



405 S Buena Vista Ave San Jose, CA 95126







# PROPERTY SUMMARY

Offering Price	\$2,495,000.00
CAP Rate	5.33%
NOI	\$132,983.50
Building SqFt	6,500 SqFt
Lot Size (acres)	0.59
Units	9.00
Year Built	1940
County	Santa Clara
Parcel ID / APN	277-17-038
Construction	Wood Frame

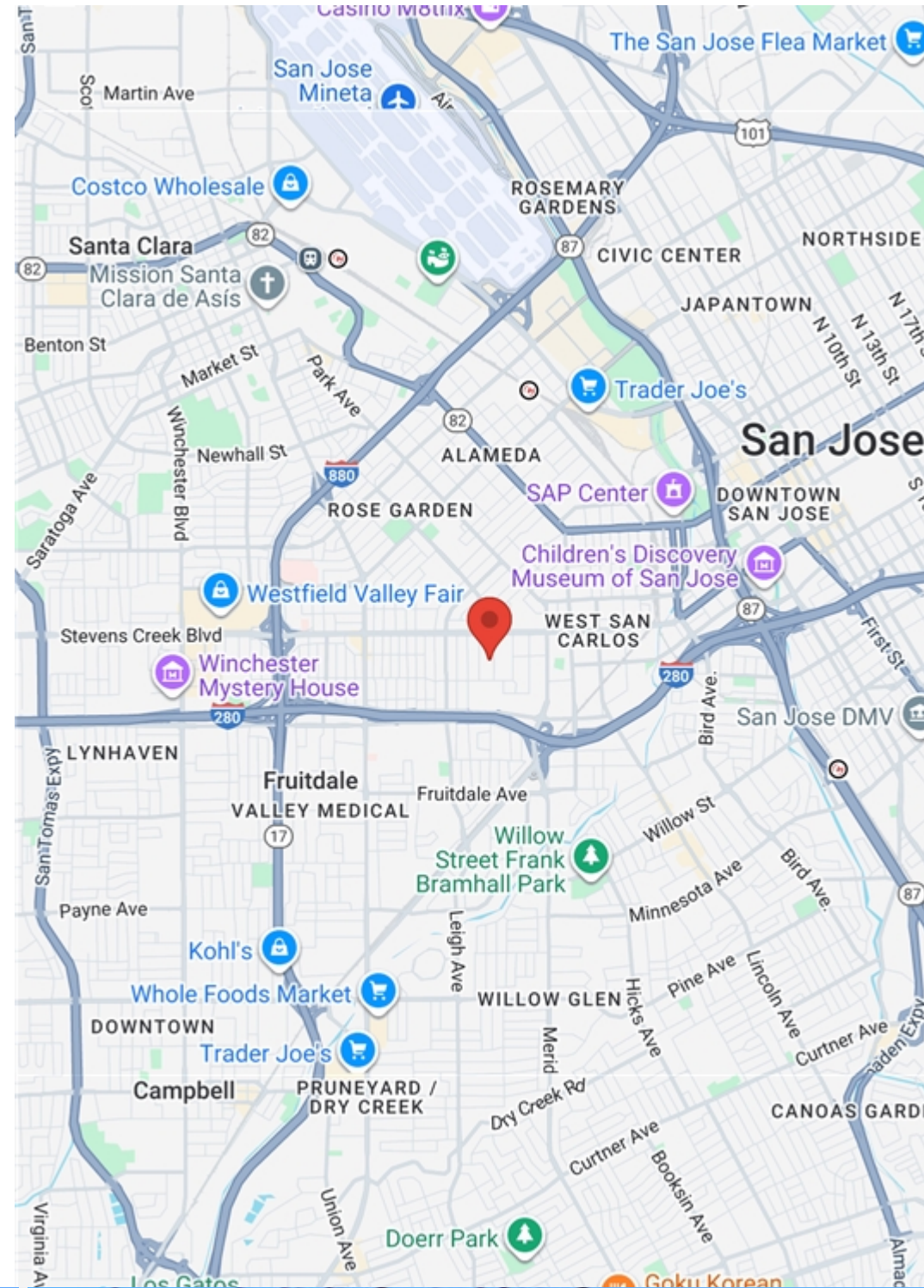
# INVESTMENT SUMMARY

Realty World Hirsch & Associates is pleased to present:  
Golden Investment Opportunity – Bascom Forest | Estate Sale  
Rare chance to acquire a 9-unit property in the desirable Bascom Forest neighborhood. Situated on a 25,700± sq. ft. lot with five separate buildings, this estate sale offers major value-add potential and flexibility for expansion or redevelopment. Features 8 garage spots and 7 open parking stalls—highly sought after in this area. Zoned for up to 17 units, providing significant upside through renovation or new construction. Current rents well below market. An exceptional opportunity for investors seeking strong fundamentals, multiple exit strategies, and long-term growth potential.



# INVESTMENT HIGHLIGHTS

- Nine units across five buildings, plus 2 – 2 car garages
- Priced below appraised value, this property offers great value for the savvy investor looking to scale.
- This trophy property provides investors with the rare opportunity to acquire an asset with tremendous presence, character, and scale in the city's most dynamic location.
- Investors seeking a product and location that is irreplaceable, with value-add potential, will strongly consider this once in a lifetime investment.
- Sits on a 25,600 SF lot with ample space for future development
- Zoned for up to 17 units – unlock significant value through expansion
- Current rents are significantly below market – strong upside through renovation
- 8 garage spots + 7 open car stalls – ideal parking ratio for tenants









# LOCATION HIGHLIGHTS

- Bascom Forest: Timeless Neighborhood, Endless Potential

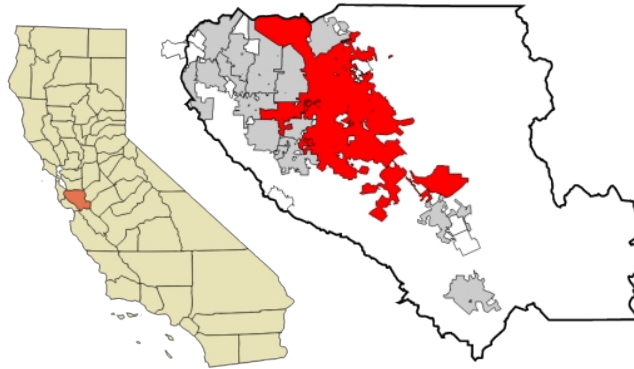
Set within San Jose's sought-after Bascom Forest district, this rare 9-unit estate offers an unmatched blend of stability, character, and opportunity. Stretching across over half an acre, the property's five detached buildings create a campus-like setting ideal for future redevelopment or modernization. Just minutes from Santana Row and the Rose Garden, Bascom Forest is known for its mature trees, quiet streets, and easy access to Silicon Valley employers — a consistent draw for professional tenants and long-term investors alike.





# ABOUT SAN JOSE

San Jose, officially the City of San José ( SAN hoh-ZAY, - SAY; Spanish: [saj xo'se]), is a cultural, commercial, and political center within the San Francisco Bay Area and Silicon Valley. With a city population of 997,368 and a metropolitan area population of 1.95 million, it is the most populous city in both the Bay Area and Northern California and the 12th-most populous in the United States. Located in the center of the Santa Clara Valley on the southern shore of San Francisco Bay, San Jose covers an area of 179.97 sq mi (466.1 km2) an...



## CITY OF SAN JOSE

INCORPORATED 11/28/1777

### AREA

CITY 181.4 SQ MI

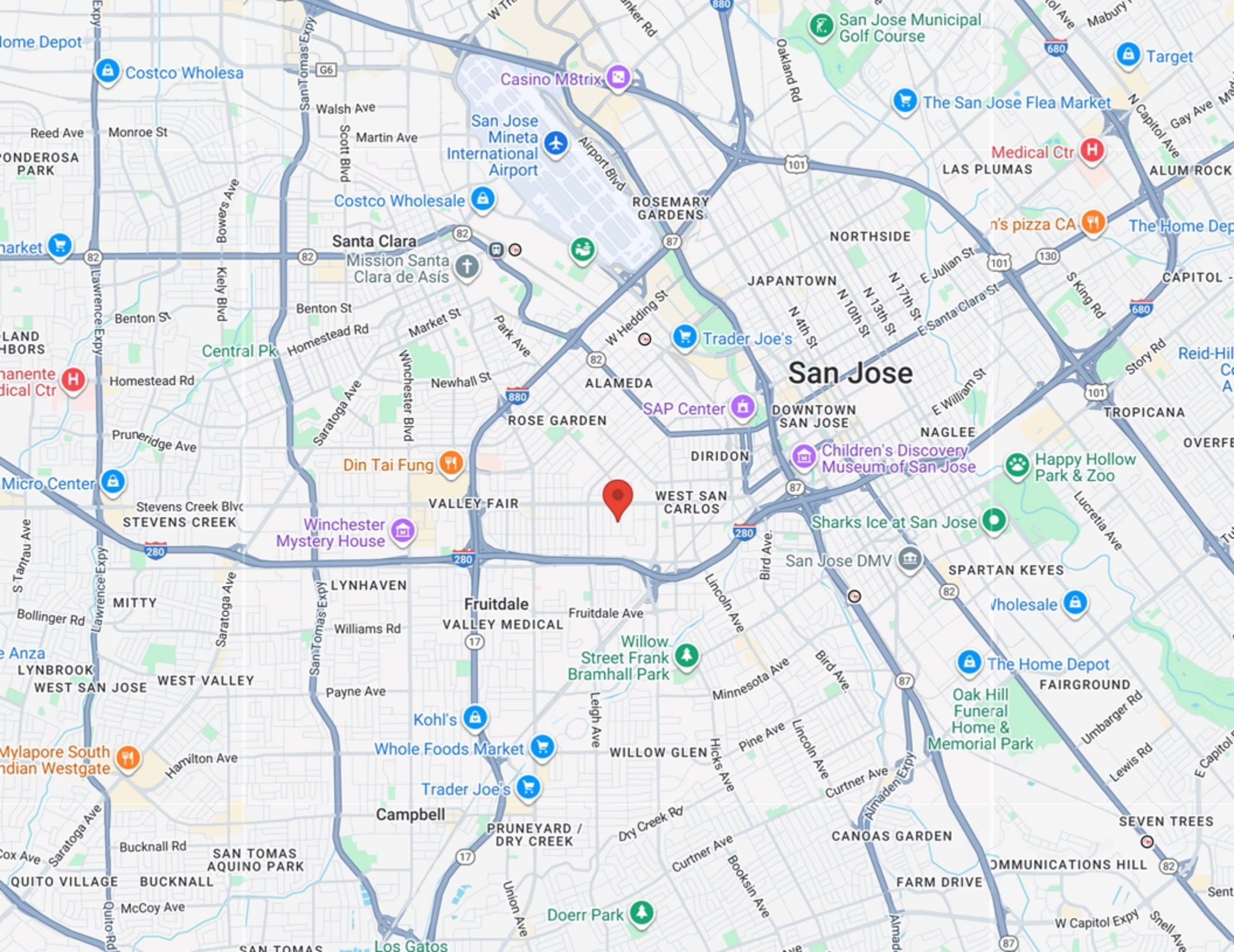
LAND 178.2 SQ MI

WATER 3.1 SQ MI

ELEVATION 82 FT

### POPULATION







# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from REALTY WORLD HIRSCH & ASSOCIATES and it should not be made available to any other person or entity without the written consent of REALTY WORLD HIRSCH & ASSOCIATES.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to REALTY WORLD HIRSCH & ASSOCIATES. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. REALTY WORLD HIRSCH & ASSOCIATES has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, REALTY WORLD HIRSCH & ASSOCIATES has not verified, and will not verify, any of the information contained herein, nor has REALTY WORLD HIRSCH & ASSOCIATES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE REALTY WORLD HIRSCH & ASSOCIATES ADVISOR  
FOR MORE DETAILS.**

## EXCLUSIVELY PRESENTED BY:



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