



N 1ST ST San Jose 95112 9) Central San Jose Sold

Cross St: GISH County: Santa Clara County Sq.Ft.: 5176
 Lot Size: .25+ To .50 Acre # of Bldgs: Age: 48
 Complex Name: # of Stories: 2 Stories
 Tract Name: Total # of Units: 8
 Foundation: Concrete Perimeter # of Units: 5 to 12 Units



MLS#: 331730
 PN#: 230-30-110

#beds/#baths/rent/sq.footage # of studios/rent/sqft:
 Unit #1: # of 1bdrm/1bath/rent/sqft: 8/ 885-945 / 640-640
 Unit #2: # of 2bdrm/1bath/rent/sqft:
 Unit #3: # of 2bdrm/1+bath/rent/sqft:
 Unit #4: # of 3bdrm/1bath/rent/sqft:
 # of 3bdrm/1+bath/rent/sqft:
 Other Units:

Maps: Barclay: Pg: 43 Hz: 37 Vt: 71 Thomas: Pg: 0000Grid:

List Price: 1275000 List Date: 06/04/2003 Exp Date: 09/30/2003 DOM:
 Sale Date: 07/03/2003 COE Date: 08/08/2003 Sale Price: FN: All Cash/No Loans

LISTING INCLUDES 1471 N. FIRST APN;230-30-109.GRT LOOKING INVESTMENT PROP!
 VRY
 WELL LOCATED.STEPS TO GISH LIGHT RAIL STATION.EASY RIDE TO DOWNTOWN
 AND BEYOND
 REPORTS AVAILABLE.MAKEOVER SBJT TO FULL INSPECTION.SOME RENTS ARE
 PROFORMA.

Owner Pays:	Water:	Listing Includes:
Water, Garbage	City/Public Water	Carpets - All Units,
Special Features:	Additional Features:	Window Coverings - All
None	None	Units, Oven/Range - All
Sewer/Garbage:	Garage/Parking:	Units, Refrigerator - All
Sewer in & Connected	Carport(s), Private, 1 Space Per Unit	Units

Heating/Cooling:

Gas
None

Tenant Pays:

Gas, Electric

Meters:

Indiv. Gas Meter, Master Electric Meter

Roof:

Composition

View:

Floor Coverings:

Laundry Facilities:

In All Units, Coin

Operated W/D - Owned

Ins. Exp: 3152

Mgmt Exp: 0

Gas/Elec Exp: 1250

Misc Exp: 0

Annual Exp: 13718

Terms: Month-to-Month

Maint Exp: 0

Garbage Exp: 1110

Landscape Exp: 720

Water/Sewer Exp: 1360

Net Income: 74662

RE Taxes: 6126

Curr Taxes: 0

Ttl Loans: 0

Tnsfr Tax: Yes

Cap Rate: 5.855

Gr Rent Mult: 14.420

RI: 85380+ LU: 3000+ OI: 0 = GS: 88380 x VF: 0 = VA: 0

GS - VA = GI: