



INTERO COMMERCIAL
10275 DE ANZA BOULEVARD
CUPERTINO, CA 95014

West San Jose Fourplex



**1361 Stanwood Dr.
San Jose, Ca**

Offered at \$985,000

For Additional Information Contact:

Bill Harrigan
Direct 408-342-3107
bharrigan@interocommercial.com

www.incomeproperty1031.com



**West San Jose Fourplex
1361 Stanwood Dr.
San Jose, Ca**

LOCATION:

Very convenient & centrally located on the west side of Santa Clara Valley in the Cambrian/Blossom Valley area. Near all major amenities & public transportation. Within walking distance of Princeton Shopping Plaza, Almaden Fashion Plaza & De Anza Park.

FEATURES AND BENEFITS:

- Two Townhouse Style 3Br/2Ba Units
- Two Townhouse Style 2Br/1Ba Units
- Preferred Corner Parcel
- Large Balconies Upstairs (3Br/2Ba)
- Large Yards Downstairs (2Br/1Ba)

CONDO CONVERSION POTENTIAL:

The potential for a condo conversion exists for this property. By adding yards and parking, the property may qualify for a full condo conversion. Please see the preliminary site plan and elevation drawings. All measurements are approximate.

SELLER MOTIVATION:

Seller wishes to move his equity into a 1031 exchange
Bring all offers.

CASH FLOW & RENT ROLL ANALYSIS

MARKET RENTS & EXPENSES

Property Summary

Property Name:	Blossom Valley Fourplex
Property Address:	1361 Stanwood Dr.
City, State, Zip:	San Jose, Ca 95118
Price:	\$ 985,000
# of Units:	4
Land Size:	7,841
Age:	44

Investment Summary

GRM:	15.63
Cap Rate:	4.43%
Rentable Square Feet:	3,978
Price Per Square Foot:	\$ 247.61
Price Per Unit:	\$ 246,250
Down Payment:	\$ 295,500
Down Payment %:	30%



Financing Terms

Terms:	WAMU 12-MTA Start @ 1.65%
Amount:	\$ 689,500
Monthly Payment:	\$ 948
Total Monthly Payment:	\$ 948

Rent Roll & Monthly Scheduled Income

# of Units	Bed	Bath	Rent	Monthly Income
1*	3	2	\$ 1,500	\$ 1,500
2**	3	2	\$ 1,500	\$ 1,500
3***	2	1	\$ 1,100	\$ 1,100
4***	2	1	\$ 1,100	\$ 1,100

Annualized Operating Data

Scheduled Gross Income:	\$ 63,000
	\$ -
	\$ -
Gross Operating Income:	\$ 63,000
Less Expenses:	30.7849% \$ 19,395
Net Operating Income:	\$ 43,606
Less Loan Payment:	\$ 11,376
Pre-Tax Cash Flow:	\$ 32,230
Cash-On-Cash Return:	10.91%

*Currently vacant to show, rent is estimated

**Existing rent is \$1150

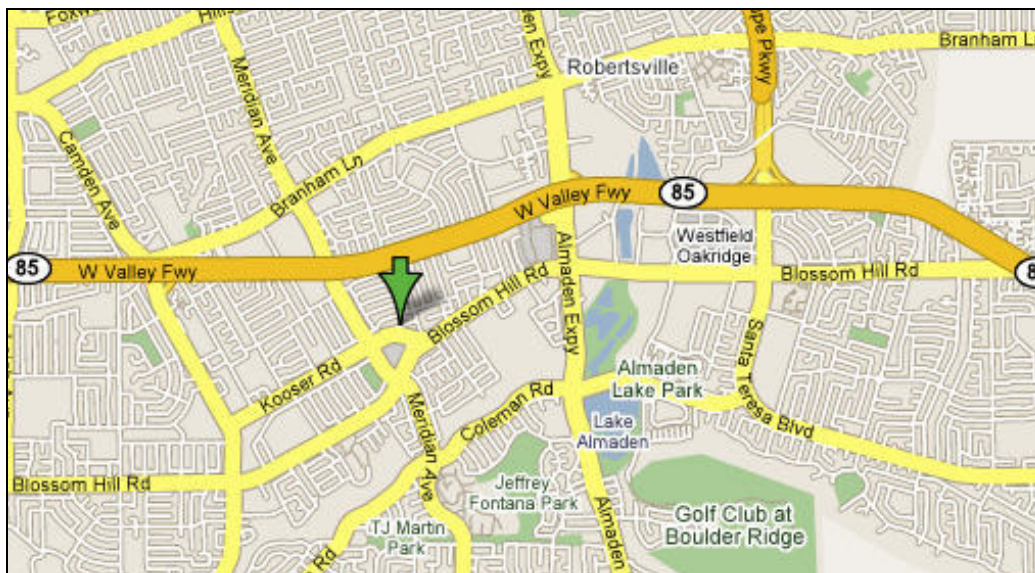
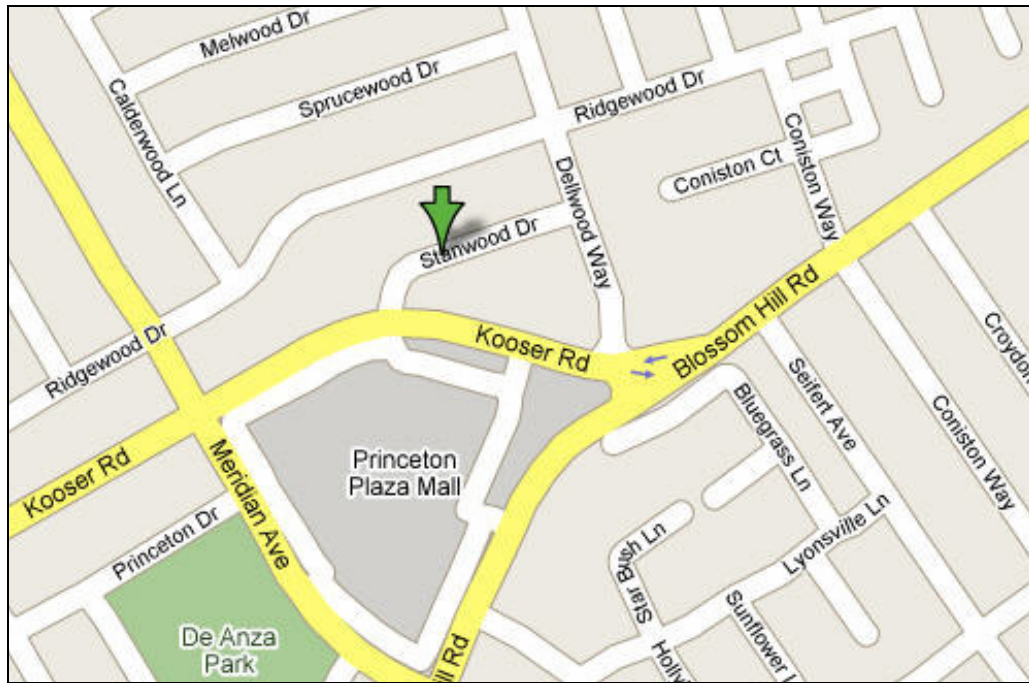
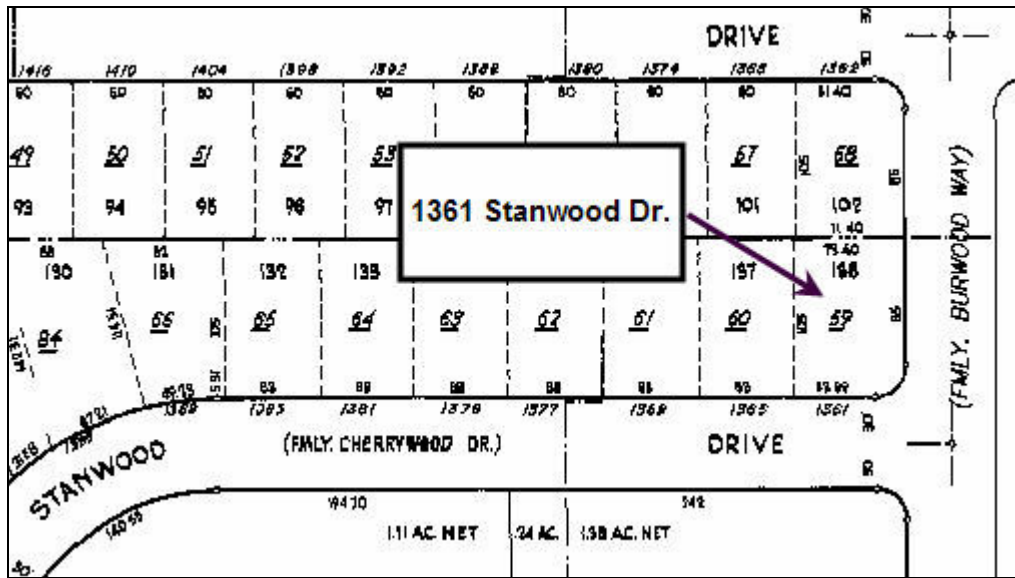
***Existing rent is \$995

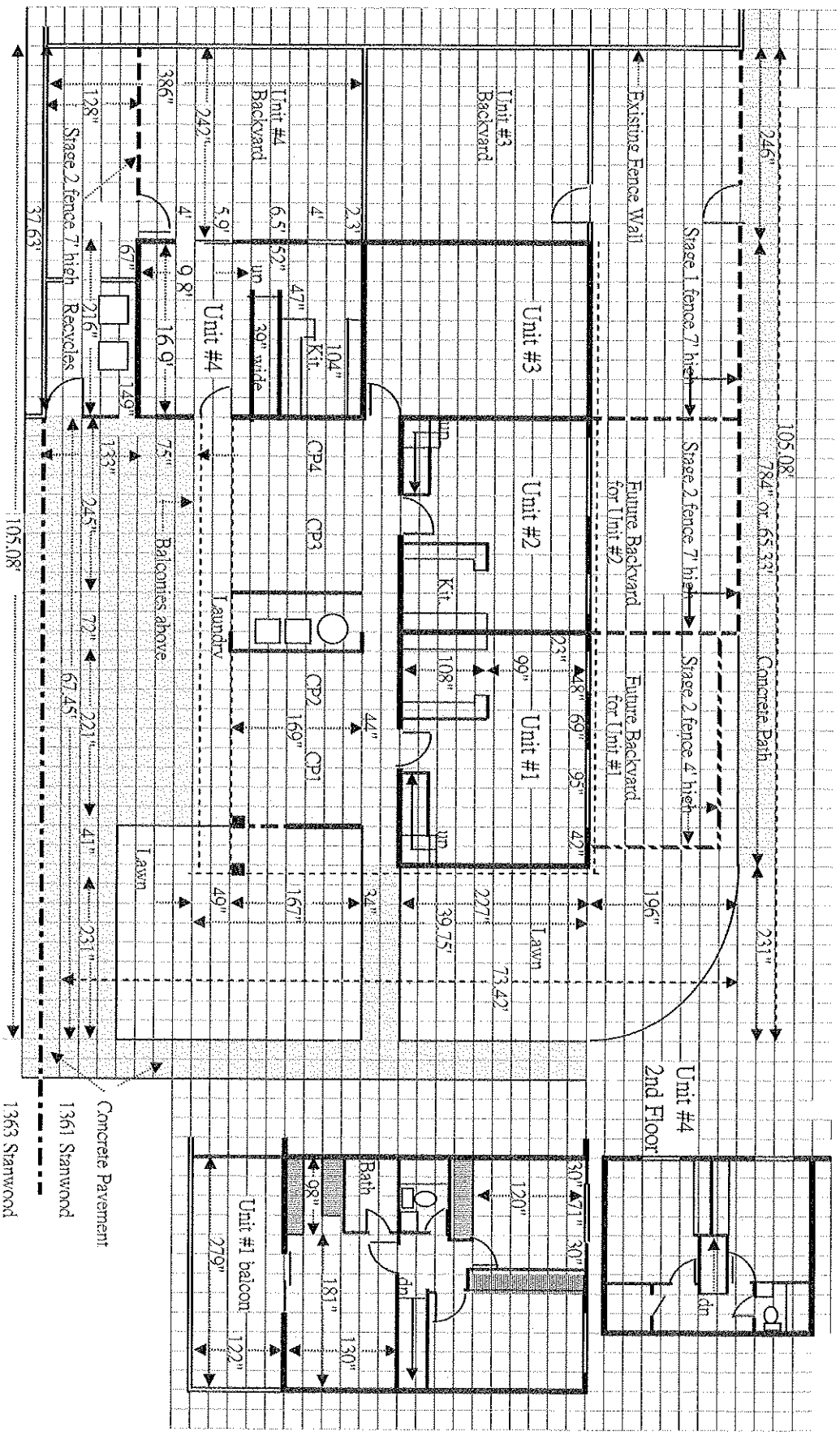
Annualized Expenses

New Real Property Taxes:	\$ 11,919
Fire & Hazard Insurance:	\$ 1,628
Utilities:	\$ 3,958
Maintenance & Repair:	3% \$ 1,890
Water & Sewer:	incl. in Utilities \$ -
Garbage:	incl. in Utilities \$ -
Landscape:	incl. in Utilities \$ -
	\$ -
	\$ -
	\$ -
	\$ -
Annual Operating Expense:	30.7849% \$ 19,395

Monthly Rental Income:	\$ 5,200
Other Income:	\$ 50
Total Monthly Income:	\$ 5,250
Gross Annual Sched. Income:	\$ 63,000

1361 Stanwood Dr., San Jose, Ca



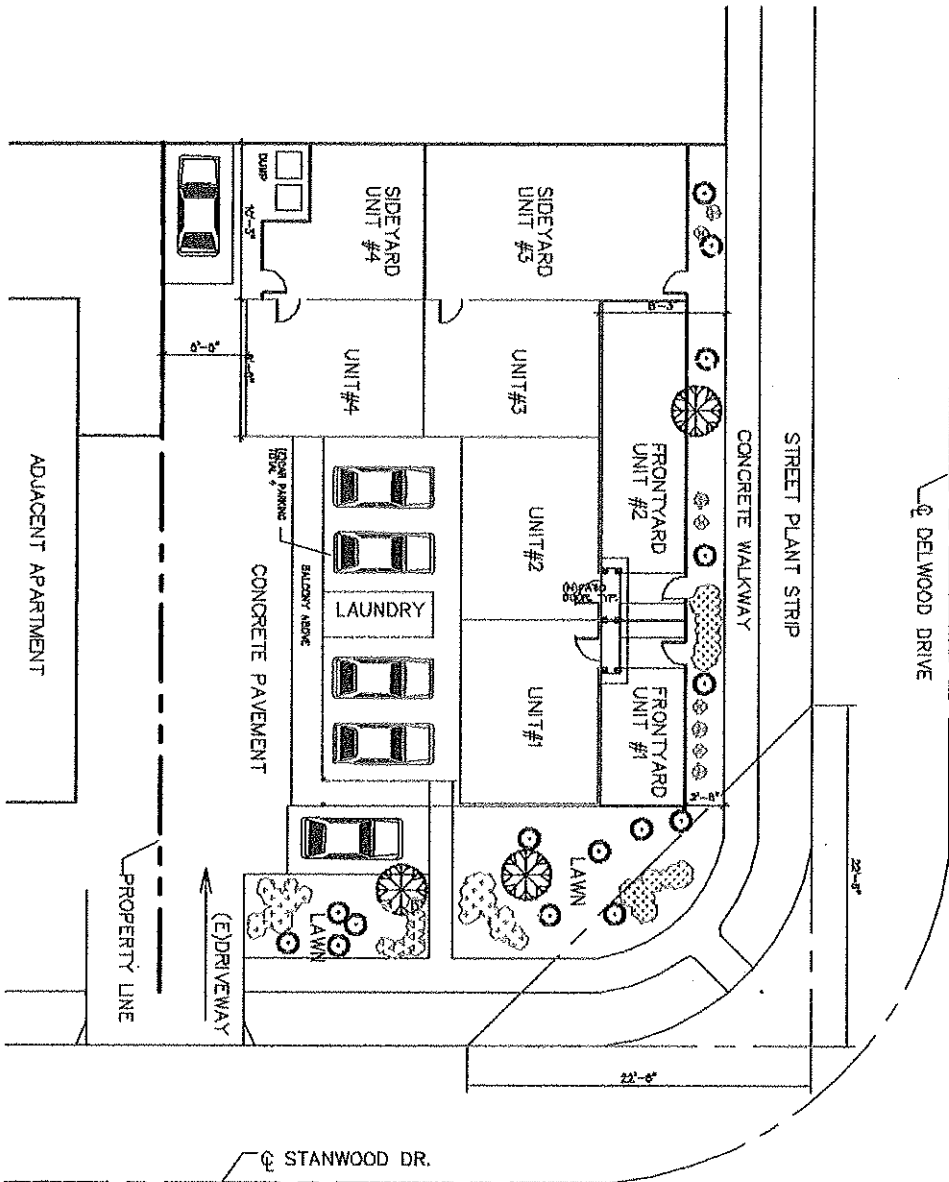


1361 Stanwood Drive, San Jose

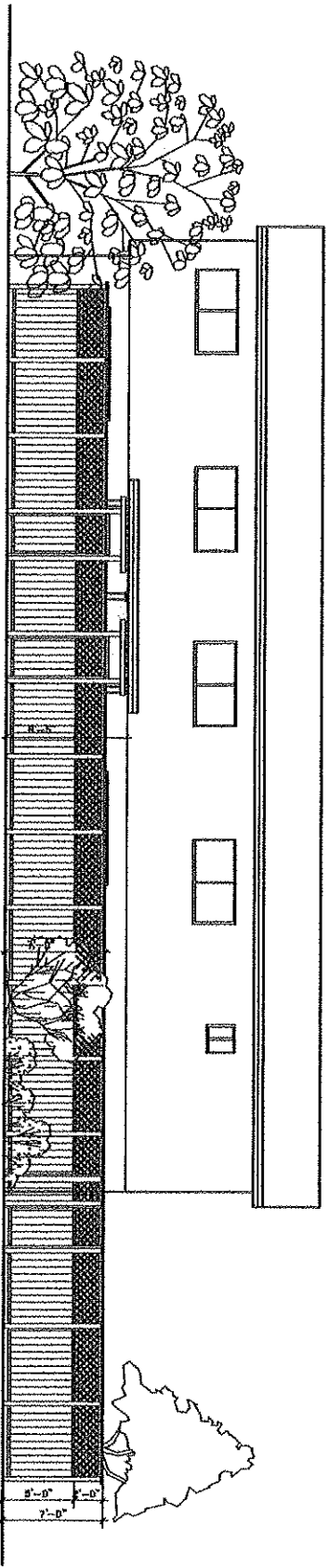
Lot = 73.42 x 105.08 = 7,715 sq.ft. Built Year 1963

Living Area = (39.75 x 65.33 + 6.25 x 18) x 2 - 10 x 48.25 - 20.83 x 48.25 = 5418.74 - 482.5 (balconies) - 1005.21 (carports & laundry) = 3,931 sq.ft

Backyards = 242 x [(386 - 128) + (227 + 34)] / 144 = 872 sq.ft. Rentable Area = 3931 + 482 + 872 = 5,285 sq.ft. [V061229]



SITE PLAN
 1/8" = 1'-0"
 OPTON 1



ELEVATION
1/8" = 1'-0"