



EXCLUSIVELY LISTED BY:
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1020 Elm Street
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PROPERTY HIGHLIGHTS

Great freeway access

Near Santana Row/Valley Fair

11.6% Total Return

Good income producer

CAP: 6.92%

GRM: 9.32

PRICE \$2,400,000

Down Payment	30%	\$720,000
Number of Units		23
Price/Unit		\$104,348
Rentable Square Feet		11,228
Price/SF		\$214
Current CAP Rate		6.92%
Pro Forma CAP Rate		6.91%
Current GRM		9.32
Pro Forma GRM		9.34
Year Built		1958
Lot Size		19,602 sf

INCOME

	Current	Pro Forma
Gross Potential Rent	\$251,244	\$250,860
Laundry	\$6,180	\$6,180
Gross Potential Income	\$257,424	\$257,040
Vacancy (5%)	\$12,871	\$12,852
Effective Gross Income	\$244,553	\$244,188
Less Expenses	\$78,393	\$78,393
Net Operating Income	\$166,160	\$165,795
Debt Service	\$107,608	\$107,608
Cash Flow (6.8%)	\$58,552	\$58,187
Principle Reduction	\$25,010	\$25,010
Total Return (11.6%)	\$83,562	\$83,197

PROPOSED FINANCING

Loan Amount	\$1,680,000
Loan Type	5Yr Fixed
Interest Rate	4.95%
Amortization	30 Years
Term	30 Years
Monthly Payment	\$8,967

EXPENSES

	Current
Taxes	\$35,860
Insurance	\$7,488
PG&E	\$15,768
Water/Sewer	\$4,674
Garbage	\$5,219
Maintenance/Repairs	\$6,564
Legal & Accounting	\$513
General & Admin	\$2,307

Total Expenses	\$78,393
Expenses/Unit	\$3,408
Expenses/SF	\$6.98
% of GPR	31.2%

RENT ROLL

	# of Units	Bdr/ Baths	Current	Monthly	Pro Forma	Monthly
	22	1/1	\$820-\$995	\$20,937	\$900	\$19,800
	1	2/1	\$1,105	\$1,105	\$1,105	\$1,105

MONTHLY TOTAL

\$20,937

\$20,905