# Fully Leased 14 Unit Apartment Building on Large 0.63 AC

Desirable Unit Mix: Two (2) 3 BD/1 BTH | Ten (10) 2 BD/1 BTH | Two (2 BD/1BTH Townhomes)

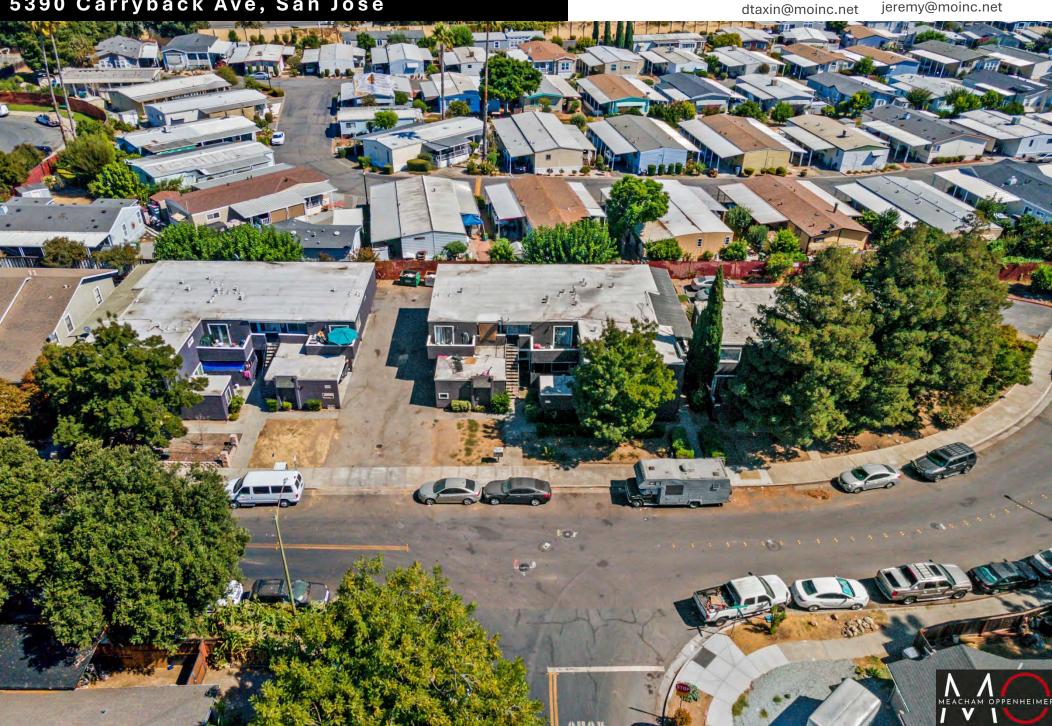
# 5390 Carryback Ave, San Jose

**DAVID TAXIN** 

#### **JEREMY AWDISHO**

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# **INVESTMENT OVERVIEW**





OFFERING PRICE: \$6,500,000 NOI: \$313,645 CAP RATE: 4.8% CAP # of Units: 14

**PROPERTY TYPE:** Multifamily

BUILDING AREA: <u>+</u> 12,292 SF

#### **YEAR BUILT:** 1980

LAND AREA: <u>+</u> 27,500 SF

**ZONING:** R-M (Multiple Residence District)

GENERAL PLAN: RN - Residential Neighborhood

# FULLY LEASED 14 UNIT APARTMENT BUILDING FOR SALE

- 5390 Carryback Ave, San Jose is a fully leased 14-unit apartment building which consists of 3 separate buildings on a single 27,500 square foot parcel.
- Desirable Unit Mix Two (2) 3 Bedroom/2 Bathroom Units, Ten (10) 2 Bedroom/1 Bathroom units, and Two (2 Bedroom/1Bathroom Townhome units).
- Large corner lot .
- The property was built in 1980.
- Covered Car-Port Parking.
- The property is in the Oak Grove School District, Edenvale Elementary School, Davis Intermediate School, and Oak Grove High School.
- The property is located off Monterey Road, near Blossom Hill Road and Highway 101.
- The property is in the (R-M) Multiple Residence District Zoning designation and in the (RN) Residential Neighborhood general plan designation.
- Average Household income of \$116,000 in a 1-mile radius from the property.





# **UNIT MIX**

#### 5390 Carryback Ave, San Jose

Unit 1: 3 bedrooms, 2 bathrooms Unit 2: 2 bedrooms, 1 bathroom Unit 3: 2 bedrooms, 1 bathroom Unit 4: 2 bedrooms, 1 bathroom Unit 5: 2 bedrooms, 1 bathroom Unit 6: 2 bedrooms, 1 bathroom

# 5394 Carryback Ave, San Jose

Unit 1: 3 bedrooms, 2 bathrooms Unit 2: 2 bedrooms, 1 bathroom Unit 3: 2 bedrooms, 1 bathroom Unit 4: 2 bedrooms, 1 bathroom Unit 5: 2 bedrooms, 1 bathroom Unit 6: 2 bedrooms, 1 bathroom

## 5398 Carryback Ave, San Jose

Townhouse 1: 2 bedrooms, 1 bathroom Townhouse 2: 2 bedrooms, 1 bathroom

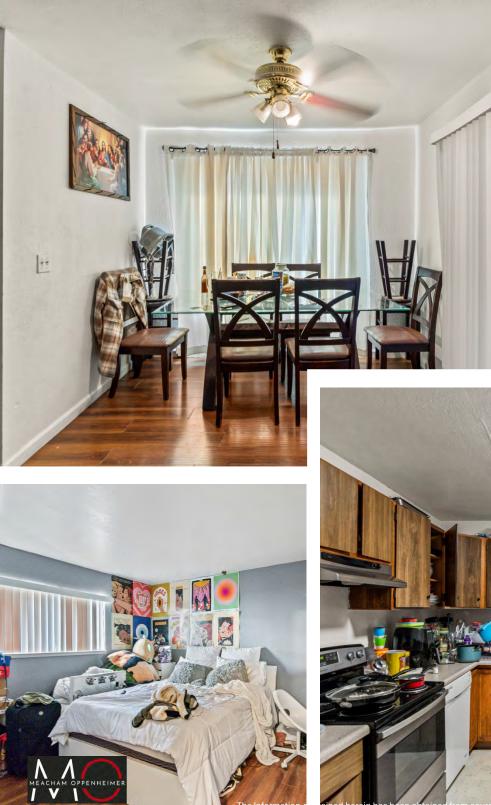












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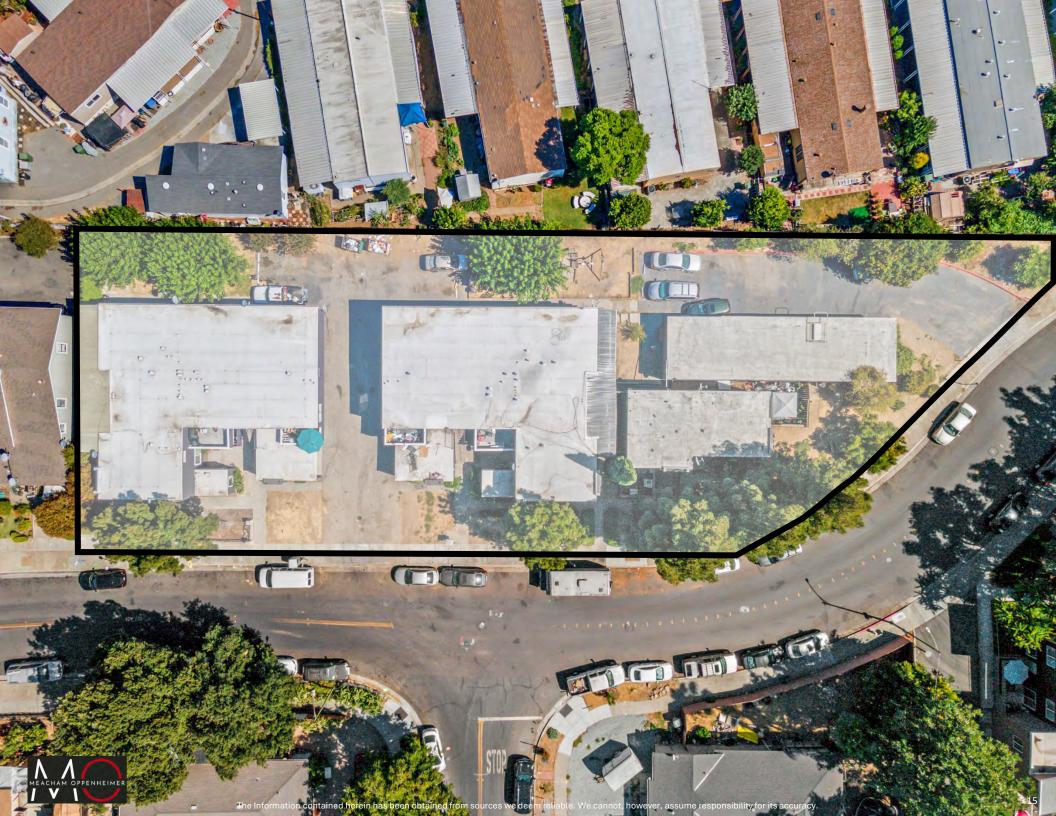












# DEMOGRAPHICS



2024 SUMMARY	1-MILE	5-MILE	10-MILE
Population	26,217	364,152	950,515
Households	7,985	112,154	308,196
Average Household Size	3.1	3.1	2.9
Owner Occupied Housing Units	4,161	68,718	161,939
Renter Occupied Housing Units	3,451	38,611	133,521
Median Age	37.4	40.7	39.5
Median Household Income	\$93,983	\$129,163	\$125,595
Average Household Income	\$116,879	\$159,116	\$156,214

# 5390 Carryback Ave San Jose

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