Offering Memorandum

250 RED HILL AVENUE

SAN ANSELMO, CA 94960

ENGEL&VÖLKERS® COMMERCIAL

PW PACIFIC WEST GROUP

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Property Description

250 RED HILL AVENUE

Tucked into a peaceful residential setting in San Anselmo, 250 Red Hill Avenue presents a rare multi-unit investment opportunity in one of Marin County's most desirable rental markets.

The property consists of five units across two separate buildings, thoughtfully designed to maximize both privacy and income potential. At the front of the parcel sits a well-positioned duplex, while the rear features a fully remodeled triplex—offering a compelling blend of classic charm and modern upgrades. The property also includes four garage parking spaces (two per building), along with three additional off-street parking spaces.

The triplex unit mix includes (2) studio and (1) 2Br/1BA units, while the front duplex consists of (2) 2BR/1BA units. This diverse configuration appeals to a broad tenant base, ranging from single professionals to small families. With approximately ±2,755 square feet of total building area, the property is efficiently laid out and easy to manage.

From an investment standpoint, the asset delivers solid in-place performance, featuring a 5.8% cap rate and a 11.25 GRM—providing immediate cash flow in a high-demand, supply-constrained market. The remodeled triplex enhances tenant retention and supports future rent growth, while the duplex offers additional value-add potential.

Located just minutes from downtown San Anselmo's shops, dining, and everyday conveniences—and with convenient access to San Rafael and the greater Marin area—this property combines strong financial fundamentals with an exceptional location.

Investment Highlights

250 RED HILL AVENUE

San Anselmo is known for its strong community appeal, excellent schools, and high quality of life—key drivers of consistent rental demand and long-term appreciation.

Just minutes from downtown San Anselmo, offering walkable access to local cafés, restaurants, boutique retail, and everyday services.

Close proximity to hiking, biking, and open space, including Mount Tamalpais State Park, enhances tenant appeal and supports premium rents.

Marin County’s strict development regulations and limited available land create long-term supply constraints, protecting asset value.

The surrounding area features strong household incomes and stable tenancy profiles, supporting reliable occupancy and rent growth.

The property consists of a front duplex and a rear triplex, creating separation between structures and enhancing tenant privacy.

The rear building has been fully renovated, reducing near-term capital expenditure needs and increasing tenant appeal.

Comprised of (2) studios and (3) 2BR/1BA units, catering to a wide range of renters in a high-demand market.

Opportunity to further optimize rents in the duplex units and capture upside in a consistently appreciating market.

Positioned in a low-vacancy, high-demand rental submarket known for long-term tenant retention.

The property offers four garage parking spaces, along with three additional off-street parking spaces.

Property Overview

250 RED HILL AVENUE

INVESTMENT OVERVIEW	
Price	$1,695,000
Down Payment (45%)	$754,275
Units	5
Cost/Unit	$339,000
Sqft	2,755
Cost/Sqft	$615
Year Built	1924
Lot Size	10,240
GRM	11.25
CAP	5.80%
Market GRM	10.16
Market CAP	6.72%

Financial Summary

250 RED HILL AVENUE

PRO-FORMA EXPENSES		
Taxes	$19,799	1.17% tax rate
Direct Charges	$9,257	Actual
Insurance	$5,500	Estimated @ $1,100 per unit
Repairs/ Maintenance	$2,500	Estimated @ $500 per unit
PG&E	$3,600	Actual
WATER	$4,200	Actual
TRASH	$3,000	Actual
ANNUAL EXPENSE	$47,856	

OPERATING DATA	CURRENT	MARKET
Gross Scheduled Income (GSI)	$150,600	$166,800
Vacancy Factor	3.0%	3.0%
Vacancy Loss	$4,518	$5,004
Gross Operating Income (GOI)	$146,082	$161,796
Operating Expenses	$47,856	$47,856
Net Operating Income (NOI)	$98,226	$113,940

Rent Roll

250 RED HILL AVENUE

UNIT	UNIT TYPE	RENTS	MARKET RENT
A (Remodeled)	2BR/1BA	$2,900	$3,100.00
B	2BR/1BA	$2,850	$3,100.00
1 (Remodeled)	Studio	$1,900	$2,200.00
2 (Remodeled)	2BR/1BA	$2,700	$3,100.00
3 (Remodeled)	Studio	$2,000	$2,200.00
Garage		$200	$200.00
GROSS/MONTH		**$12,550**	**$13,900**

Location Description

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250 Red Hill Ave sits in a quiet, residential pocket of San Anselmo, a small town in Marin County known for its tree-lined streets and relaxed, community-oriented feel. The area blends suburban calm with easy access to nature, sitting just a short drive from the rolling hills and open spaces of Mount Tamalpais State Park, where hiking and scenic views are a major draw.

The neighborhood around Red Hill Avenue is characterized by mid-century homes, greenery, and a slightly elevated setting that can offer filtered views of the surrounding hills. It feels tucked away from heavy traffic, yet it’s only minutes from downtown San Anselmo, where you’ll find local cafés, small boutiques, and everyday conveniences clustered along San Anselmo Avenue.

Commuting is relatively straightforward for Marin: nearby Sir Francis Drake Boulevard connects you to San Rafael to the east and Fairfax to the west, while Golden Gate Bridge provides a route into San Francisco for work or city outings.

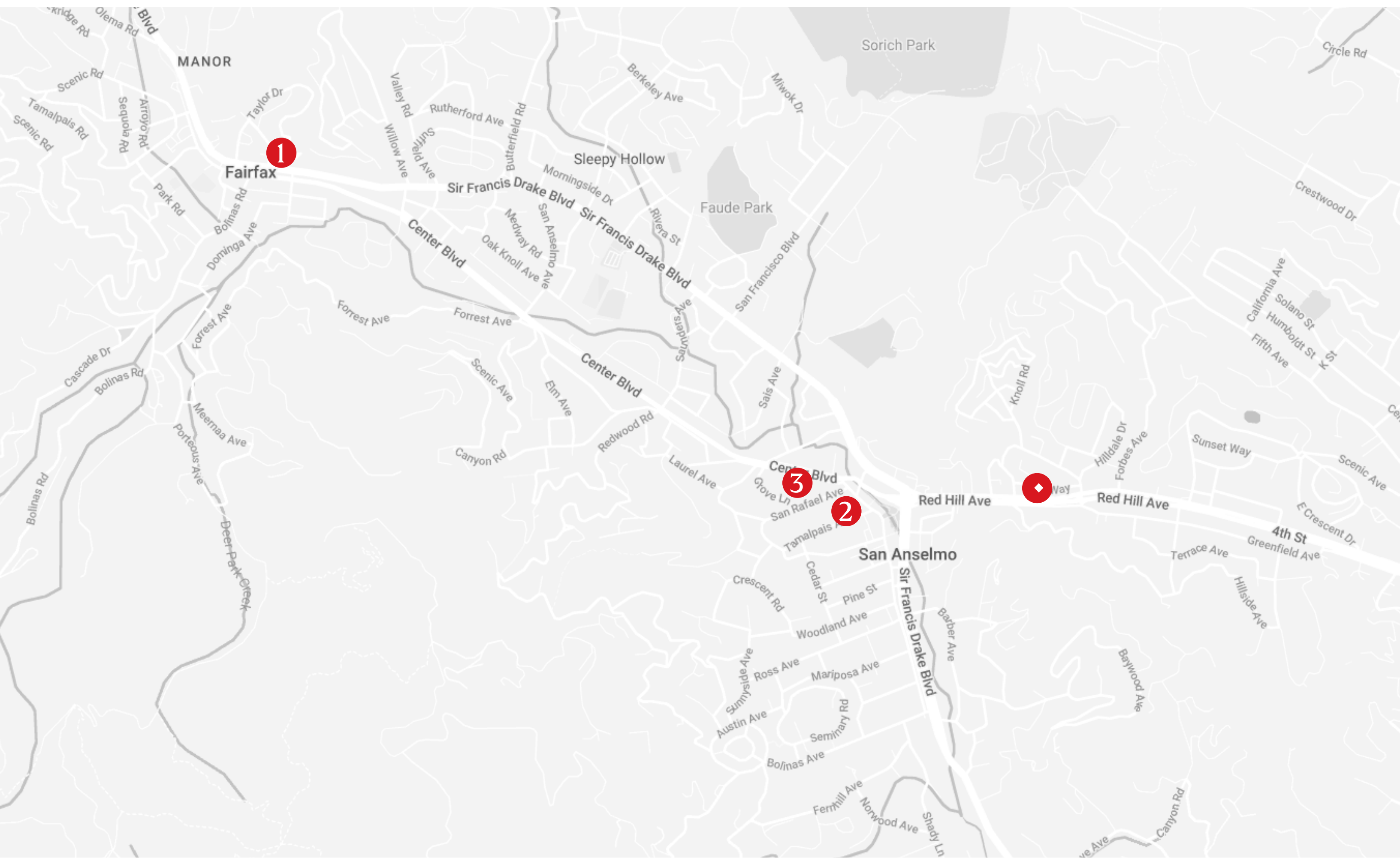
Overall, the location offers a balance of peaceful residential living, access to outdoor recreation, and proximity to small-town amenities with a strong Marin County character.

WALK SCORE: 81

Comparable Listings

250 RED HILL AVENUE

	COMPARABLE SALES	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP RATE	GRM	# OF UNITS	CLOSE
1	8 Rocca Dr	$1,892,000	4,041 SF	$468.20	$378,400	4.94%	12.15	5	12/17/2025
2	22 Tamalpais Ave	$1,425,000	4,425 SF	$322.03	$237,500	4.96%	10.15	6	12/17/2025
3	841 San Anselmo Ave	$2,100,000	3,428 SF	$612.60	$420,000	3.10%	18.97	5	5/5/2024
	AVERAGES	$1,805,667	3,965 SF	$467.61	$345,300	4.33%	13.76	5	
	SUBJECT PROPERTY	$1,695,000	2,755 SF	$615.25	$339,000	5.80%	11.25	5	



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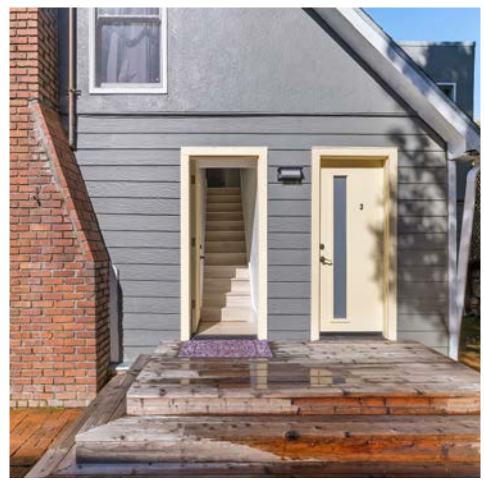
Additional Photos

250 RED HILL AVENUE







Additional Photos

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Confidentiality Agreement

250 RED HILL AVENUE

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

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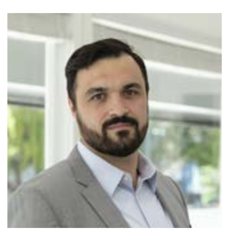

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