



# Santana Courtyard Apartments

A 12 Unit Apartment Community

2950 Huff Ave. | San Jose | California



Price:	\$1,850,000
GRM	10.27
CAP	7.12%

- Walk to Santana Row
- Pride Of Ownership
- Extremely Well Maintained
- Easy to Rent and Manage
- Quiet Neighborhood
- Very Low Maintenance
- Ceramic Tile Kit & Bath
- Ceramic Tile Entries
- Hardwood Flooring
- All New Double Pane Windows
- Newer Roofing and Gutters (3 yrs)
- New Fencing

• **MICHAEL P. HECHT**  
 Intero Commercial  
 Income Property Specialist  
 Phone: 408.342.3069  
 Email: Mhecht@interocommercial.com

• **WILLIAM H. HARRIGAN**  
 Intero Commercial  
 Vice-President  
 Phone: 408.342.3107  
 Email: Bharrigan@interocommercial.com

# KEY POINTS



## Description

Santana Courtyard Apartments is a well built 12 unit apartment complex. This stucco and brick building has a three (3) year old pitched composition roofing system with all new vents and rain gutters. The exterior has a fresh quality paint job and all windows have been upgraded to double pane. Each unit has covered parking attached and detached to the building. There is a common laundry room with a ceramic tile floor that contains three (3) commercial washers and four (4) dryers that are owned. All aspects of this property are very well maintained right down to the heavy duty vent covers for the sub area. Owner managed and maintained to perfection.

## Location

This complex is located in a very convenient location just off Winchester near Hwy 280. This neighborhood continues to move upward and is currently surrounded by newer class "A" retail and residential developments. The property has close access to the Westfield Mall and Santana Row.

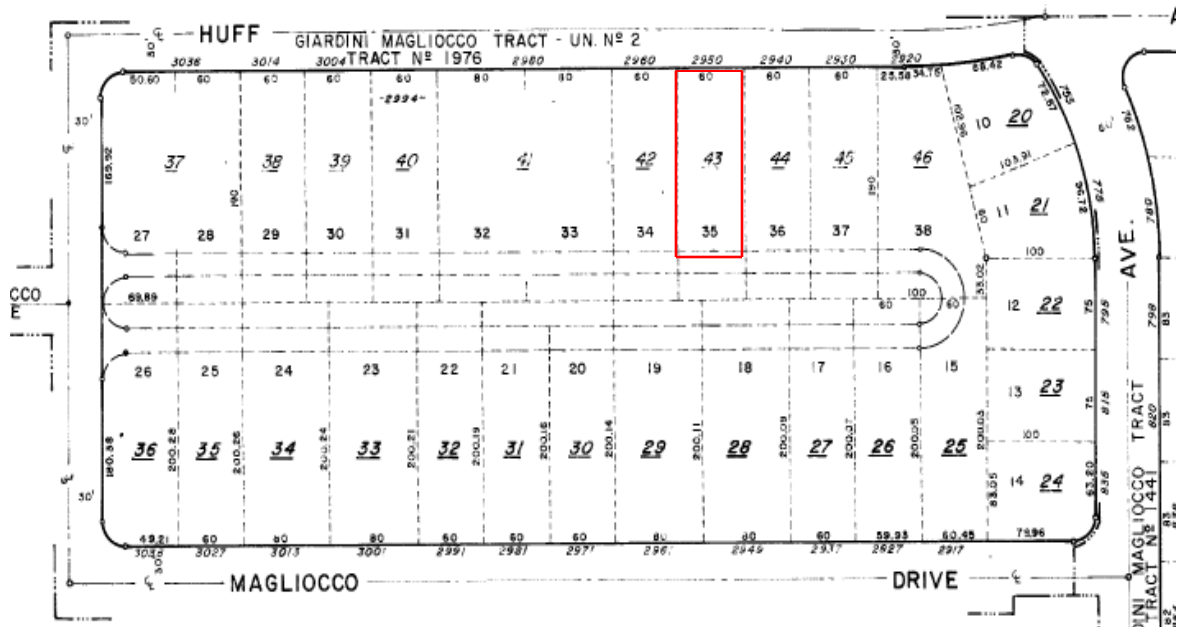
## Features and Benefits

The property provides a clean and quiet environment for all tenants with a pleasant center courtyard. Due to the location and condition this property has a proven occupancy level to provide secure cash flow.

## The Seller Motivation

The owner wishes to cash out.

## Parcel Map





# SAN JOSE



**FOUNDED:** November 29, 1777 (as Pueblo de San Jose)  
San José was California's first civilian settlement.

**INCORPORATED AREA:** 178.2 SQUARE MILES

**COUNTY:** SANTA CLARA

**POPULATION:** 989,500\*

San José is the third largest city in California, following Los Angeles and San Diego. It is the 10th largest city in the U.S. (Note: Current population figure comes from the California Department of Finance. Population estimate as of January, 2008.)

This is a 1.8% increase over last year's estimate of 972,190, and an 10.6% increase since the start of the decade when our population was 894,943.

## **#1 IN TECHNOLOGY EXPERTISE**

The San José area is home to the largest concentration of technology expertise in the world--more than 6,600 technology companies employing more than 254,000 people.

## **CLIMATE**

San Jose, CA climate is warm during summer when temperatures tend to be in the 70's and cool during winter when temperatures tend to be in the 50's.

The warmest month of the year is July with an average maximum temperature of 84.30 degrees Fahrenheit, while the coldest month of the year is December with an average minimum temperature of 41.00 degrees Fahrenheit.

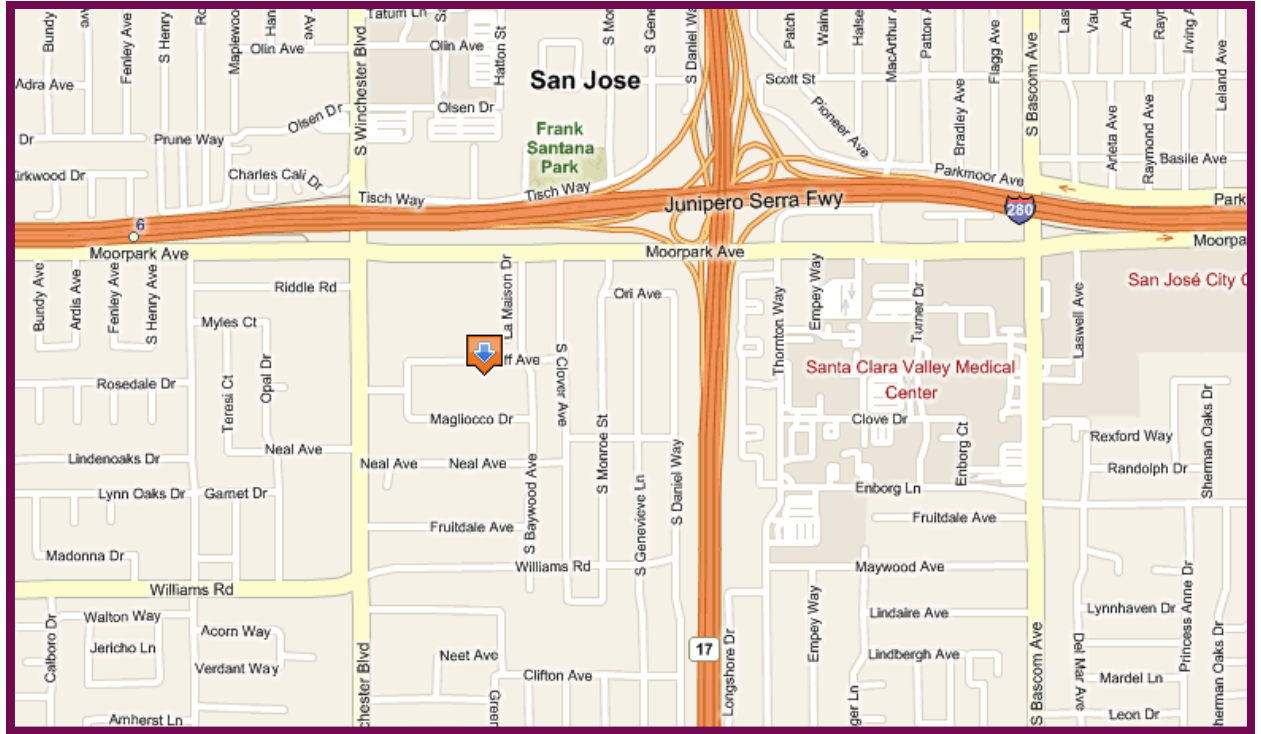
Temperature variations between night and day tend to be moderate during summer with a difference that can reach 27 degrees Fahrenheit, and fairly limited during winter with an average difference of 18 degrees Fahrenheit.

San José boasts an average of more than 300 sunny days per year, and has an annual average precipitation at San Jose is 15.08 Inches. Rainfall in is fairly evenly distributed throughout the year. The wettest month of the year is January with an average rainfall of 3.03 Inches.

## **ELEVATION**

The highest elevation is 4,372 at Copernicus Peak, near Lick Observatory at Mt hamilton in the Diablo Range; the lowest elevation is sea level.

# MAPS



# DISCLAIMER



The information contained herein is intended to supply any interested parties considering a potential investment in said property with an overview of the summary information of the asset. This information is designed to establish a preliminary interest via how the property may perform. All information contained herein has been collected from sources deemed to be reliable. However, this information does not purport to present all information regarding the subject property, and it is not intended to be a substitute for a complete and thorough due diligence investigation, analysis, and audit of all aspects of the asset. Neither the Seller, nor any of his agents have made any investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age or any potential environmental problems that may exist and make now warranty or representation whatsoever concerning these issues. Any pro formas, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property. As with any investment asset considered by a potential investor, all physical, financial, historical and implied information should be thoroughly investigated by any investor. Potential Buyers are advised and encouraged to perform any and all investigations and inspections appropriate to the purchase of a multi-residential property.