

**OFFERING MEMORANDUM**

# 1661-1663 Alum Rock

**1661-1663 ALUM ROCK AVE**

San Jose, CA 95116

**PRESENTED BY:**

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**SECTION 1**  
Property  
Information

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,640,000
<b>NUMBER OF UNITS:</b>	9
<b>LOT SIZE:</b>	0.49 Acres
<b>BUILDING SIZE:</b>	7,650 SF
<b>NOI</b>	\$243,846
<b>CAP RATE:</b>	6.70%

### PROPERTY DESCRIPTION

1661-63 Alum Rock Ave offers investors the opportunity to acquire a cash-flowing asset that still have multiple avenues of value-add capabilities. The massive ~.50 acre site is perfect for adding multiple ADUs by removing the the parking carport and utilizing the ample surplus of parking (contact city of San Jose for details).

### PROPERTY HIGHLIGHTS

- Excellent Cash flow from day 6.55% cap on current rents
- All units have undergone some renovations
- Opportunity to add multiple ADUs on large ~.50 acre parcel (contact City of San Jose for Details)

## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

1661-63 Alum Rock Ave offers investors the opportunity to acquire a cash-flowing asset that still has a huge value-add opportunity. An investor can utilize the massive ~.50 acre site and add multiple ADUs by removing the the parking carport and utilizing the ample surplus of parking (contact city of San Jose for details). All seven of the 1 bed 1 bath units have undergone some renovations and both commercial units are currently rented with years left on their respective leases.

## LOCATION DESCRIPTION

1661-63 Alum Rock Ave is located just three miles east of Downtown San Jose, the Capital of Silicon Valley. This property is also a very short distance to the Berryessa BART station, is on the Alum Rock Express Bus line, and is in close proximity to freeways 101, 680, 880, and 87 making it ideally located for commuter employees. In addition the Alum Rock area of San Jose has been undergoing redevelopment for the past decade and will continue to redevelopment/revitalized adding long term value to location well into the future.

**ADDITIONAL PHOTOS**



**SITE AERIAL**

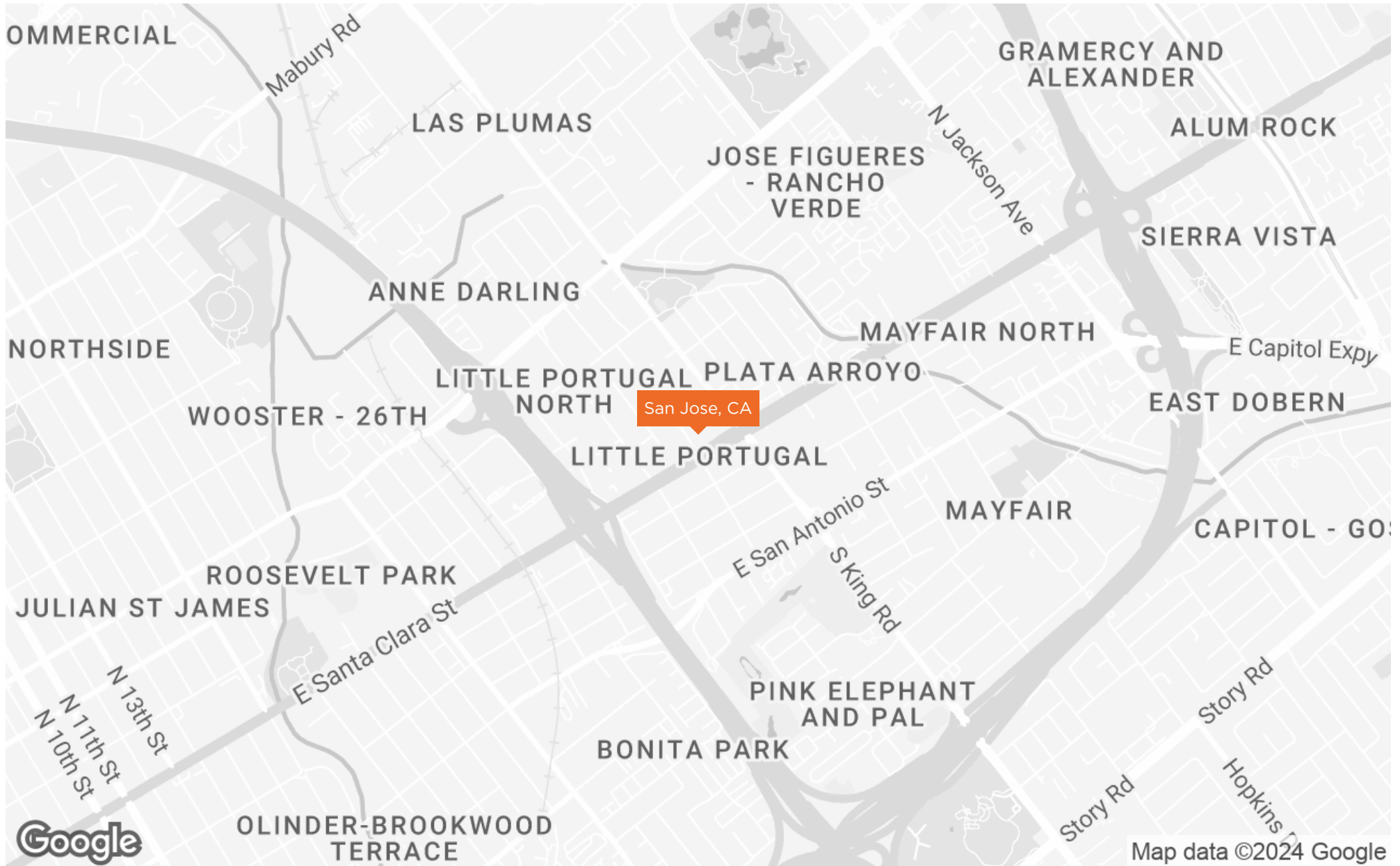




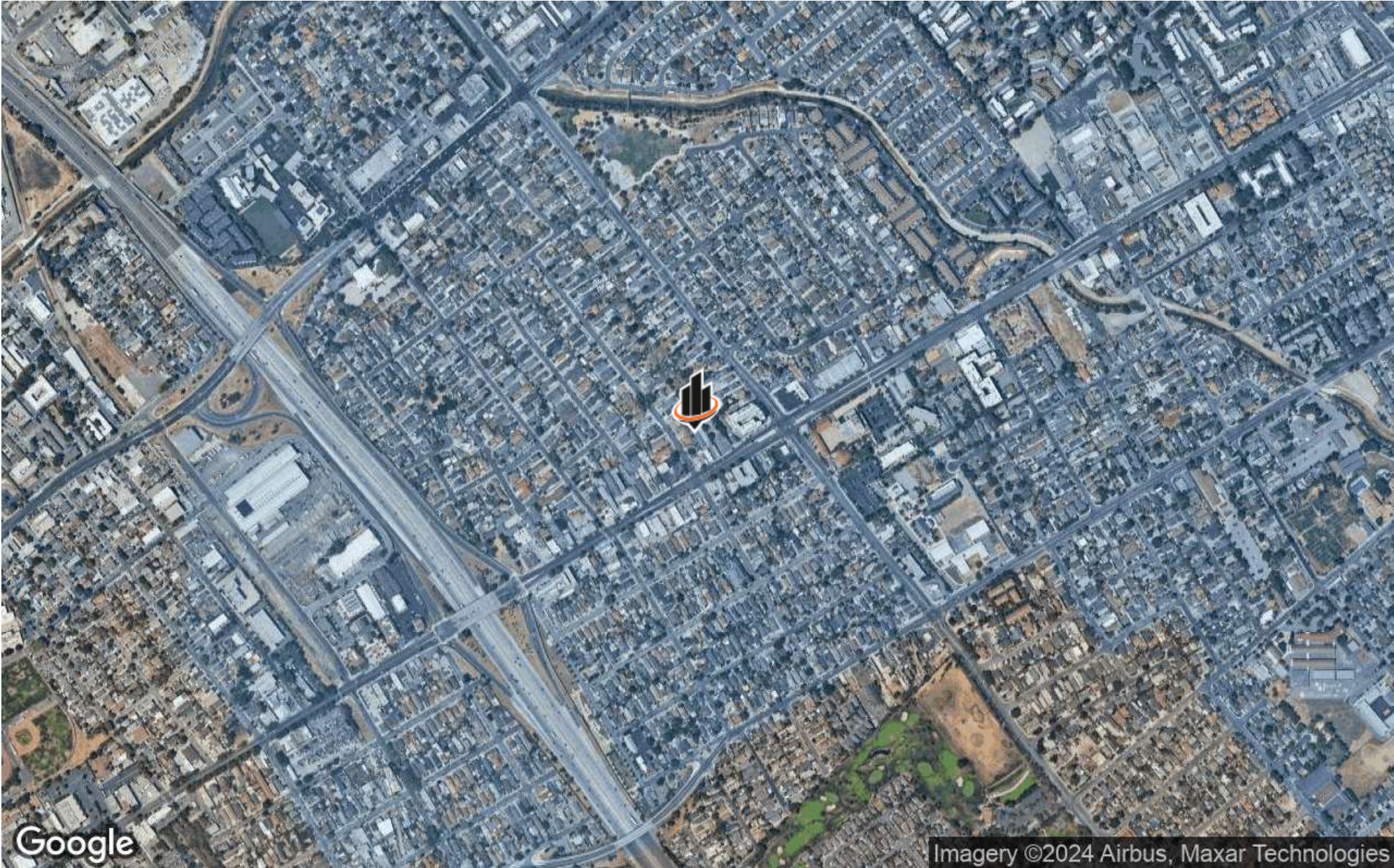
**SECTION 2**  
Location  
Information



REGIONAL MAP



**AERIAL MAP**



# WEST COAST WHEELS & TIRES

## SECTION 3

# Financial Analysis

1663

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

CURRENT

PRICE	\$3,640,000
PRICE PER SF	\$476
PRICE PER UNIT	\$404,444
GRM	11.43
CAP RATE	6.70%
CASH-ON-CASH RETURN (YR 1)	3.98%
TOTAL RETURN (YR 1)	\$90,913
DEBT COVERAGE RATIO	1.31

## OPERATING DATA

CURRENT

GROSS SCHEDULED INCOME	\$318,488
TOTAL SCHEDULED INCOME	\$318,488
VACANCY COST	\$9,554
GROSS INCOME	\$308,933
OPERATING EXPENSES	\$65,087
NET OPERATING INCOME	\$243,846
PRE-TAX CASH FLOW	\$57,256

**INCOME AND EXPENSE**

**INCOME SUMMARY**

**CURRENT**

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RENTAL INCOME	\$318,488
VACANCY COST	(\$9,555)
<b>GROSS INCOME</b>	<b>\$308,933</b>

**EXPENSES SUMMARY**

**CURRENT**

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FIXED: PROPERTY TAXES "1.1617%"	\$42,286
FIXED: SPECIAL ASSESSMENTS "ACTUAL"	\$4,541
FIXED: INSURANCE "ACTUAL FY 2023"	\$6,095
OPERATIONAL: PGE "ACTUAL FY 2023"	\$600
OPERATIONAL: WATER "ACTUAL FY 2023"	\$5,780
OPERATIONAL: GARBAGE "ACTUAL FY 2023"	\$3,085
OPERATIONAL: RESERVES "ESTIMATE 300/UNIT"	\$2,700
<b>OPERATING EXPENSES</b>	<b>\$65,087</b>

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<b>NET OPERATING INCOME</b>	<b>\$243,846</b>
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PARKING RESTRICTED  
24 Hrs. A DAY  
UNAUTHORIZED VEHICLES WILL BE  
TOWED AWAY  
AT VEHICLE OWNER'S EXPENSE - CIVIC 22858A  
AUTHORIZED ONLY BY: ASVAL PROPERTIES  
408 834 6227  
BFEI LOTS 613-731-2015/SPD 408-277-4156