

ONLY 243K PER UNIT!!

7 UNIT APARTMENT BUILDING
91 W REED ST , SAN JOSE 95112



MEACHAM/OPPENHEIMER, INC.
8 N San Pedro St. #300
San Jose, CA 95110
Tel. 408.378.5900
www.moinc.net

EXCLUSIVELY LISTED BY:

KEON VOSSOUGH
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Highlights:

Address: 91 W Reed St San Jose 95112	Price: \$1,698,000
No. of Units: 7 Units Total	Price Per Unit: \$242,571
Building Size: 3,066± SF	Lot Size: 5,040± SF
Current Cap Rate: 5.1% Based on 02/27 Rent	Construction Type: Wood Frame & Stucco
Gross Rent Multiplier: 12.26x	Building Configuration: 2 story
APN#: 264-32-006	Foundation: TBD
Unit Mix: 7 Units -1Bed/1Bath	Air Conditioning Type: Window Units
Building Age: 1960	Water Heater: Natural Gas
Roof Condition/Age: 10 Yr Old	Heating: Electric Baseboard heaters
Roof Type: Comp Pitched	Range: Electric/No Gas

- Individually Metered Electricity
- Individually Metered Cable & Internet
- Water is master metered and paid by Landlord
- Garbage is paid by Landlord (under utilities)
- Sewer is paid by Landlord (under utilities)
- House Electric Meter is paid by Landlord (under utilities)
- Laundry Room - NONE
- Covered Parking Spaces
- Zoning - R4
- Use Code Apartment House 5+ Units
- City of San Jose Sub-Market
- Prime Rental Location
- Excellent Rental History
- Below Market Rents
- Historically Low Turn-Over
- Value Add w/Very Low Rents
- NO Onsite Manager Needed

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

Expenses & Rent Roll:

New Expenses (2026):

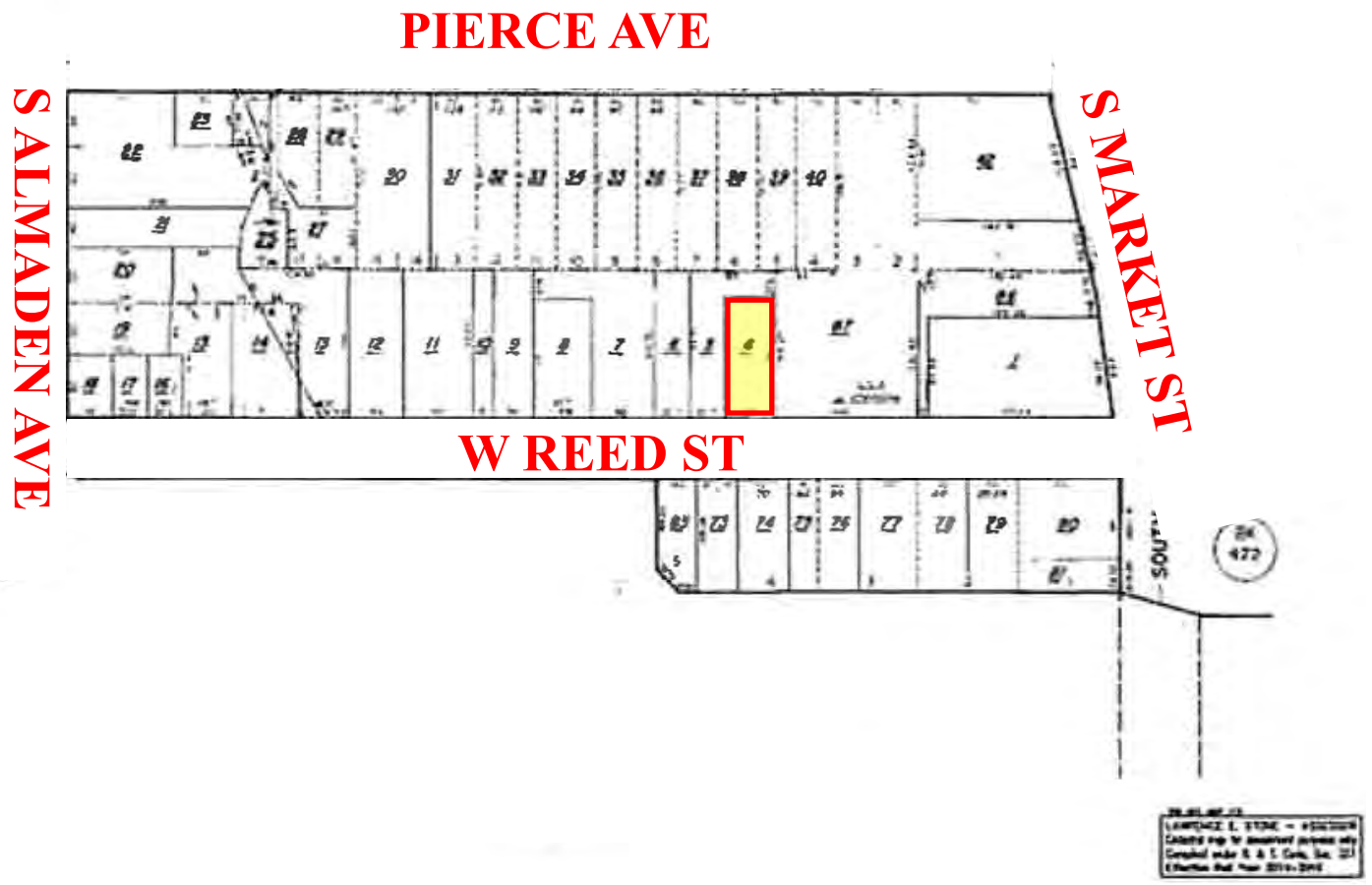
Property Tax (1.25%)	\$21,000
Insurance	\$12,592
Lic & Fees	\$1,029
Utilities/Trash	<u>\$17,056</u>
Net Expenses	\$51,677
Gross Rental Income	\$138,396
Net Expenses	\$51,677
Net Income	\$86,719
	(5.1% Cap Rate)

UNIT #	RENT
1	\$1,412
2	\$1,780
3	\$1,506
4	\$1,622
5	\$1,780
6	\$1,706
7	\$1,727
Total	\$11,533

**** RENT AS OF 02/27**

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Parcel Map:



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Aerial:



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For More Information Contact:

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