

# Downtown San Jose



The Griffin Company

## Executive Summary

List Price	895,000.00
GRM	12.35
Price Per Unit	127,857
NOI	50,472
CAP	5.64
Total Units	7
No. of Buildings	1
Land Acres	.21 Ac / 9,148 SF



230 N. 13th Street, San Jose, CA 95112

### HIGHLIGHTS

- 7-Unit Apartment Complex
- Four 1-Bedrooms
- Three 2-Bedrooms
- 100% Occupied
- Washer/Dryer Owner Owned
- Rent Control Area

Cross Street	Julian
Tax Parcel No.	467-04-014-00
Year Built	1974
Foundation Type	Concrete Slab
Roof Type	Composition
Building Class	C
Location Class	Downtown San Jose
Zoning Type	RM 5+ Family Units
Cable TV	Yes
No. of Stories	2
Parking Ratio	1.29

### PROPERTY DESCRIPTION

#### Construction:

New 3-tab composition shingle, pitched roof.  
Termite treatment completed.

#### Utilities:

Tenants pay individual electric and gas for heat, cable, telephone, internet. Owner pays water, hot water, sewer, and common area utilities, such as gas and electric for laundry facility.

#### Parking:

Nine parking spaces in rear, four are covered.

#### Amenities:

On-site laundry facility.

#### Area:

Downtown San Jose

#### Exclusively Listed By:

**Dennis E. Griffin, CCIM**

#### The Griffin Company

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