



19423-19425 Greenwood Drive
Cupertino, CA 95014



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DRIVE
CUPERTINO, CA 95014

EXCLUSIVELY PRESENTED BY:



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KW Commercial

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PROPERTY SUMMARY

Offering Price	\$3,888,000.00
Building SqFt	4,832 SqFt
Lot Size (SF)	9,416.00 SqFt
Bedrooms	12.00
Total Bathrooms	7.50
Levels	2
Units	4.00
Year Built	1963
County	Santa Clara
Parcel ID / APN	375-04-031

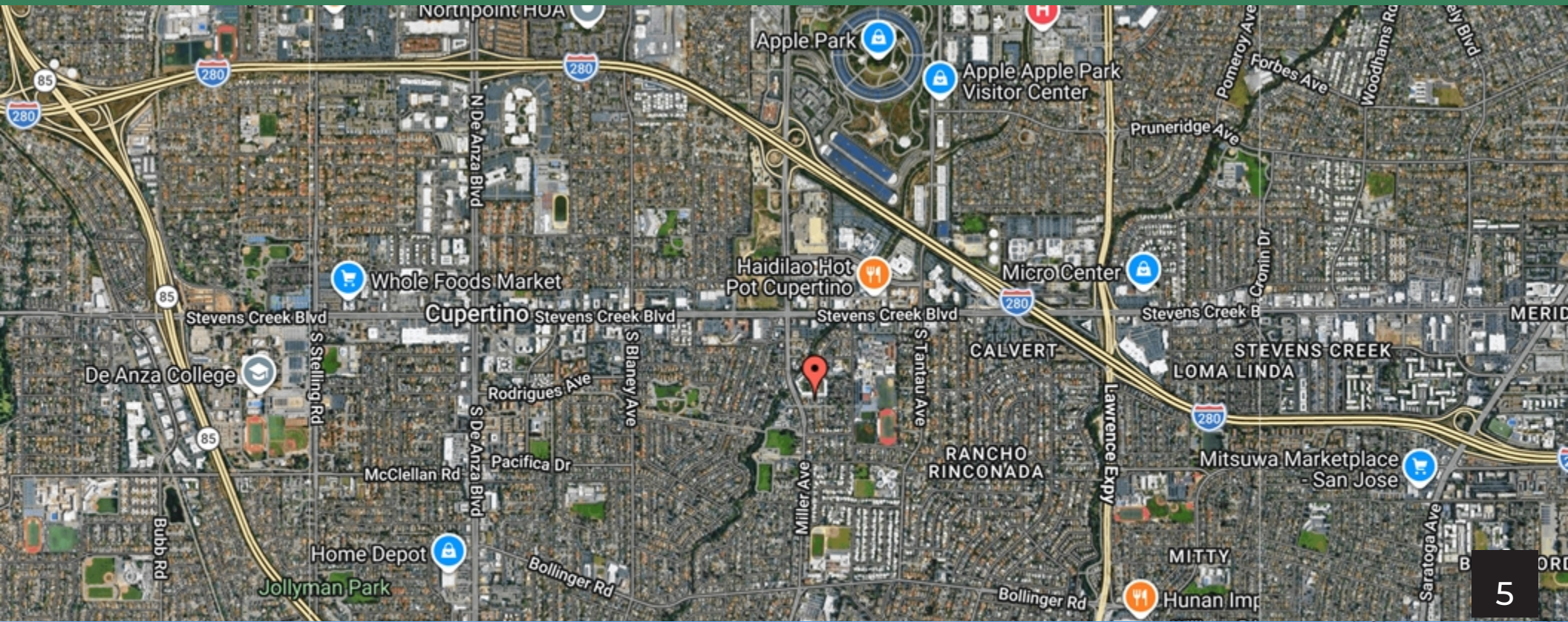
INVESTMENT SUMMARY

KW Commercial is pleased to present the exclusive opportunity to acquire a multi-family building comprised of three renovated 3BD/2BA and one 3BD/1.5BA units ideally located in the heart of Cupertino, CA. Major capital improvements have been completed, including brand-new roofs, water supply re-piping, sewer/water repairs, section 1 treatments, and new attic insulation making it a turnkey addition to any portfolio. With excellent proximity to shopping, entertainment districts and restaurants, this community is an attractive destination for vacations, business trips and urban young professionals making it a unique opportunity for short-and long-term rentals alike.



INVESTMENT HIGHLIGHTS

- This property benefits from the high demand consistently seen in Cupertinos housing market while also within the proximity to leading tech campuses, which further enhances tenant retention and long-term value.
- Conveniently located near shopping centers, popular restaurants, and highly desirable schools ranking 9/10 and 10/10.
- Each unit has a washer/dryer, garage space, and their own backyard space. This helps creates privacy for every occupant.





RENT ROLL

UNIT TYPE	# OF UNITS	AVG SIZE (SF)	MONTHLY RENT	ANNUAL RENT	PRO FORMA MONTHLY	PRO FORMA ANNUAL	NOTES
19423-19425	4	1,208	\$3,547.50	\$170,280.00	\$4,200.00	\$201,600.00	Average Rent Per Unit.
Total Occupied		4832				\$201,600.00	
TOTAL		4832		\$170,280.00		\$201,600.00	

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

PRICING	\$3,888,000.00
PRICE PSF	\$804.64
IN PLACE NOI	\$121,119.88
IN PLACE CAP RATE	3.12%
PRO-FORMA NOI	\$134,723.74
PRO FORMA CAP RATE	3.47%

EXPENSE BREAKDOWN

GENERAL EXPENSES	IN PLACE	PRO-FORMA
UTILITIES - LANDLORD SHARE	\$6,243.00	\$6,243.00
MAINTENANCE	\$5,000.00	\$5,000.00
LANDSCAPING	\$1,200.00	\$1,200.00
TOTAL GENERAL EXPENSES	\$12,443.00	\$12,443.00
PROPERTY INSURANCE	\$3,511.00	\$5,781.00
PROPERTY TAX	\$33,206.12	\$48,652.26
TOTAL EXPENSES	\$49,160.12	\$66,876.26



CASH FLOW PROJECTIONS

	IN PLACE	PRO-FORMA	DIFFERENCE
POTENTIAL GROSS REVENUE			
BASE RENTAL REVENUE	\$170,280.00	\$201,600.00	+18.39%
TOTAL POTENTIAL GROSS REVENUE	\$170,280.00	\$201,600.00	+18.39%
EFFECTIVE GROSS REVENUE	\$170,280.00	\$201,600.00	+18.39%
OPERATING EXPENSES			
PROPERTY TAX	\$33,206.12	\$48,652.26	+46.52%
INSURANCE	\$3,511.00	\$5,781.00	+64.65%
GENERAL EXPENSES	\$12,443.00	\$12,443.00	-
TOTAL OPERATING EXPENSES	\$49,160.12	\$66,876.26	+36.04%
NET OPERATING INCOME	\$121,119.88	\$134,723.74	+11.23%
CAP RATE	3.12%	3.47%	+0.35%

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,274	209,958	454,728
2010 Population	22,965	220,202	475,359
2025 Population	24,544	232,870	519,180
2030 Population	24,153	230,593	519,792
2025-2030 Growth Rate	-0.32 %	-0.2 %	0.02 %
2025 Daytime Population	23,007	206,295	522,087

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	383	3,659	8,814
\$15000-24999	180	1,715	4,362
\$25000-34999	167	2,212	4,887
\$35000-49999	265	2,928	7,038
\$50000-74999	481	5,817	13,871
\$75000-99999	399	5,971	14,084
\$100000-149999	882	10,495	26,406
\$150000-199999	809	9,857	23,002
\$200000 or greater	4,808	40,854	90,406
Median HH Income	\$ 230,599	\$ 194,286	\$ 184,263
Average HH Income	\$ 308,400	\$ 263,217	\$ 255,483



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,610	79,474	174,553
2010 Total Households	7,942	80,611	177,794
2025 Total Households	8,375	83,507	192,872
2030 Total Households	8,314	83,433	195,384
2025 Average Household Size	2.92	2.77	2.65
2025 Owner Occupied Housing	4,492	41,559	92,315
2030 Owner Occupied Housing	4,497	41,876	92,988
2025 Renter Occupied Housing	3,883	41,948	100,557
2030 Renter Occupied Housing	3,817	41,557	102,396
2025 Vacant Housing	405	4,471	14,035
2025 Total Housing	8,780	87,978	206,907

ABOUT CUPERTINO

Cupertino (KOOP-ər-TEEN-oh) is a city in Santa Clara County, California, United States, directly west of San Jose on the western edge of the Santa Clara Valley with portions extending into the foothills of the Santa Cruz Mountains. The population was 60,381 as of the 2020 census, decreasing by 1,671 (-2.9%) to a Census-estimated 58,710 by 2024. The city is the home of Apple Inc., headquartered at Apple Park.



CITY OF CUPERTINO

COUNTY	SANTA CLARA
INCORPORATED	10/9/1955

AREA

CITY	11.3 SQ MI
LAND	11.3 SQ MI
ELEVATION	236 FT

POPULATION



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