



Leased Investment **FOR SALE**

1805 LITTLE ORCHARD, SAN JOSE, CALIFORNIA

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RENT ROLL

	Suite	Sq. Ft.	Rent	CAM	Deposit	Lease X
Classic Kitchens	129	952	1,095	67	1,056	1/31/10
Coterie Cellars	110	1,252	1,727	88	1,500	4/30/11
Cypress Media	149	1,950	1,950	137	2,145	9/30/12
DP Products	108	1,252	1,315	88	1,315	11/31/10
Elroy Bentz	127	952	1,000	67	1,067	11/25/10
Harris Janitorial	125	952	1,142	67	1,066	11/30/10
Innovative Safety Services	104	1,250	1,500	88	1,500	8/1/10
L&D Precession	139	952	1,142	67	1,142	11/30/10
Lepsik Mfg	135	952	1,095	67	2,190	m to m
North Bay Building Main	131	952	1,000	67	1,133	10/31/10
North Bay Building Main	133	952	1,000	67	1,133	10/31/10
Performance Air	100,102	3,704	4,890	260	4,607	12/31/11
Power Electric	145	952	1,094	57	904	1/31/10
Radian Electric	118,120,122	3,756	3,944	262	3,758	12/31/12
Roots	137	952	1,000	67	2,000	9/30/10
S&W Precision	106	2,504	1,377	88	2,730	m to m
Thomas Downs	141	952	1,000	67	2,000	10/31/10
Tradition Speed	143	952	1,190	67	1,190	4/30/10
Whell Magic	147	952	1,094	67	1,139	8/1/10
Acme	124	1,252	1,377	67	-	m to m
Vacant*	112	1,252	1,315	88	-	
Vacant	116	1,252	1,315	88	-	
Vacant	114	1,252	1,315	88	-	
		<u>32,100</u>	<u>34,874</u>			
Taxes**	58,512					
Insurance	<u>3,600</u>					
	<u>62,112</u>					
Gross income		418,492				
Less Expense		<u>(62,112)</u>				
Net income		<u>356,380</u>				
Cap Rate	7.13%	\$ 4,995,000		156	psf	
*Market rent estimated at \$1.05 psf gross						
** taxes are based on 4,000,000 because the leases allow the buyer pass on the increase over the base year..						

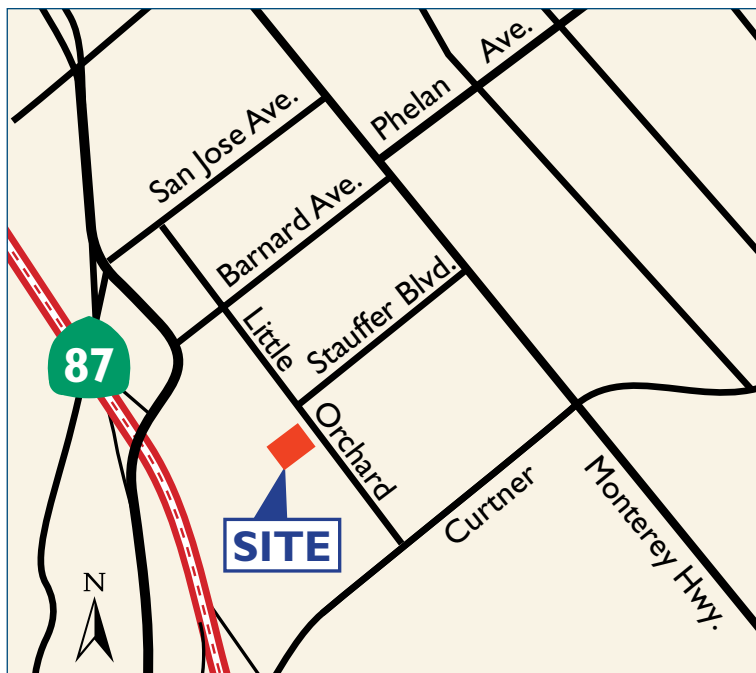
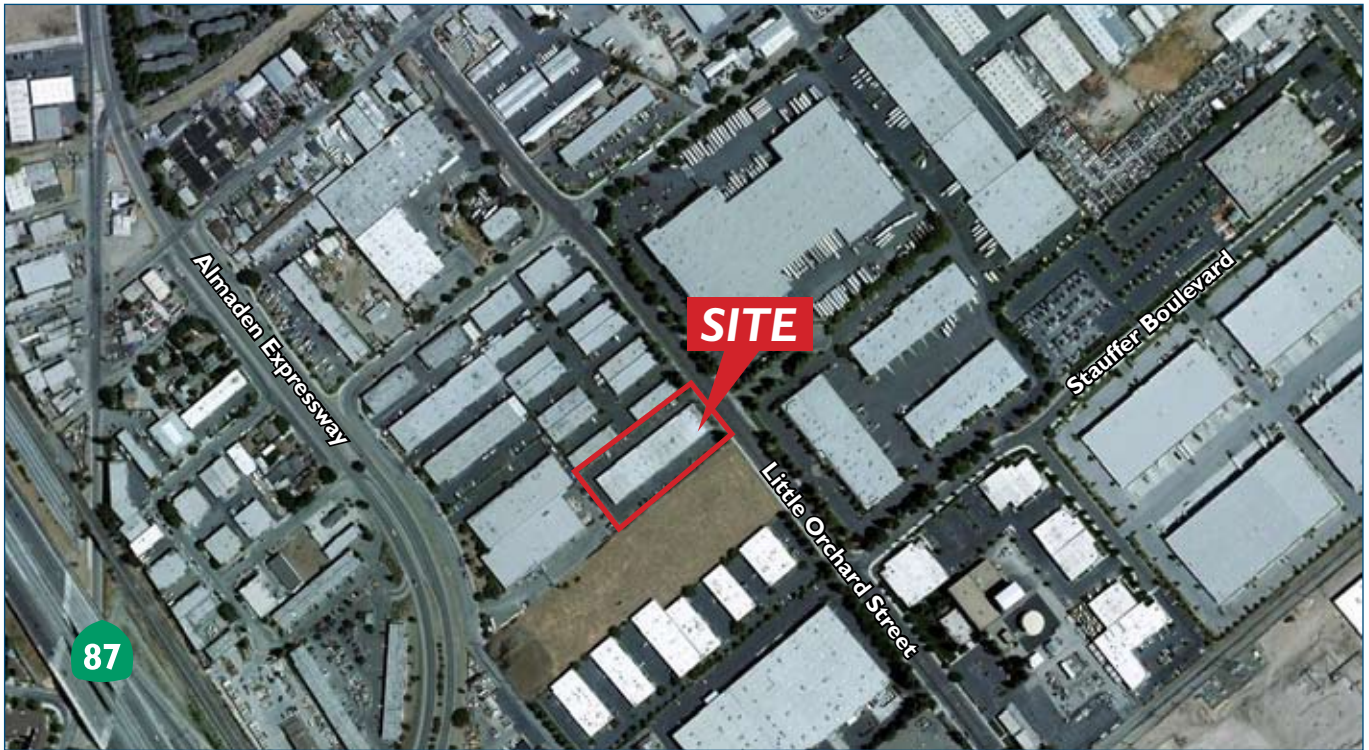
SUBJECT PHOTOS



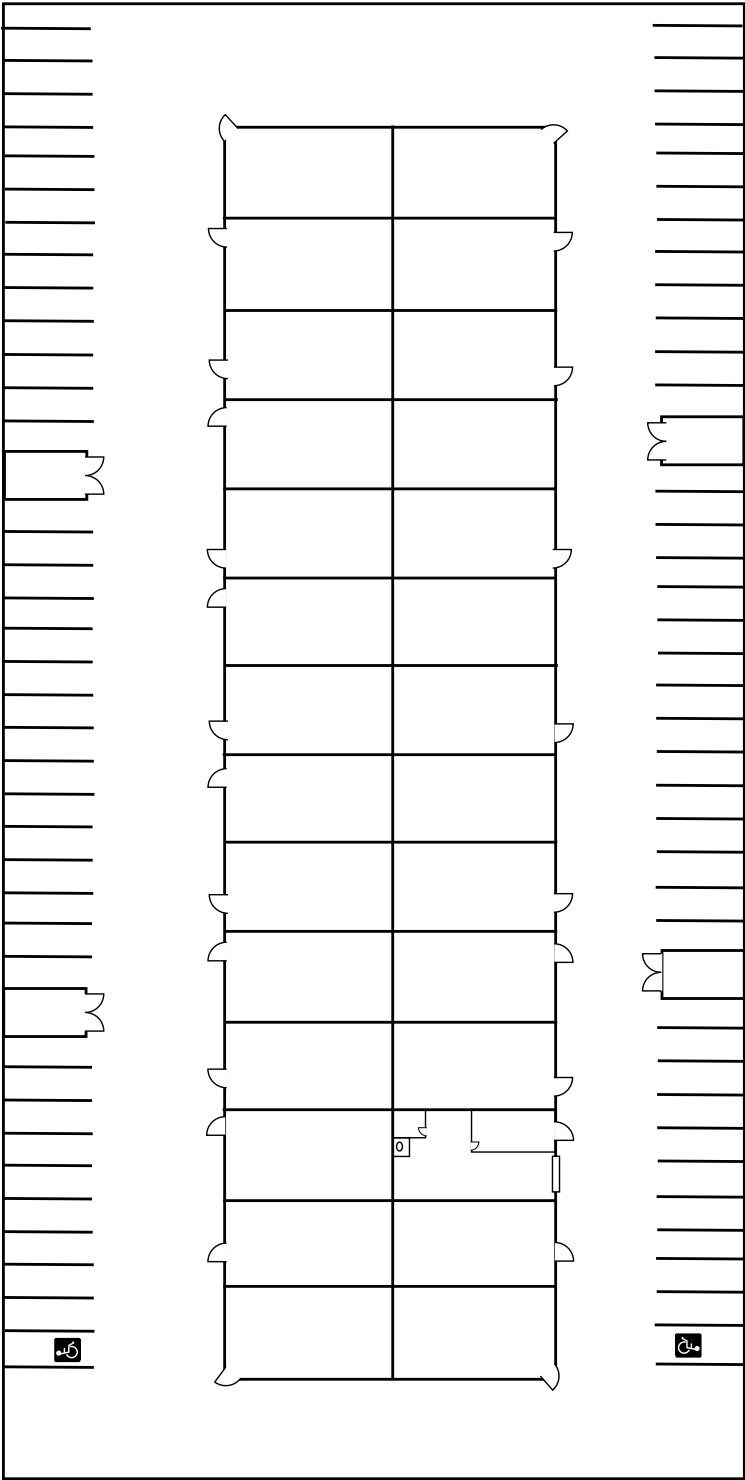
PROPERTY INFORMATION

Description:	Multi Tenant industrial building divided into 26 suites. Each suite has about 10% offices and the balance warehouse. Concrete tilt up construction.
Building:	32,100 Square Feet
Land:	78,000 Square Feet
Zoning:	HI - Heavy Industrial
Parking:	74 spaces (2.30/1,000)
APN:	455-23-074
Year Built:	1985
Net Income:	\$356,380
Price:	\$4,995,000
CAP:	7.13%

AERIAL AND LOCATION MAP



SITE PLAN



PARCEL MAP

