

Subject Property:



Site Address
1180 N 5TH ST
SAN JOSE, CA 95112-4415



Mail Address
1180 N 5TH ST
SAN JOSE, CA 95112



Prepared For:

Veronica Chaves
(408) 568-5967
veronica.chaves@yahoo.com

Document Contents



- Profile Cover Sheet
- Property Overview
- Property History Page
- Property Comparables (Detailed)
- Property Comparables (Summary)
- Neighborhood
- Public Schools Report
- Private Schools Report
- Demographics
- Plat Map

Provided By

Marlene Calvello
1500 E. Hamilton Ave 104
Campbell, CA 95008
marlene.calvello@ctt.com

PROPERTY OVERVIEW

1180 N 5TH ST, SAN JOSE, CA 95112-4415

Owner and Geographic Information



Primary Owner:
BABBITT BEARING CO INC

Site Address:
1180 N 5TH ST, SAN JOSE, CA 95112-4415

APN: 235-12-009

Housing Tract Number:









Legal Description: Legal Brief Description: CITY:SAN JOSE
City / Muni / Twp: SAN JOSE

Secondary Owner:

Mail Address:
1180 N 5TH ST, SAN JOSE, CA 95112

Lot Number: **Page / Grid:**

Property Details

 Bedrooms:	0	 Year Built:	1957	Square Feet:	6,000
 Bathrooms:	0	 Garage:		Lot Size:	21,220 SF
 Total Rooms:		 Fireplace:		Number of Units:	1
 Zoning:	LI	 Pool:		Use Code:	Office Bldg (General)

Sale Information



Transfer Date: 08/21/1997
Transfer Value: \$330,000.00
Cost/Sq Feet:

Seller: MANN, GERALD M; SINN, STANLEY P
Document#: [13822270](#)

Assessment and Taxes



Assessed Value: \$704,428.00
Land Value: \$500,933.00
Improvement Value: \$203,495.00
Market Improvement Value:
Market Value:

Percent Improvement: 28.89%
Tax Amount: \$9,626.80
Tax Status: Current
Market Land Value:

Homeowner Exemption:
Tax Rate Area: 17-108
Tax Account ID:
Tax Year: 2024

PROPERTY HISTORY

1180 N 5TH ST, SAN JOSE, CA 95112-4415

Mortgage Record - 01/25/2019

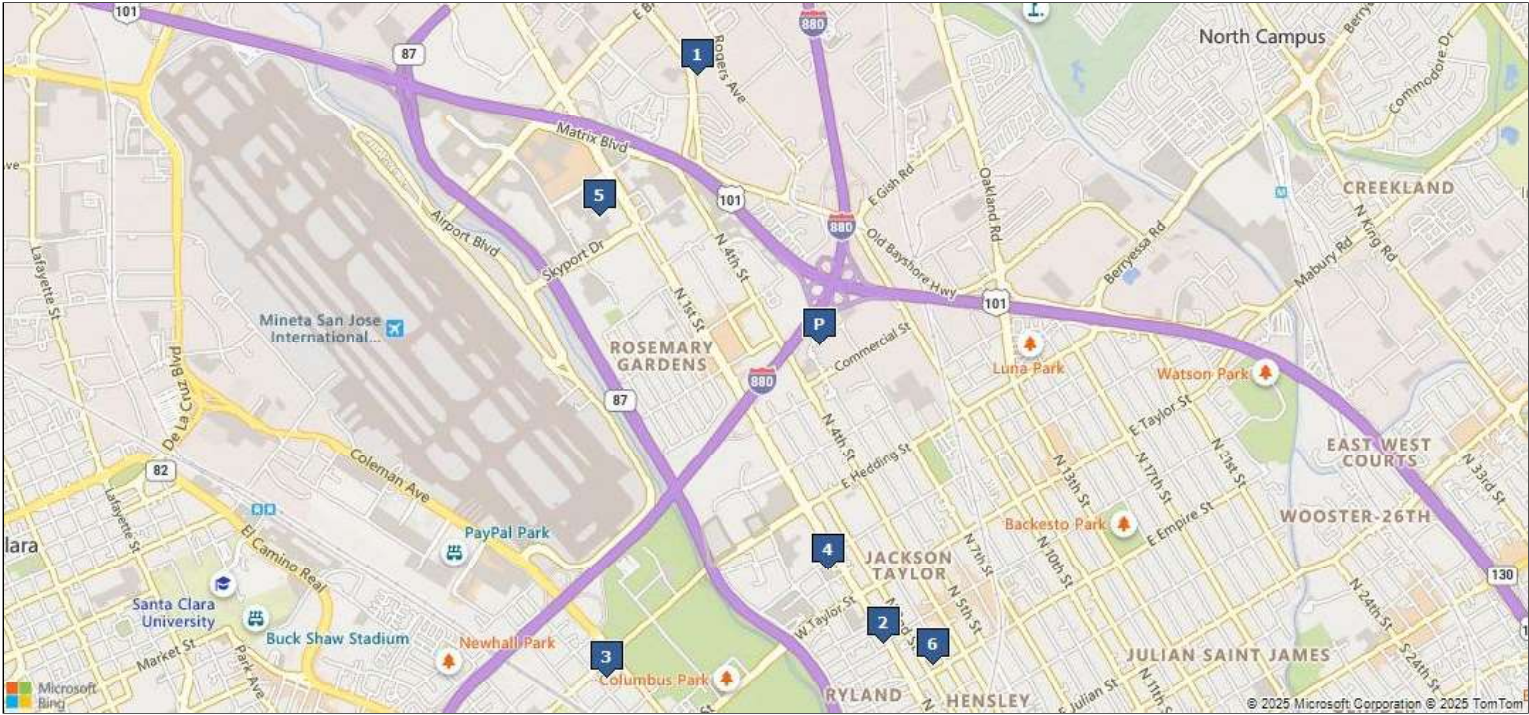
Recording Date:	01/25/2019	Document#:	24103408
Loan Amount:	\$1,371,000.00	Loan Type:	Unknown Loan Type
TD Due Date:		Type of Financing:	
Lender Name:	NORTHEAST BANK	Borrowers Name:	BABBITT BEARING CO INC
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	B	
	Subdivision:	THE LANDS OF MRS AUGUSTA YOUNGER	
	Tract Number:	1	
	Map Ref:	0	
	Legal Brief Description:	PORTION OF LOT B	
	City / Muni / Twp:	SAN JOSE	

Mortgage Record - 08/28/1998

Recording Date:	08/28/1998	Document#:	14359100
Loan Amount:	\$525,000.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	BANK OF SANTA CLARA	Borrowers Name:	BABBITT BEARING CO INC
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	B	
	Map Ref:	0	
	Legal Brief Description:	PORTION LOT B SUB MRS AUGUSTA YOUNGER PUEBLO TR#1 SAN JOSE CITY LANDS	

Prior Transfer - 08/21/1997

Recording Date:	08/21/1997	Document#:	13822270
Price:	\$330,000.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Full-Computed from Transfer Tax
Lender Name:		Buyer Vesting:	
Buyer Name:	BABBITT BEARING CO INC		
Seller Name:	MANN, GERALD M; SINN, STANLEY P		
Legal Description:	Lot Number:	B	
	Map Ref:	MAP F1 PG15	
	Legal Brief Description:	SUBDIVISION LANDS MRS AUGUSTA YOUNGER PUEBLO TR#1 SAN JOSE CITY LANDS	
	City / Muni / Twp:	SAN JOSE	



- 1: 1710 ZANKER RD
2: 601 N 1ST ST
3: 876 CHESTNUT ST
4: 774 MILLER ST
5: 100 CENTURY CENTER CT
6: 55 E EMPIRE ST

Area Sales Analysis

Total Area Sales:	6	Median # of Bedrooms:	0
Median Lot Size:	11,767.5	Median # of Baths:	0
Median Living Area:	2,258	Median Year Built:	1926
Price Range - 2 Yrs:	\$350,000.00 to \$20,703,500.00	Age Range:	39 to 118
Median Value:	\$1,160,000.00	Median Age:	99

COMPARABLE SALES DATA

1180 N 5TH ST, SAN JOSE, CA 95112-4415

BABBITT BEARING CO INC - APN: 235-12-009 - SANTA CLARA COUNTY

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	1710 ZANKER RD	06/13/2025	\$4,400,000.00	\$363.00	12088	0/0/0	1983	30100		.98
	Site Address:	SAN JOSE, CA 95112-4219			APN:	237-12-116				
	Doc Type:	Grant Deed			Document #:	25821782				
	Price Code:	R			Use Code:	Office Bldg (General)				
	Buyer Name:	KILAUEA LLC			Seller Name:	PERTINO PROPERTIES LLC				
	Loan Amount:				Lender Name:					
	Legal:	Lot Number:	A							
		Map Ref:	MB 430 PG 5							
		City/Muni/Twp:	CITY OF SAN JOSE							
	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2	601 N 1ST ST	05/28/2025	\$1,100,000.00	\$313.00	3508	0/0/0	1907	7200		1.02
	Site Address:	SAN JOSE, CA 95112-5110			APN:	259-18-057				
	Doc Type:	Grant Deed			Document #:	25812510				
	Price Code:	R			Use Code:	Office Bldg (General)				
	Buyer Name:	LUCKY TRI PROPERTIES LLC			Seller Name:	VARGAS, JUDITH A - THE VARGAS FAMILY TRUST,				
	Loan Amount:				Lender Name:					
	Legal:	City/Muni/Twp:	CITY OF SAN JOSE							
	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
3	876 CHESTNUT ST	12/18/2024	\$900,000.00	\$892.00	1008	0/0/0	1926	5760		1.31
	Site Address:	SAN JOSE, CA 95110-1809			APN:	259-01-050				
	Doc Type:	Grant Deed			Document #:	25744630				
	Price Code:	R			Use Code:	Office Bldg (General)				
	Buyer Name:	CHAVEZ CRUZ, GUADALUPE GUSTAVO - MARTINEZ, LILIAN CHAVEZ			Seller Name:	FRABONI JR, FRED J				
	Loan Amount:				Lender Name:					
	Legal:	Lot Number:	20							
		Map Ref:	MB R PG 41							
		City/Muni/Twp:	CITY OF SAN JOSE							
		Subdivision Name:	THE SUBDIVISION OF BLOCK 41 UNIVERSI							
	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
4	774 MILLER ST	11/13/2024	\$350,000.00		0	0/0/0		10890		.75
	Site Address:	SAN JOSE, CA 95110-2120			APN:	259-05-012				
	Doc Type:	Grant Deed			Document #:	25728925				
	Price Code:	R			Use Code:	Office Bldg (General)				
	Buyer Name:	LA FAMILIA 777 LLC			Seller Name:	BANK OF AMERICA NATIONAL ASSOCIATION				
	Loan Amount:				Lender Name:					
	Legal:	Lot Number:	57-59							
		Map Ref:	MB H PG 35							
		City/Muni/Twp:	CITY OF SAN JOSE							
		Subdivision Name:	THE VENDOME ADDITION IN THE CITY OF							

Comparable Sales Data

1180 N 5TH ST, SAN JOSE, CA 95112-4415

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
5	100 CENTURY CENTER CT	09/23/2024	\$20,703,500.00		0	0/0/0	1986	115870.055938799		.85

Site Address: SAN JOSE, CA 95112-4535

Doc Type: Grant Deed

Price Code: R

Buyer Name: CENTURY CENTER INVESTORS LLC

Loan Amount:

Legal: Lot Number: 4

Map Ref: MB 443 PGS 8 AND 9

City/Muni/Twp: CITY OF SAN JOSE

APN: 230-29-073

Document #: 25702094

Use Code: Office Bldg (General)

Seller Name: CENTURY CENTER OFFICE LLC

Lender Name:

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
6	55 E EMPIRE ST	04/18/2024	\$1,220,000.00	\$283.00	4300	0/0/0	1917	12645		1.13

Site Address: SAN JOSE, CA 95112-5309

Doc Type: Grant Deed

Price Code: R

Buyer Name: XIAO, WEI - THE 2011 WEI XIAO REVOCABLE TRUST,

Loan Amount:

Legal: City/Muni/Twp:

APN: 249-43-018

Document #: 25625101

Use Code: Office Bldg (General)

Seller Name: EMPIRE 55 LLC

Lender Name:

CITY OF SAN JOSE

SUMMARY COMPARABLES

1180 N 5TH ST, SAN JOSE, CA 95112-4415

BABBITT BEARING CO INC - APN: 235-12-009 - SANTA CLARA COUNTY

Year Built: 1957		Lot: 21,220 SF	Bld/Area: 6000		Pool:			RM/BR/Bth: /0/0		
#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	1710 ZANKER RD	06/13/2025	\$4,400,000.00	\$363.00	12088	0/0/0	1983	30100		.98
2	601 N 1ST ST	05/28/2025	\$1,100,000.00	\$313.00	3508	0/0/0	1907	7200		1.02
3	876 CHESTNUT ST	12/18/2024	\$900,000.00	\$892.00	1008	0/0/0	1926	5760		1.31
4	774 MILLER ST	11/13/2024	\$350,000.00		0	0/0/0		10890		.75
5	100 CENTURY CENTER CT	09/23/2024	\$20,703,500.00		0	0/0/0	1986	115870.055938799		.85
6	55 E EMPIRE ST	04/18/2024	\$1,220,000.00	\$283.00	4300	0/0/0	1917	12645		1.13

NEIGHBORHOOD OVERVIEW - NEARBY NEIGHBORS

1180 N 5TH ST, SAN JOSE, CA 95112-4415

BABBITT BEARING CO INC

1180 N 5TH ST, SAN JOSE, CA 95112

APN: 235-12-009

Bedrooms: 0

Square Feet: 6,000

Year Built: 1957

Bathrooms:

Lot Size: 21,220 SF

Garage:

BABBITT BEARING CO INC

1170 N 5TH ST, SAN JOSE, CA 95112

APN: 235-12-008

Bedrooms: 0

Square Feet: 10,800

Year Built: 1958

Bathrooms:

Lot Size: 29,941 SF

Garage:

YIU CONNIE

1199 N 5TH ST, SAN JOSE, CA 95112

APN: 235-12-032

Bedrooms: 0

Square Feet: 6,235

Year Built: 1982

Bathrooms:

Lot Size: 15,202 SF

Garage:

1195 N 5TH STREET LLC

1195 N 5TH ST, SAN JOSE, CA 95112

APN: 235-12-031

Bedrooms: 0

Square Feet: 5,880

Year Built: 1957

Bathrooms:

Lot Size: 13,460 SF

Garage:

WONG CONNIE YIU

1205 N 5TH ST, SAN JOSE, CA 95112

APN: 235-12-014

Bedrooms: 0

Square Feet: 12,933

Year Built: 1964

Bathrooms:

Lot Size: 13,500 SF

Garage:

1236 N 5TH ST PARTNERS LLC

1236 N 5TH ST, SAN JOSE, CA 95112

APN: 235-12-010

Bedrooms: 0

Square Feet: 20,550

Year Built: 1968

Bathrooms:

Lot Size: 1.026 AC

Garage:

YUEN KATHRYN SHEAU-PING (TRUSTEE)

1150 N 5TH ST, SAN JOSE, CA 95112

APN: 235-12-007

Bedrooms: 0

Square Feet: 10,900

Year Built: 1958

Bathrooms:

Lot Size: 39,600 SF

Garage:

ALLEN MARK D (TRUSTEE)

1191 N 5TH ST, SAN JOSE, CA 95112

APN: 235-12-016

Bedrooms: 0

Square Feet: 3,000

Year Built: 1962

Bathrooms:

Lot Size: 20,700 SF

Garage:

VANDEWEGHE GARY S (TRUSTEE); VANDEWEGHE BARBARA M (TRUSTEE)

1181 N 5TH ST, SAN JOSE, CA 95112

APN: 235-12-018

Bedrooms: 0

Square Feet: 10,000

Year Built: 1959

Bathrooms:

Lot Size: 12,960 SF

Garage:

NORTH FIFTH LLC

1165 N 5TH ST, SAN JOSE, CA 95112

APN: 235-12-019 01

Bedrooms: 0

Square Feet: 8,000

Year Built: 1958

Bathrooms:

Lot Size: 11,680 SF

Garage:

NORTH FIFTH LLC

1169 N 5TH ST, SAN JOSE, CA 95112

APN: 235-12-019 02

Bedrooms: 0

Square Feet:

Year Built:

Bathrooms:

Lot Size: 11,680 SF

Garage:

CHARRON STEVEN A (TRUSTEE)

1225 N 5TH ST, SAN JOSE, CA 95112

APN: 235-12-013

Bedrooms: 0

Square Feet: 8,296

Year Built: 1963

Bathrooms:

Lot Size: 21,816 SF

Garage:

ONG SAN; ONG MICHAEL

1184 N 4TH ST # 1198, SAN JOSE, CA 95112

APN: 235-12-017

Bedrooms: 0

Square Feet:

Year Built:

Bathrooms:

Lot Size: 4,000 SF

Garage:

255 COMMERCIAL STREET LLC

255 COMMERCIAL ST, SAN JOSE, CA 95112

APN: 235-12-004

Bedrooms: 0

Square Feet: 20,000

Year Built: 1957

Bathrooms:

Lot Size: 41,310 SF

Garage:

CASTILLO, JOSE ANTONIO; DE CASTILLO, MAGDALENA RODRIGUEZ

233 COMMERCIAL ST, SAN JOSE, CA 95112

APN: 235-12-005

Bedrooms: 0

Square Feet: 16,065

Year Built: 1957

Bathrooms:

Lot Size: 26,250 SF

Garage:

1233 NFS LLC

1233 N 5TH ST, SAN JOSE, CA 95112

APN: 235-12-028

Bedrooms: 0

Square Feet: 9,510

Year Built: 1965

Bathrooms:

Lot Size: 21,276 SF

Garage:

Public School Statistics

Bachrodt (Walter L.) Elementary

.59 from subject property

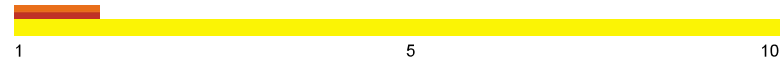
102 Sonora Ave.
San Jose, CA 95110-5110
(408) 535-6211

- Kindergarten - Grade 5
- Student Teacher Ratio: 1:15.4
- Full Time Equivalent Administrators : 28

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>Total</u>
100	82	72	74	64	63	455

API Score



Grant Elementary

1.02 from subject property

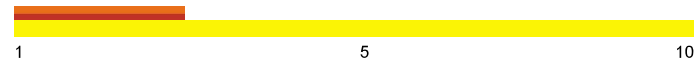
470 E. Jackson St.
San Jose, CA 95112-5112
(408) 535-6227

- Kindergarten - Grade 5
- Student Teacher Ratio: 1:16
- Full Time Equivalent Administrators : 34

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>Total</u>
83	84	99	90	92	93	541

API Score



Burnett (Peter) Middle

.58 from subject property

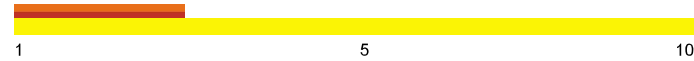
850 N. Second St.
San Jose, CA 95112-5112
(408) 535-6267

- Grade 6 - Grade 8
- Student Teacher Ratio: 1:20.2
- Full Time Equivalent Administrators : 50

Grade Membership

<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
282	302	300	884

API Score



San Jose High Academy

1.87 from subject property

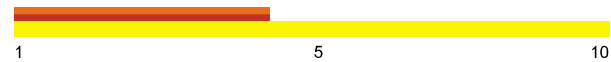
275 N. 24th St.
San Jose, CA 95116-5116
(408) 535-6320

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:19.3
- Full Time Equivalent Administrators : 56

Grade Membership

<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
278	245	224	188	935

API Score



PRIVATE SCHOOL REPORT

1180 N 5TH ST, SAN JOSE, CA 95112-4415

Private School Statistics

CHALLENGER SCHOOL-BERRYESSA

.80 from subject property

711 E GISH ROAD
SAN JOSE, CA 95112-2710
(408) 998-2860

- Prekindergarten - Grade 8
- Student Teacher Ratio: 1:16.0
- Full Time Equivalent Administrators : 40.1

- Gender: Coed
- Nonsectarian

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
215	150	109	77	72	60	54	52	39	29	857

BELLARMINE COLLEGE PREP SCHOOL

1.66 from subject property

960 W HEDDING STREET
SAN JOSE, CA 95126-1215
(408) 294-9224

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:17.7
- Full Time Equivalent Administrators : 84.4

- Gender: All-Male
- Roman Catholic

Grade Membership

<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
388	392	359	356	1,495

TEMPLE EMANUEL-EL PRE SCHOOL

1.73 from subject property

1010 UNIVERSITY AVENUE
SAN JOSE, CA 95126-1842
(408) 293-8660

- Prekindergarten - Kindergarten
- Student Teacher Ratio: 1:3.8
- Full Time Equivalent Administrators : 1.6

- Gender: Coed
- Jewish

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>Total</u>
86	6	92

ST PATRICK SCHOOL

1.77 from subject property

51 N 9TH STREET
SAN JOSE, CA 95112-3448
(408) 283-5858

- Kindergarten - Grade 8
- Student Teacher Ratio: 1:21.1
- Full Time Equivalent Administrators : 10.3

- Gender: Coed
- Roman Catholic

Grade Membership

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
24	17	24	25	24	32	28	20	23	217

PINNACLE ACADEMY

2.03 from subject property

2245 THE ALAMEDA
SANTA CLARA, CA 95050-6054
(408) 554-8970

- Grade 8 - Grade 12
- Student Teacher Ratio: 1:2.8
- Full Time Equivalent Administrators : 3.9

- Gender: Coed
- Nonsectarian

Grade Membership

<u>GR - 8</u>	<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
1	2	4	3	1	11

RAINBOW MONTESSORI CHILD DEV CENTER

2.09 from subject property

1725 DE LA CRUZ BLVD
SANTA CLARA, CA 95050-3011
(408) 738-3261

- Prekindergarten - Grade 6
- Student Teacher Ratio: 1:15.3
- Full Time Equivalent Administrators : 23

- Gender: Coed
- Nonsectarian

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>Total</u>
448	129	76	54	46	28	3	16	800

PRIVATE SCHOOL REPORT

1180 N 5TH ST, SAN JOSE, CA 95112-4415

Private School Statistics

FIVE WOUNDS SCHOOL

2.25 from subject property

1390 FIVE WOUNDS LANE
SAN JOSE, CA 95116-1127
(408) 293-0425

- Kindergarten - Grade 8
- Student Teacher Ratio: 1:19.0
- Full Time Equivalent Administrators : 10

- Gender: Coed
- Roman Catholic

Grade Membership

<u>KDGN</u>	<u>GR-1</u>	<u>GR-2</u>	<u>GR-3</u>	<u>GR-4</u>	<u>GR-5</u>	<u>GR-6</u>	<u>GR-7</u>	<u>GR-8</u>	<u>Total</u>
21	14	26	24	20	22	13	23	27	190

ST LEO THE GREAT SCHOOL

2.27 from subject property

1051 WEST SAN FERNANDO STREET
SAN JOSE, CA 95126-3061
(408) 293-4846

- Kindergarten - Grade 8
- Student Teacher Ratio: 1:19.8
- Full Time Equivalent Administrators : 13.1

- Gender: Coed
- Roman Catholic

Grade Membership

<u>KDGN</u>	<u>GR-1</u>	<u>GR-2</u>	<u>GR-3</u>	<u>GR-4</u>	<u>GR-5</u>	<u>GR-6</u>	<u>GR-7</u>	<u>GR-8</u>	<u>Total</u>
29	24	31	33	23	31	32	28	28	259

ST CLARE SCHOOL

2.42 from subject property

725 WASHINGTON STREET
SANTA CLARA, CA 95050-4935
(408) 246-6797

- Kindergarten - Grade 8
- Student Teacher Ratio: 1:11.5
- Full Time Equivalent Administrators : 25.8

- Gender: Coed
- Roman Catholic

Grade Membership

<u>KDGN</u>	<u>GR-1</u>	<u>GR-2</u>	<u>GR-3</u>	<u>GR-4</u>	<u>GR-5</u>	<u>GR-6</u>	<u>GR-7</u>	<u>GR-8</u>	<u>Total</u>
31	27	36	37	29	36	34	30	36	296

NOTRE DAME HIGH SCHOOL

2.55 from subject property

596 S 2ND STREET
SAN JOSE, CA 95112-5707
(408) 294-1113

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:18.7
- Full Time Equivalent Administrators : 33.4

- Gender: All-Female
- Roman Catholic

Grade Membership

<u>GR-9</u>	<u>GR-10</u>	<u>GR-11</u>	<u>GR-12</u>	<u>Total</u>
170	166	150	137	623

UNITY CARE ACADEMY

2.55 from subject property

237 RACE STREET
SAN JOSE, CA 95126-4823
(408) 928-5632

- Grade 7 - Grade 8
- Student Teacher Ratio: 1:4.0
- Full Time Equivalent Administrators : 1

- Gender: Coed
- Nonsectarian

Grade Membership

<u>GR-7</u>	<u>GR-8</u>	<u>Total</u>
1	2	4

HORIZON SCHOOL

2.66 from subject property

1461 ATTEBERRY LANE
SAN JOSE, CA 95131-1409
(408) 286-8803

- Prekindergarten - Grade 1
- Student Teacher Ratio: 1:15.0
- Full Time Equivalent Administrators : 1

- Gender: Coed
- Nonsectarian

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>GR-1</u>	<u>Total</u>
60	10	5	75

Private School Statistics

THE MORGAN CENTER

2.99 from subject property

2280 KENWOOD AVENUE
SAN JOSE, CA 95128-1332
(408) 241-8161

- Grade UG - Grade UG
- Student Teacher Ratio: 1:4.0
- Full Time Equivalent Administrators : 11

- Gender: Coed
- Nonsectarian

Grade Membership

Total
44

MERRY HILLS SCHOOL

3.04 from subject property

750 N CAPITOL AVENUE
SAN JOSE, CA 95133-1913
(408) 254-1280

- Prekindergarten - Grade 5
- Student Teacher Ratio: 1:18.3
- Full Time Equivalent Administrators : 7

- Gender: Coed
- Nonsectarian

Grade Membership

<u>PK</u>	<u>KDGN</u>	<u>GR-1</u>	<u>GR-2</u>	<u>GR-3</u>	<u>GR-4</u>	<u>GR-5</u>	<u>Total</u>
6	30	25	22	20	18	13	134

SACRED HEART NATIVITY SCHOOL

3.09 from subject property

310 EDWARDS AVENUE
SAN JOSE, CA 95110-3005
(408) 993-1293

- Grade 6 - Grade 8
- Student Teacher Ratio: 1:6.5
- Full Time Equivalent Administrators : 9.3

- Gender: All-Male
- Roman Catholic

Grade Membership

<u>GR-6</u>	<u>GR-7</u>	<u>GR-8</u>	<u>Total</u>
23	23	14	60

NEIGHBORHOOD DEMOGRAPHICS

1180 N 5TH ST, SAN JOSE, CA 95112-4415

Population Demographics

Area	2011	2020	Growth Rate	Growth Centile
ZIP 95112-4415	50,940	59,959	17.7%	80.0%
National	306,603,772	326,569,308	6.5%	62.5%

Household Demographics

Area	2011	2020	Household Growth Rate	Average Household Size
ZIP 95112-4415	18,495	20,607	11.4%	2.6
National	114,761,359	122,354,219	6.6%	2.6

Family Demographics

Area	2011	2020	Family Growth Rate
ZIP 95112-4415	9,089	9,612	5.8%
National	76,507,230	79,849,830	4.4%

Age Distribution Demographics

Area	0-4	5-9	10-14	15-19	20-24	25-44	45-64	65-84	85+
ZIP 95112-4415	4.7%	3.9%	4.0%	7.8%	16.2%	32.7%	20.8%	8.5%	1.3%
National	6.0%	6.1%	6.5%	6.5%	6.7%	26.5%	25.6%	14.1%	2.0%

Gender Ratio

Area	2020	Male Ratio	Female Ratio
ZIP 95112-4415		52.5%	47.5%
National		49.2%	50.8%

Household Income Demographics

Area	% < \$25K	% \$25K-50K	% \$50K-100K	% \$100K-150K	% >\$150K
ZIP 95112-4415	20.8%	17.5%	22.2%	16.2%	9.9%
National	18.4%	20.6%	30.0%	15.6%	7.1%

Median Household Income Demographics

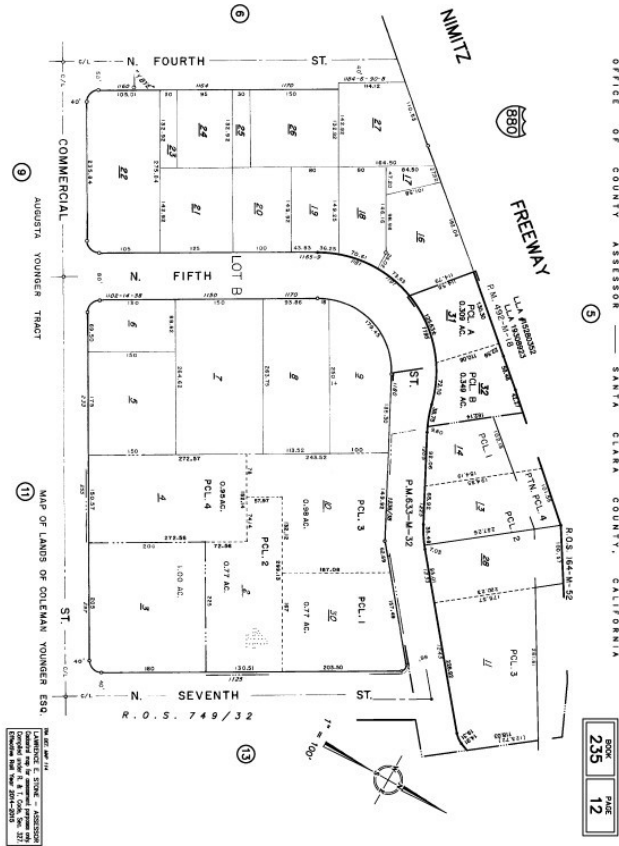
Area	2020	Per Capita Income
ZIP 95112-4415	\$74,019.00	\$35,317.40
National	\$64,994.00	\$34,299.49

Household Income Percentile Demographics

Area	National	State
ZIP 95112-4415	75.0%	51.8%

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

[Click map image to view PDF version](#)



LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABSTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS, OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

This property profile is being provided as a general service to the community at large without the condition of the referral of title insurance business.
