



EXCLUSIVELY LISTED BY:
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1297 Branham Lane
San Jose CA 95118

PROPERTY HIGHLIGHTS

Great Unit Mix: (2) 3/2 units

Dual Pane Windows

Private Backyard

Excellent Condition

Individually Metered

PRICE		\$655,000
Down Payment	20%	\$131,000
Number of Units		2
Price/Unit		\$327,500
Rentable Square Feet		2,258
Price/SF		\$290
Current CAP Rate		4.32%
Pro Forma CAP Rate		4.67%
Current GRM		15.60
Pro Forma GRM		14.75
Year Built		1964
Lot Size		6,534 sf

INCOME	Current	Pro Forma
Gross Potential Rent	\$42,000	\$44,400
Laundry	\$0	\$0
Gross Potential Income	\$42,000	\$44,400
Less Vacancy (5%)	\$2,100	\$2,220
Effective Gross Income	\$39,900	\$42,180
Less Expenses	\$11,578	\$11,578
Net Operating Income	\$28,323	\$30,603

PROPOSED FINANCING	
Loan Amount	\$524,000
Loan Type	5Yr Fixed
Interest Rate	4.2%
Amortization	30 Years
Term	30 Years
Monthly Payment	\$2,562

EXPENSES	Current
Taxes	\$7,795
Water	\$1,200
Insurance	\$903
Garbage	\$720
Landscape	\$960
Total Expenses	\$11,578
Expenses/Unit	\$5,789
Expenses/SF	\$5.13
% of GPR	29.0%

RENT ROLL	# of Units	Bdr/ Baths	Current	Monthly	Pro Forma	Monthly
	1	3/2	\$1,700	\$1,700	\$1,850	\$1,850
	1	3/2	\$1,800	\$1,800	\$1,850	\$1,850

MONTHLY TOTAL				\$3,500		\$3,700
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