



EXCLUSIVELY LISTED BY:

Larry Kaufman

408-824-1113

LarryK@losnessgroup.com

www.losnessgroup.com

DRE #01115023

581-587 Avalani Avenue
San Jose CA 95133

PROPERTY HIGHLIGHTS

Unit Mix: (4) 3/1.5 & (8) 2/1

Excellent Rental Upside

Convenient Location

Easy to Manage

Turnkey Property

Owner may Carry Paper

Two Parcels

Pro Forma Cash on Cash Return: 10.67%

PRICE		\$1,400,000
Down Payment	40%	\$560,000
Number of Units		12
Price/Unit		\$116,667
Rentable Square Feet		10,732
Price/SF		\$130
Current CAP Rate		4.09%
Pro Forma CAP Rate		7.77%
Current GRM		12.07
Pro Forma GRM		8.23
Year Built		1965
Lot Size		16,200 sf

INCOME	Current	Pro Forma
Gross Potential Rent	\$113,856	\$168,000
Laundry	\$2,160	\$2,160
Gross Potential Income	\$116,016	\$170,160
Vacancy (5%)	\$5,801	\$8,508
Effective Gross Income	\$110,215	\$161,652
Less Expenses	\$52,902	\$52,902
Net Operating Income	\$57,313	\$108,750
Debt Service	\$48,999	\$48,999
Cash Flow (1.48%)	\$ 8,314	\$59,751
Principle Reduction	\$14,139	\$14,139
Total Return (4.0%)	\$22,453	\$73,890

PROPOSED FINANCING	
Loan Amount	\$840,000
Loan Type	5Yr Fixed
Interest Rate	4.15%
Amortization	30 Years
Term	30 Years
Monthly Payment	\$4,083

EXPENSES	Current
Taxes (City)	\$18,060
Insurance (Lender)	\$3,600
Special Assessments (City)	\$4,288
Utilities (actual)	\$12,753
Management (5%- Lender)	\$5,801
Maintenance/Repairs (\$500/Unit-Lender)	\$6,000
Reserves (\$200/Unit-Lender)	\$2,400
Total Expenses	\$52,902
Expenses/Unit	\$4,408
Expenses/SF	\$4.93
% of GPR	45.6%

RENT ROLL	# of Units	Bdr/ Baths	Current	Monthly	Pro Forma	Monthly
	4	3/1.5	\$930-\$950	\$3,110	\$1,300	\$5,200
	8	2/1	\$648-\$850	\$6,378	\$1,100	\$8,800

MONTHLY TOTAL **\$9,488** **\$14,000**