with carport. Some views, average condition.  | 15.9              | 2,000 sf<br>\$525/sf<br>\$525,000 | 1975       |
| <b>Subject Property</b><br>11-19 Mooring<br>San Rafael | \$1,775,000              | Pride of ownership triplex well suited for owner occupant. Large 2+BR units with garages, views and yard | 15.6              | 3,845 sf<br>\$462/sf<br>\$592,000 | 1962       |

Note:

Information taken from listing agents publication on MLS. Has not been confirmed.



## ATTENTION

This brochure has been prepared to provide summary information to co-operating brokers and prospective purchasers to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property, and is not a substitute for a thorough due diligence investigation. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Michael J Burke and Golden Gate Sotheby's International Realty have not conducted a thorough investigation regarding these matters and make no warranty or representation regarding the accuracy or completeness of the information provided. References to square footage, age and some expenses are approximate.