

*Offered at \$5,195,000*



*CAP Real Estate Services Inc. Presents*

(2) Four Plex Apartment Buildings & (2) Six Plex Apartment Buildings  
723, 729, 743, 749 Forestdale Avenue

San Jose



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**CAP**  
REAL ESTATE  
SERVICES INC.

# 723, 729, 743, 749 Forestdale Avenue, San Jose, CA 95116

723, 729, 743 & 749 Forestdale Avenue presents a rare opportunity to acquire a 20-unit multifamily portfolio in one of San Jose's most consistently strong rental markets. Offered as four apartment buildings sold together, the portfolio provides immediate scale, stable operations, and compelling long-term upside in a supply-constrained Silicon Valley corridor.

The portfolio is arranged in two adjacent building pairs—723 & 729 and 743 & 749 Forestdale Avenue—separated by a single non-portfolio building, allowing an investor the option to operate the asset as a single portfolio or potentially split it into two paired investments over time.

Occupancy across the portfolio is approximately 95%, with one vacant unit offering an immediate opportunity to lease at current market rent. Approximately 85% of the units are month-to-month, with remaining leases expiring by March 2026, providing a clear and near-term path to implement market-driven rent increases.

At the offering price, the Forestdale Avenue Portfolio provides investors with the opportunity to acquire a well-located San Jose multifamily asset at a compelling basis relative to stabilized performance, offering both current income and meaningful upside through rent growth, operational improvements, and long-term strategic optionality.

## KEY DETAILS

- Address: 723, 729, 743 & 749 Forestdale Ave
- City / Zip: San Jose, CA 95116
- Total Units: 20
- Buildings: 4 (2 Four-Plexes / 2 Six-Plexes)
- Year Built: 1960
- Total Building SF: 13,912
- Total Lot SF: 22,440
- Occupancy: 95%

## KEY METRICS

- Listing Price: \$5,195,000
- Price / Unit: \$259,750
- Price / Building SF: \$373 / SF
- Price / Land SF: \$232 / SF
- Current Gross Rent: \$344,292 / Year
- Total Operating Expenses: \$119,556 / Year
- NOI: \$224,736
- Cap Rate: 4.33%

- Pro Forma Gross Rent: \$532,800 / Year
- Pro Forma NOI: \$382,891
- Pro Forma Cap Rate: 7.37%

## APNs:

- 723 Forestdale Ave - 472-32-009
- 729 Forestdale Ave - 472-32-010
- 743 Forestdale Ave - 472-32-012
- 749 Forestdale Ave - 472-32-013





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