



650 SOUTH 8TH STREET
650 S 8TH ST, SAN JOSE, CA 95112
17 APARTMENT UNITS

OFFERING SUMMARY

Price	\$6,150,000
Down Payment	100% / \$6,150,000
Loan Type	All Cash
Units	17
Price Per Unit	\$361,765
Rentable SF	9,769
Price Per Rentable SF	\$630
Year Built/Renovated	1958
Lot Size	0.36 acre(s)

ASSET PERFORMANCE DATA

	CURRENT	YEAR 1
CAP Rate	3.72%	4.74%
Net Operating Income	\$228,582	\$291,726
Net Cash Flow After Debt Service	3.72% / \$228,582	4.74% / \$291,726
Total Return	3.72% / \$228,582	4.74% / \$291,726
GRM	16.78	14.14



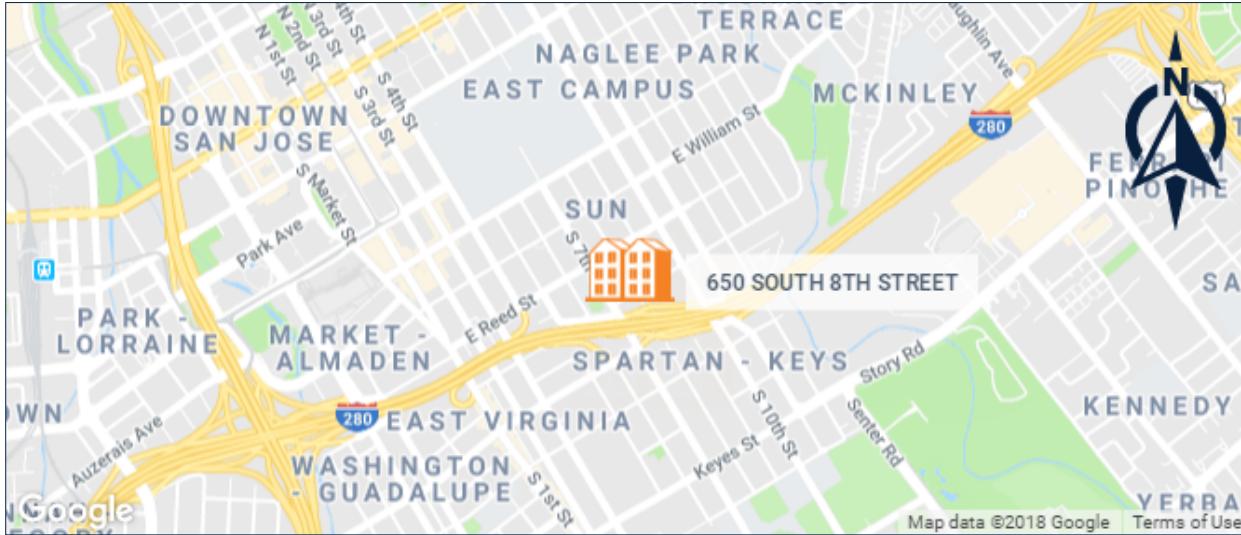
INVESTMENT HIGHLIGHTS

- Located Two-Blocks From San Jose State
- Property Extensively Renovated in 2017
- Upside in Rents

EXCLUSIVELY LISTED BY:

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UNIT MIX

UNIT COUNT	UNIT TYPE	AVERAGE SQUARE FEET	CURRENT AVG. RENT	AVERAGE RENT/SF	MONTHLY INCOME	POTENTIAL RENTS	AVERAGE RENT/SF	MONTHLY INCOME
2	2-Bed/1-Bath		\$2,111	\$0.00	\$4,222	\$2,300	\$0.00	\$4,600
15	1-Bed/1-Bath		\$1,755	\$0.00	\$26,325	\$1,995	\$0.00	\$29,925

OPERATING DATA

	CURRENT	YEAR 1
Gross Current Rent	\$366,492	\$435,015
Less: Vacancy/Deductions (GPR)	3.00% / (\$10,995)	3.00% / (\$13,050)
Total Effective Rental Income	\$355,497	\$421,965
Other Income	\$5,400	\$5,400
Effective Gross Income	\$360,897	\$427,365
Less: Expenses	(\$132,315)	(\$135,638)
Net Operating Income	\$228,582	\$291,726
Cash Flow	\$228,582	\$291,726
Net Cash Flow After Debt Service	3.72% / \$228,582	4.74% / \$291,726
Total Return	3.72% / \$228,582	4.74% / \$291,726

EXPENSES

Real Estate Taxes	\$74,544	\$74,544
Insurance	\$3,500	\$3,500
Utilities- Gas & Electric	\$4,380	\$4,380
Utilities- Water	\$8,742	\$8,742
Garbage	\$3,942	\$3,942
Repairs & Maintenance	\$6,800	\$6,800
Landscaping	\$1,200	\$1,200
Onsite Management	\$4,800	\$4,800
Special Assessments	\$6,362	\$6,362
Management Fee	\$18,045	\$21,368
Total Expenses	\$132,315	\$135,638
Expenses Per Unit	\$7,783	\$7,979
Expenses Per SF	\$13.54	\$13.88
Expenses as % of EGI	36.66%	31.74%