



**MAGNIFY**



530

DO NOT  
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24 HRS. A DAY  
UNAUTHORIZED VEHICLES WILL BE  
**TOWED AWAY**  
CALL 714-864-5555  
SUNNYVALE TOWING  
AUTHORIZED CALL TO 714-864-5555

**530 COLUMBIA AVE, SUNNYVALE**

# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW FOR 530 COLUMBIA AVE

We are pleased to present the opportunity to acquire 530 Columbia Ave, a six (6) unit prime investment with owner-occupancy potential located in the highly desirable city of Sunnyvale.

Constructed in 1961, the property consists of 1 three-bedroom/two-bathroom, 1 two-bedroom/one-bathroom, and 4 one-bedroom/one-bathroom units, spanning a total of 4,101 square feet. Situated on an 8,539 square-foot lot, recent improvements include 4 remodeled bathrooms and replaced hot-water supply with copper pipes. This investment holds promising prospects, with strong potential for increased rental income. Notably, the presence of a spacious front unit offers the added advantage of potential owner occupancy, further adding to its appeal and versatility.

The property is one mile away from Downtown Sunnyvale. It is less than a 10-minute drive from Levi's Stadium and major tech employers including LinkedIn, Google, Microsoft, NVIDIA, and more. Finally, the property provides easy access to Lawrence Expressway, El Camino Real, and Highways 82, 101 and 237.

### KEY DETAILS

<b>ADDRESS</b>	Columbia Ave
<b>CITY</b>	Sunnyvale
<b>YEAR BUILT</b>	1961
<b>UNITS</b>	6
<b>BUILDING SF</b>	4,101
<b>LOT SF</b>	8,539
<b>OCCUPANCY</b>	100%
<b>APN #</b>	204-38-034

### KEY METRICS

<b>PRICE</b>	\$2.2M
<b>CURRENT CAP RATE</b>	3.2%
<b>PRO FORMA CAP</b>	5.8%
<b>CURRENT GRM</b>	18.1
<b>PRO FORMA GRM</b>	12.1
<b>PRICE/UNIT</b>	\$367K
<b>PRICE/BUILDING SF</b>	\$536
<b>PRICE/LAND SF</b>	\$258

### KEY FINANCIALS

<b>NET OPERATING INCOME</b>	\$70K
<b>LOAN AMOUNT</b>	\$770K
<b>LOAN-TO-VALUE (LTV%)</b>	35%
<b>DEBT COVERAGE RATIO</b>	1.2
<b>ANNUAL SERVICE DEBT<sup>1</sup></b>	\$58.4K
<b>NET CASH FLOW AFTER DEBT</b>	\$11.6K
<b>TOTAL RETURN</b>	\$20.2K
<b>TOTAL RETURN (%)</b>	1.4%

<sup>1</sup>Debt Service calculation assumes 6.5% Interest Rate and 5 year fixed amortization schedule



No parking



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- I. PROPERTY DETAILS
- II. LOCATION OVERVIEW
- III. FINANCIALS
- IV. SALE COMPS
- V. SALE COMP ANALYSIS

530 COLUMBIA AVE  
SUNNYVALE, CA



# I. PROPERTY DETAILS

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A. PROPERTY  
DESCRIPTION

B. PROPERTY  
PHOTOS



# PROPERTY DESCRIPTION

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**ROOF**  
Pitched  
Composition



**PARKING**  
2 Car Garage, Carports,  
& Uncovered Parking



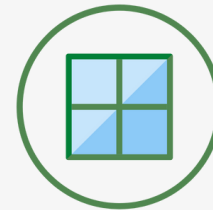
**FLOORING**  
Laminate & Tile



**CONSTRUCTION**  
Wood Frame



**LAUNDRY**  
Coin-Operated



**WINDOWS**  
Mixed of Single-  
Pane & Dual-Pane



**HEATING**  
Forced Air—Unit 1  
Gas Wall Furnace—Unit 2-6



**APPLIANCES**  
Electric Black &  
White

# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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# II. LOCATION STRATEGY

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A. REGIONAL AND LOCAL OVERVIEW

B. CITY OVERVIEW

C. CITY DEMOGRAPHICS





# REGIONAL & LOCAL OVERVIEW



Over 7.34 million residents and the highest percentage of graduate and professional degrees in the nation.



Home to 29 Fortune 500 companies, and 32 companies which have been included on Inc. 500's list of fastest growing private companies.



A Superb quality of life with a Mediterranean climate, world-class cultural resources, and the stunning natural beauty of the Pacific Ocean and the Sierra Nevada Mountains.



The highest concentration of venture capital firms in the world which have invested an average of \$10 billion annually in 1,100 local area firms.



Proximity to outstanding education and research institutions at Stanford University, UC Berkeley, UC Davis, University of San Francisco, Santa Clara University, and San Jose State University.

# SUNNYVALE

## OVERVIEW

Sunnyvale is the seventh largest city in the Bay area and is a center of technology and innovation. It is home to numerous multinational companies including Apple, Google, and LinkedIn.

The city features many recreational parks, facilities for different sports such as golf, tennis, and swimming, a library, and an arts complex. Sunnyvale's historic downtown is known for its art festivals and concerts.

# SUNNYVALE

## DEMOGRAPHICS

\*Metrics as of 2022

POPULATION ESTIMATE

**155K**

MEDIAN HOUSEHOLD INCOME

**\$175K**

MEDIAN PROPERTY VALUE

**\$1.68M**

NUMBER OF EMPLOYEES

**87.1K**

# III. FINANCIALS

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A. RENT ROLL

B. UNIT MIX

C. FINANCIAL OVERVIEW





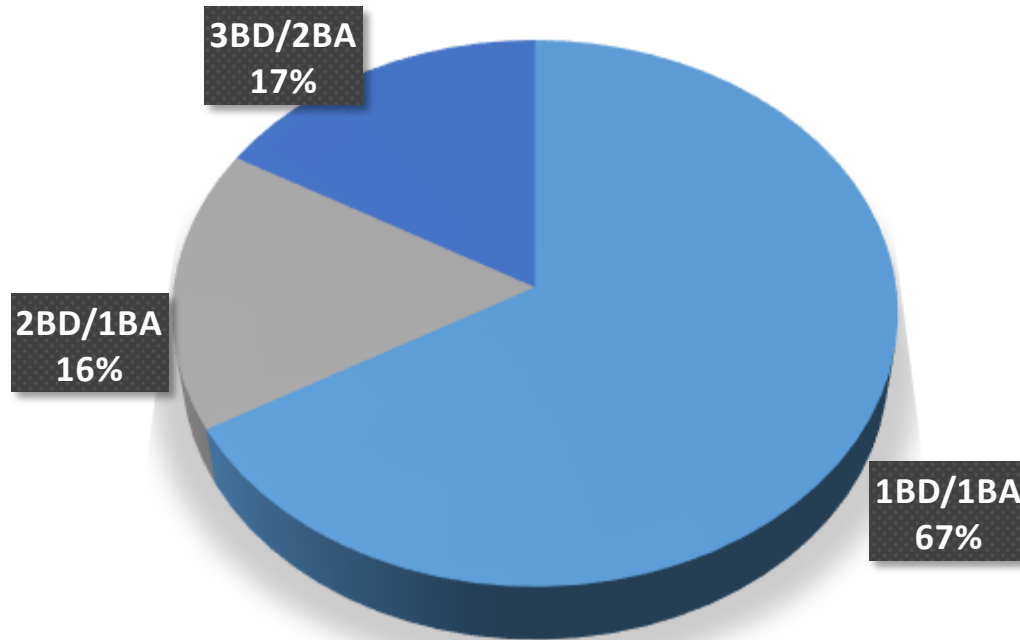
# RENT ROLL

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Unit #	Unit Type	Square Feet	Current Rent	Market Rent
1	3BD/2BA	1,201	\$2,550	\$3,500
2	1BD/1BA	525	\$1,382	\$2,200
3	1BD/1BA	525	\$1,825	\$2,200
4	2BD/1BA	800	\$1,675	\$2,800
5	1BD/1BA	525	\$1,177	\$2,200
6	1BD/1BA	525	\$1,500	\$2,200
<b><i>6 UNITS</i></b>	<b><i>ALL</i></b>	<b><i>4,101</i></b>	<b><i>\$10,109</i></b>	<b><i>\$15,100</i></b>

# UNIT MIX

Unit Type	% of Units	# of Units	Avg Square Feet	Avg Current Rent	Avg Market Rent
1BD/1BA	67%	4	525	\$1,471	\$2,200
2BD/1BA	17%	1	800	\$1,675	\$2,800
3BD/2BA	17%	1	1,201	\$2,550	\$3,500
<b>Grand Total</b>	<b>100%</b>	<b>6</b>	<b>684</b>	<b>\$1,685</b>	<b>\$2,517</b>



# FINANCIAL OVERVIEW

Key Metrics	Current	Monthly	Pro Forma	Monthly	Notes
<b>REVENUES</b>					
Gross Potential Rent	\$121,308	\$10,109	\$181,200	\$15,100	
Laundry Income	\$1,440	\$120	\$1,440	\$120	Est. - \$20/mo per unit
<b>Gross Potential Income</b>	<b>\$122,748</b>	<b>\$10,229</b>	<b>\$182,640</b>	<b>\$15,220</b>	
Vacancy	\$3,639	\$303	\$5,436	\$453	Assumed 3% Vacancy
Effective Gross Income	\$119,109	\$9,926	\$177,204	\$14,767	
<b>EXPENSES</b>					
Real Estate Taxes	\$25,623	\$2,135	\$25,623	\$2,135	Estimated on list price
Special Tax & Assessments	\$338	\$28	\$338	\$28	Actual - \$337.72/yr
Insurance	\$3,588	\$299	\$3,588	\$299	Actual--2023
Utilities	\$12,801	\$1,067	\$12,801	\$1,067	Actual--2023
Misc.	\$2,219	\$185	\$2,219	\$185	Actual--2023
Repairs & Maintenance	\$4,500	\$375	\$4,500	\$375	Est. - \$750/unit/yr
<b>Total Expenses</b>	<b>\$49,069</b>	<b>\$4,089</b>	<b>\$49,069</b>	<b>\$4,089</b>	
Expense Ratio (%EGI)	41%		28%		
<b>PROFITS AND CASH FLOW</b>					
<b>Net Operating Income (NOI)</b>	<b>\$70,040</b>	<b>\$5,837</b>	<b>\$128,135</b>	<b>\$10,678</b>	
Loan Payment	\$58,403	\$4,867	\$58,403	\$4,867	
Net Cash Flow	\$11,637	\$970	\$69,732	\$5,811	
Cash-on-Cash Return (%)	0.8%		4.9%		
Loan Reduction	\$8,606	\$717	\$8,606	\$717	
<b>Total Return</b>	<b>\$20,243</b>	<b>\$1,687</b>	<b>\$78,339</b>	<b>\$6,528</b>	
<b>Return on Investment (ROI)</b>	1.4%		5.5%		

# IV. SALES COMPS

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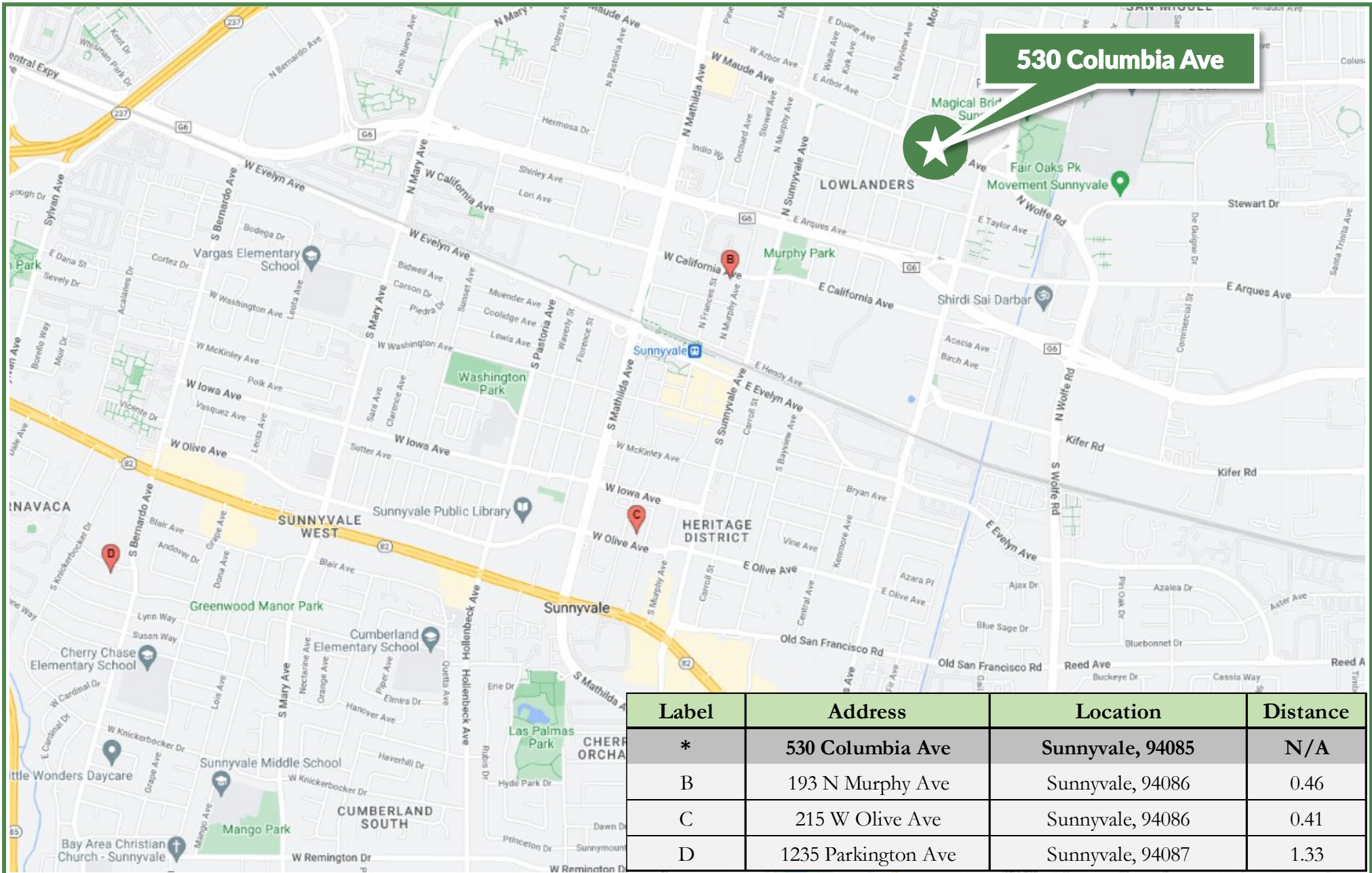
A. MAP

B. KEY DETAILS

C. KEY METRICS



# MAP OF SALE COMPS



# KEY DETAILS FOR SALE COMPS

Key Details									
Address	City & Zip	Distance (mi)	Price	# of Units	Unit Mix	Building SF	Land SF	Year Built	Close of Escrow
530 Columbia Ave	Sunnyvale, 94085	Subject Property	\$2,200,000	6	4(1BD/1BA) 1(2BD/1BA) 1(3BD/2BA)	4,101	8,539	1961	Subject Property
193 N Murphy Ave	Sunnyvale, 94086	0.46	\$2,300,000	5	4 (1BD/1BA) 1 (2BD/2BA)	3,283	6430	1963	8/3/2022
215 W Olive Ave	Sunnyvale, 94086	0.41	\$3,350,000	9	7 (1BD/1BA) 1 (2BD/1BA) 1 (3BD/2BA)	6,390	10,703	1970	12/16/2022
1235 Parkington Ave	Sunnyvale, 94087	1.33	\$2,700,000	6	5 (1BD/1BA) 1 (2BD/1BA)	3,780	10,200	1957	12/8/2023

# KEY METRICS FOR SALE COMPS

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Key Metrics								
Address	Cap Rate	GRM	Price / Unit	Normalized PPU	Price / SF	Price / LSF	Avg Unit Size (SF)	Additional Notes
530 Columbia Ave	3.2%	18.1	\$366,667	\$316,547	\$536	\$258	684	N/A
193 N Murphy Ave	3.7%	17.4	\$460,000	\$433,962	\$701	\$358	657	2-Story Building
215 W Olive Ave	3.4%	19.7	\$372,222	\$336,683	\$524	\$313	710	2-Story Building
1235 Parkington Ave	3.6%	17.4	\$450,000	\$428,571	\$714	\$265	630	1-Story Building; Remodeled

# IV. SALE COMPS ANALYSIS

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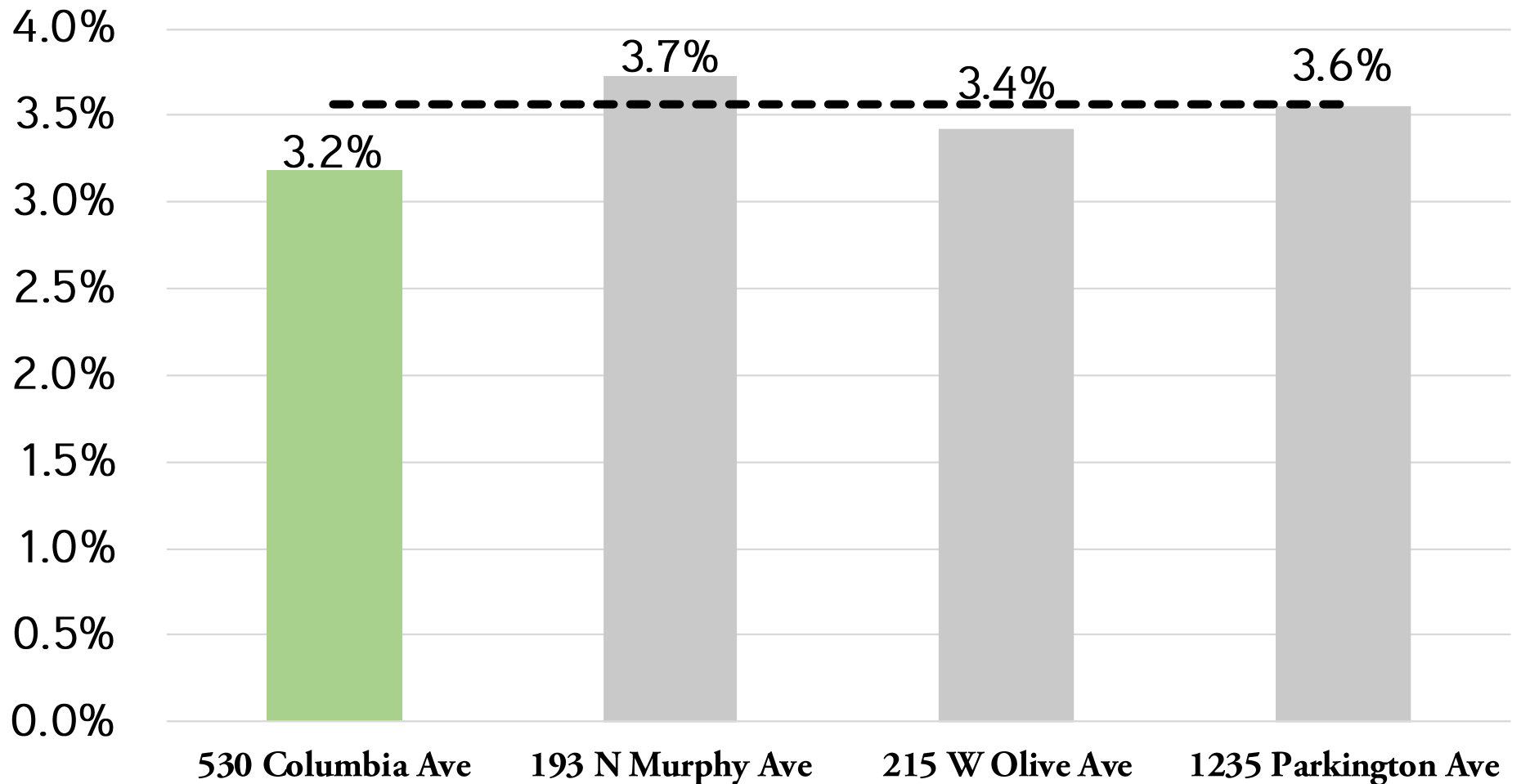
- A. CAP RATE
- B. PRICE / UNIT
- C. NORMALIZED PRICE / UNIT
- D. PRICE / SF
- E. PRICE / LAND SF
- F. GROSS RENT MULTIPLE





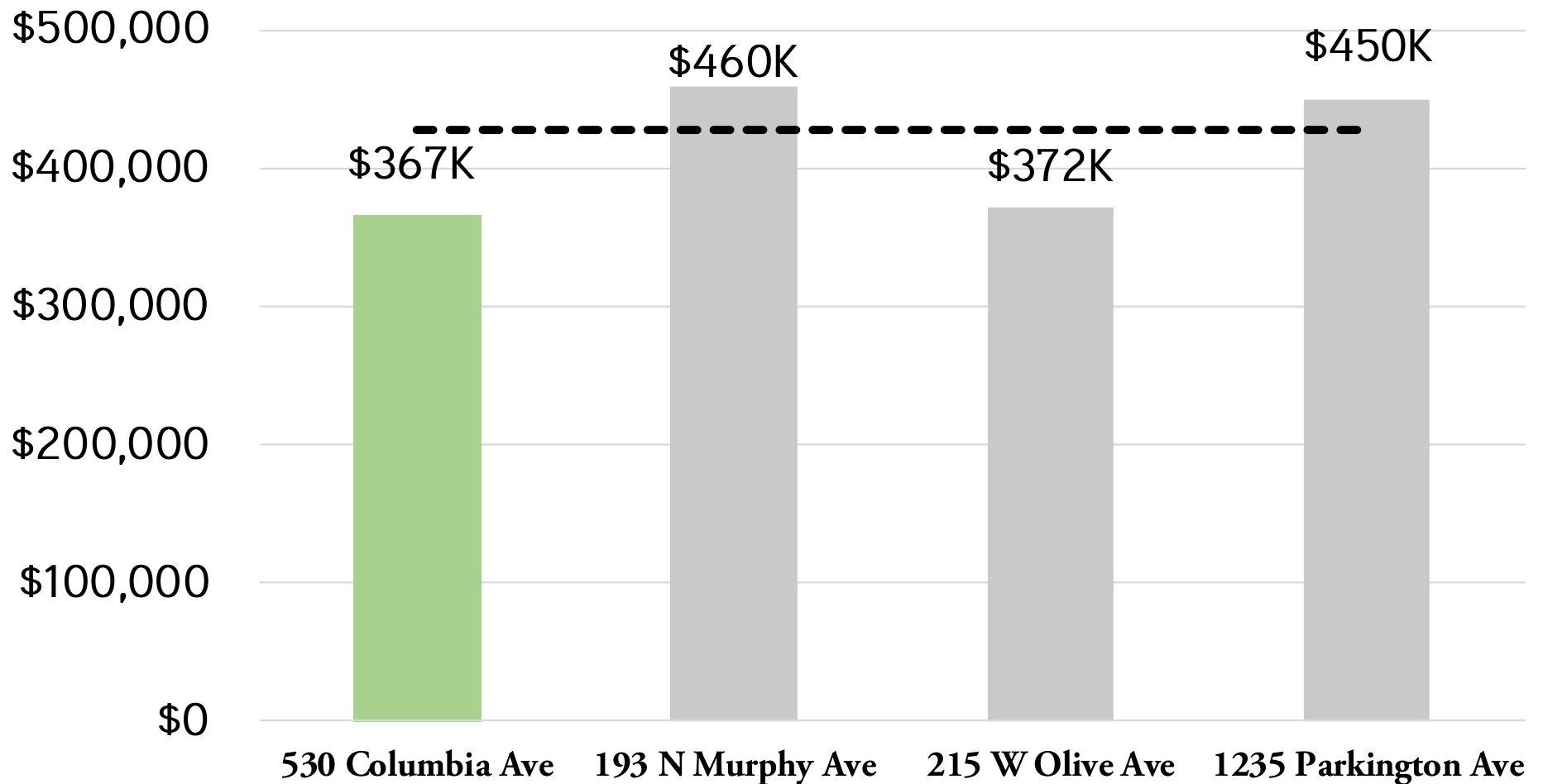
# SALE COMPS ANALYSIS

**CAP RATE**  
**AVERAGE : 3.6%**



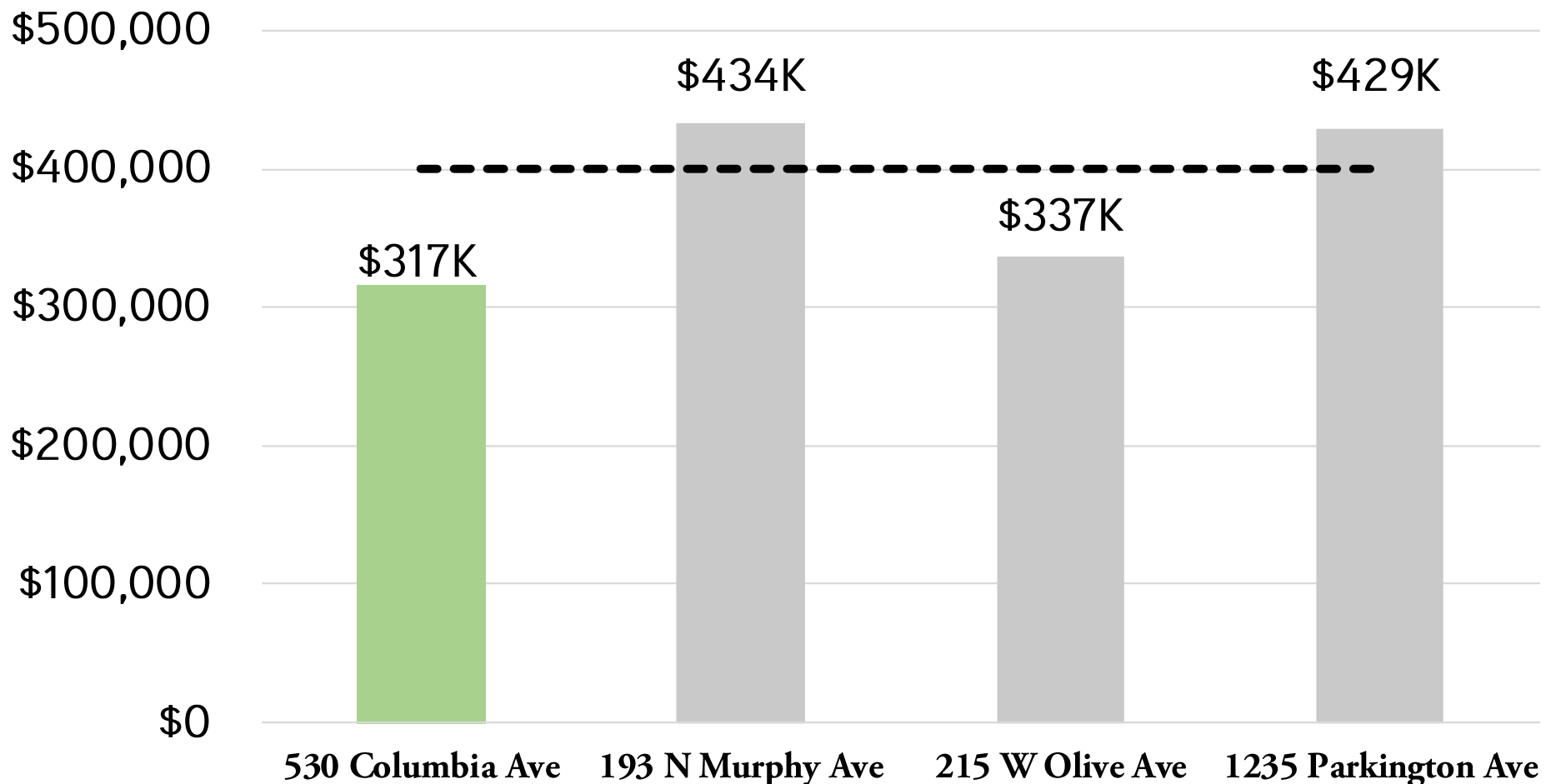
# SALE COMPS ANALYSIS

**PRICE PER UNIT**  
**AVERAGE : \$427K**



# SALE COMPS ANALYSIS

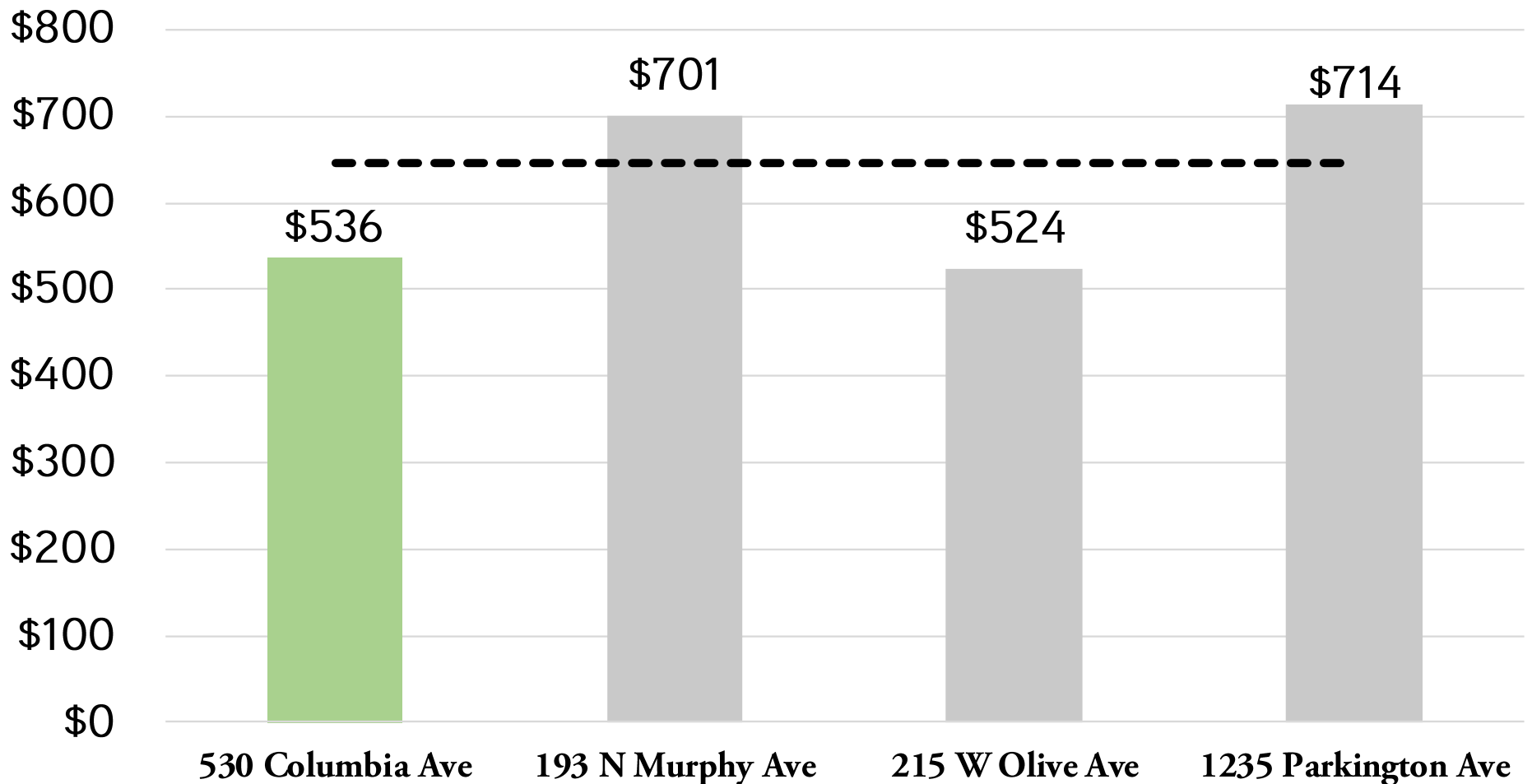
**NORMALIZED PRICE PER UNIT\***  
**AVERAGE : \$400K**



\*Normalized price per unit adjust for the number of bedrooms (as # of bedrooms increases, norm PPU decreases). Better unit mix = lower normalized PPU

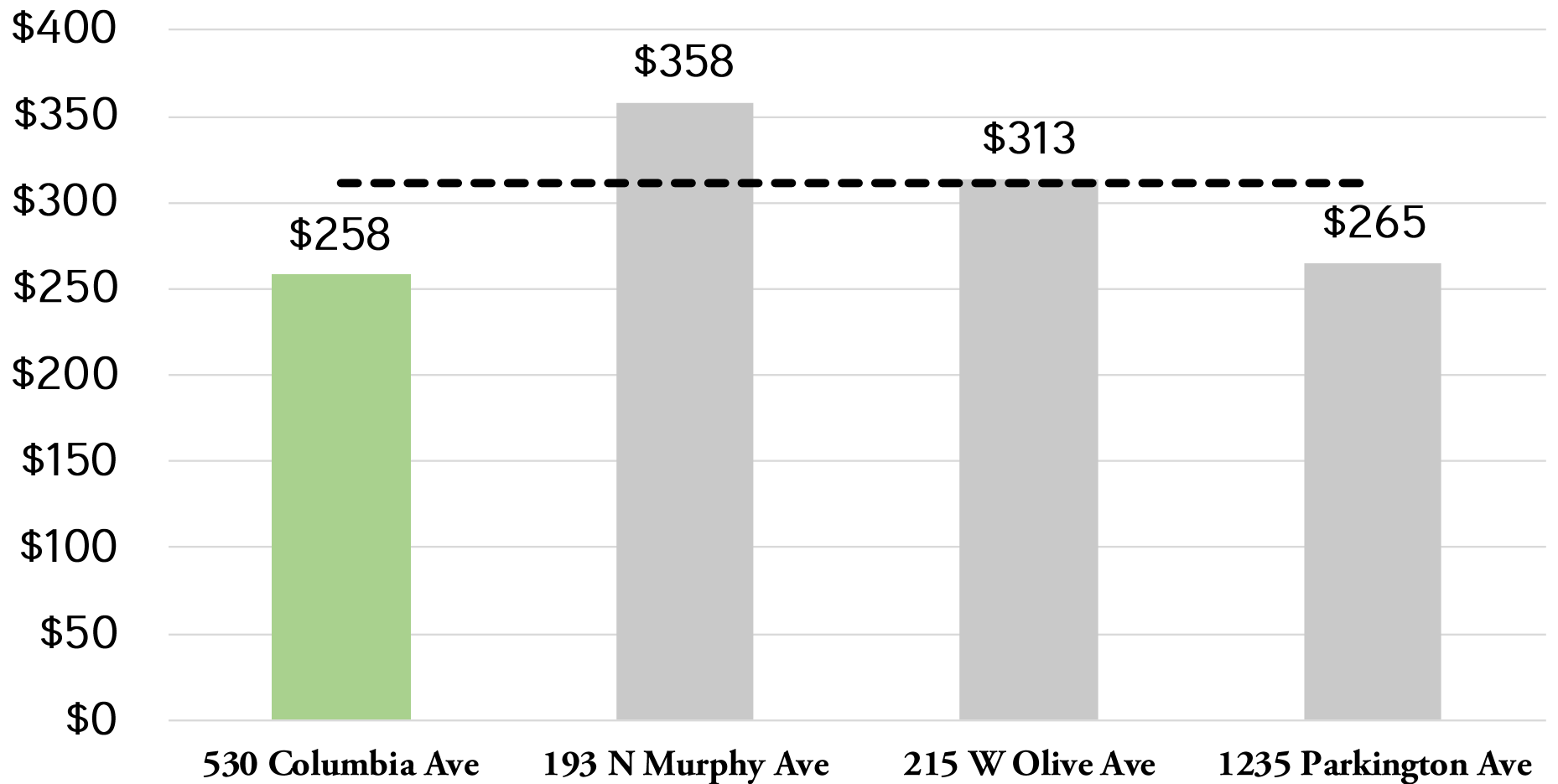
# SALE COMPS ANALYSIS

**PRICE / SQ FT**  
**AVERAGE : \$646**



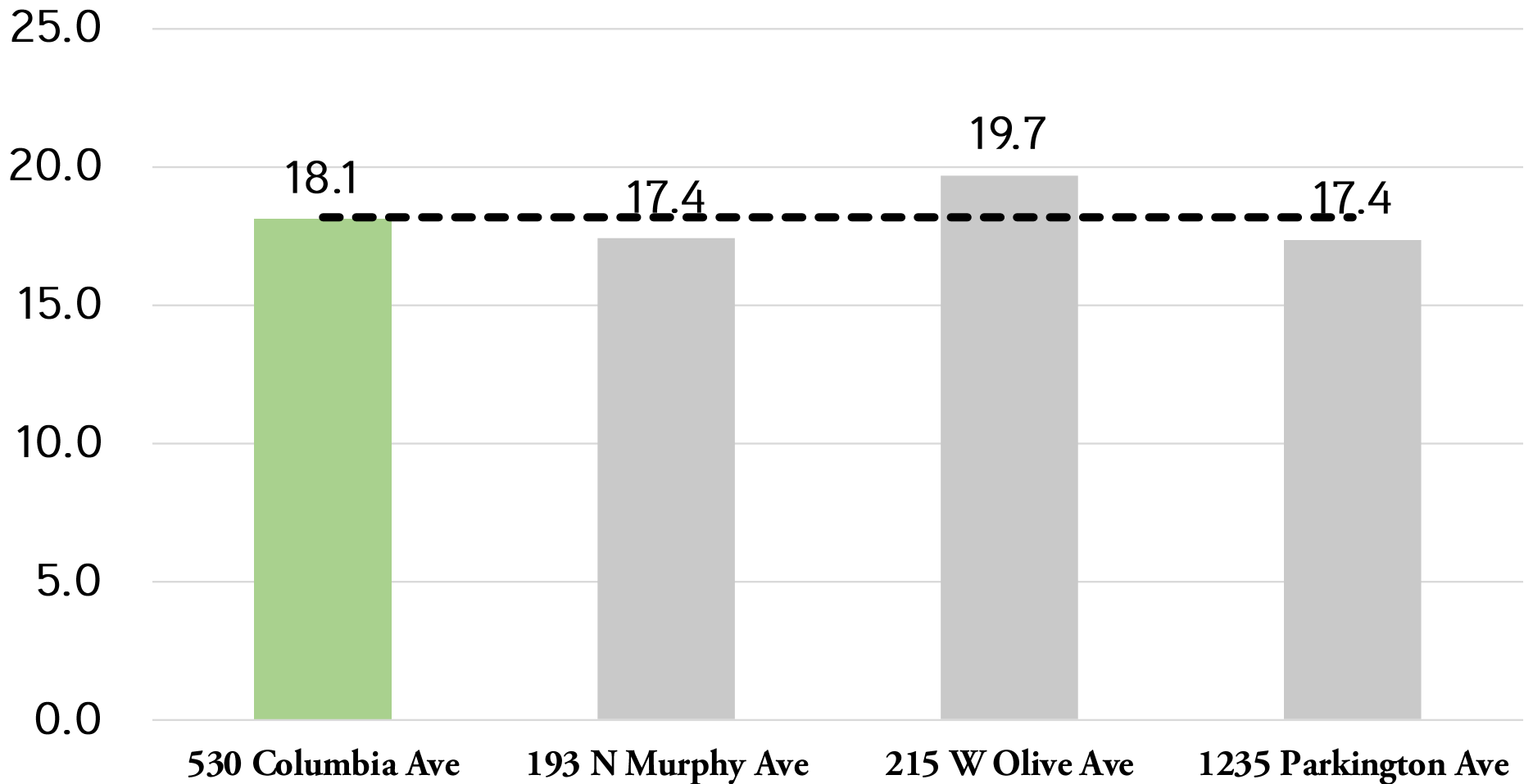
# SALE COMPS ANALYSIS

**PRICE / LAND SQ FT**  
**AVERAGE : \$312**



# SALE COMPS ANALYSIS

**GRM**  
**AVERAGE : 18.2**



# CONFIDENTIALITY AGREEMENT

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This Confidential Offering Memorandum (the “Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Magnify Real Estate (“Magnify”) as part of Magnify’s efforts to market the real property for sale. Magnify is the exclusive agent and broker for the owner(s) of the Property (the “Owner”). Magnify is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Magnify also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Magnify, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient’s use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to Magnify

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This Memorandum includes statements and estimates provided by or to Magnify and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates.

Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Magnify may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, Magnify will provide the Recipient with copies of all referenced contracts and other documents.

Magnify assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Magnify and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.



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VISIT WEBSITE

