



934 Sir Francis Drake - Kentfield
8 Units - \$ 3,700,000

Ideally located in the heart of affluent south-central Marin, this well-positioned property sits just two blocks east of the College of Marin. The highly desirable Kentfield location offers residents convenient access to major employers, retail, dining, and transportation corridors.

Originally constructed in 1973, as a seven-unit building, a studio was added (#8) then expanded to a 1BR in 1996. 934 SFD has been meticulously maintained with substantial remodeling and upgrades – Truly “turnkey”. All electrical sub panels and the main panel have been replaced. All windows are a heavy-duty dual pane. Six of the eight units have been completely remodeled with laminate floors, SS appliances, black granite counters and seven units feature a fireplace. Most of the apartments have direct Mt Tam views. Four apartments have large private decks. This a full security building with a locking front door and a second secure entrance from the carport area.

The unit mix consists of five 2-bedroom/2 bath apartments, and three 1-bedroom apartments. Parking accommodations include eight carports. Apartments are individually metered for, and tenants pay their own PG&E. There is an on-site laundry room with owned Maytag Commercial washers and dryers. A few of the units have in-unit laundry facilities. The non-ground floor apartments have a second entrance/exit.

www.934SFD.com

MLS # 326072275

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**LOCATION
OVERVIEW**

In real estate, success starts with location—and these apartments deliver on that promise. Ideally positioned in the highly desirable south central Marin community of Kentfield, the property enjoys a prime setting at the corner of Terrace Ave and Sir Francis Drake – just two blocks from the College of Marin.

**BUILDING
OVERVIEW**

Year Built – 1973 as 7 units then a studio was added and expanded to a 1BR in 1996.
Construction – Wood frame/stucco
Foundation – Concrete perimeter and slab
Roof – Torch down and tar & gravel
Windows - Dual pane – heavy duty
Electrical – Recently replaced sub and main panels
Plumbing – copper
Kitchens – Dishwasher in all except #8
Laundry – Laundry Room – owned equipment – Maytag Commercial,
plus a couple of apartments with in-unit laundry
Storage – 7 Individual storage closets plus owner's units
Lot size – 9,925 sf (Assessor)
Building Size – 8,936 sf (Assessor)
Decks – Being Inspected
Heating: Electric baseboard - newer
Price/sf - \$ 414/sf
Price/unit - \$ 465,500
GSI - \$ 269,000 current.
NOI - \$ 181,500 at current rents
GRM – 13.75 at current rents
CAP – 4.91% at current rents

DIRECTIONS

West on Sir Francis Drake, two blocks before the College of Marin.

**SHOWING/
OFFERS**

Please do not disturb tenants. Showings are by appointment only after reviewing the brochure and driving by the property.

Offers as received.

While we believe the building to be in very good condition, the Buyer is strongly encouraged to fully inspect the property to their satisfaction.

Preference given to offers with short inspection periods and closing.

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ANNUAL PROPERTY INCOME		
Unit #		Current Rent
1	1BR/1BA, ground floor, view, FP, SS appliances, fully remodeled.	\$ 2,500
2	1BR/1BA, FP, SS appliances, fully remodeled. View plus private deck	2,550
3	2BR/2BA, FP, SS appliances, fully remodeled. View plus private deck	2,884
4	2BR/2BA, FP, private deck	2,921
5	2BR/2BA, FP, SS appliances, fully remodeled.	3,100
6	2BR/2BA, FP, SS appliances, fully remodeled.	3,075
7	2BR/2BA, in unit laundry, FP, SS appliances, fully remodeled. Private deck.	3,250
8	1BR/1BA, ground floor, smaller in size. No DW, Disposal, or FP	2,042
	Laundry – owned equipment	100
Total Monthly Income		\$ 22,422
Gross Scheduled Annual Income (GSI)		\$ 269,000

ANNUAL PROPERTY EXPENSES	
Taxes (new @ 1.13% + \$5,324)	\$ 47,100
Sewer (paid with tax bill)	9,300
Insurance (estimate \$1,000/unit)	8,000
PG&E house bill (2025)	5,000
Water (2025)	4,900
Refuse (2025)	5,200
Maintenance, Repairs & Reserves (est.\$1,000/unit)	8,000
Total Annual Expenses	\$ 87,500
Net Operating Income (NOI)	\$ 181,500

Expenses do not provide an allowance for vacancy or property management.

PROPERTY SUMMARY			
Property Price:	\$ 3,700,000	Approximate Building Size (Buyer to verify):	8,936 sf (Assessor)
Number of Units:	8	Approximate Lot Size:	9,925 sf (Assessor)
GRM	13.75 GRM,	Price/ sq. ft.	\$ 414/sq. ft. (Assessor)
CAP	4.91% CAP		

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Golden
Gate

Sotheby's
INTERNATIONAL REALTY

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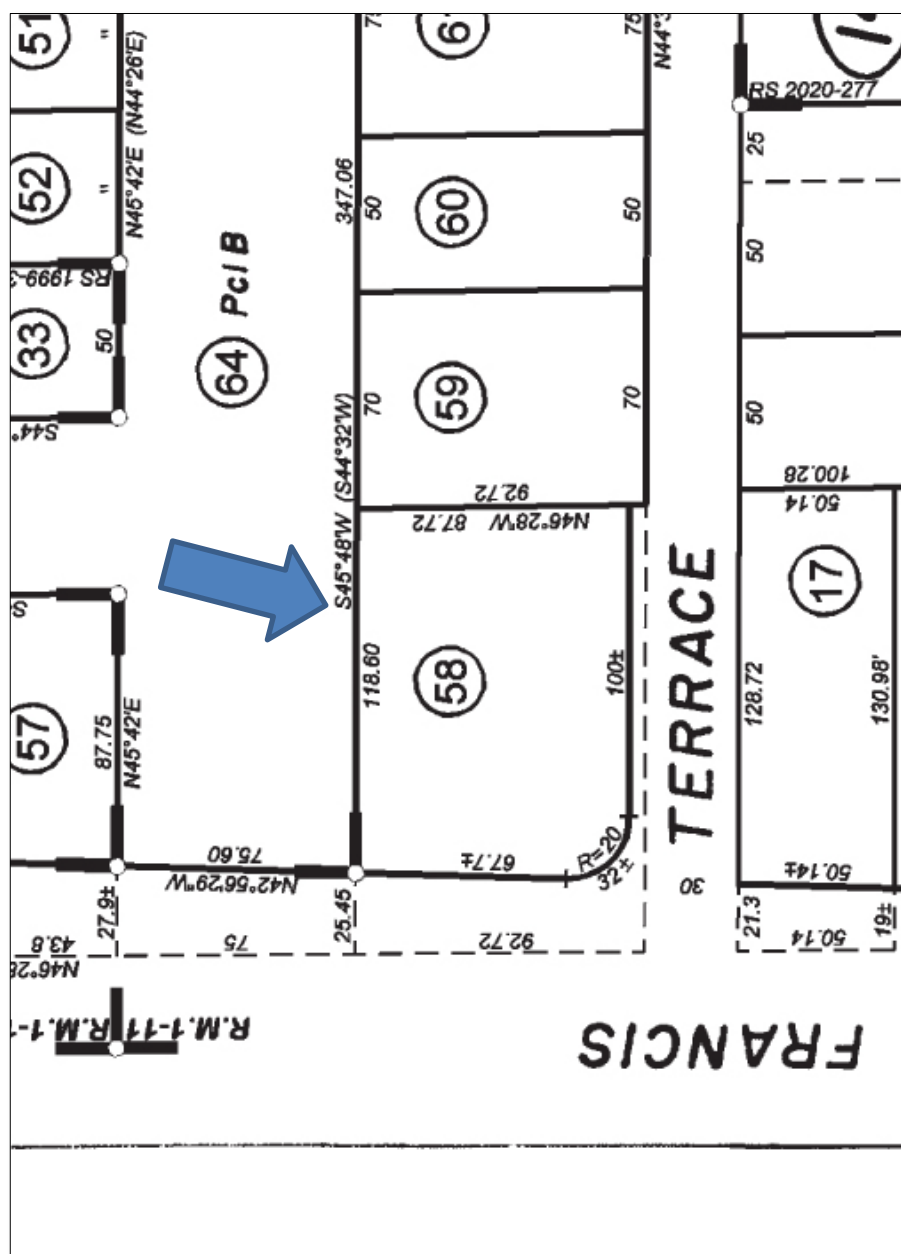
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PARCEL MAP AP# 071-144-58



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AERIAL

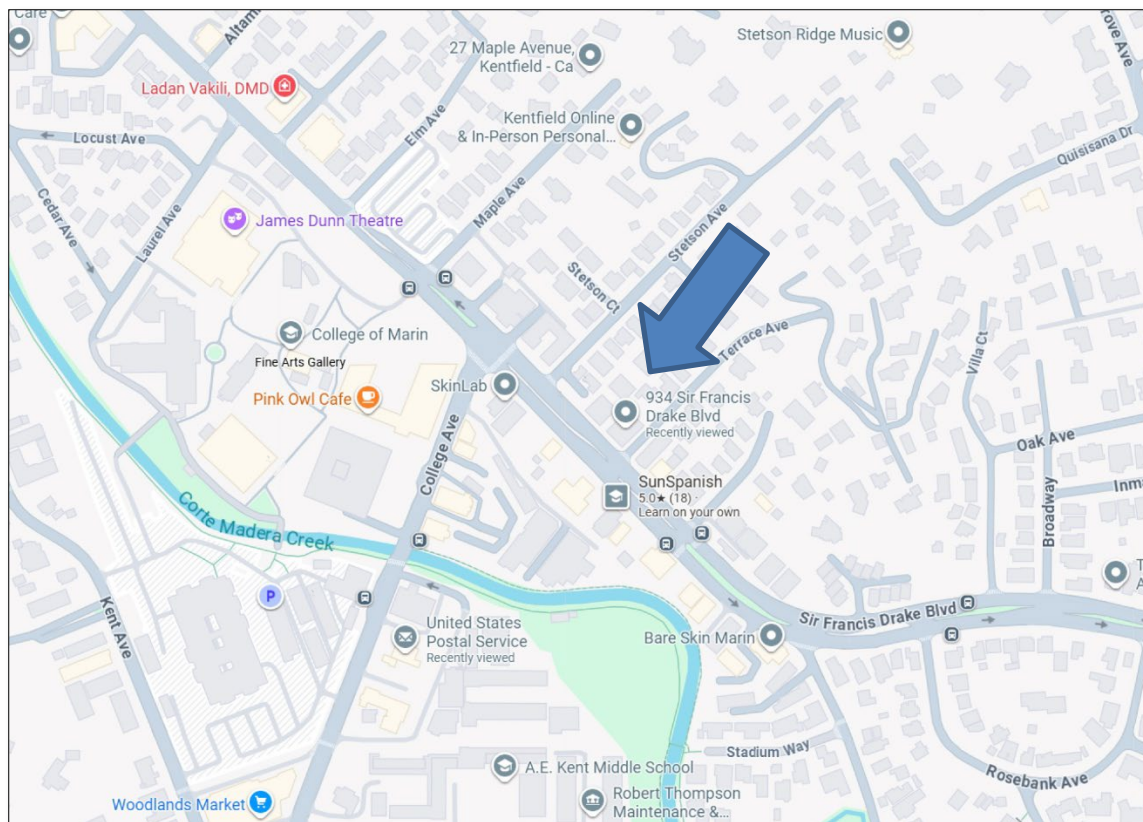


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AREA MAP



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Sales Comparable



151-153 Upper Via Casitas - Greenbrae
Sold April 2026
House + 6 units - \$3,975,000

Unit Mix: 3BR Townhouse, 1-2BR and 5-1BR Apartments

Building Size: 8,426 sf.

\$472/sf.

13.1 GRM

Condition: All units recently fully remodeled and rebuilt. Rents close to market.

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Sales Comparable



500 Via Hidalgo - Greenbrae
Sold December 2025
8 units - \$3,600,000

Unit Mix: 8-2BR

Building Size: 5,472 sf. 684 sf/unit

\$658/sf.

12.4 GRM

Condition: Compact 2BR units all recently remodeled. Rents near market

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Sales Comparable



37 Reed Blvd – Mill Valley
Sold June 2026
8 units - \$3,990,000

Unit Mix: 8-1BR

Building Size: 4,992 sf, 624sf/unit

\$799/sf.

14.4 GRM.

Condition: Remodeled and in good condition. Compact units (high \$/sf)

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Sales Comparable



50 Corte Real - Greenbrae
Sold February 2025
9 units - \$4,390,000

Unit Mix: 9-2BR

Building Size: 12,165 sf, 1,350 sf/unit

\$336/sf. (low \$/sf due to the oversized units)

GSI = 12.4 GRM

Condition: Needed exterior siding repair/replacement.

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Sales Comparable



17 Roque Moraes – Mill Valley
Sold – February, 2026
6 units - \$ 2,600,000

Unit Mix: mix of 2-1BR and 4-2BR units

Building Size: 4,567 sf, 761sf/unit,

\$568/sf.

13.7 GRM

4.9% CAP

Condition: Good condition. Some units partially remodeled

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ATTENTION

This brochure has been prepared to provide summary information to cooperating 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 and Pamela 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.