



14 Sentinel Ct.

San Rafael, 94901

**Holmes  
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## Price Upon Request

## Financial Overview & Asset Performance

### UNIT RENT ROLL BREAKDOWN

UNIT	UNIT SIZE (SQFT)	MONTHLY RENT	ANNUALIZED RENT
Unit 1: Main Residence	2,020	\$5,500.00	\$66,000.00
Unit 2: 1 BD   1 BA	1,130	\$3,400.00	\$40,800.00
Unit 3: Studio	450	\$1,800.00	\$21,600.00
Unit 4: Cottage	650	\$3,050.00	\$36,600.00
<b>Total Portfolio Metrics</b>	<b>4,250 SQFT</b>	<b>\$13,750.00</b>	<b>\$165,000.00</b>

### ANNUAL OPERATING STATEMENT

Gross Scheduled Income (GSI)	\$165,000.00
Operating Expenses	\$54,688.00
Cap Rate	5.82%
<b>Net Operating Income (NOI)</b>	<b>\$110,313.00</b>



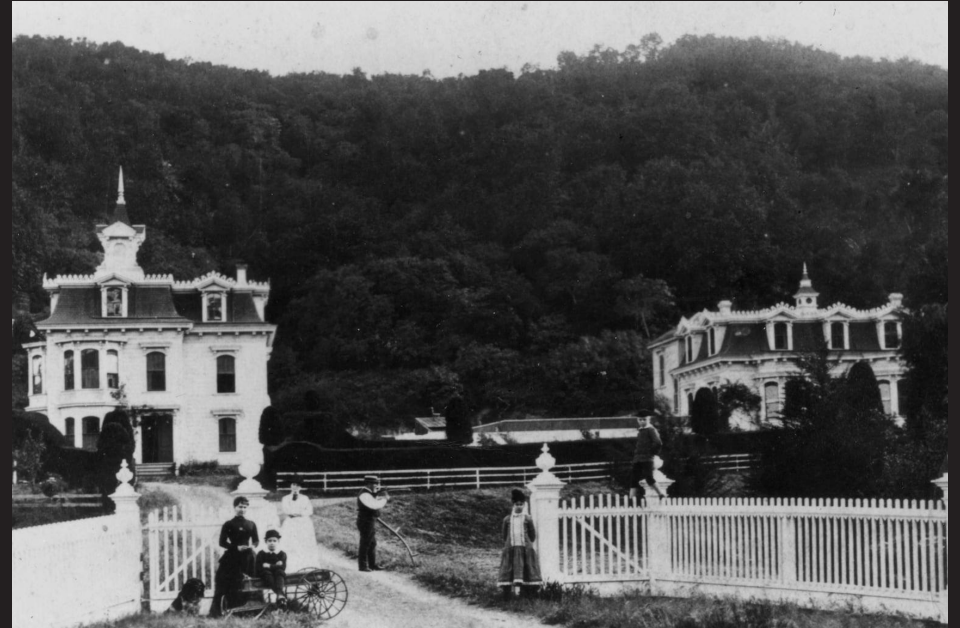


135-137 Spring Grove Ave San Rafael, 94901

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## Historical Significance & Landmark Status

A Legacy of Architectural Excellence: Rich in historical provenance, 14 Sentinel Court stands today as a celebrated, formally recognized local landmark in Marin County. Capturing the timeless elegance of Northern California's early architecture, historical photographic records document this property as a key feature among two remarkable, sprawling Victorian estates originally owned by prominent historic figures Issac Jessup and Louis F. Dunand. With roots directly tied to the original plots spanning 10 Sentinel Court and 241 West End Avenue, the structure represents a rare, surviving piece of the region's rich late-19th-century history.



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