



JUST LISTED

2076 & 2080 HEATHERDALE AVENUE

SAN JOSE CA 95128

DUPLEX FOR SALE

PROPERTY HIGHLIGHTS

- Rental Upside
- Management Upside
- Sweat Equity Upside
- Excellent Curb Appeal
- 2 Car Garage
- Both Units are 2 bedrooms
- GREAT LOCATION!
- 3 Blocks from Monroe St., Newhall St., and HWY 880

PRICE	\$1,150,000	
Down Payment	25%	\$287,500
Number of Units		2
Price/Unit		\$575,000
Rentable Square Feet		1,550
Price/Square Foot		\$742
Current CAP Rate		1.63%
Pro Forma CAP Rate		4.71%
Current GRM		31.47
Pro Forma GRM		15.97
Lot Size		7,370 SF

PROPOSED FINANCING	
Loan Amount	\$862,500
Loan Type	30 Year Fixed
Interest Rate	4.50%
Amortization	30
Term	30
Monthly Payment	\$4,370
Debt Coverage Ratio	0.36
Market Debt Coverage Ratio	1.03
Year Built	1948

	CURRENT	PRO FORMA
INCOME		
Gross Potential Income	\$36,540	\$72,000
Laundry Income	\$0	\$0
Gross Annual Income	\$36,540	\$72,000
Vacancy	3%	\$0
Effective Gross Income	\$36,540	\$72,000
Less Expenses	48.8%	\$17,818
NET OPERATING INCOME	\$18,722	\$54,182
Debt Service	\$52,442	\$52,442
Cash Flow	-11.7%	-\$33,720
Principal Reduction	\$13,629	\$13,629
Total Return	-7.0%	-\$20,091

	CURRENT	PRO FORMA
EXPENSES		
Taxes (at list price)	1.19%	\$13,685
Special Assessments		\$1,827
Insurance (\$0.50/Bld S.F.)		\$1,466
Landscaping (\$70/month)		840
Total Expenses		\$17,818
Expenses/Unit		\$8,909
Expenses/SF		\$11.50

RENT ROLL	# OF UNITS	BED/BATH
	1	2/1
	1	2/1

CURRENT RENTS		PRO FORMA	
\$1,350	\$1,350	\$3,000	\$3,000
\$1,745	\$1,745	\$3,000	\$3,000

MONTHLY TOTALS	\$3,045	\$6,000
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