



INTERO COMMERCIAL
10275 DE ANZA BOULEVARD
CUPERTINO, CA 95014

Campbell Deluxe 8-Unit Apartment Plus 3Br/2Ba



**135 Rose Ct.
Campbell, Ca**

Firm Price @ \$2,000,000

For Additional Information Contact:

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PROPERTY DESCRIPTION & NARRATIVE

Deluxe 8 Unit Apartment Plus 3Br/2Ba Home 135 Rose Ct., Campbell, Ca

LOCATION:

Prime location in Campbell near Winchester Blvd. & W. Campbell Ave. Quiet cul-de-sac location. Short walk to John D. Morgan Park @ end of Rincon Ave.

FEATURES AND BENEFITS:

Tenants enjoy quiet living with a beautiful center courtyard with lots of grass & trees. Secure private covered parking with extra storage.

- **Rental income to support an owner occupied 3Br/2Ba Home w/ fireplace**
- **Excellent tenant profile**
- **No rent control**
- **Good unit mix**
- **Easy to rent & manage**
- **Good secure income stream**

Condition:

This property is in top condition. The building & units are very well-maintained and cared for. New roofing, fencing, asphalt & plumbing. This is a turnkey property.

SELLER MOTIVATION:

Seller has owned this property since it was built in 1975. Seller has moved out of the area and wishes to cash out.

Financing:

Existing loan with Washington Mutual @ \$640,000 is fixed @ 5.30% for 4 more years. This loan is fully assumable or Buyer can obtain new financing.

