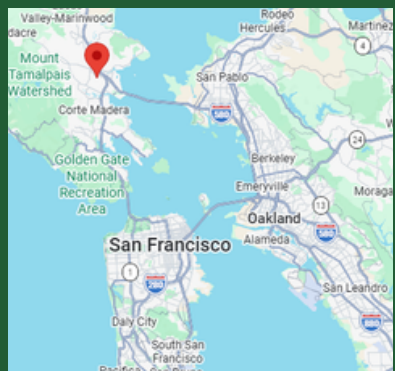




RARE MARIN COUNTY 8-UNIT MULTIFAMILY IN-PLACE RENTS BELOW MARKET 129 Woodland Avenue, San Rafael, CA 94901

- Very low price per unit at \$285k/unit
- Substantial upside: In-place rents ~25% below Marin market average
- 100% occupied
- CoStar projects 15% Marin rent growth through 2029
- Walkable hilltop location — minutes to Downtown San Rafael
- Ideal 1031 exchange candidate

SALES PRICE

\$2,278,888

**In Place Cap Rate:
5.00%**

**Pro Forma Cap Rate:
7.37%**



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LOCATION OVERVIEW - ADD RESTAURANTS

Downtown San Francisco



129 Woodland Ave
8 Units (Below
Market Rents)

Low Vacancy Dense
Residential Housing

Low Vacancy Dense
Residential Housing

Other Retailers within 5 Min Drive



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129 Woodland Ave San Rafael, CA 94901

Parcel Number: 013-114-10

Year Built: 1955

of Units: 8

of Buildings: 1

of Stories: 2

Building Sq Ft: 5,752 Sq Ft

Parking: Carport/Surface

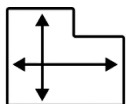
Laundry: Common Room; Coin-op

Utilities (Tenants): PG&E, Water, Cable

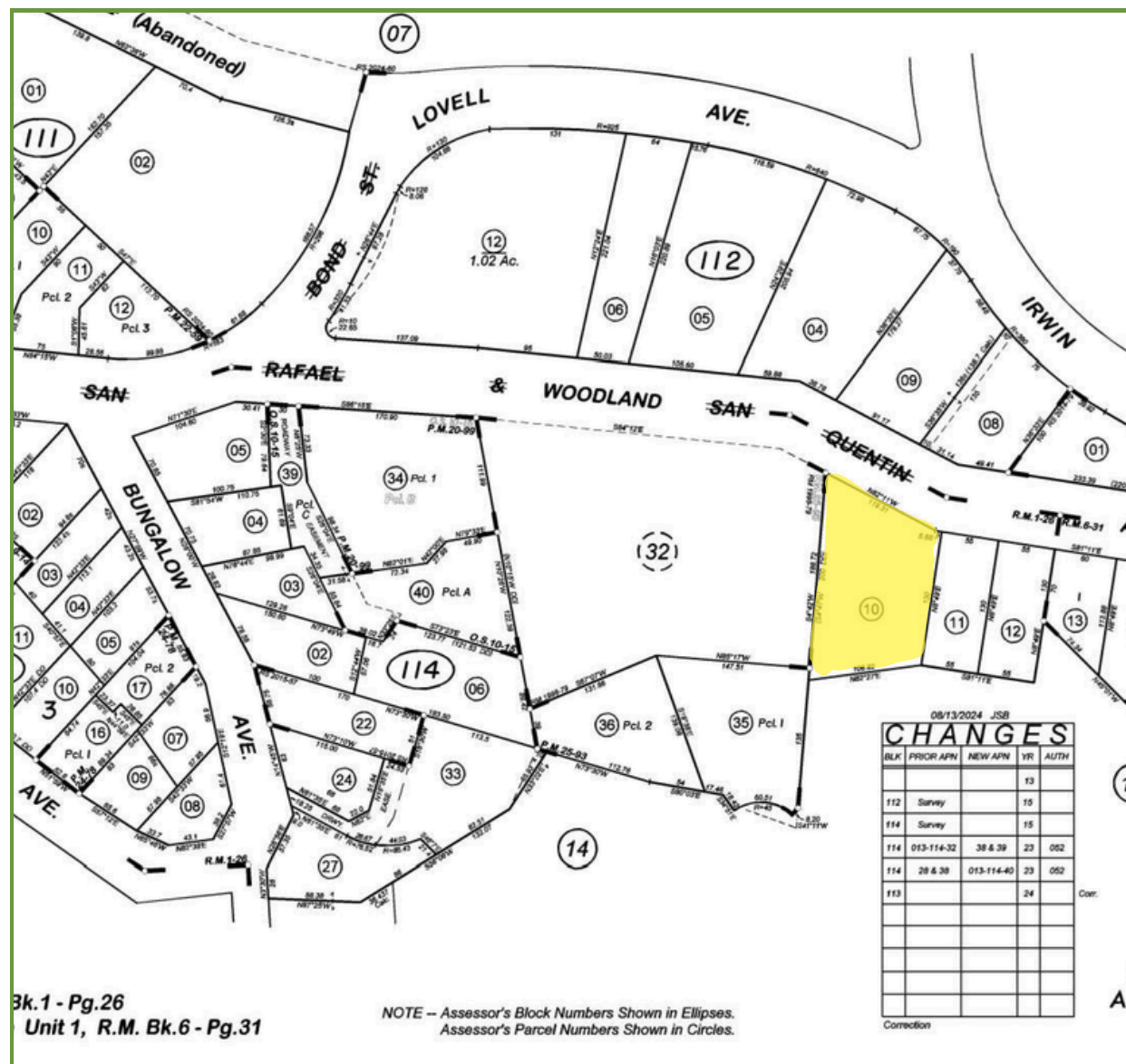
Utilities (Landlord): PG&E (House Meter),
Trash



19,123 SF lot



5,752 SF GLA



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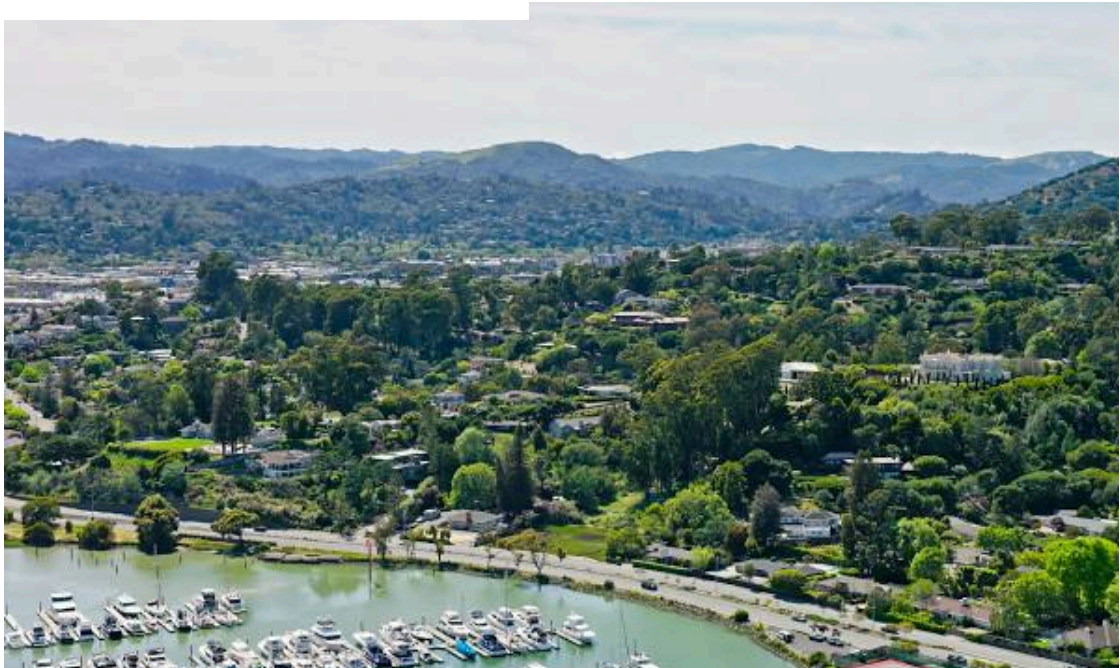
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LOCATION DESCRIPTION



129 Woodland Ave, San Rafael, CA 94901 – A well-positioned multi-family building set pleasantly on a hilltop in the Picnic Valley neighborhood of central Marin County. Units feature large picture windows, beamed ceilings, and in-unit washer/dryer, offering bright, comfortable living spaces with everyday convenience built in. Just a short walk to Downtown San Rafael's shops, restaurants, farmers market, the historic Rafael Theater, and major grocers, with three shopping centers and several parks nearby, this is a well-located income property close to transit and freeway access.

San Rafael, CA – The county seat of Marin and its oldest incorporated city, San Rafael serves as the civic and cultural center of the county, anchored by the Frank Lloyd Wright–designed Marin County Civic Center. Its charming downtown blends Victorian commercial buildings, ethnic restaurants, cafés, and a historic movie theater, complemented by one of the largest weekly farmers markets in California. Nearly 20 parks dot the city, led by China Camp State Park's 1,500+ acres of hiking, biking, and bay access. San Rafael pairs an easy commute to the wider Bay Area with the small-town warmth and sunny Mediterranean climate that make it a Marin favorite.

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UNIT PHOTOS



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FINANCIAL SUMMARY

Operating Expenses (2025)	
Property Tax (to be reassessed at closing)	\$31,155
Utilities	\$10,231
General Repairs and Maintenance (Common Area + Units)	\$11,047
Property Insurance	\$6,506
Total Annual Expenses	\$58,939

In-Place Financials	
Gross Annual Rent	\$180,060
Vacancy Allowance (5%)	(\$9,003)
Effective Gross Income	\$171,057
Operating Expenses	(\$58,939)
NOI	\$113,929

Pro Forma - Stabilized at Market Rents	
Avg Rent/Unit	\$2,500/mo
Gross Annual Rent	\$240,000
Vacancy Allowance (5%)	(\$14,270)
Effective Gross Income	\$228,000
Operating Expenses	(\$58,939)
NOI	\$169,061



48% Rent Upside
(+\$55k NOI)



+2.2% Rent Increase
(Marin County YoY)



4.3% Vacancy Rate
(Marin County)



In-Place Financials (Subject Property)		Pro Forma Stabilized at Market Rates
NOI	\$113,929	\$169,061
Cap Rate	5%	5%
Value	\$2,278,580	\$3,381,220
Price/Unit	\$284,823	\$422,653
Price/SF	\$396	\$588