

OFFERING
MEMORANDUM

1541 4TH
STREET



DAVID KRAM | Senior Associate
P: 415.273.2183
E: dkram@a-c.com

REID LEWIS | Associate
P: 415.430.2380
E: rlewis@a-c.com

ARROYO & COMPANY
COMMERCIAL REAL ESTATE SERVICES

SAN RAFAEL, CALIFORNIA

The information contained herein is strictly confidential. It is furnished solely for the purpose of considering the acquisition of the property described herein and is not to be used for any other purpose or made available to any other person without the express written consent of Arroyo & Company Inc. (the "Agent"). No representation is made with regard to its accuracy or completeness. Prospective investors should conduct their own investigation and reach their own conclusions without reliance on the material contained herein.

Neither the Seller nor the Agent nor any of their respective officers, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective purchaser.

The Seller and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer for the Property is approved by the Seller and any conditions to the Buyer's obligations thereunder have been satisfied or waived.

If you have no interest in acquiring the Property at this time, kindly return the Marketing Package.

1541 4TH STREET

San Rafael, CA

ARROYO & COMPANY
COMMERCIAL REAL ESTATE SERVICES

Lic. # 01886047

425 California Street
Suite 2000
San Francisco, CA 94104



Arroyo & Company is pleased to present the opportunity to acquire 1541 4th Street, a mixed use property located in downtown San Rafael.

HIGHLIGHTS

- Located in downtown San Rafael on 4th Street, the main retail corridor.
- Seller financing available.
- Owner user opportunity.
- 1 mile from the nearest entrance to Highway 101.
- 4 parking spaces available for tenants.
- Mixed use property with 1,665 SF retail, (2) 1x1 apartments and 2,120 SF of vacant ground-floor office
- Vacant office includes: Security system, skylights, conference room, high-speed network, kitchenette, and 2 private offices.

FOR MORE INFORMATION CONTACT:

DAVID KRAM
Senior Associate
415.273.2183
dkram@a-c.com
Lic. # 01848816

REID LEWIS
Associate
415.430.2380
rlewis@a-c.com

PROPERTY OVERVIEW

1541 4th Street consists of two buildings with approximately 5,450 square feet of gross leasable area in total. The two-story building with street frontage has two retail spaces on the ground floor, both occupied by Lily's Cleaner, above there are two 1 bedroom 1 bathroom units. The single-story building in the back is vacant and currently built out for an office user.

The front building has approximately 3,330 square feet, 1,665 on each floor. The construction is wood-frame with stucco exterior, brick trim, and a peaked composition shingle roof. Lily's Cleaners has two restrooms, and there are stairs on the eastern side that provide access to the second level apartment units. The units have been painted recently, and have newer vinyl dual pane windows.

The 2,120 square foot building in the back is concrete block construction, adjoins the front building, and can be accessed from 4th street through a side walkway or Latham Avenue in the rear. The building has open beam ceiling with skylights, central heating and air conditioning, and a wrought iron security gate, high-speed network, kitchenette and 2 private offices.

There is a parking and drive way easement at 16 Latham Avenue, which allows for access to 4 parking spaces in the rear of the building. Latham Avenue runs parallel to 4th Street just south of the property.



PROPERTY SUMMARY

Address	1541 4th Street San Rafael CA 94901
APN	011-242-08
Building Area	5,450 SF
Price per SF	\$1,000,000
Land Area	\$183.49
Year Built	5,000 SF
Parking	1920
Zoning	4 spaces
	WEV

LOCATION OVERVIEW

The subject property is located on the southern side of 4th Street between Shaver and Latham Street in western downtown San Rafael. The property has 40 feet of frontage on 4th Street, a two way street with 2 lanes the main pedestrian friendly street in the city, which offers an assortment of retail shops, restaurants, and numerous multi story office buildings.

1541 4th Street is only one mile from the nearest entrance to Highway 101, the main conduit leading through Marin and Sonoma Counties. From there, downtown San Francisco is approximately 18 miles to the south.





BUILDING SUMMARY

FRONT BUILDING

Building Area	3,330 SF
Floors	2 stories
Structure	Wood Frame with Stucco, brick trim
Roof	Peaked composition shingle roof
Windows	New dual pane vinyl windows upstairs
Ground Floor	1,665 SF retail
Second Floor	(2) 1x1 apartment units

BACK BUILDING

Building Area	2,120 SF
Floors	1 story
Structure	Concrete block
Ceiling	Open beam
Features	Skylights
	Central heating & air conditioning
	Wrought iron gate
	Security system
	Conference room
	High-speed network
	Kitchenette
	2 private offices



SITE PLAN

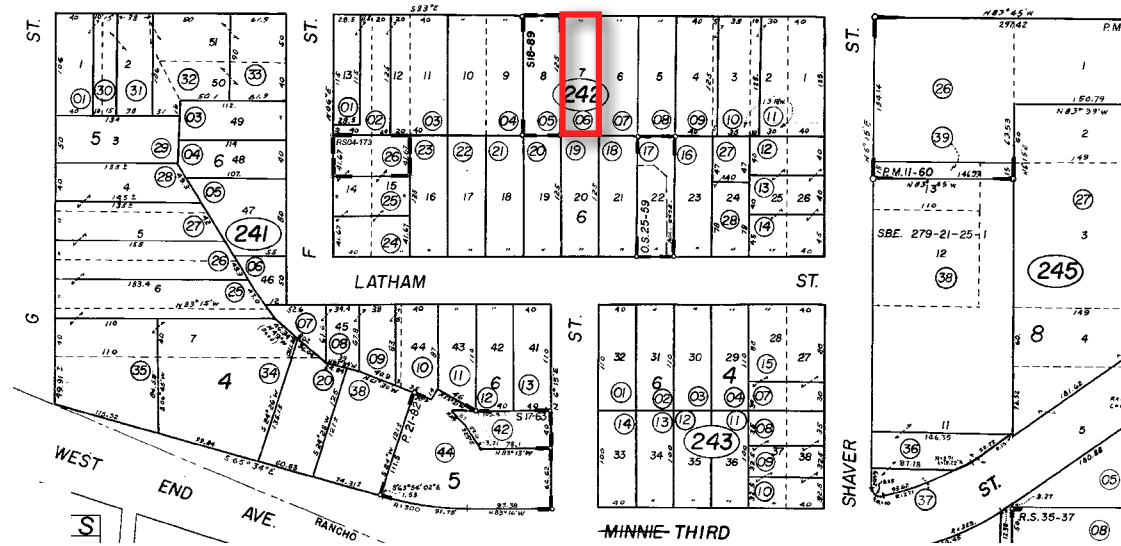


1541 4TH STREET

LOCATION OVERVIEW



PLAT MAP



AERIAL



RENT ROLL

Tenant	Unit SF	per SF	Monthly	Annualized
LILY'S CLEANERS*	1,665	\$1.32	\$2,200	\$26,400
VACANT	2,120	\$1.50	\$3,180	\$38,160
APARTMENT #1	833	\$1.44	\$1,300	\$15,600
APARTMENT #2	833	\$1.44	\$1,300	\$15,600
TOTAL	5,450	\$1.43	\$7,780	\$95,760




*Lily's Cleaners has been a tenant for 5 years and has doubled her space within the last 2 years.

VALUATION

INCOME	STABILIZED
Gross Potential Rent	\$95,760
Vacancy Factor (5.00%)	(\$4,788)
Effective Gross Rent	\$90,972
ESTIMATED EXPENSES	PRO FORMA
Insurance	\$1,200
Property Taxes	\$14,800
Utilities	\$1,500
Repairs & Maintenance	\$3,420
Total Expenses	\$20,920
Net Operating Income	\$70,052

Price	\$1,000,000
per SF	\$183.45
Cap Rate	7.00%

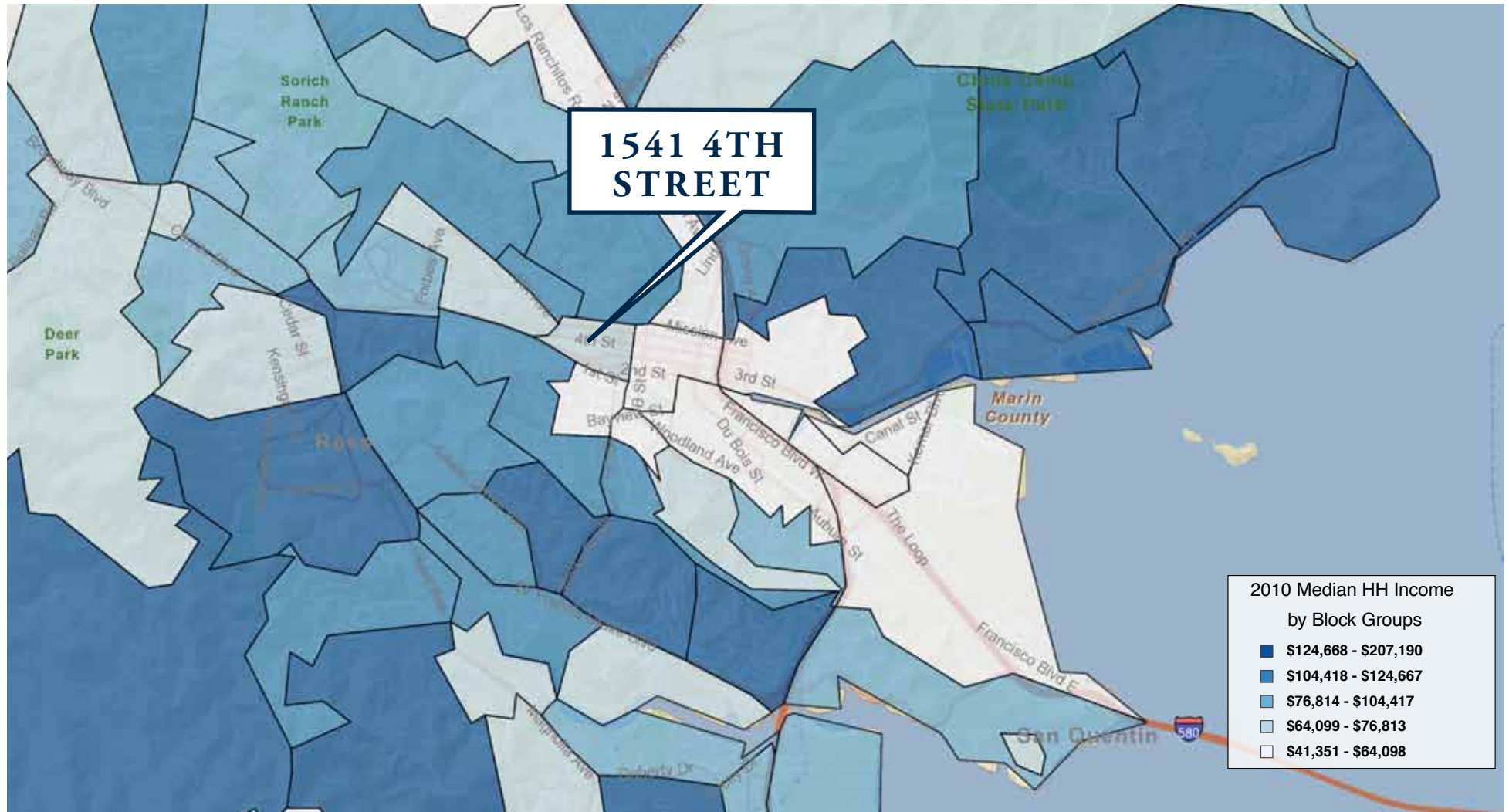


	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	15,205	87,022	138,728
2000 Group Quarters	417	2,634	9,275
2010 Total Population	15,672	90,638	143,176
2015 Total Population	16,026	92,682	146,334
2010 - 2015 Annual Rate	0.45%	0.45%	0.44%
 2000 Households	7,042	36,102	55,098
2000 Average Household Size	2.1	2.34	2.35
2010 Households	7,228	37,029	56,417
2010 Average Household Size	2.11	2.38	2.38
2015 Households	7,384	37,828	57,657
2015 Average Household Size	2.12	2.39	2.39
2010 - 2015 Annual Rate	0.43%	0.43%	0.44%
2000 Families	3,354	20,642	32,785
2000 Average Family Size	2.77	2.93	2.91
2010 Families	3,425	21,112	33,475
2010 Average Family Size	2.8	2.99	2.96
2015 Families	3,468	21,418	33,985
2015 Average Family Size	2.82	3	2.97
2010 - 2015 Annual Rate	0.25%	0.29%	0.3%
 2000 Housing Units	7,263	37,195	56,632
Owner Occupied Housing Units	40.1%	55.3%	60.8%
Renter Occupied Housing Units	56.9%	41.8%	36.5%
Vacant Housing Units	3.0%	2.8%	2.7%
2010 Housing Units	7,563	38,556	58,563
Owner Occupied Housing Units	39.1%	53.7%	59.0%
Renter Occupied Housing Units	56.5%	42.3%	37.3%
Vacant Housing Units	4.4%	4.0%	3.7%
2015 Housing Units	7,741	39,447	59,933
Owner Occupied Housing Units	39.1%	53.6%	58.9%
Renter Occupied Housing Units	56.3%	42.3%	37.3%
Vacant Housing Units	4.6%	4.1%	3.8%
Median Household Income			
2000	\$57,589	\$65,367	\$70,043
2010	\$70,581	\$81,950	\$92,917
2015	\$91,255	\$105,230	\$111,038
Median Home Value			
2000	\$495,513	\$514,054	\$516,266
2010	\$716,062	\$733,571	\$736,356
2015	\$825,462	\$853,167	\$852,647
Per Capita Income			
2000	\$39,601	\$42,610	\$43,094
2010	\$50,203	\$51,170	\$53,099
2015	\$59,278	\$60,535	\$62,603
Median Age			
2000	38.9	40.4	40.8
2010	42.0	43.3	43.6
2015	42.5	44.0	44.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

2010 MEDIAN HOUSEHOLD INCOME MAP



**ARROYO &
COMPANY**
COMMERCIAL REAL ESTATE SERVICES

Pedro Arroyo
Chief Executive Officer
415.273.2100
parroyo@a-c.com
Lic. 00669070

David Kram
Senior Associate
415.273.2183
dkram@a-c.com
Lic. 01848816

Reid Lewis
Associate
415.430.2380
rlewis@a-c.com

425 California Street Suite 2000 | San Francisco, CA 94104

T:(415) 445-7800 | F:(415) 430-2388
Lic. 01886047

www.arroyocommercial.com