



INTERO COMMERCIAL
10275 DE ANZA BOULEVARD
CUPERTINO, CA 95014

The Royal Oak Apartments Downtown San Jose 6-Unit Apartment Property



**431 E. Saint John St.
San Jose, Ca 95112**

Offering Price \$950,000

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CASH FLOW & RENT ROLL ANALYSIS

MARKET RENTS & EXISTING EXPENSES

Property Summary	
Property Name:	The Royal Oak Apartments
Property Address:	431 E. Saint John St.
City, State, Zip:	San Jose, Ca 95112
Price:	\$ 950,000
# of Units:	6
Land Size:	7,405
Age:	44



Investment Summary	
GRM:	11.00
Cap Rate:	5.75%
Rentable Square Feet:	5,069
Price Per Square Foot:	\$ 187.41
Price Per Unit:	\$ 158,333
Down Payment:	\$ 285,000
Down Payment %:	30%

Financing Terms	
Terms:	30 Year Fixed for 3 @ 6%
Amount:	\$ 665,000
Monthly Payment:	\$ 3,987
Seller Carry Terms:	
Seller Carry Payment:	
Total Monthly Payment:	\$ 3,987

Rent Roll & Monthly Scheduled Income					
# of Units	Bed	Bath	Mkt. Rent	Monthly Income	
1	3	2	\$ 1,500	\$	1,500
1	2	1	\$ 1,200	\$	1,200
1	2	1	\$ 1,200	\$	1,200
1	2	1	\$ 1,200	\$	1,200
1	1	1	\$ 1,000	\$	1,000
1	1	1	\$ 1,000	\$	1,000

Annualized Operating Data		
Scheduled Gross Income:	\$	86,400
Less Vacancy Factor:	5%	\$ 4,320
Loss to Lease:	\$	-
Gross Operating Income:	\$	82,080
Less Expenses:	31.7627%	\$ 27,443
Net Operating Income:	\$	54,637
Less Loan Payment:	\$	47,844
Pre-Tax Cash Flow:	\$	6,793
Cash-On-Cash Return:		2.38%

Actual Rents			
1	3	2	\$ 1,125
1	2	1	\$ 1,020
1	2	1	\$ 1,020
1	2	1	\$ 1,020
1	1	1	\$ 795
1	1	1	\$ 775
Total:			\$ 5,755

Annualized Expenses		
New Real Property Taxes:	\$	11,495
Fire & Hazard Insurance:	\$	3,000
PG&E:	\$	3,600
Water & Sewer:	\$	1,500
Garbage:	\$	1,644
Landscape:	\$	600
Prof. Full Service Management:	0%	\$ -
Resident Manager:	\$	-
Pool Service:	\$	-
Maintenance & Repair:	5%	\$ 4,104
Miscellaneous:	\$	1,500
Other:	\$	-
Annual Operating Expense:	31.7627%	\$ 27,443

Monthly Rental Income:	\$	7,100
Other Income:	\$	100
Total Monthly Income:	\$	7,200
Gross Annual Sched. Income:	\$	86,400



Downtown San Jose 6-Units
431 E. St. John St.
San Jose, Ca

LOCATION:

Great downtown location within 2 blocks of San Jose State University and walking distance to all downtown amenities. Easy to rent & manage. Large spacious units with a great unit mix. Strong upside potential with positive cash flow going in.

FEATURES AND BENEFITS:

- 3 Bedroom Owner's/Manager's Unit
- Well Maintained
- Spacious Units
- Landscaped
- Centrally Located
- Carport
- Great for Owner Occupant

431 E. St. John St., San Jose, Ca

