

## Mixed Use – 3 Residential + 2 Retail

**1605-1607 Sir Francis Drake Boulevard @ Kent Avenue  
Fairfax, CA**

**Price Just Reduced: \$1,325,000**



*Highly desirable property on the San Anselmo/Fairfax border. Comprised of two commercial spaces and 3 apartments in back building.*

**[CLICK HERE: www.1607SFD.com](http://www.1607SFD.com)**

- Updated kitchens/bathrooms
- All apts have private yard or patio
- Separately metered with individual water heaters
- Parking: garage – 1 car
- Central heat
- New stucco facade
- Building size: 2,781 sq. ft.
- Lot size: 5,000 sq. ft.
- Year built: 1930 (per appraiser)
- Roofs: Shingle, tar & gravel
- Exterior: stucco/wood siding
- APN #: 002-211-05



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**Income: \$105,300 – Projected Income: \$133,200**

Unit	Unit Type/Tenant	Approx Sq. Ft.	Current Rent	Market Rent
<b>Residential</b>				
*1A	2bd/1ba	946	\$2,600	\$3,200
*2B	1bd/1ba	375	\$1,500	\$2,000
C	1bd/1ba	640	\$1,875	\$2,100
<b>Retail</b>				
**1605	A Fork Full of Earth	819	<u>\$2,800</u>	<u>\$3,800</u>
<b>Total</b>		<b>2,781</b>	<b>\$8,775</b>	<b>\$11,100</b>

*\*Private backyard included with units. \*1 Unit A vacating March 31, 2021. \*2 Unit B rent increases to \$1,590 on May 1, 2021. \*\*Garage parking included in lease*

### **Expenses w/o Taxes: \$7,013**

Property tax 1.12% of sales price

Insurance: \$3,228

Water/Garbage: \$2,700

Cleaning: \$240

Pest Control: \$845



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