

474 Morse Avenue

Sunnyvale CA 94085

## Marketing Package & *Financial Analysis*



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# Property Description

**474 Morse Avenue**

**Sunnyvale CA 94085**

### Property Profile

Property Address	474 Morse Avenue
Cross Street	E Maude
Parcel Number	204-37-058
Zoning	R2
Number of Units	2
Number of Buildings	2
Number of Stories	1
Unit Mix	(1) 2/1 and (1) 3/2
Gross Square Footage	2,122
Parcel Size	7,000
Year Built	1940
Gas	Individual
Electric	Individual
Water	Individual
Windows	Dual Pane
Foundation	Concrete Perimeter
Framing	Wood
Exterior	Stucco
Parking Surface	Asphalt
Roof	Composition
Parking	Driveway Parking



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Front Unit- Bathroom and Kitchen



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Front Unit- 2 bedrooms



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Front Unit- Living Room/Dining Room



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Back Unit- Kitchen and Master Bedroom



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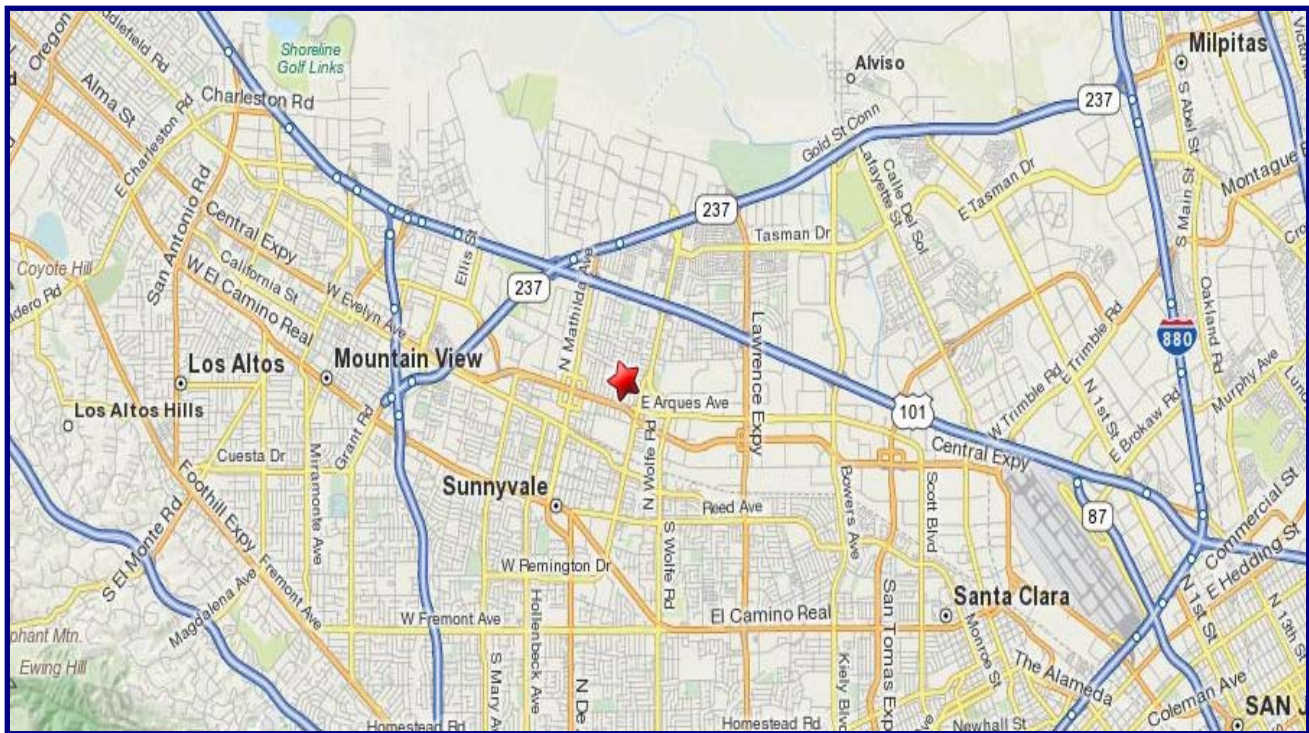
Back Unit- 2 bedrooms



# 474 Morse Avenue

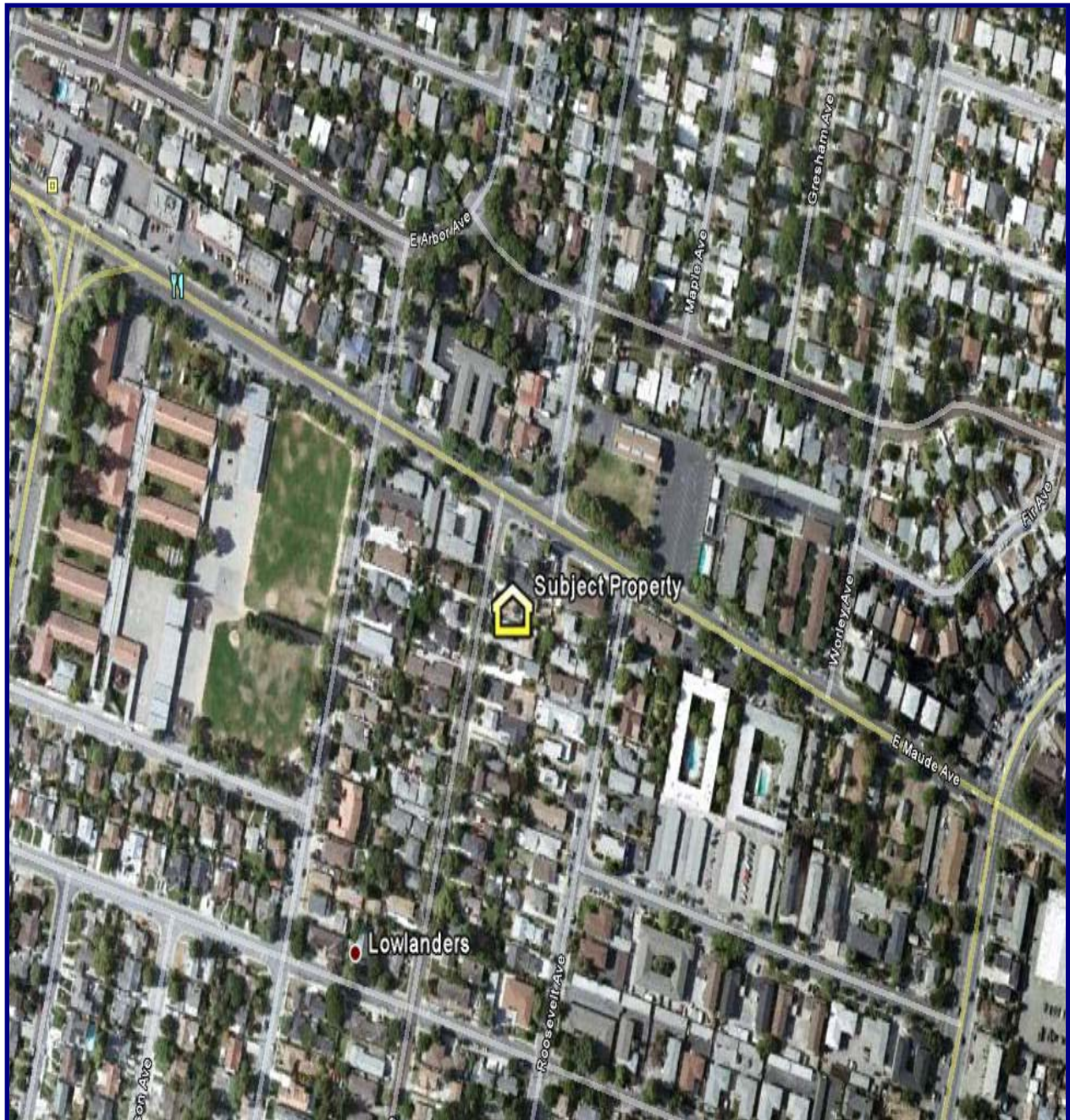
**Sunnyvale CA 94085**

## Local & Regional Maps



**474 Morse Avenue**  
**Sunnyvale CA 94085**

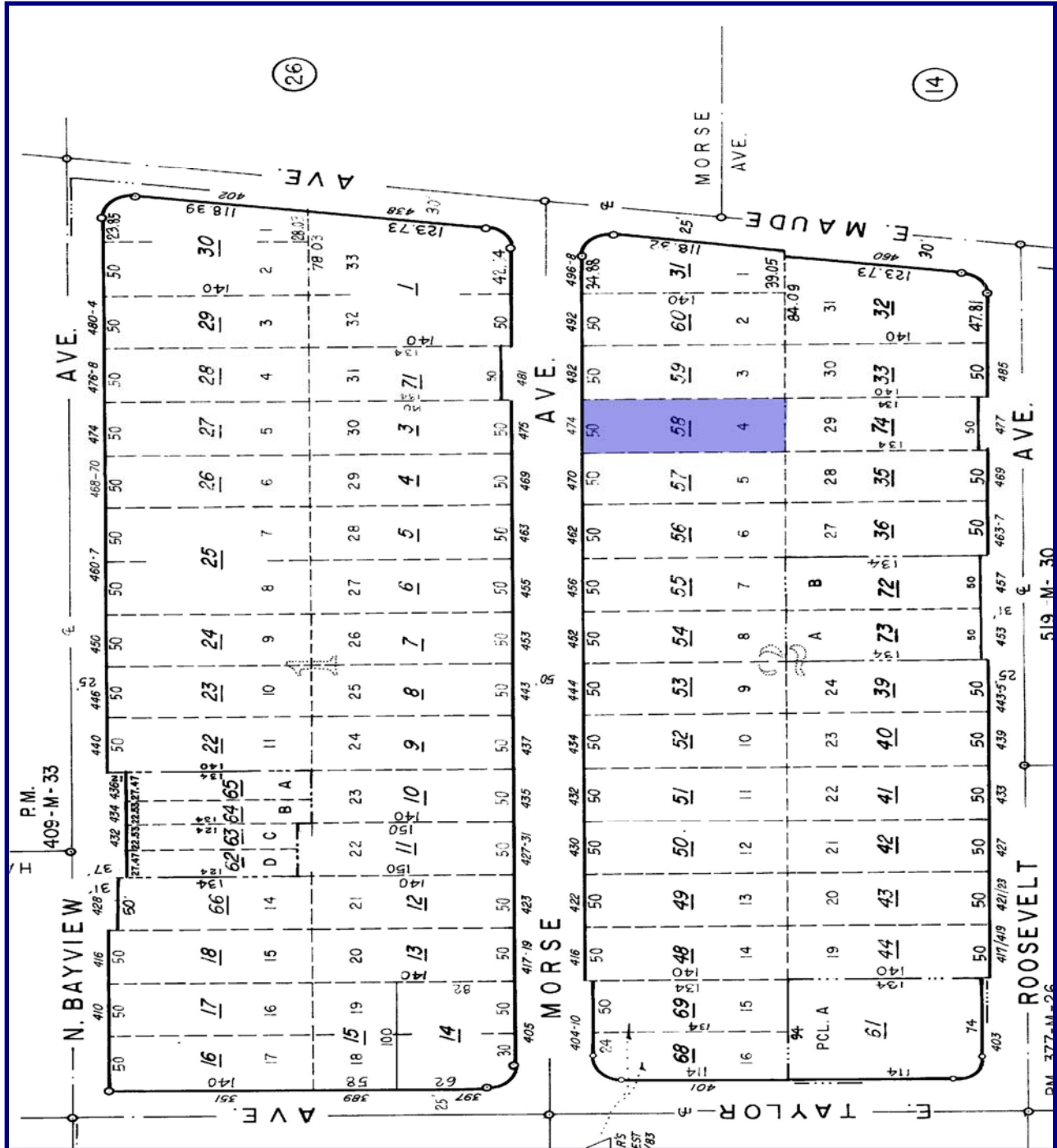
Aerial Photo



# 474 Morse Avenue

## Sunnyvale CA 94085

### Parcel Map



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# Investment Overview

# 474 Morse Avenue

**Sunnyvale CA 94085**

## Investment Overview

### Investment Highlights

- ❖ (1) 2/1 and (1) 3/2 owner's unit
- ❖ Excellent Condition
- ❖ Pride of Ownership
- ❖ Great location
- ❖ Individually Metered

### Location Overview

Sunnyvale is located in the heart of Silicon Valley, bordered by the San Francisco Bay and portions of San Jose to the north, Moffett Federal Airfield to the northwest, Mountain View to the west, Los Altos to the southwest, Cupertino to the south, and Santa Clara to the east. It lies along the historic El Camino Real and Highway 101.

Some of the nation's most successful business and industrial leaders are located in Sunnyvale, including AMD, Juniper Networks, Network Appliance, NetApp, and Yahoo, Inc. Sunnyvale is also home to several aerospace/defense companies; Lockheed Martin, Honeywell, and Northrop Grumman

Sunnyvale has consistently had one of the lowest crime rates of cities with populations over 100,000 and was most recently ranked as 5th safest city in the U.S. by Money Magazine. As of the 2000 census, the city population was 138,826.

Neighborhood parks, recreational facilities, and quality education make Sunnyvale a most attractive residential community. Sunnyvale also offers shopping convenience and variety with more than 49 neighborhood and regional centers, including downtown shopping and dining at Murphy Avenue - a unique and historic business district.

Sunnyvale is a commute and intermodal transit hub for the CalTrain commuter rail, Amtrak rail, Bay Area Rapid Transit (BART), VTA Light Rail Service, as well as the Valley Transportation Authority (VTA) and Greyhound bus lines. Located at the crossroads of four of the South Bay's major freeway and expressway transportation corridors, Sunnyvale is also within close proximity to the San Jose, San Francisco and Oakland airports..

### Property Overview

474 and 476 Morse Avenue consists of (2) one-story buildings containing (1) large three bedroom/two bedroom owner's unit and (1) two bedroom/ one bath unit totaling approximately 2,122 square feet. The building is situated on a parcel measuring approximately 7,000 square feet (.16 acres).

474 Morse is a two bedroom / one bath front unit with a fireplace in the living room. The unit was completely remodeled in 2001, featuring central A/C and copper plumbing.

476 Morse Avenue is a three bedroom/ 2 bath back unit with a private backyard. The kitchen and bathrooms were remodeled in 2003.

The building was constructed in 1940 with a perimeter foundation, stucco exterior, wood framing, dual pane windows throughout and a composition roof. Each unit has a laundry room with washer/dryer hookups. There is driveway parking with enough space for an RV.





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### Investment Summary

PRICE		\$710,000	PROPOSED FINANCING	
Down Payment	25%	\$177,500	Loan Amount	\$532,500
Number of Units		2	Loan Type	5 Year Fixed
Price/Unit		\$355,000	Interest Rate	4.50%
Rentable Square Feet		2,122	Amortization	30
Price/Square Foot		\$334.59	Term	30
Current CAP Rate		4.33%	Monthly Payment	\$2,698
Pro Forma CAP Rate		4.35%	Year Built	1940
Current GRM		17.45	Lot Size	7,000
Pro Forma GRM		17.40		

INCOME	Current	Pro Forma	EXPENSES	Current	Pro Forma
Gross Potential Rent	\$40,680	\$40,800	Taxes	1.16% \$8,242	\$8,242
Other Income	\$0	\$0	Insurance	\$915	\$915
Gross Potential Income	\$40,680	\$40,800	Special Assessments	\$182	\$182
Less Vacancy (5%)	\$0	\$0	Landscaping	\$600	\$600
Effective Gross Income	\$40,680	\$40,800	<b>Total Expenses</b>	\$9,939	\$9,939
Less Expenses	\$9,939	\$9,939	<b>Expenses/Unit</b>	\$4,969	\$4,969
<b>NET OPERATING INCOME</b>	<b>\$30,741</b>	<b>\$30,861</b>	<b>Expenses/SF</b>	\$4.68	\$4.68
Yry. Debt Service	\$23,963	\$23,963	<b>% of EGI</b>	24.4%	24.4%
Return	\$6,779	\$6,899			

RENT ROLL	# of Units	Bdr/Baths	Current	Monthly	Pro Forma	Monthly
	1	2/1	\$1,595	\$1,595	\$1,600	\$1,600
	1	3/2	\$1,795	\$1,795	\$1,800	\$1,800
<b>Monthly Totals</b>				<b>\$3,390</b>		<b>\$3,400</b>

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# Sales and Market Comparables

# 474 Morse Avenue

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## Recent Sales

**SUBJECT**



474 Morse Avenue – Sunnyvale CA 94085			
# of Units	2	Price/Unit	\$355,000
Close of Escrow	SUBJECT	Price/SF	\$334
Sales Price	\$710,000	Year Built	1940
Unit Mix: (1) 2/1 and (1) 3/2. Gross Living Area: 2,122 SF. Lot Size: 7,000 SF. Rent for 2/1: \$1,595. Rent for 3/1: \$1,795. Total Yearly Income: \$40,680			

1



872 E Evelyn Avenue – Sunnyvale CA 94086			
# of Units	2	Price/Unit	\$345,000
Close of Escrow	4/28/2011	Price/SF	\$310
Sales Price	\$690,000	Year Built	1969
Unit Mix: (1) 2/1 and (1) 3/2. Gross Living Area: 2,221 SF. Lot Size: 8,276 SF. Rent for 2/1: \$1,600. Rent for 3/1: \$1,900. Total Yearly Income: \$42,000. Days on Market: 34.			

2



370 Kenmore Avenue – Sunnyvale CA 94086			
# of Units	2	Price/Unit	\$362,500
Close of Escrow	4/28/2011	Price/SF	\$358
Sales Price	\$715,000	Year Built	1958
Unit Mix: (1) 2/1 and (1) 3/2. Gross Living Area: 2,089 SF. Lot Size: 6,050 SF. Days on Market: 21.			

3

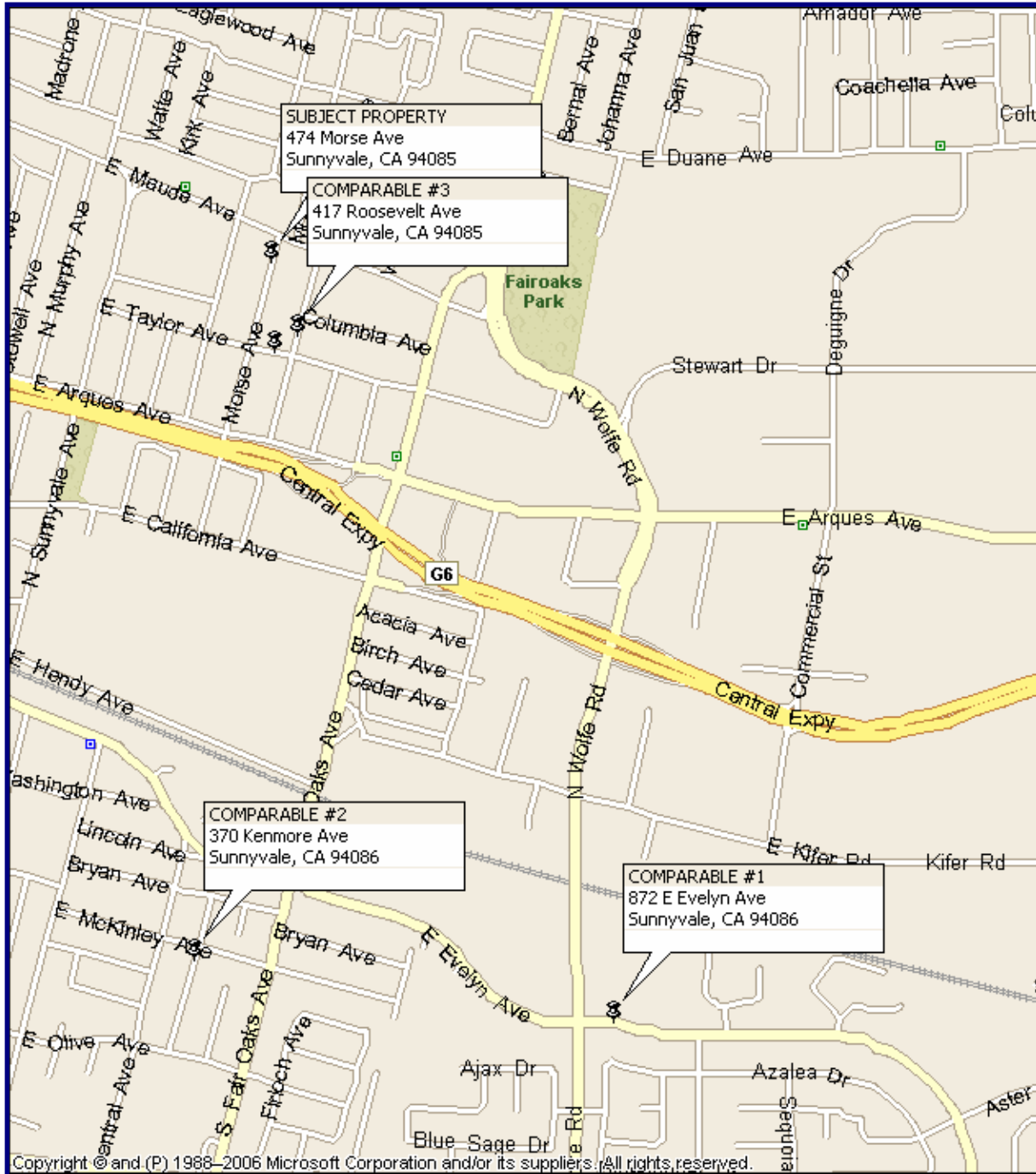


417 Roosevelt Avenue – Sunnyvale CA 94087			
# of Units	2	Price/Unit	\$387,500
Close of Escrow	ACTIVE	Price/SF	\$489
Sales Price	\$775,000	Year Built	1956
Unit Mix: (1) 2/1 and (1) 1/1. Gross Living Area: 1,582 SF. Lot Size: 7,000 SF. Rent for 2/1: \$1,500. Gross Annual Income: \$36,000. Days on Market: 12			

# 474 Morse Avenue

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## Recent Sales Map



# Comparable Analysis Summary

Address	Price	Unit Mix	\$/Unit	\$/Sq Ft	Annual Rent
872 E Evelyn Avenue	\$690,000	(1) 3/2 & (1) 2/1	\$345,000	\$310	\$42,000
370 Kenmore Avenue	\$715,000	(1) 3/2 & (1) 2/1	\$362,500	\$358	N/A
417 Roosevelt Avenue	\$775,000	(1) 2/1 & (1) 1/1	\$387,500	\$489	\$36,000
<b>Average</b>	<b>\$726,667</b>			<b>\$386</b>	<b>\$39,000</b>
474 Morse Avenue	\$710,000	(1) 3/2 & (1) 2/1	\$355,000	\$334	\$40,680