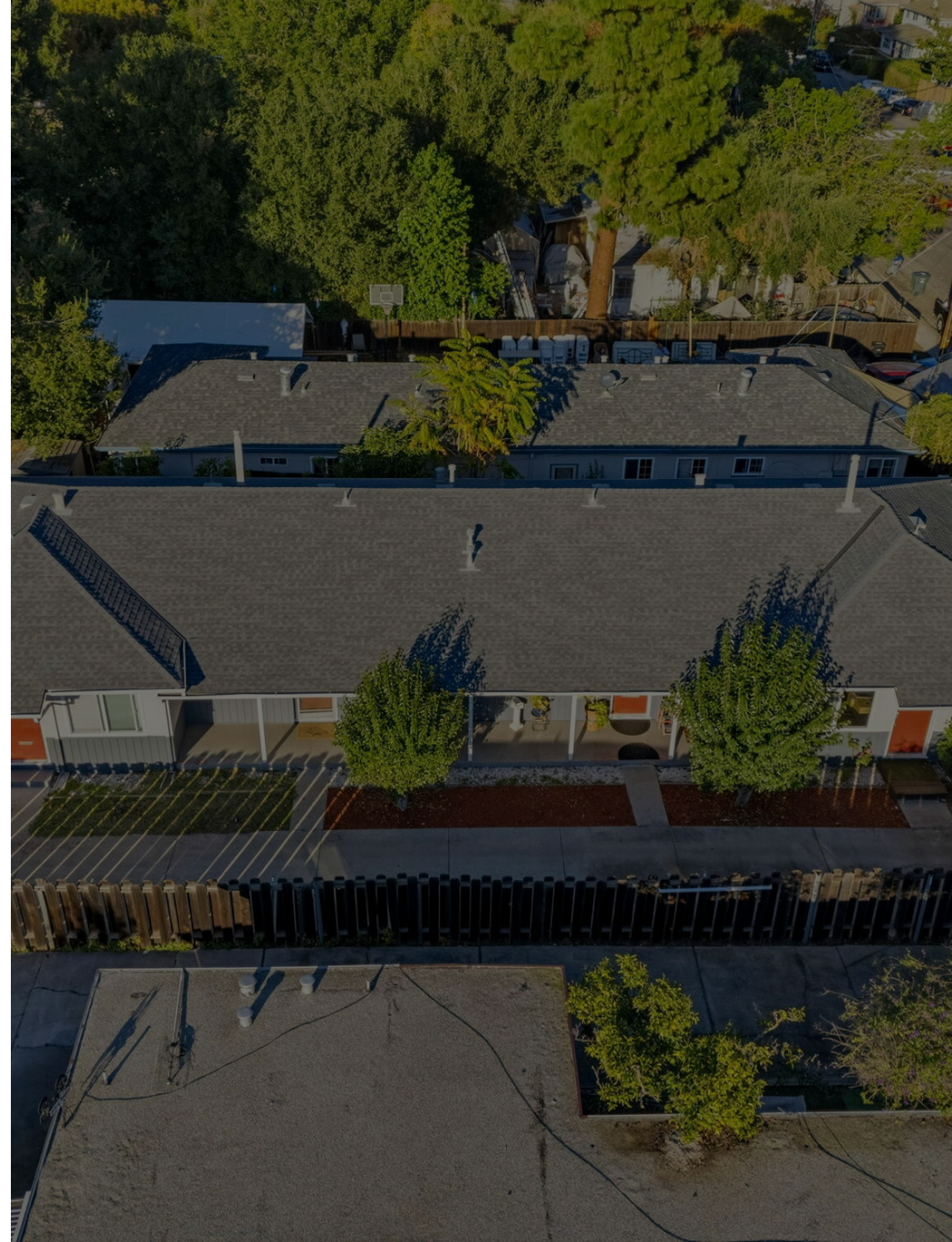


MULTIFAMILY PROPERTY FOR SALE

236 Higdon Ave.

236 Higdon Ave
Mountain View, CA 94041



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Property Information

Property Summary



Property Description

Introducing an exceptional investment opportunity in Mountain View, CA. This multifamily property offers a meticulously renovated 2,778 SF building with 4 units, ideal for the savvy low-rise/garden investor. Built in 1950 and thoughtfully updated in 2023, this property boasts a prime location in the desirable Mountain View area. With a 50% occupancy rate, there is significant potential for growth and value appreciation. Zoned R3-2, this property presents a compelling opportunity to capitalize on the robust demand for quality multifamily dwellings in this sought-after location. Don't miss the chance to add this promising asset to your investment portfolio.

Property Highlights

- 2,778 SF building
- 4 units
- Built in 1950
- Renovated in 2023

Offering Summary

Sale Price:	\$2,349,000
Number of Units:	4
Lot Size:	10,227 SF
Building Size:	2,778 SF
NOI:	\$89,574.00
Cap Rate:	3.81%

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,189	5,498	16,122
Total Population	5,230	12,650	37,215
Average HH Income	\$220,669	\$211,050	\$237,926

Property Description



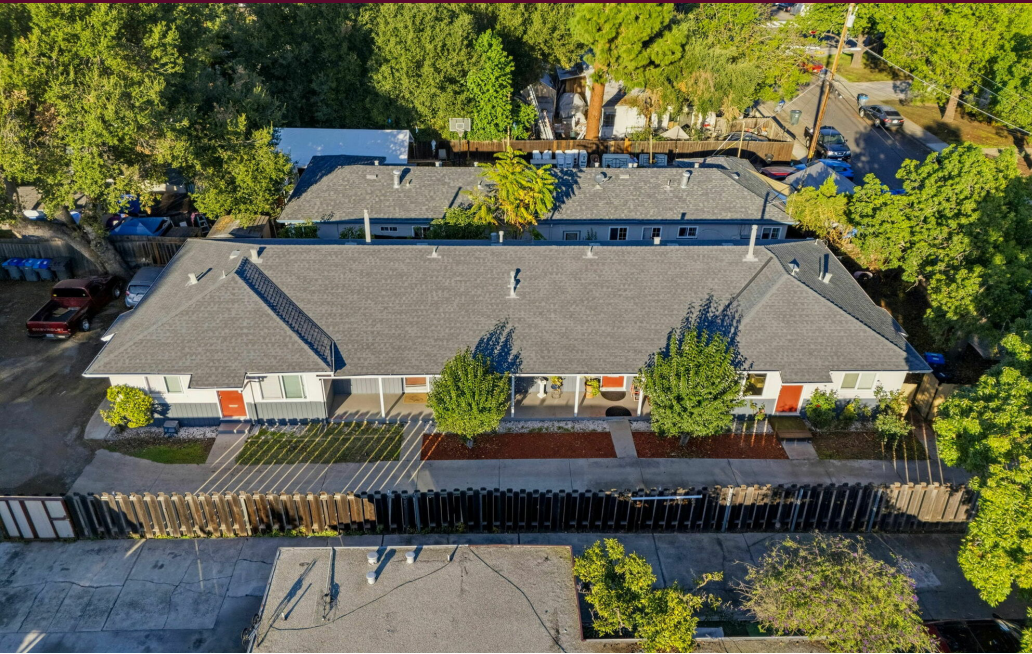
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Location Description

Discover the vibrant surroundings of the property located in Mountain View, CA, a bustling city known for its tech-centric atmosphere and bustling business community. Situated in the heart of Silicon Valley, the area offers convenient access to major tech companies, including Google, LinkedIn, and Microsoft. Nearby, you'll find charming downtown Mountain View with its array of dining, shopping, and entertainment options, along with beautiful outdoor spaces such as Shoreline Lake Park and Stevens Creek Trail. With its strategic location and proximity to key tech industry players, this area presents an exceptional opportunity for office building investors looking to capitalize on the thriving Silicon Valley business scene.

Complete Highlights

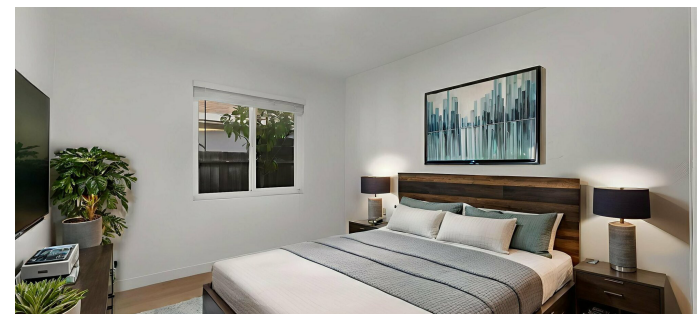
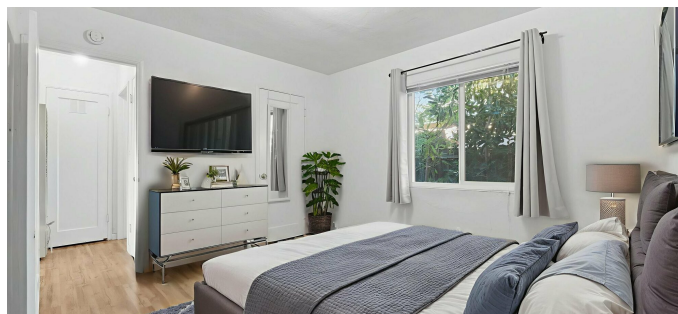
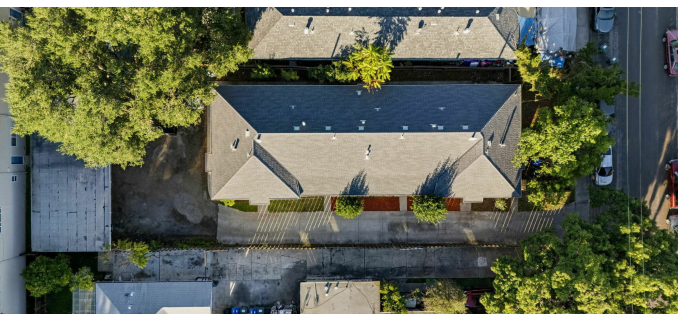
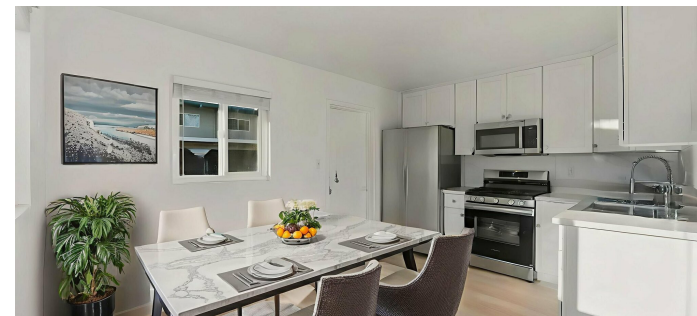
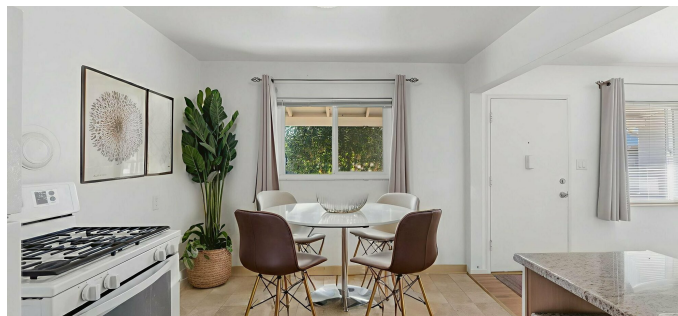
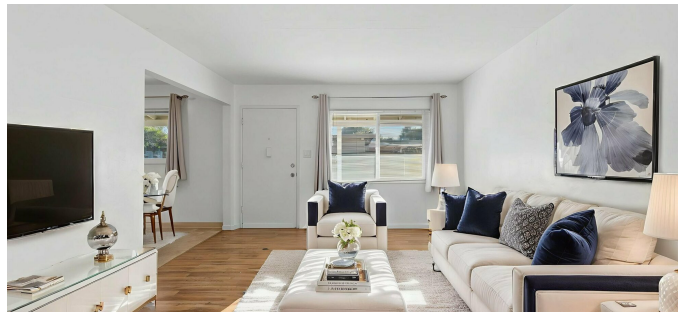
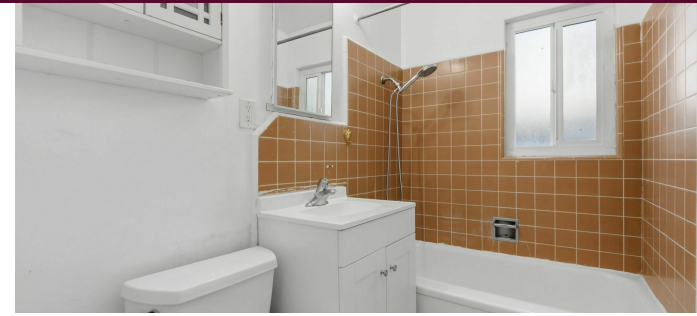


Property Highlights

- 2,778 SF building
- 4 units
- Built in 1950
- Renovated in 2023
- Zoned R3-2
- Located in Mountain View area
- 50% occupancy



Additional Photos



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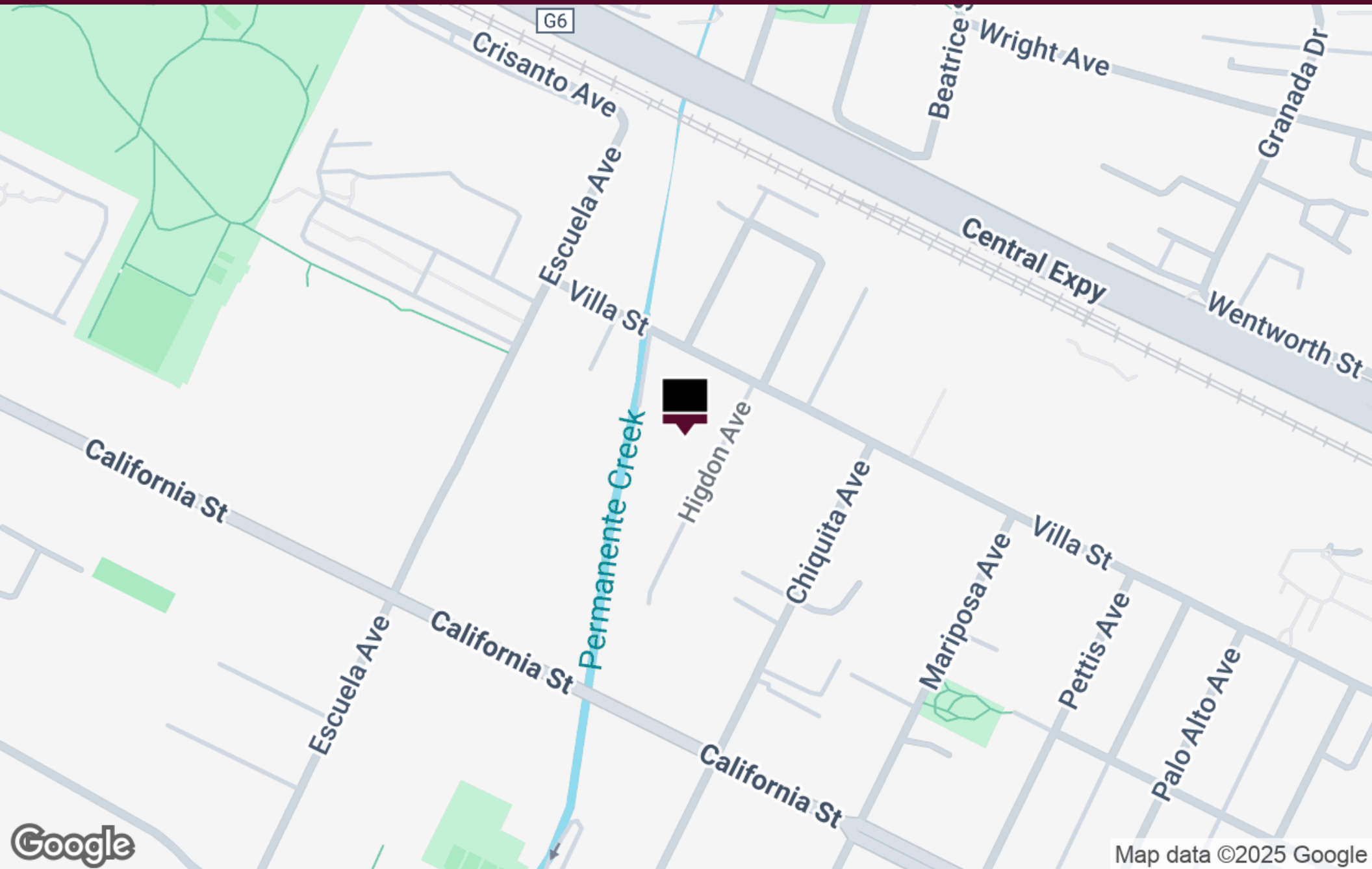


Location Information

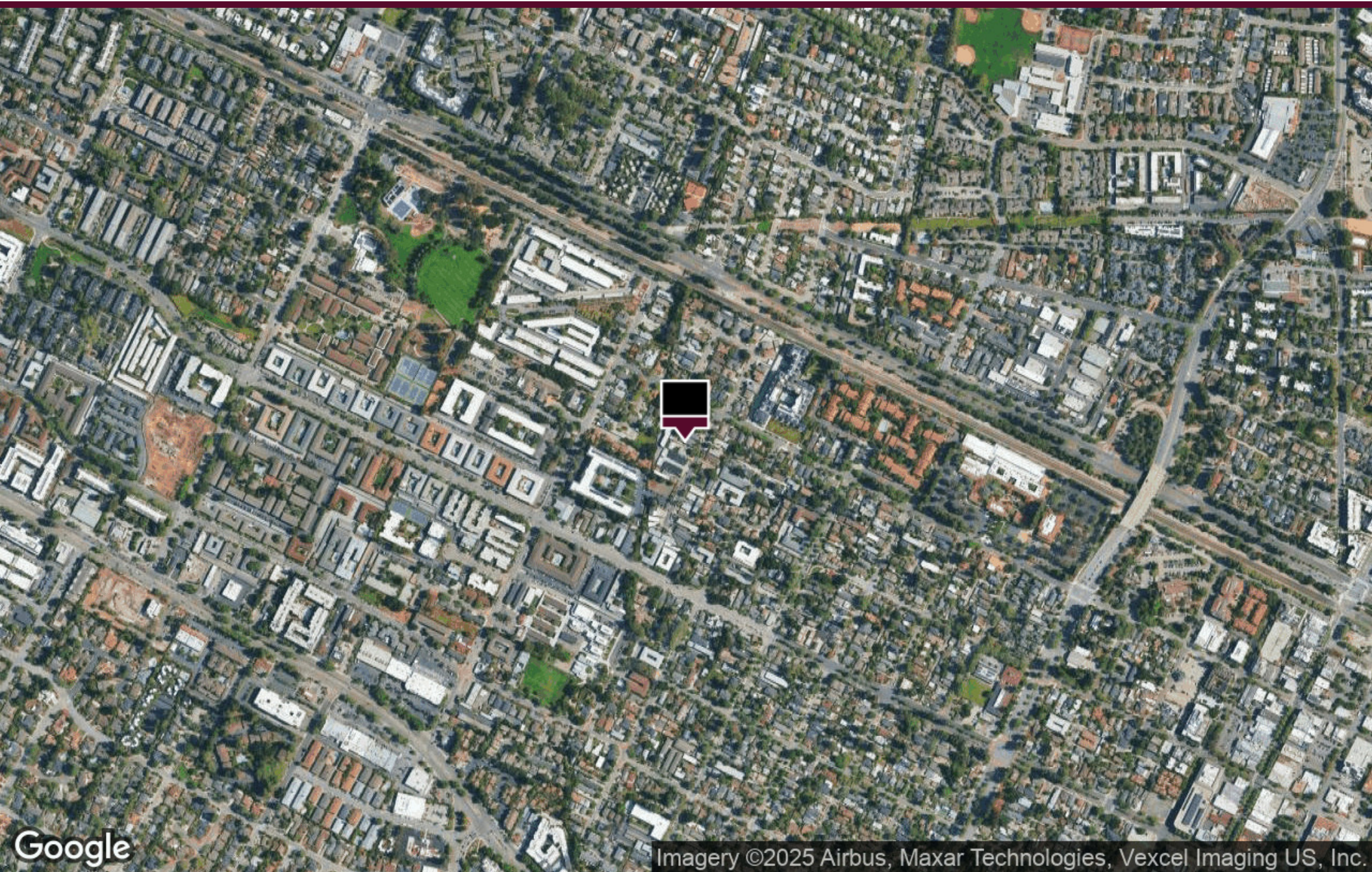
Regional Map



Location Map



Aerial Map



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Financial Analysis

Financial Summary

Investment Overview

Price	\$2,349,000
Price per SF	\$846
Price per Unit	\$587,250
GRM	18.07
CAP Rate	3.81%

Operating Data

Net Operating Income	\$89,574
----------------------	----------

Financing Data

Rent Roll

Suite	Bedrooms	Bathrooms	Tenant Name	Size SF	% Of Building	Rent Price / SF / Year	Rent / SF Market	Rent Market Rent / SF	Annual Rent		
1	2	1	-	700 SF	25.20%	-	-	-	\$3,200	\$4.57	-
2	1	1	-	650 SF	23.40%	\$2,250	-	\$3.46	\$2,250	\$3.46	-
3	1	1	-	650 SF	23.40%	-	-	-	\$2,500	\$3.85	-
4	2	1	-	700 SF	25.20%	\$3,000	-	\$4.29	\$3,000	\$4.29	-
Totals				2,700 SF	97.20%	\$5,250	\$0.00	\$7.75	\$10,950	\$16.17	\$0
Averages				675 SF	24.30%	\$2,625	\$NaN	\$3.88	\$2,738	\$4.04	\$NaN



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Demographics

Demographics Map & Report

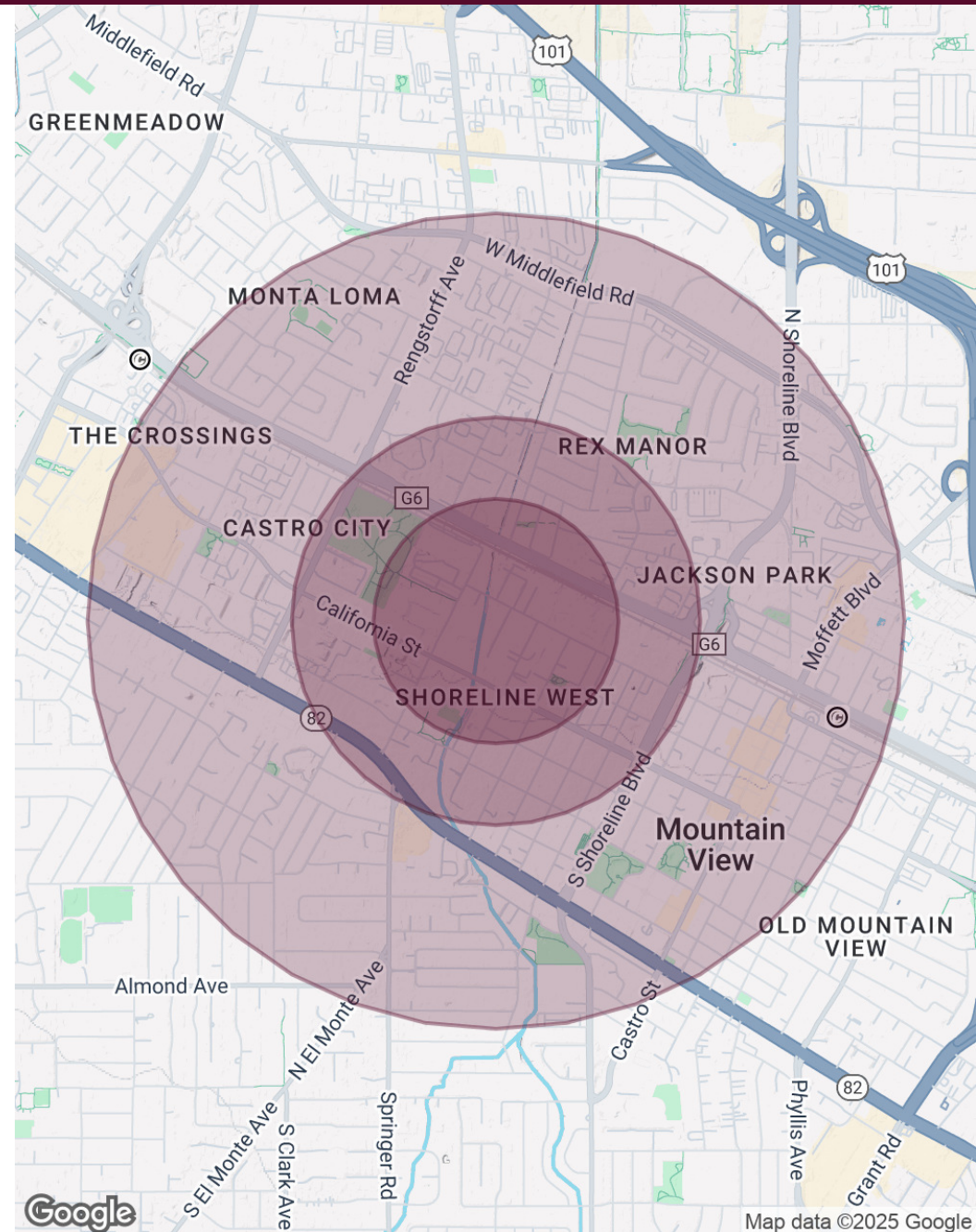
Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	5,230	12,650	37,215
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	36	38	39

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,189	5,498	16,122
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$220,669	\$211,050	\$237,926
Average House Value	\$1,762,294	\$1,780,306	\$1,798,135

Demographics data derived from AlphaMap



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Advisor Bios

Advisor Bio 1



Kashif Husain

Real Estate Investments

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CA #01950914

Professional Background

We're a team of brothers and second-generation realtors with combined decades of experience in the Santa Clara real estate market. As a family business, Husain Team has become a trusted resource in the area, serving Silicon Valley, Milpitas, Fremont, San Jose and other cities in the county since 1988, with over 1,200 home sales. Over the years, we've carved out an impressive market share in our industry, based on our reputation for honesty and integrity as well as prompt, professional service.

Our consistently large inventory of listings and extensive social media following means that we're often the first call that potential home sellers and buyers make when considering a move in the area. This ever-evolving network means we're always poised to offer our clients the most accurate, up-to-date information on the market and negotiate the best possible outcome, whether they're buying, selling, or investing.

As long-time Milpitas residents ourselves, we have an exclusive, insider perspective on the area's property market that's been developed over many years of living in and serving the community. Our five-star service is founded on a commitment to relationship building and truly understanding our clients' needs so we can provide tailored advice that exceeds expectations. We see delivering a superior real estate experience as the first step in becoming your personal realtor for life.

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