

A 111 NANCY LN, San Jose 95127 (San Jose)
\$976,000

DOM: 2 MLS: 81005613



Property Overview	
111 NANCY LN	
San Jose (San Jose) 95127	
Multi Family Residential (Class 3)	
# Bdlg/# Units:	1 / 6
SqFt:	3,900
Lot:	8,280 sq ft
Complex:	
List Price:	\$976,000
Sale Price:	
Sale Date:	
COE Date:	

Remarks

VERY GOOD RENTAL MARKET HERE**GREAT FOR INVESTORS**UPDATED UNITS WITH NEWER ROOF,NEW PAINT,NEW GUTTERS,NEWER DUAL PANE WINDOWS,WELL MAINTANED UNITS**

Financial Highlights:

Total Loans:	
Current Taxes:	
Gross Rent Multiplier:	11.71
Capitalization Rate:	6.42
Net Income:	\$62,657

Schools/Districts

Elem:	- / Alum Rock Union Elementary
Middle:	- -
High:	- / East Side Union High

Financial Drilldown:

Rental Income:	\$82,560
Laundry:	\$800
Other Income:	
Gross Sched. Income:	\$83,360
Vacancy Factor:	
Vacancy Amount:	
Gross Income:	\$83,360
Total Expenses:	\$20,703
Net Income:	\$62,657

Property Features

Meters	Listing Includes
Individual Electric Meter	Refrigerator - All Units
Individual Gas Meter	
Laundry Facilities	Special Features
Coin-Op W/D - Leased	No Special Features
Common Utility Room	
220 Volts in Laundry Area	Horse Property
	- -
Garage/Parking	Horse Property Description
1 Space per Unit	- -

Annual Expenses:\$20,703
 Owner Pays:Garbage, Gardener, Water
 Tenant Pays:Gas, Heating, Cable TV, Electric

Unit Descriptions

	#Bd/#Ba;	Rental Price	Approx Sq Ft		#Units	Rental Range	Sq Ft Range
Unit 1:	3 / 1.00	\$1,400	--	Studio	--	-	-
Unit 2:	1 / 1.00	\$840	--	1Bd/1Ba	2	\$840-\$900	375-400
Unit 3:	2 / 1.00	\$1,200	--	2Bd/1Ba	2	\$1,140-\$1,200	625-650
Unit 4:	3 / 1.00	\$1,400	--	2Bd/1+Ba	--	-	-
				3Bd/1Ba	2	\$1,400-\$1,400	975-1,000
				3Bd/1+Ba	--	-	-
				Other	--	-	-

Listed By Jaswinder Gill, Golden State Realty, Jsg