

ONLY 223K PER UNIT!!

164

8 UNIT APARTMENT BUILDING

164 E 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: 164 E Reed St San Jose 95112	Price: \$1,788,000
No. of Units: 8 Units Total	Price Per Unit: \$223,500
Building Size: 5,353± SF	Lot Size: 5,397± SF
Current Cap Rate: 5.26% Based on 09/27 Rent	Construction Type: Wood Frame & Stucco W/Steel Beams
Gross Rent Multiplier: 12.4x	Building Configuration: Open 2 story
APN#: 472-27-061	Foundation: Raised W/Parking
Unit Mix: 8 Units -1Bed/1Bath	Air Conditioning Type: None (Tenant add-on)
Building Age: 1963	Water Heater: Natural Gas
Roof Condition/Age: 10 Yr Old	Heating: Electric Baseboard heaters
Roof Type: Rolled 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 - C6
- 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):

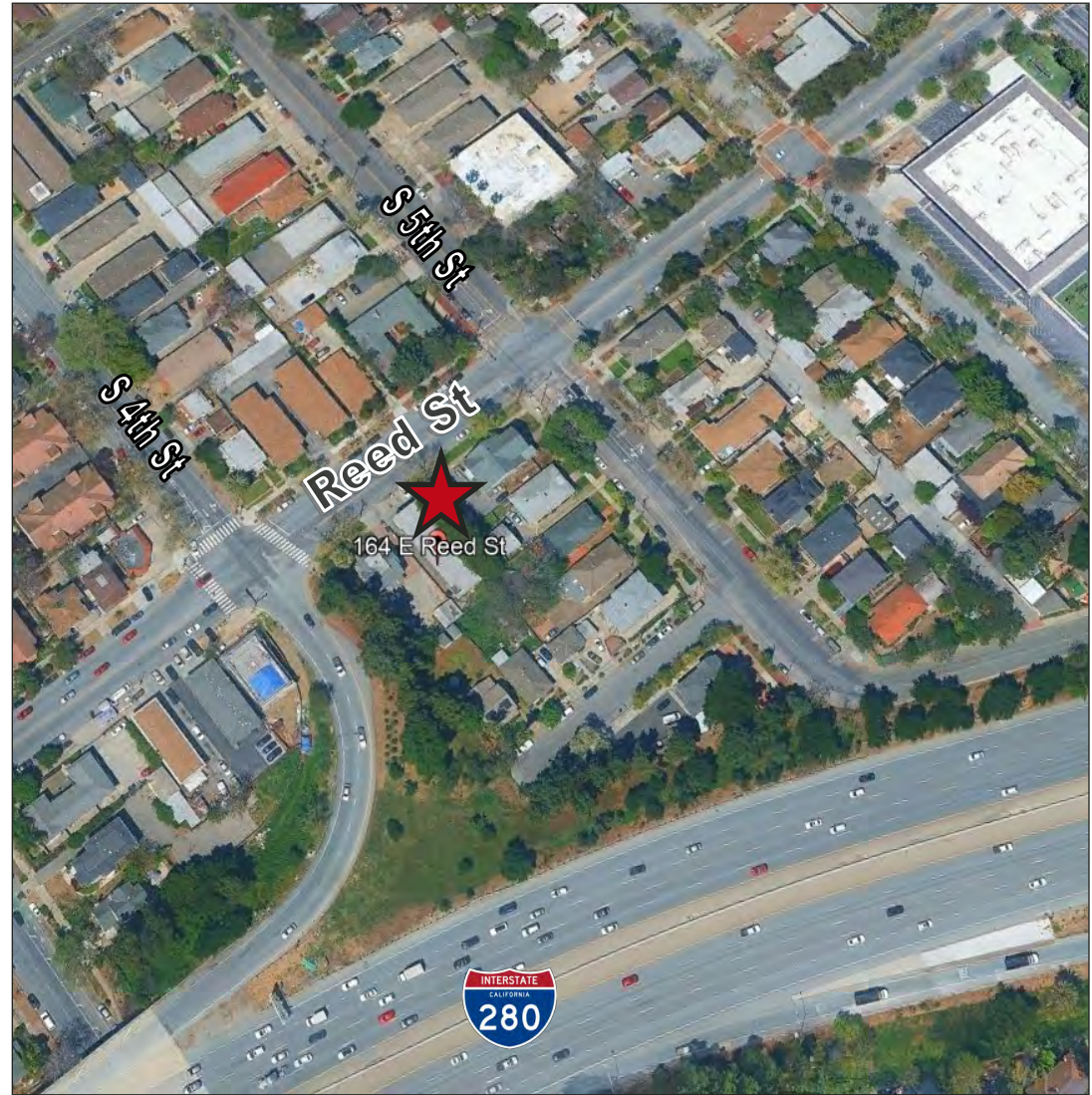
Property Tax (1.25%)	\$22,350
Insurance	\$10,529
Lic & Fees	\$1,029
Utilities/Trash	<u>\$15,725</u>
Net Expenses	\$49,633
Gross Rental Income	\$143,736
Net Expenses	\$49,633
Net Income	\$94,103
	(5.26% Cap Rate)

UNIT #	RENT
1	\$1,515
2	\$1,587
3	\$1,587
4	\$1,587
5	\$1,090
6	\$1,438
7	\$1,587
8	\$1,587
Total	\$11,978

* Tenant Maintains Trash Weekly & Blows Down in future For Reduced Rent
 ** RENT AS OF 09/27

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Aerial:



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For More Information Contact:

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