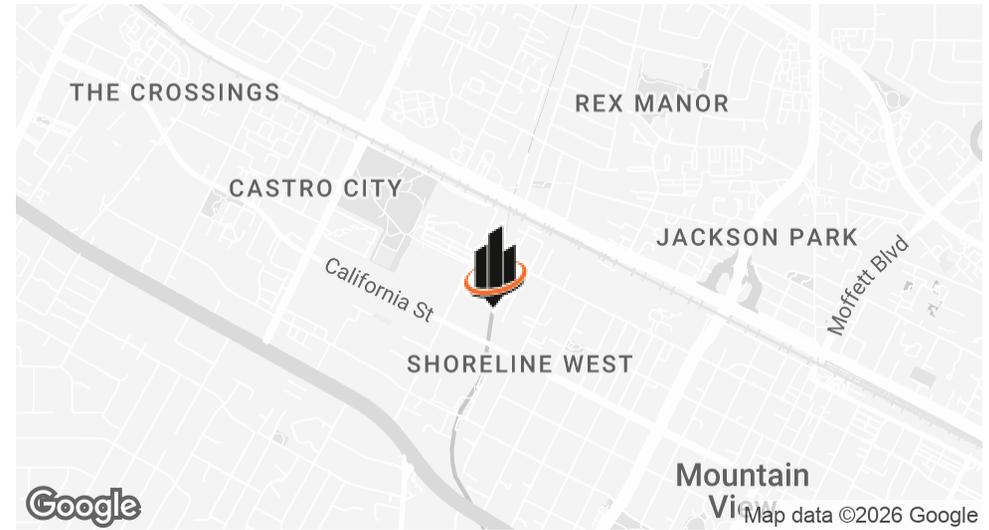


328 HIGDON AVENUE MOUNTAIN VIEW, CA 94041



OFFERING SUMMARY

SALE PRICE:	\$2,400,000
NUMBER OF UNITS:	5
LOT SIZE:	7,260 SF
BUILDING SIZE:	2,160 SF
NOI:	\$89,116.00
CAP RATE:	3.71%

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SVN | Pacific Commercial Advisors

CalDRE #00696127

328 HIGDON AVENUE | 328 Higdon Avenue Mountain View, CA 94041

PROPERTY DESCRIPTION

Add value investment opportunity in Mountain View that is close shopping and dining. This charming low-rise property at 328 Higdon Avenue features a 2,160 SF building with 5 units with a covered carport and patio area, offering a prime opportunity for a multifamily investor. Built in 1953 and zoned R3-2, this property is set within the desirable Shoreline West area. Currently enjoying 80% occupancy, the property boasts a large lot, separate gas and electric meters. Potential for further ADU development, this property offers a compelling investment with immediate upside potential.

PROPERTY HIGHLIGHTS

- Convenient Location near Castro Street and El Camino
- Large Lot in Cul-de-sac
- Separate Gas and Electric Meters

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RENT ROLL

UNIT	BATHROOMS	RENT	MARKET RENT	LEASE START
Apt 1	1	\$1,945.00	\$2,400.00	11/2020
Apt 2	1	\$2,202.00	\$2,400.00	3/2025
Apt 3 Vacant	1	\$2,400.00	\$2,400.00	-
Apt 4	1	\$2,204.00	\$2,400.00	1/2026
Apt 5	1	\$2,205.00	\$2,400.00	2/2025
TOTALS		\$10,956.00	\$12,000.00	
AVERAGES		\$2,191.20	\$2,400.00	

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ADDITIONAL PHOTOS



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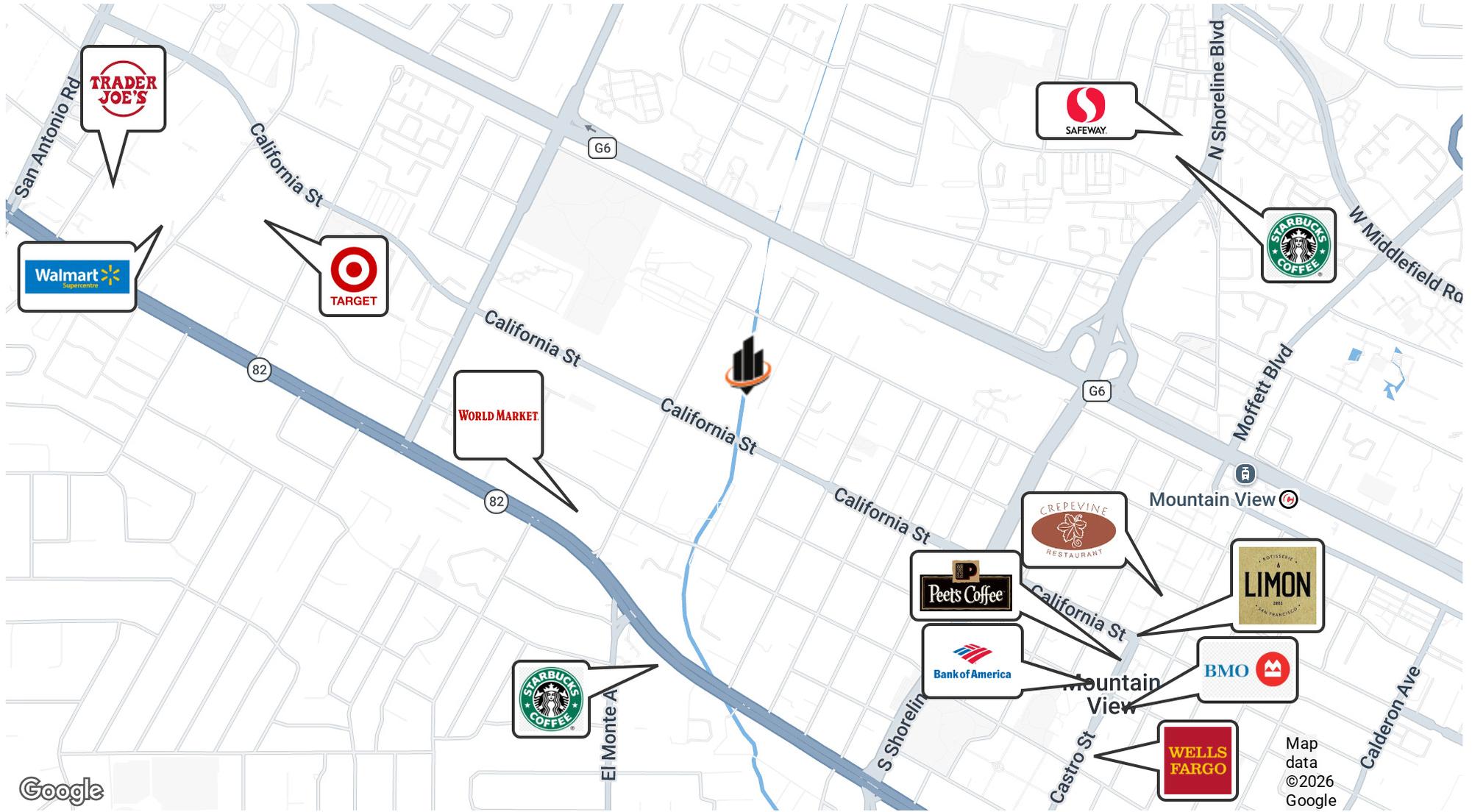
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LOCATION MAP



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