



Offering Memorandum

Entitled 8 Single Family Houses
972 Elm St, San Jose, CA, 95126

Location, Location, Location. The project is within walking distance to major San Jose development projects.

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SUNRISE VALUE INVESTMENTS

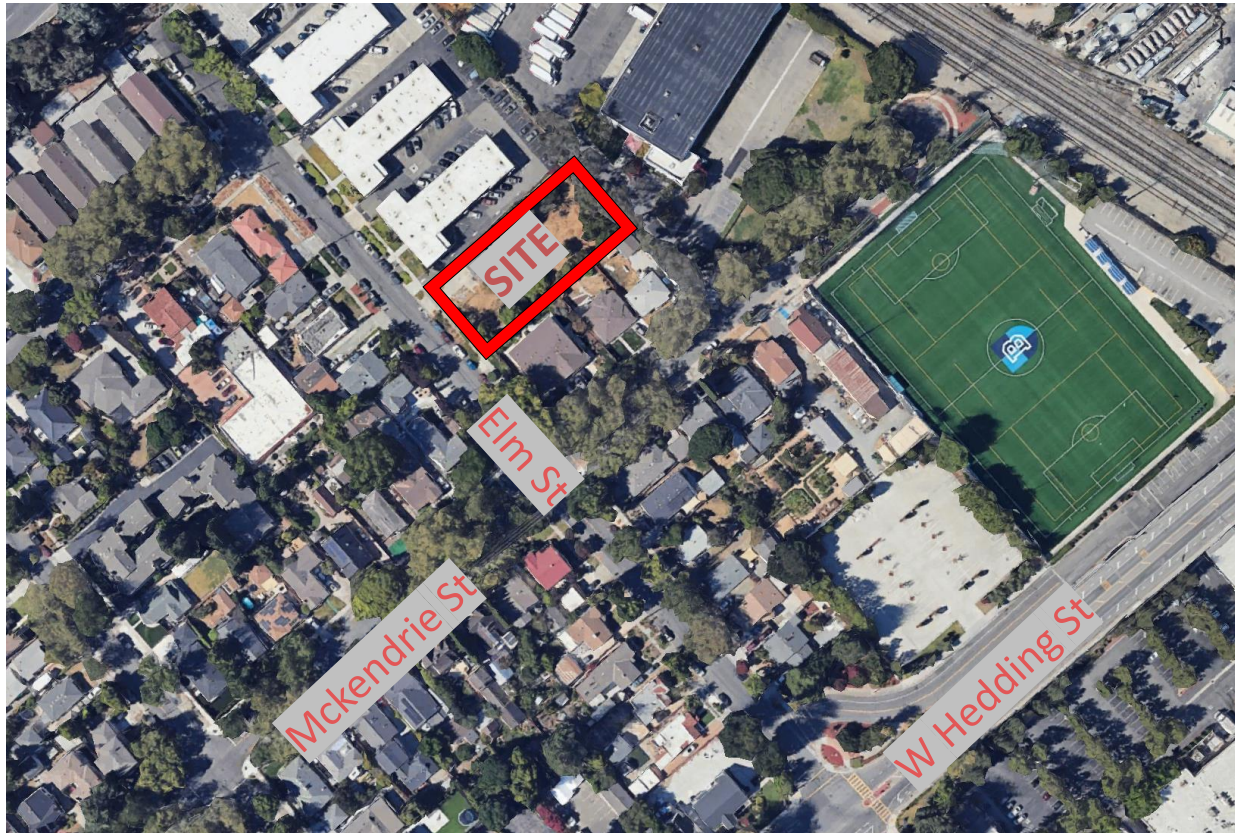
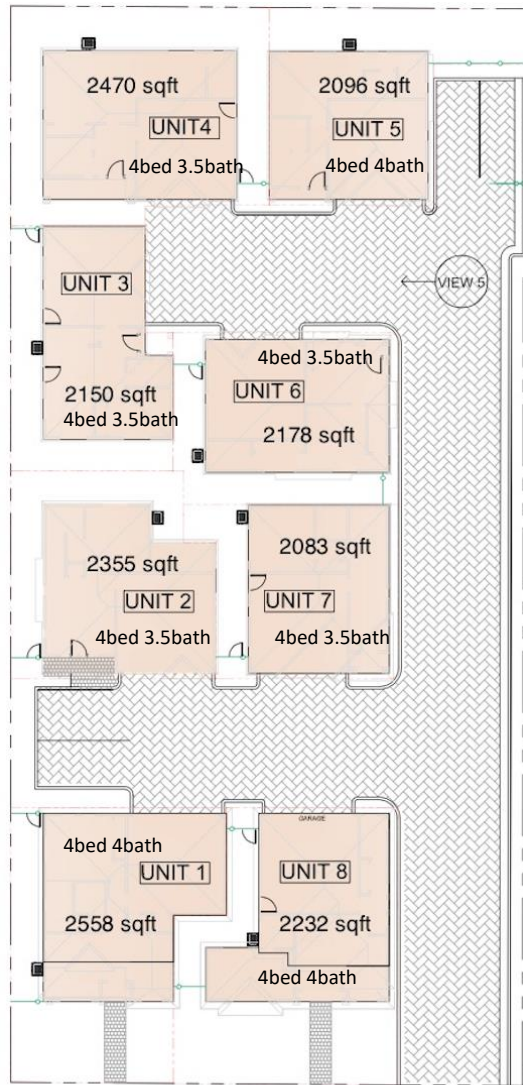


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GRAPHICAL SITE PLAN



LOT - 4 - PEER REVIEW - FRONT ELEV. 1/16/13



LOT - 3 - PEER REVIEW - FRONT ELEV. 1/16/13

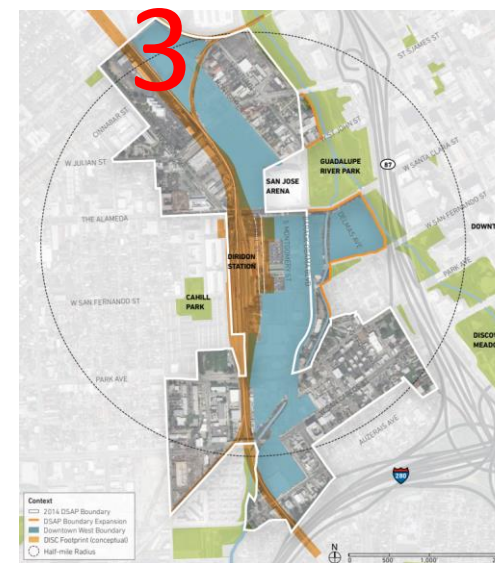


LOT 8 - PEER REVIEW - ELEV. SKETCH 1/16/13

Project Highlights

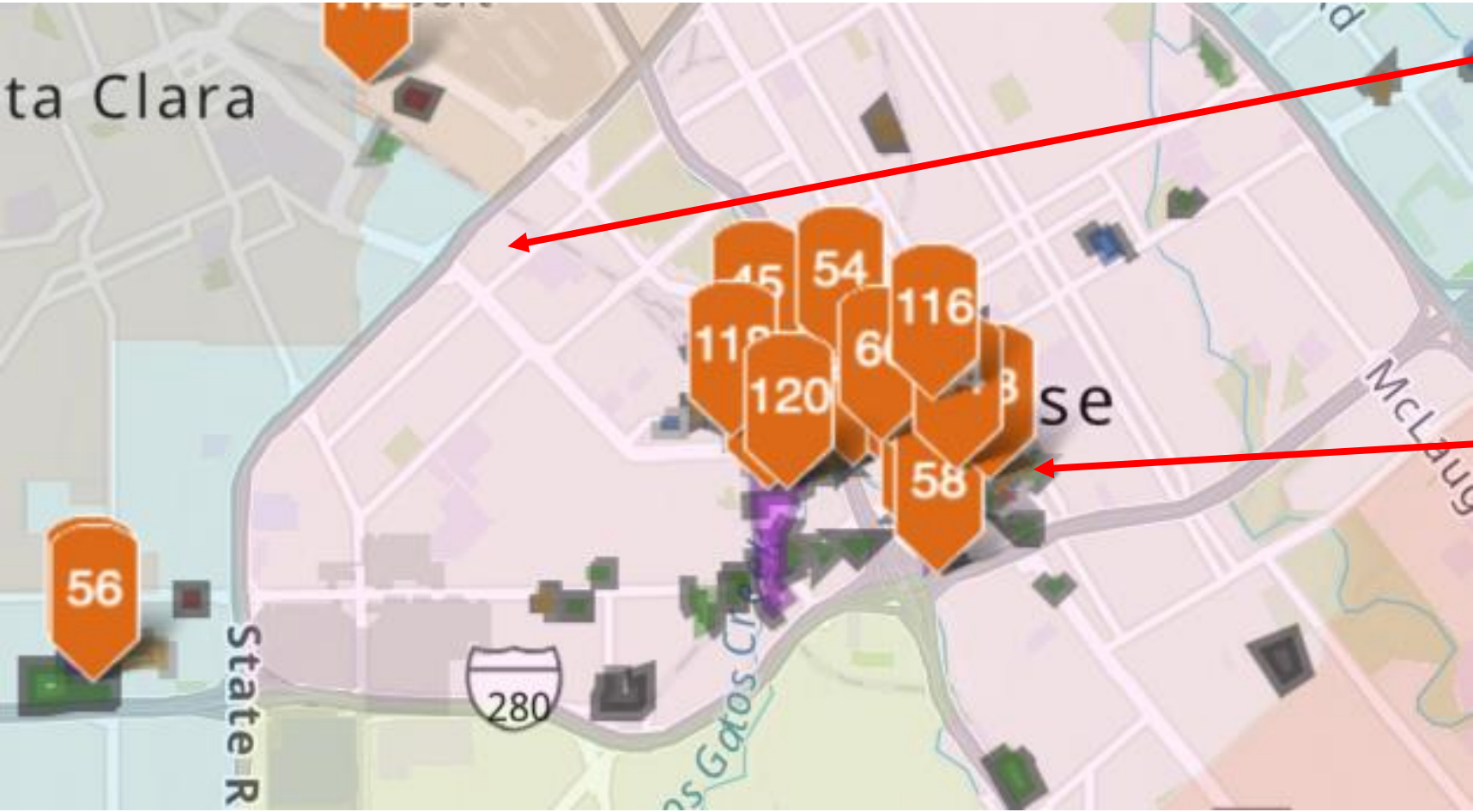
- Fully entitled 8 luxury single family houses.
- Each house has 4 bedrooms with 4 or 3.5 bathrooms.
- No low-income fee.
- Flat lot with utilities on site.
- CEQA is cleared; no remediation requirements; all other conditions have been cleared with City; straightforward project.
- Located in the nice college park area with many ongoing development projects nearby.

Site Location Overview



- 1) 972 Elm St, City of San Jose Approved site for 8 single family houses.
- 2) Bellarmine College Preparatory, Bay Area best boys' private high school, 4 minutes walk distance to this site.
- 3) Google 80 acres campus, including 4,000 housing units, 7,300,000 sqft office space, and 500,000 sqft retail space. It's less than one mile to this site (15 minutes walking distance or 3 minutes driving distance).
- 4) City approved parks and trails.

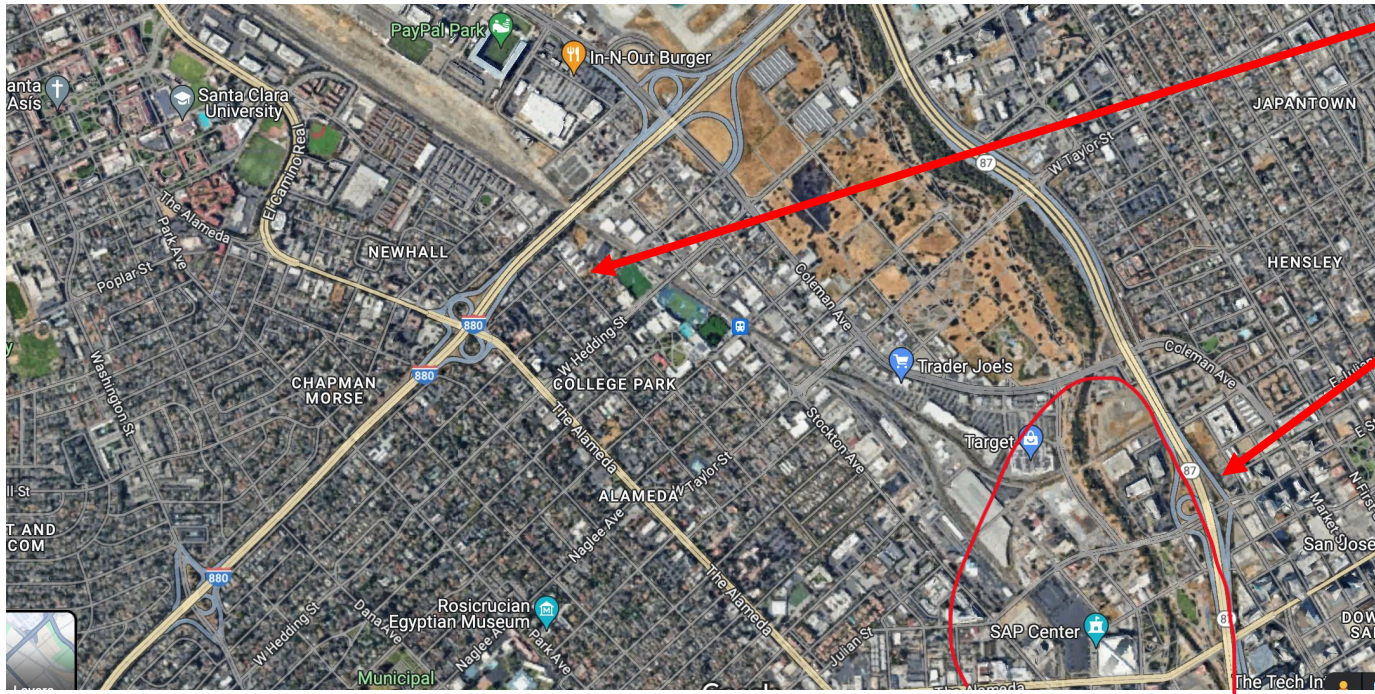
Site Location and Ongoing Development Projects Nearby



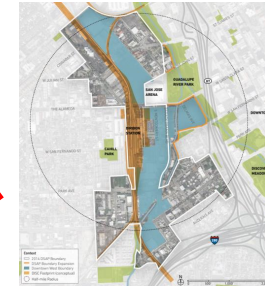
Project Site, 4 minutes walk to Bellarmine College Preparatory, Bay Area's best boys' private high school

San Jose Key Economic Development Projects

Site Location and Ongoing Development Nearby

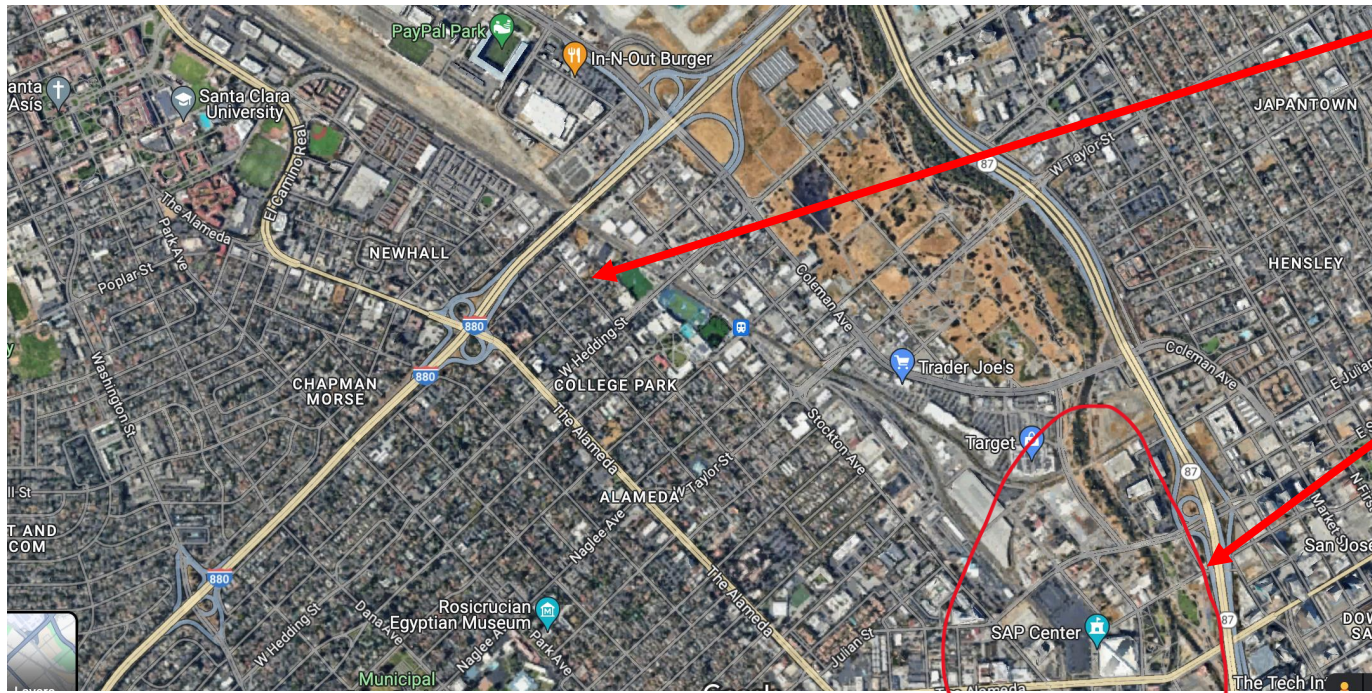


Project Site



250 Acre Diridon Station Area Plan with residential, office, retail and hotel

Site Location and Ongoing Development Nearby

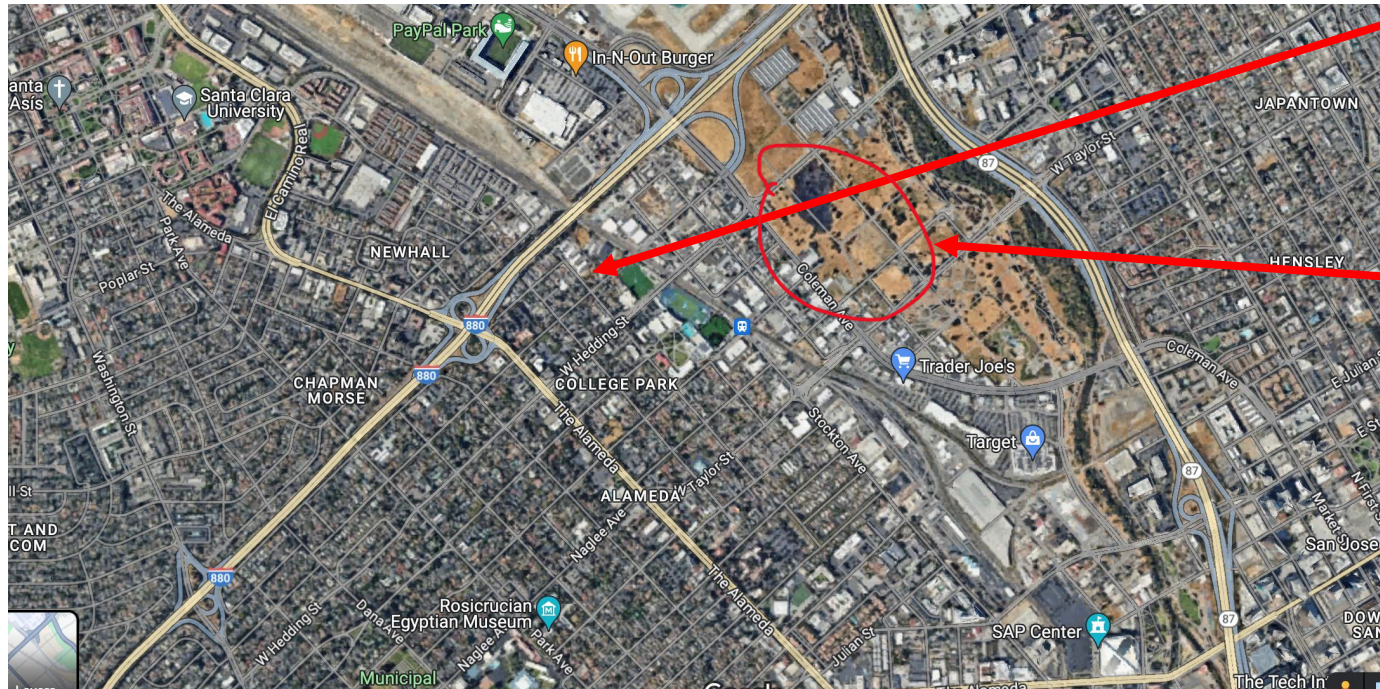


Project Site



Downtown West Mixed Used Plan, i.e., Google 80 acres campus, including 4,000 housing units, 7,300,000 sqft office space, and 500,000 sqft retail space. It's less than one mile to this site (15 minutes walking distance or 3 minutes driving distance).

Site Location and Ongoing Development Nearby



Project Site



Coleman and Hedding
Commercial Development
project