

# Investor Offering Memorandum

**1101 Palmamos Ave | Sunnyvale, CA**

## Executive Summary

1101 Palmamos Ave is strategically positioned in the heart of Silicon Valley's tech and event corridor. This property benefits from proximity to global technology employers, major entertainment venues, convention activity, and airport access — supporting both premium short-term rental (if compliant) and strong mid-term furnished rental strategies. The location provides diversified demand from corporate executives, engineers, conference attendees, NFL and concert visitors, and relocating professionals.

## Location Overview & Drive Times

Destination	Approx. Drive Time
Levi's Stadium	8 minutes
California's Great America	7 minutes
Santa Clara Convention Center	8 minutes
Shoreline Amphitheatre	15 minutes
San Jose Mineta International Airport	12 minutes
Google (Mountain View)	12 minutes
Apple Park (Cupertino)	15 minutes
NVIDIA Headquarters	10 minutes
Intel Campus	10 minutes
Meta (Menlo Park)	25 minutes

## Revenue Projections

Scenario 1: Mid-Term Furnished Rental (30+ Days)  
Estimated Monthly Rent: \$5,800 – \$7,000

Projected Annual Gross Revenue: \$69,600 – \$84,000  
Typical Occupancy: 85–95%

Scenario 2: Short-Term Rental (If Permitted & Compliant)  
Estimated Average Daily Rate: \$325 – \$425 (baseline)  
Event Weekends: \$500 – \$800+ per night  
Blended Occupancy: 65–75%  
Projected Annual Gross Revenue: \$88,000 – \$115,000+

## **Investment Highlights**

- Prime Silicon Valley location with diversified demand drivers
- Event-driven premium pricing upside
- Strong mid-term rental fallback strategy
- Airport accessibility and freeway connectivity
- High liquidity resale market in supply-constrained submarket

## **Disclaimer**

Revenue projections are estimates based on comparable furnished rentals and short-term rental performance in the Sunnyvale and Santa Clara submarkets. Actual performance may vary depending on management strategy, market conditions, regulatory compliance, furnishing quality, and seasonality. Buyers are advised to conduct independent due diligence.