



**344 Floyd Street  
San Jose, CA 95110**

**LOCATION HIGHLIGHTS**

Near HWY 87 and I-280

Borders Willow Glen

**INVESTMENT HIGHLIGHTS**

Great Unit Mix: (4) 2/1

Good Rental History

Rental Upside Potential

Exterior Completely Renovated

New Paint

Enclosed Garages

**PRICE**

Down Payment	<b>30%</b>	<b>\$550,000</b>
Number of Units		4
Price/Unit		\$152,500
Rentable Square Feet		3,550
Price/SF		\$171.83
Current CAP Rate		6.8%
Pro Forma CAP Rate		6.9%
Current GRM		10.21
Pro Forma GRM		9.63
Year Built		1958
Lot/Lot		5,227 SF

**INCOME**

	<b>Current</b>	<b>Pro Forma</b>
Gross Potential Rent	\$58,800	\$62,400
Laundry	\$960	\$960
Gross Potential Income (EGI)	\$59,760	\$63,360
Less Expenses	\$17,928	\$17,928
<b>Net Operating Income</b>	<b>\$41,832</b>	<b>\$42,312</b>
Loan at 5.5% over 30 yrs.	\$29,094	\$29,094
<b>Cash flow 7%</b>	<b>\$12,738</b>	<b>\$13,218</b>

**EXPENSES**

<b>Total Expenses</b>	<b>Current</b>
	<b>\$17,928</b>
<b>Expenses/Unit</b>	<b>\$4,482</b>
<b>Expenses/SF</b>	<b>\$5.05</b>
<b>% of EGI</b>	<b>30%</b>

Exclusively listed by:  
Carter Bennett  
carter@losnessgroup.com  
408-288-3500 x 210

**RENT ROLL**

# of Units	Bdr/ Baths	Current	Monthly	Pro Forma	Monthly
4	2/1	\$1,134-\$1,300	\$4,900	\$1,300	\$5,200

**MONTHLY TOTAL**

<b>\$4,900</b>	<b>\$5,200</b>
----------------	----------------

