

FOR SALE

845 HILLSDALE AVE SAN JOSE, CA 95136



REALTYVISION
REAL ESTATE SERVICES

MULTI-RESIDENTIAL INCOME (4 UNITS)



PROPERTY INFORMATION

Type	SQ.FT.	Beds	Baths	Rent
1	1200	3	2	\$1850
2	650	1	1	\$1695
3	800	2	1	\$1750
4	800	2	1	\$1890



Multiple Family Financing

Expense (Yearly)

R.E. Taxes:	\$2,952
Insurance:	\$1,400
Landscape:	\$1,200
Maintenance:	\$4,123
Management:	\$0
Other:	\$0
Trash:	\$1,308
Utilities:	\$3,263
Total:	\$14,246

Income (Yearly)

Rental:	\$85,740
Vacancy Allowance %:	0
Other:	\$218
Other Include:	Laundry, Rents
Income Gross Schedule:	85,958
Income Annual Gross:	\$85,958
Est Net Income:	\$71,712

Other Financial Information

Data Source:	Owner
Est GRM:	14.83
Est Cap Rate:	5.62

**New 30-Year
Composition Roof
& Gutter System Installed**

Rene Duenas

Real Estate Broker

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Direct: 408-497-3107

155 E. Campbell Ave Suite 160
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PROPERTY INFORMATION | MLS# ML81564618

OFFERED AT: \$1,275,000

Sq.Ft. 3,547 | Lot SQ.FT. 7,995 | Year Built 1963

Great Investment Opportunity.

Walking distance to light rail,

Easy access to freeways

85, 87 and Almaden Expressway.

Offer Subject to Inspection.

All Units Rented & Occupied.



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