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**Home + 2 Units**

# Sausalito

**42 Atwood /7-11 Josephine**

**\$1,840,000**

Best seat available to watch the 2013 America's Cup. Dramatic, full San Francisco City and panoramic Bay views around to Angel Island. Four levels on a moderate sloping street to street lot. Owner's unit on the top two floors with entrance on Atwood; two large SF view rentals and three carports on the lower levels with entrances on Josephine. Great separation between owner's unit and rentals.

**[www.42Atwood.com](http://www.42Atwood.com)**

**UPDATED**

**08-30-11**

**MLS # 21118809**

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## **42 Atwood/7-11 Josephine - Sausalito House + 2 Units - \$1,840,000**

### **Location**

World class Sausalito “Banana Belt” location.

### **Property**

Custom built in 1960 and designed by Ward Thomas as a Triplex. Four stories fronting on two streets. Upper two levels at 42 Atwood feature the owner’s unit and the lower two levels at 7 & 11 Josephine offer the rental units and 3-car carport parking.

42 Atwood: Vaulted beam ceilings and walls of windows showcase the views. The city lights of San Francisco all the way around to Angel Island. Hardwood floors and wood paneling abound. Floor to ceiling stone faced fire place. Two large view decks, one off the living room and one off the dining room, offer great outdoor areas. Two large bedrooms, each opening to large decks and offering spectacular views. The original two-car garage has been converted to provide additional living area. Formal entrance on the second main level plus additional entrance with open staircase from the top (original garage) level. Separate laundry and utility room.

7 Josephine: Very large one bedroom apartment with the same views offered by the living room of the home above. Many built in cabinets and bookcases.

11 Josephine: Large one-bedroom apartment with San Francisco views from the living room area. Many built in cabinets and bookcases.

### **Directions**

From downtown Sausalito on Bridgeway, up Princess Street then left on Bulkley. One block to Atwood and Josephine.

### **Showing**

Easy to see by appointment with listing agent. All units are tenant occupied. A complete tour will be made available after reviewing this brochure and driving by listing agent.





**42 Atwood/7-11 Josephine - Sausalito  
House + 2 Units - \$1,840,000**



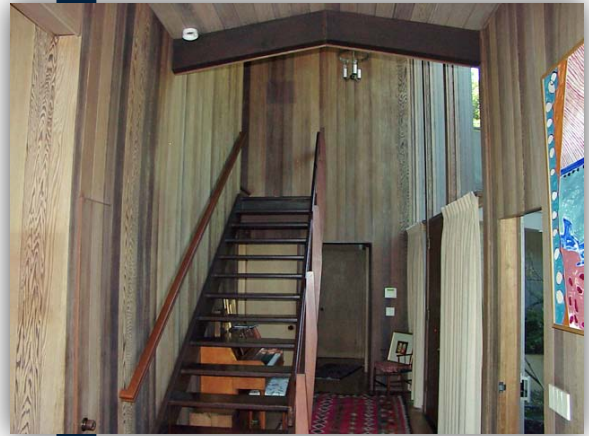
**Entrance from Atwood**



**42 Atwood Living Room**



**42 Atwood Dining Room**



**42 Atwood Entry**



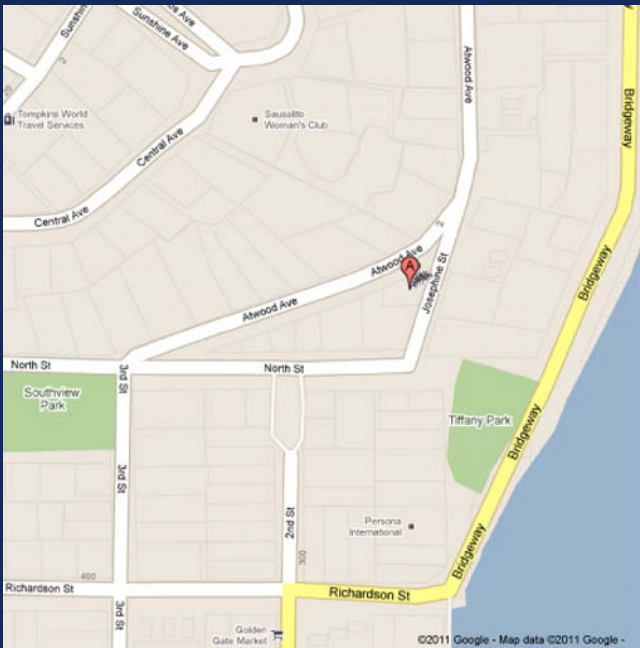
**7 Josephine Living Room**



**11 Josephine Living Room**

**42 Atwood/7-11 Josephine - Sausalito**  
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**42 Atwood Street Map**

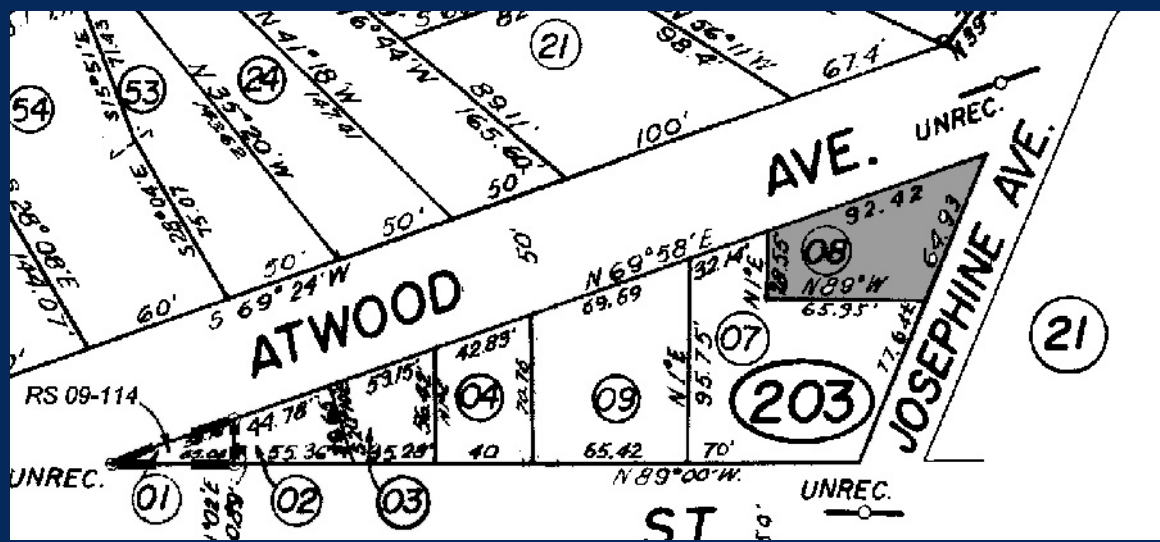


**42 Atwood Satellite Map**



**42 Atwood Parcel Map**

**APN: 065-203-08**





## 42 Atwood/7-11 Josephine - Sausalito House + 2 Units - \$1,840,000

Property Income		Current	Market
42 Atwood	2+BR home, SF views	\$ 3,500	4,500
7 Josephine	Large 1BR, SF view apartment	2,000	2,000
11 Josephine	1BR, SF view apartment	1,500	1,500
		<u>\$ 7,000 x12</u>	<u>8,000 x12</u>
<b>Gross Scheduled Income (GSI):</b>		<b>\$ 84,000</b>	<b>96,000</b>

Property Expenses	Current	
Property Taxes (est. new @ 1.1059% +\$351)	\$ 20.700	
Sewer (paid with tax bill)	2,000	
Insurance	<u>1,800</u>	
<b>Gross Scheduled Expenses:</b>	<b>\$ 24,500</b>	
<b>Net Operating Income (NOI):</b>	<b>\$ 59,500</b>	<b>71,500</b>

The above expenses do not include a provision for vacancy, management or maintenance.

Property Summary			
<b>Property Price:</b>	<b>\$1,840,000</b>	<b>Lot Size:</b>	<b>3,942 sq ft (per assessor)</b>
<b>Number of Units:</b>	<b>3</b>	<b>Est. Unit Size:</b>	<b>Various</b>
<b>Cost per Unit:</b>	<b>N/A</b>	<b>Year Built:</b>	<b>1961 (per assessor)</b>

The information stated above was obtained from sources we believe to be reliable, but make no representations or warranties, expressed or implied, as to its accuracy. Acreage and square footage are approximations and have not been confirmed.



## ATTENTION

This brochure has been prepared to provide summary information to co-operating 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 J Burke and Frank Howard Allen Realtors 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.