



# Offering Memorandum

**256 Pettis Ave**

**MOUNTAIN VIEW, CA 94041**

**SILICON VALLEY 5-UNIT MULTIFAMILY INVESTMENT**

**PRESENTED BY:**

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# PROPERTY SUMMARY

## 256 PETTIS AVE

MOUNTAIN VIEW, CA 94041

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,695,000
<b>BUILDING SIZE:</b>	2,801 SF
<b>NUMBER OF UNITS</b>	5 Units
<b>LOT SIZE:</b>	6,888 SF
<b>PRICE / SF:</b>	\$962.16
<b>CURRENT CAP RATE:</b>	3.95%
<b>PROFORMA CAP RATE:</b>	5.52%



# PROPERTY SUMMARY

SVN | Capital West Partners, as exclusive advisor, is pleased to present an exceptional investment opportunity featuring a five-unit multifamily property comprised of one spacious front unit with three bedrooms and two bathrooms, two one-bedroom/one-bath units, and two studio units. The property offers stable in-place income with immediate cash flow, along with a compelling value-add opportunity through the potential to increase rents to market levels. This combination makes it well-suited for both seasoned and new multifamily investors seeking upside. Its prime location further enhances its appeal for those looking to establish or expand their portfolio in a strong and highly desirable market.

# PROPERTY HIGHLIGHTS

- Centrally located in Silicon Valley, with convenient access to major employers and top educational institutions
- Short distance to Downtown Mountain View and Castro Street, offering a vibrant mix of dining, retail, and entertainment options
- Excellent connectivity with nearby access to the Mountain View Caltrain Station and major highways
- Situated in a highly desirable residential neighborhood known for strong rental demand and long-term tenant stability
- Proximity to leading tech campuses, including Google, LinkedIn, and other major Silicon Valley employers
- Strong demographics with high household incomes and a well-educated tenant base
- Limited supply in the immediate area supports long-term rent growth and value appreciation



**DOWNTOWN  
RETAIL AMENITIES**



**ACCESS TO PUBLIC  
TRANSPORTATION**



**VALUE-ADD  
OPPORTUNITY**

# PROPERTY PHOTOS



## LOCATION DESCRIPTION

Located in the heart of Mountain View, this property is surrounded by a wide range of amenities and attractions. Castro Street is just minutes away, offering a vibrant mix of restaurants, shops, and entertainment, while nearby Shoreline Park and the Mountain View Community Center provide excellent options for outdoor recreation. The property is conveniently located near the Mountain View Caltrain Station and VTA Light Rail, providing seamless connectivity throughout the Peninsula and Silicon Valley. It is also in close proximity to major employers such as Google, Intuit, and LinkedIn, making it especially attractive to a strong tenant base of tech professionals. With easy access to major highways including 101, 85, and 237, the location is ideally positioned for a multifamily investment in one of Silicon Valley's most sought-after markets.



# RETAIL AMENITIES



# RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT
1	3	2	\$4,200	\$5,249
2	1	1	\$1,767	\$2,974
3	1	1	\$2,375	\$2,974
4 (Studio)	-	1	\$1,975	\$2,730
5 (Studio)	-	1	\$2,000	\$2,730
<b>TOTALS</b>			<b>\$12,317</b>	<b>\$16,657</b>

Notes:

Market rents are estimated using a third-party source (Rentometer). The reports can be furnished upon request.

# INCOME & EXPENSES



INCOME SUMMARY	CURRENT	PROFORMA
<b>GROSS INCOME</b>	<b>\$149,160</b>	<b>\$201,240</b>
<b>EXPENSES SUMMARY</b>		
PROPERTY TAXES	\$21,509	\$31,785
VACANCY, REPAIRS, AND RESERVE	\$7,390	\$7,390
WATER + GARBAGE + SEWER	\$6,643	\$6,643
INSURANCE	\$4,200	\$4,200
PG&E	\$1,584	\$1,584
ADMIN (RENT BOARD, FIRE)	\$1,000	\$1,000
RENTAL ADS	\$300	\$300
<b>OPERATING EXPENSES</b>	<b>\$42,626</b>	<b>\$52,902</b>
<b>NET OPERATING INCOME</b>	<b>\$106,534</b>	<b>\$148,338</b>

Notes:

Current expenses are based on estimates provided by the Seller. Buyer to verify.  
 Proforma Property Taxes adjusted based on list price x 1.156% plus special assessments.

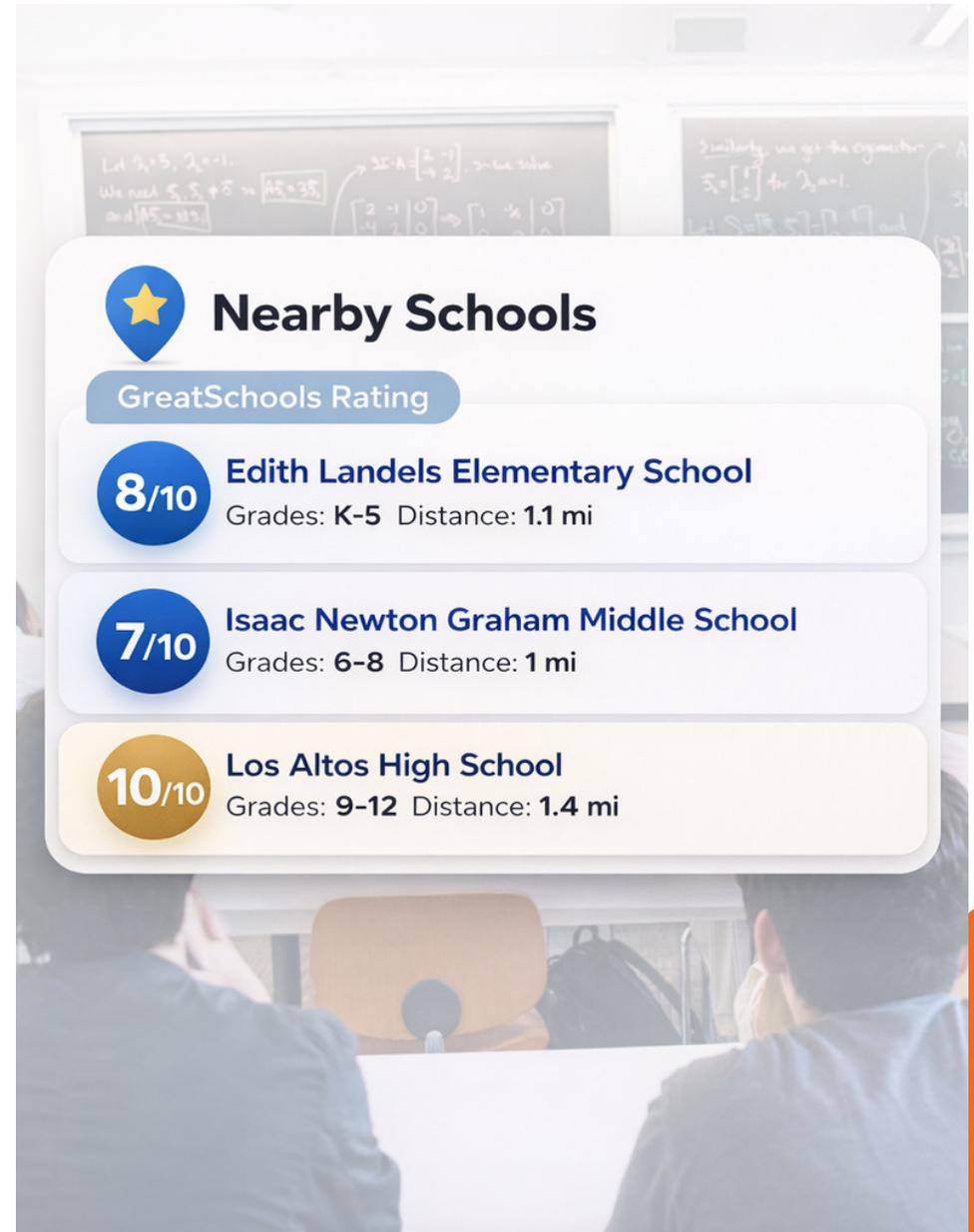
# DEMOGRAPHICS & SCHOOL RATINGS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,699	9,980	34,443
AVERAGE AGE	34.0	34.9	36.3
AVERAGE AGE (MALE)	30.5	32.6	34.6
AVERAGE AGE (FEMALE)	35.5	35.8	38.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,115	4,239	15,502
# OF PERSONS PER HH	2.4	2.4	2.2
AVERAGE HH INCOME	\$184,924	\$210,523	\$229,860
AVERAGE HOUSE VALUE	\$1,923,261	\$1,681,372	\$1,872,908

2023 American Community Survey (ACS)



## Nearby Schools

GreatSchools Rating



### Edith Landels Elementary School

Grades: K-5 Distance: 1.1 mi



### Isaac Newton Graham Middle School

Grades: 6-8 Distance: 1 mi



### Los Altos High School

Grades: 9-12 Distance: 1.4 mi



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

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