

829 San Anselmo Ave, San Anselmo

INVESTMENT SUMMARY

<u>INCOME</u>	<u>CURRENT</u>
Current Monthly Rent Income	\$14,475
Laundry Facility Annual Income	\$1,200
Gross Annual Income	\$174,900

<u>EXPENSES</u>	
• Property Taxes (est. \$2,250,000@1.10% est.)	\$24,750.00
• Fixed Assessments (from tax bill 9/2025)	\$6,168.00
• Insurance	\$14,783.00
• Fire Extinguisher Service	\$485.00
• San Anselmo License	\$89.00
• PG&E	\$880.30
• Trash	\$2,748.45
• Water	\$1,790.94
• Gardner	\$1,790.94
• Maintenance (est 3% of GOI)	\$5,247.00
TOTAL:	\$58,732.63

NET OPERATING INCOME \$116,167.37

PRICE \$2,250,000 @ 5.2% CAP

