

# 497 Leigh Avenue

SAN JOSE, CA



## OFFERING MEMORANDUM



**Marcus & Millichap**  
Real Estate Investment Services

# 497 Leigh Avenue

SAN JOSE, CA

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# 497 Leigh Avenue

SAN JOSE, CA

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PRICING AND FINANCIAL ANALYSIS

**497 Leigh Avenue**

SAN JOSE, CA

### OFFERING SUMMARY



#### Unit Mix

No. of Units	Unit Type	Approx. Square Feet
8	1 Bdr 1 Bath	520
<b>8</b>	<b>Total</b>	<b>4,160</b>

#### Major Employers

Company	Local Employees
Rosendin Electric Inc	3,000
City of San Jose	2,502
HP	2,349
Sanmina-SCI Corporation	2,233
Corrections Dept of	2,008
Hadco Santa Clara Inc	2,000
Coast Personnel Services Inc	1,895
Probation Dept	1,542
Santa Clara University	1,400
Atmel Corporation	1,311
Kaiser Permanente	1,305
Santa Clara County Off Educatn	1,247

Price	\$1,348,000
Down Payment	35% / \$471,800
Price/Unit	\$168,500
Price/SF	\$324.04
Number of Units	8
Rentable Square Feet	4,160
Number of Buildings	1
Number of Stories	2
Year Built	1957
Lot Size	6,098 SF

#### Vital Data

CAP Rate - Current	6.01%
GRM - Current	11.78
Net Operating Income - Current	\$80,951
Net Cash Flow After Debt Service - Current	6.9% / \$32,555
Total Return - Current	10.3% / \$48,806
CAP Rate - Pro Forma	7.18%
GRM - Pro Forma	10.40
Net Operating Income - Pro Forma	\$96,756
Net Cash Flow After Debt Service - Pro Forma	10.3% / \$48,360
Total Return - Pro Forma	13.7% / \$64,610

#### Demographics

	1-Mile	3-Miles	5-Miles
2012 Population	30,875	249,666	614,201
2017 Population	32,954	265,846	655,202
2012 Households	11,618	94,862	214,415
2017 Households	12,032	98,247	222,067
Median HH Income	\$57,161	\$67,534	\$74,783
Per Capita Income	\$30,346	\$36,303	\$34,894
HH Average Income	\$76,706	\$91,218	\$97,094

FINANCING

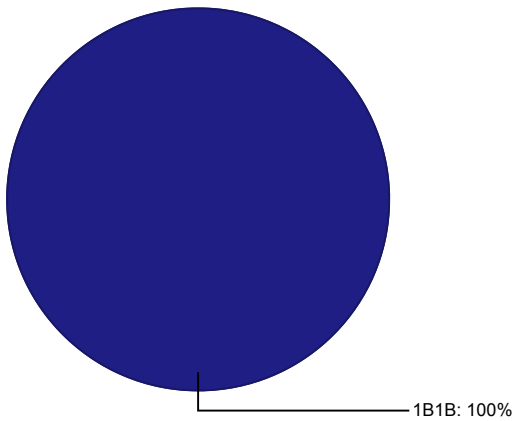
<b>Existing Financing</b>	
Loan Type	Free and Clear

<b>Proposed Financing</b>	
<b>First Trust Deed</b>	
Loan Amount	\$876,200
Loan Type	Proposed New
Interest Rate	3.7%
Amortization	30 Years
Program	5 Year Fixed
Loan to Value	65%
Debt Coverage Ratio	1.67

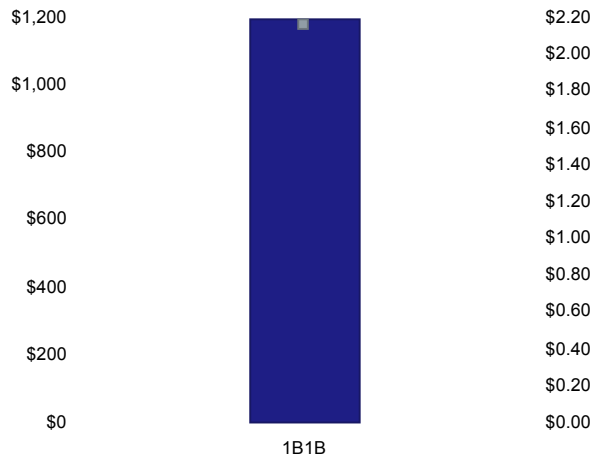
UNIT MIX

No. of Units	Unit Type	Approx. Square Feet	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
8	1 Bdr 1 Bath	520	\$895 - \$1,350	\$2.16	\$9,535	\$1,350	\$2.60	\$10,800
8	<b>TOTAL</b>	<b>4,160</b>			<b>\$9,535</b>			<b>\$10,800</b>

Unit Mix



Unit Rent & Rent/SF



## RENT ROLL

Unit Number	Unit Type		Current Rent	Deposit	Market Rent	Tenant Name	Lease End
1	1 Bdr	1 Bath	\$895	\$500	\$1,350	Sylinna & Michael Archuletta	11/30/2013
2	1 Bdr	1 Bath	\$1,300	\$1300	\$1,350	Rojiro Sanchez	4/28/2014
3	1 Bdr	1 Bath	\$1,350	1350	\$1,350	Michele Ganczarski	7/31/2014
4	1 Bdr	1 Bath	\$1,350	\$1350	\$1,350	Bivino & Rose Oregon	Month-to-Month
5	1 Bdr	1 Bath	\$1,100	\$1100	\$1,350	Juan Hernandez	Month-to-Month
6	1 Bdr	1 Bath	\$1,350	\$1350	\$1,350	Britney Daley	4/8/2014
7	1 Bdr	1 Bath	\$1,095	\$500	\$1,350	Rosa Belick	Month-to-Month
8	1 Bdr	1 Bath	\$1,095	\$1500	\$1,350	Andrew Glokowski	Month-to-Month
<b>8</b>		<b>TOTAL</b>	<b>\$9,535</b>		<b>\$10,800</b>		



INCOME & EXPENSES

Total Number of Units: 8  
Total Rentable Area: 4,160 SF

Income	Current	Per Unit	Pro Forma	Per Unit
<b>GROSS POTENTIAL RENT</b>	<b>\$114,420</b>	<b>\$14,303</b>	<b>\$129,600</b>	<b>\$16,200</b>
<b>Other Income</b>				
Laundry Income (1)	\$658	\$82	\$658	\$82
RUBS Bill Back Income	\$3,240	\$405	\$4,320	\$540
<b>Total Other Income</b>	<b>\$3,898</b>	<b>\$487</b>	<b>\$4,978</b>	<b>\$622</b>
<b>GROSS POTENTIAL INCOME</b>	<b>\$118,318</b>	<b>\$14,790</b>	<b>\$134,578</b>	<b>\$16,822</b>
Vacancy/Collection Allowance (GPR)	3.0% / \$3,433	\$429	3.0% / \$3,888	\$486
<b>EFFECTIVE GROSS INCOME</b>	<b>\$114,885</b>	<b>\$14,361</b>	<b>\$130,690</b>	<b>\$16,336</b>
<b>Expenses</b>				
Property Tax (2) (1.2500% + \$2,396)	\$19,246	\$2,406	\$19,246	\$2,406
Utilities (3)	\$333	\$42	\$333	\$42
Insurance	\$2,405	\$301	\$2,405	\$301
Water (4)	\$1,447	\$181	\$1,447	\$181
Garbage (5)	\$2,503	\$313	\$2,503	\$313
Repairs & Maintenance	\$6,000	\$750	\$6,000	\$750
Reserves & Replacements	\$2,000	\$250	\$2,000	\$250
<b>TOTAL EXPENSES</b>	<b>\$33,934</b>	<b>\$4,242</b>	<b>\$33,934</b>	<b>\$4,242</b>
Expenses per SF	\$8.16		\$8.16	
% of EGI	29.5%		26.0%	
<b>NET OPERATING INCOME</b>	<b>\$80,951</b>	<b>\$10,119</b>	<b>\$96,756</b>	<b>\$12,095</b>

### FINANCIAL OVERVIEW

#### Location

497 Leigh Avenue  
San Jose, CA 95128

Price	\$1,348,000
Down Payment	35% / \$471,800
Number of Units	8
Price/Unit	\$168,500
Rentable Square Feet	4,160
Price/SF	\$324.04
CAP Rate - Current	6.01%
CAP Rate- Pro Forma	7.18%
GRM - Current	11.78
GRM- Pro Forma	10.40
Year Built	1957
Lot Size	6,098 SF
Type of Ownership	Fee Simple

#### Financing

##### FIRST TRUST DEED

Loan Amount	\$876,200
Loan Type	Proposed New
Interest Rate	3.7%
Amortization	30 Years
Program	5 Year Fixed
Loan to Value	65%

Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation representative.

#### Annualized Operating Data

Income	Current	Pro Forma
<b>Gross Potential Rent</b>	<b>\$114,420</b>	<b>\$129,600</b>
Other Income	\$3,898	\$4,978
Gross Potential Income	\$118,318	\$134,578
Less: Vacancy/Deductions (GPR)	3.0% / \$3,433	3.0% / \$3,888
Effective Gross Income	\$114,885	\$130,690
Less: Expenses	\$33,934	\$33,934
<b>Net Operating Income</b>	<b>\$80,951</b>	<b>\$96,756</b>
Net Cash Flow Before Debt Service	\$80,951	\$96,756
Debt Service	\$48,396	\$48,396
Debt Coverage Ratio	1.67	2.00
Net Cash Flow After Debt Service	6.9% / \$32,555	10.3% / \$48,360
Principal Reduction	\$16,250	\$16,250
<b>Total Return</b>	<b>10.3% / \$48,806</b>	<b>13.7% / \$64,610</b>

#### Expenses

Property Tax (2)	\$19,246	\$19,246
Utilities (3)	\$333	\$333
Insurance	\$2,405	\$2,405
Water (4)	\$1,447	\$1,447
Garbage (5)	\$2,503	\$2,503
Repairs & Maintenance	\$6,000	\$6,000
Reserves & Replacements	\$2,000	\$2,000
<b>Total Expenses</b>	<b>\$33,934</b>	<b>\$33,934</b>
<b>Expenses/unit</b>	<b>\$4,242</b>	<b>\$4,242</b>
<b>Expenses/SF</b>	<b>\$8.16</b>	<b>\$8.16</b>
<b>% of EGI</b>	<b>29.54%</b>	<b>25.97%</b>

#### Scheduled Income

No. of Units	Unit Type	Approx. Square Feet	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
8	1 Bdr 1 Bath	520	\$895 - \$1,350	\$2.16	\$9,535	\$1,350	\$2.60	\$10,800
<b>8</b>	<b>Total/Wtd. Avg.</b>	<b>4,160</b>			<b>\$9,535</b>			<b>\$10,800</b>

### UNDERWRITING ASSUMPTIONS

#### Property Overview Footnotes and Disclaimers

Information in the Offering Memorandum was provided to us by the owner or sources we deem reliable but is not guaranteed to be accurate by Broker, Agent or Seller. Buyer should not rely on the accuracy of this information and should verify its accuracy prior to Buyer removing contingencies and purchasing this property.

#### Proforma Operating Statement Footnotes and Disclaimers

1. Laundry Income is the average laundry income of the last two months annualized.
2. Based on \$1,348,000 list price and 2012/13 tax rate of 1.25 percent plus 2012/13 assessments of \$2,936.
3. The Utilities expense is the average PG&E expense of the last two months annualized.
4. Water expense is the average water expense of the last two months annualized.
5. The garbage expense is the annualized cost of the last month's garbage fee.
6. The current gross potential rent is calculated using the current rent roll and a market rent of \$1350 for unit 3, which has been held open for touring purposes. Unit 3 already has three applications ready to move-in at \$1,350.

**PROPERTY DESCRIPTION**

**497 Leigh Avenue**

SAN JOSE, CA

### INVESTMENT OVERVIEW

#### Investment Highlights

- Property is Not Under San Jose Rent Control Ordinance
- Excellent Street Visibility and Curb Appeal Make Units Easy to Rent
- Interiors and Exterior Elegantly Remodeled Over the Last Year
- Upside Rent Potential By Bringing All Units to Proven Market Rent
- Phenomenal Sub-Market of San Jose
- Walking Distance to San Jose City College
- Two Miles from Santana Row and Valley Fair Mall



The subject property, located at 497 Leigh Avenue, is a beautiful garden-style community located in the heart of the thriving city of San Jose, California.

The property consists of eight spacious one-bedroom/one-bathroom units that are not under the San Jose rent control ordinance. Leigh Avenue has been completely remodeled inside and out over the past year. The exterior renovation includes new landscaping with drought resistant plants and palm trees on a drip watering system, elegant new paver stone between the sidewalk and curb, new doors, screen doors and entry locks in most units, newly resurfaced driveways and walkways, and a new attractive two-tone exterior paint scheme. An inspection report from last year has been meticulously reviewed and implemented. These items include fixing the upper walkway and stairs, fixing two building support poles, fixing the electrical panel, and fixing a previous tripping hazard from an uneven section of the sidewalk.

Most of the spacious interiors has been extensively remodeled with an open, contemporary design. The kitchens feature modern wood-like flooring, new kitchen appliances and stainless steel sinks, dramatic granite countertops and new shaker wood cabinets. The bathrooms have been completely redone with new low-flow toilets, modern vanities and mirrors, and a new tile shower backsplash. Many units benefit from brilliant, high-end lighting fixtures.

The property is located near major employers including HP, Kaiser Permanente, The City of San Jose, Santa Clara University, Rosendin Electric, Sanmina-SCI Corporation, and Atmel Corporation. Residents enjoy convenient commutes to these employers via Interstate 280 and 880, State Route 87 and U.S. Highway 101. The Diridon Caltrain station and the VTA light rail are also just a short drive from the property.

The subject property is ideally located near many of the area's key amenities, including extensive retail and entertainment options, parks and recreational centers. Santana Row and the Valley Fair Mall are less than two miles from the Community. The Buena Vista Park is also just two blocks away. The downtown areas of San Jose offer countless restaurants and boutique retail and entertainment options.

The property is well positioned for future NOI growth given its location, amenities, the perpetual housing constraints in the market and the continued economic upturn in Silicon Valley.

PROPERTY SUMMARY

**The Offering**

Property Address	497 Leigh Avenue San Jose, CA 95128
Assessor's Parcel Number	27713058
Zoning	R1-N2

**Site Description**

Number of Units	8
Number of Buildings	1
Number of Stories	2
Year Built	1957
Rentable Square Feet	4,160
Lot Size	6,098 SF
Type of Ownership	Fee Simple
Parking	Carport and Street Parking
Landscaping	Drought Resistant Plants
Topography	Flat

**Utilities**

Water	Master Metered and Billed Back to Tenants
Electric	Individually Metered and Billed to Tenants
Gas	Individually Metered and Billed to Tenants

**Construction**

Foundation	Concrete Perimeter
Framing	Wood
Exterior	Stucco
Parking Surface	Asphalt

## EXTERIOR PHOTOS



View from Leigh Avenue



View from Scott Avenue



INTERIOR PHOTOS



Main Entryway



Main Dining Room



Remodeled Bathroom



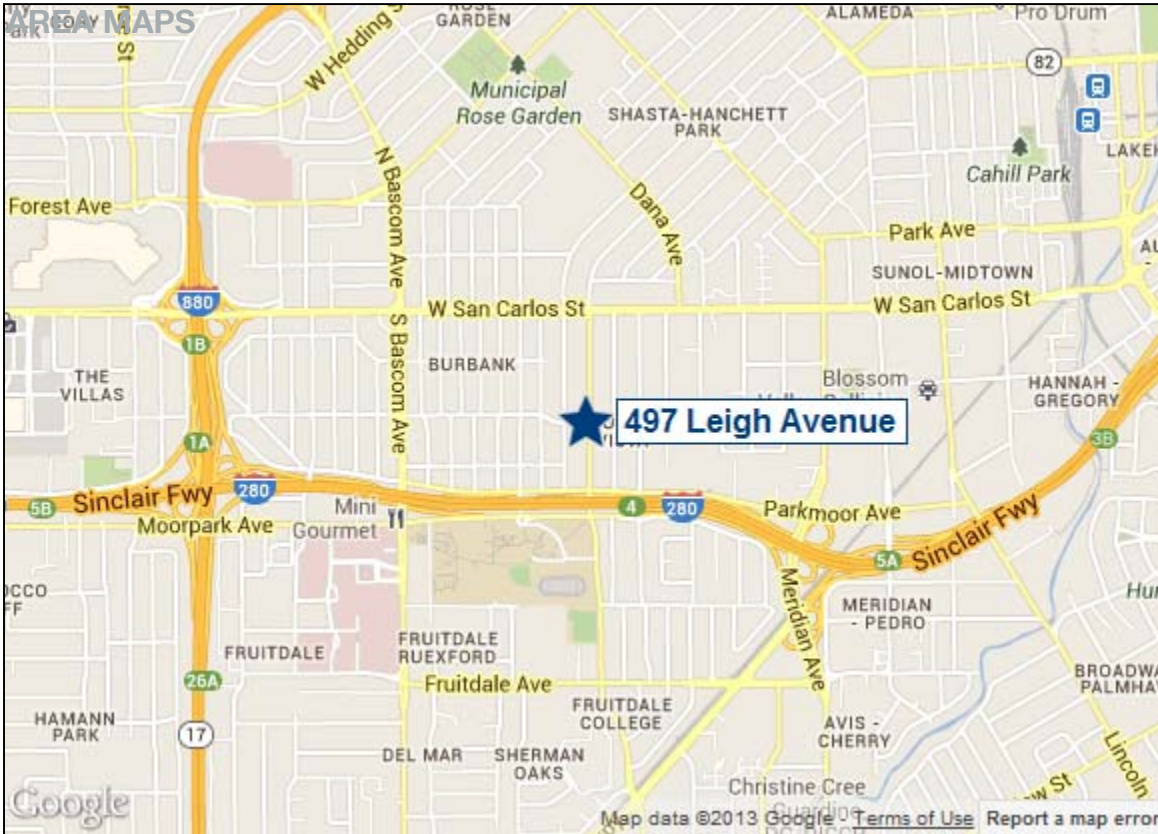
Remodeled Kitchen



# 497 Leigh Avenue

SAN JOSE, CA

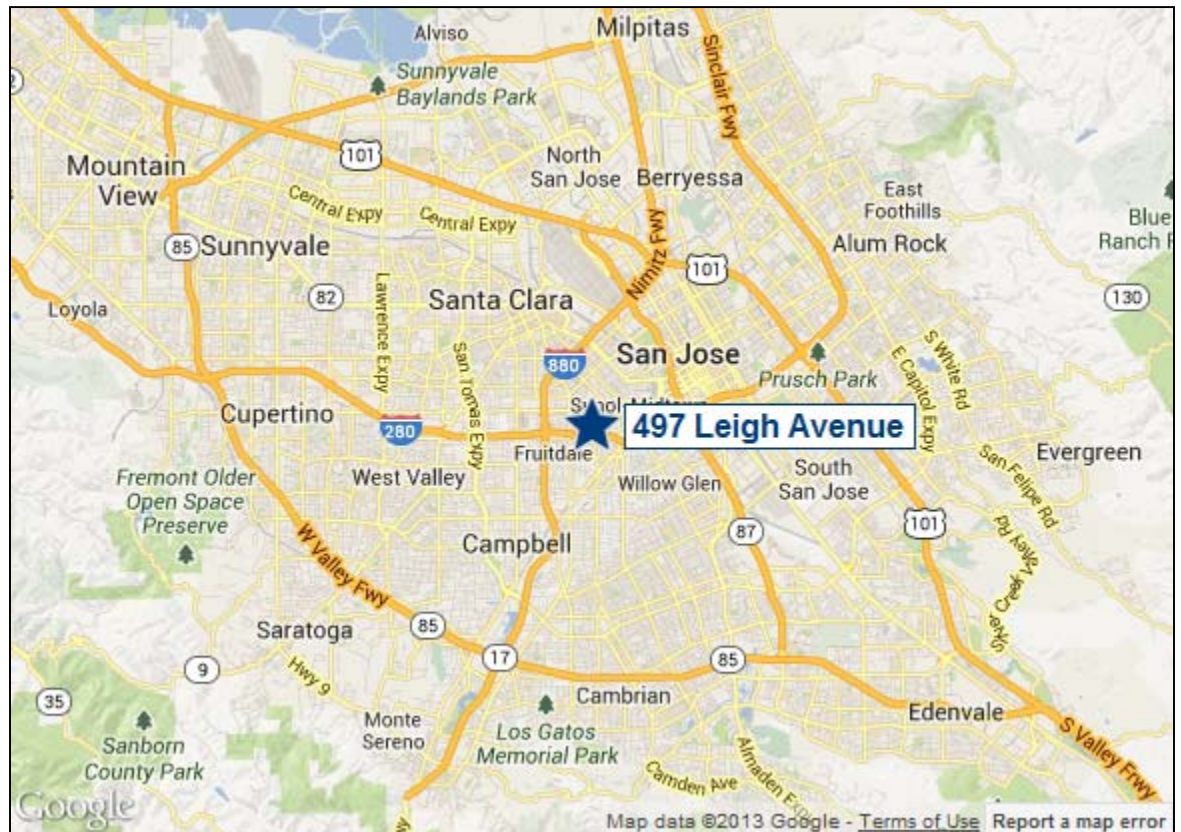
## PROPERTY DESCRIPTION



Local Map



Regional Map



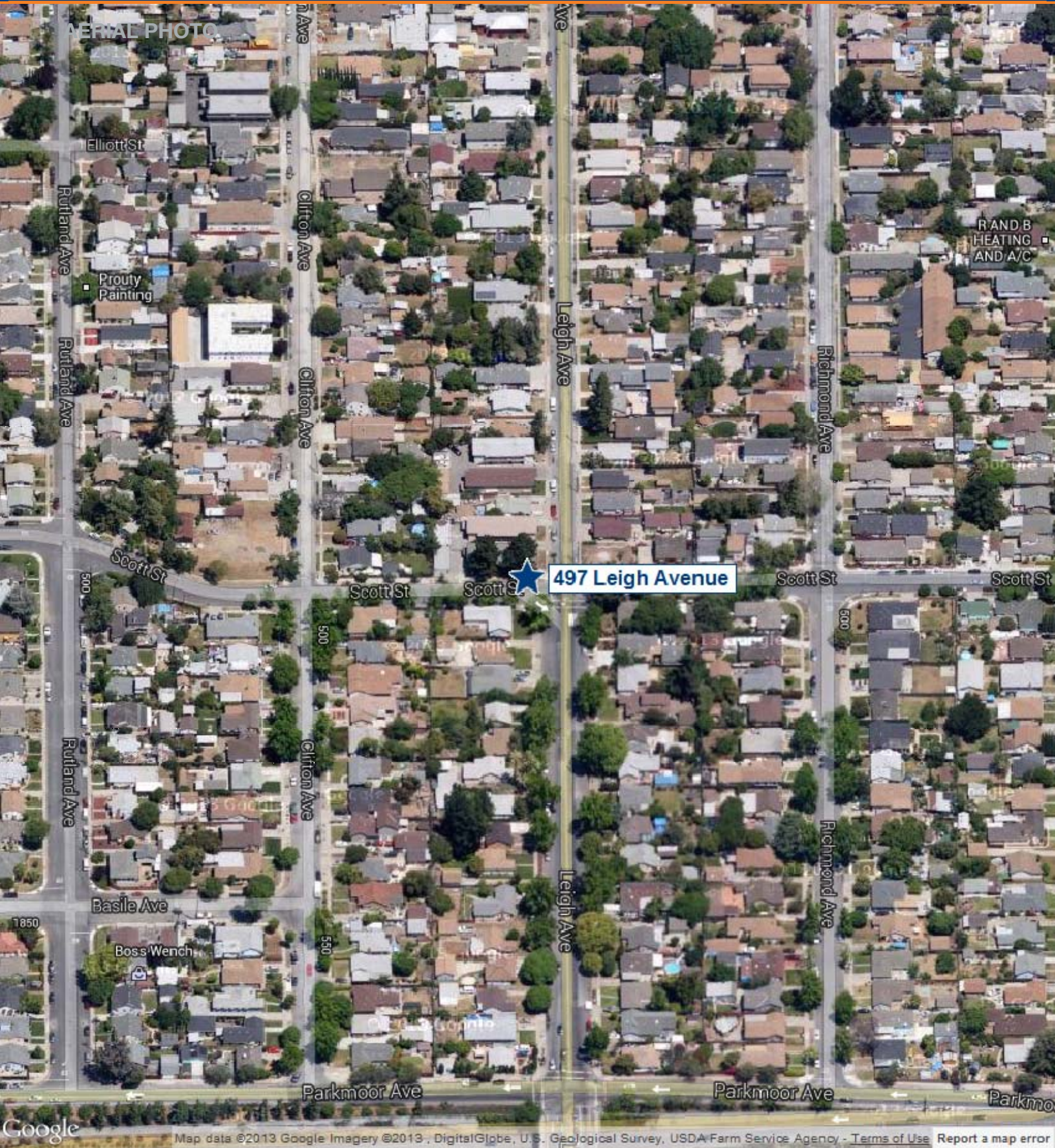
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# 497 Leigh Avenue

SAN JOSE, CA

## PROPERTY DESCRIPTION



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Real Estate Investment Services



### SITE PLAN

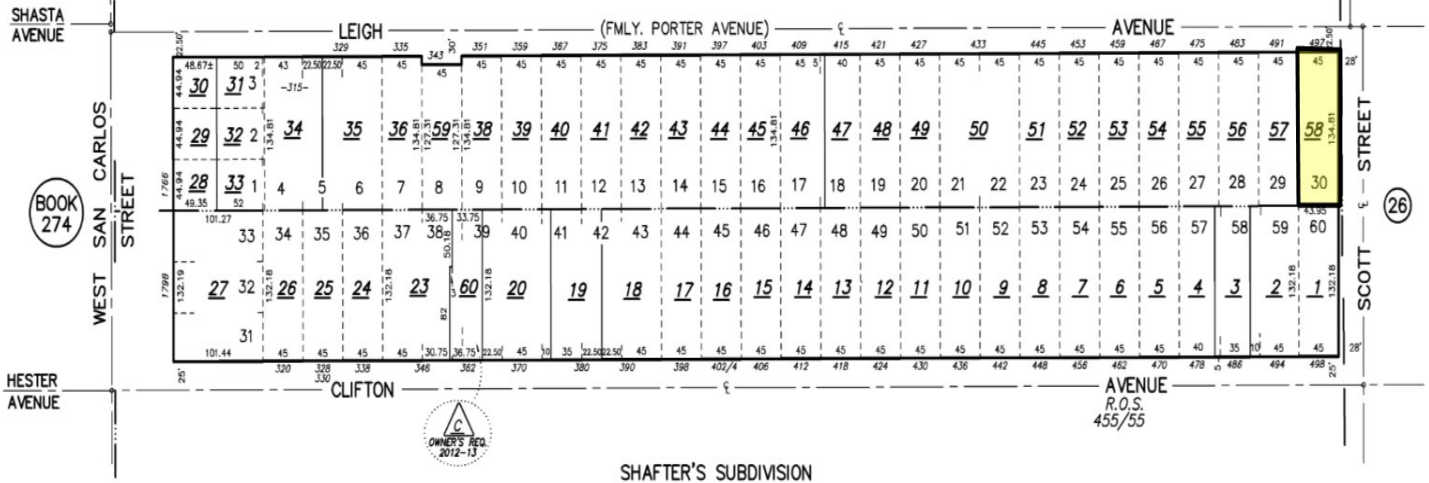
OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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(14)

#### ORCHARD PARK SUBDIVISION



#### SHAFTER'S SUBDIVISION

(12)

TRM DET. MAP 1050  
LAWRENCE E. STONE — ASSESSOR  
Cadastral map for assessment purposes only.  
Compiled under R. & T. Code, Sec. 327.  
Effective Roll Year 2012-2013

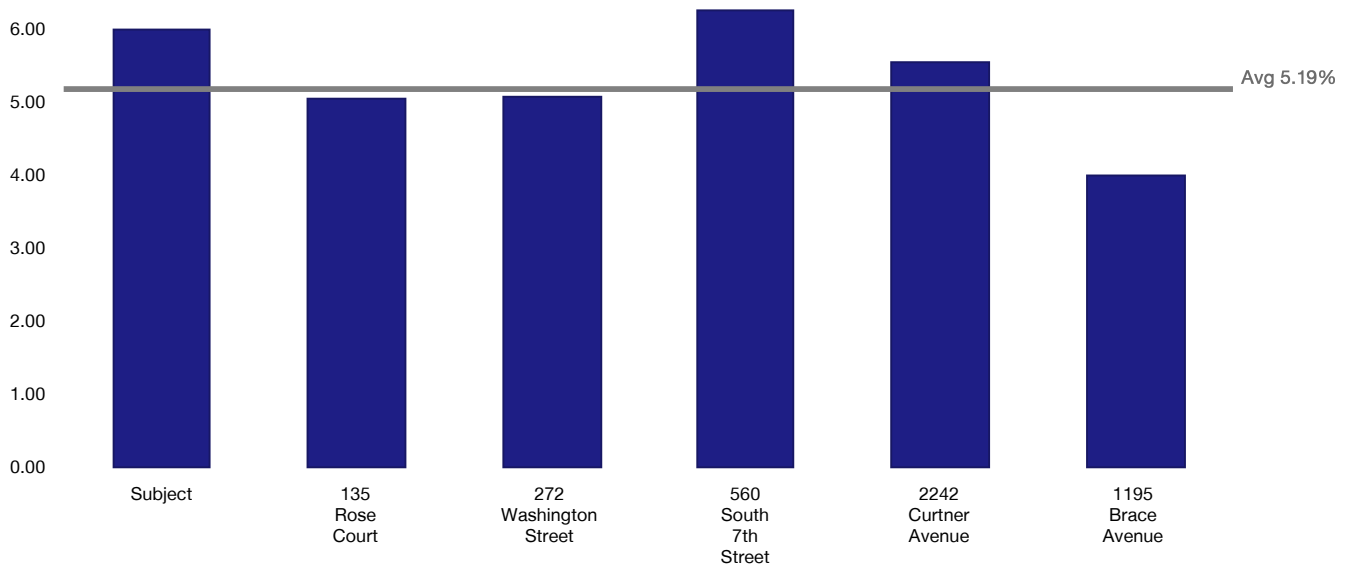
RECENT SALES

**497 Leigh Avenue**

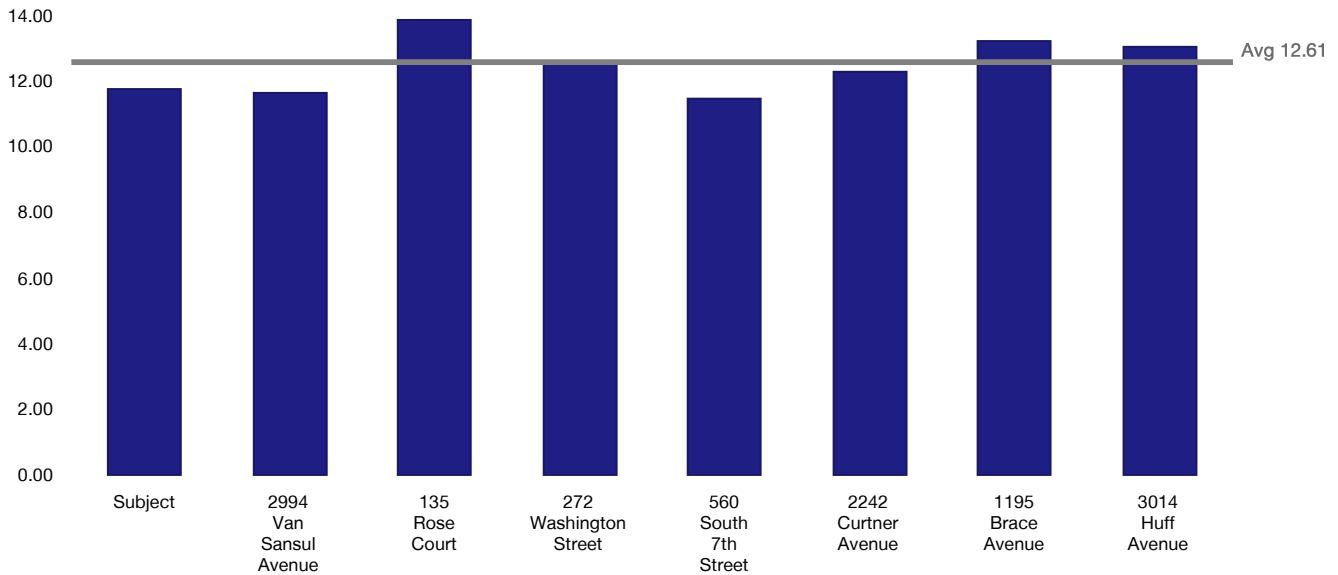
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## CAP RATE AND GRM

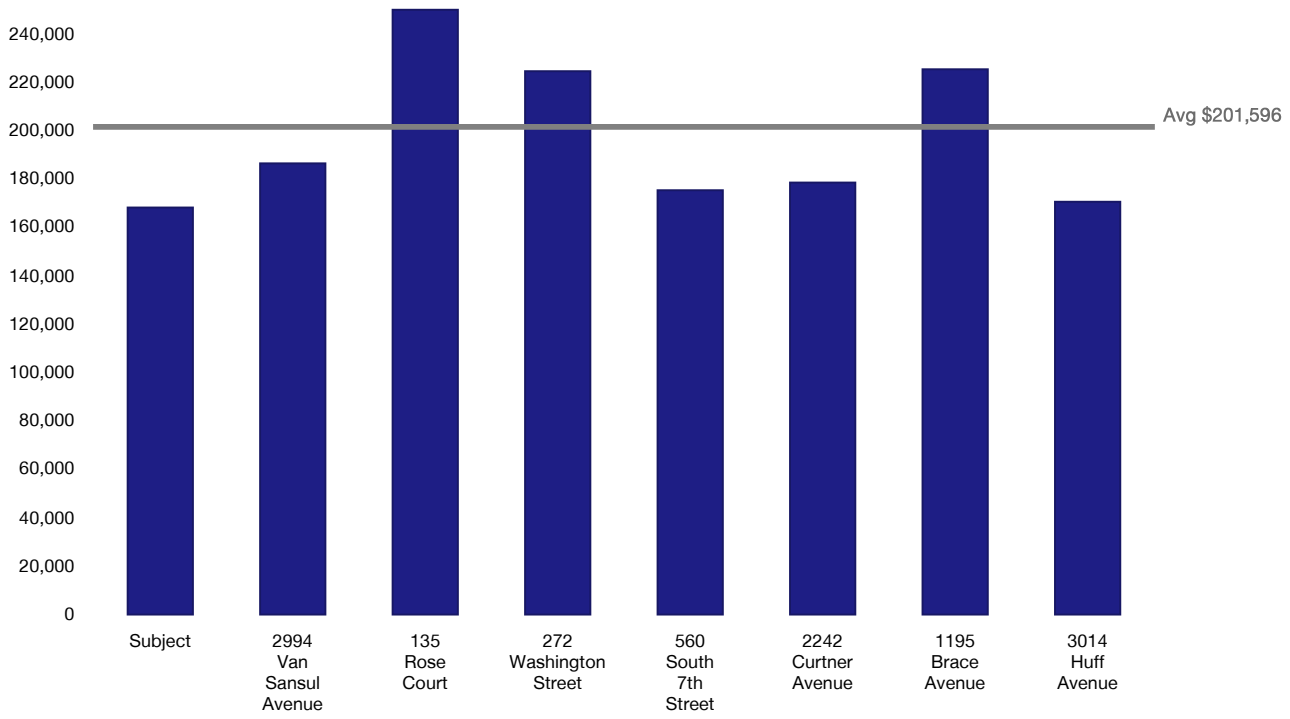
### Average Cap Rate



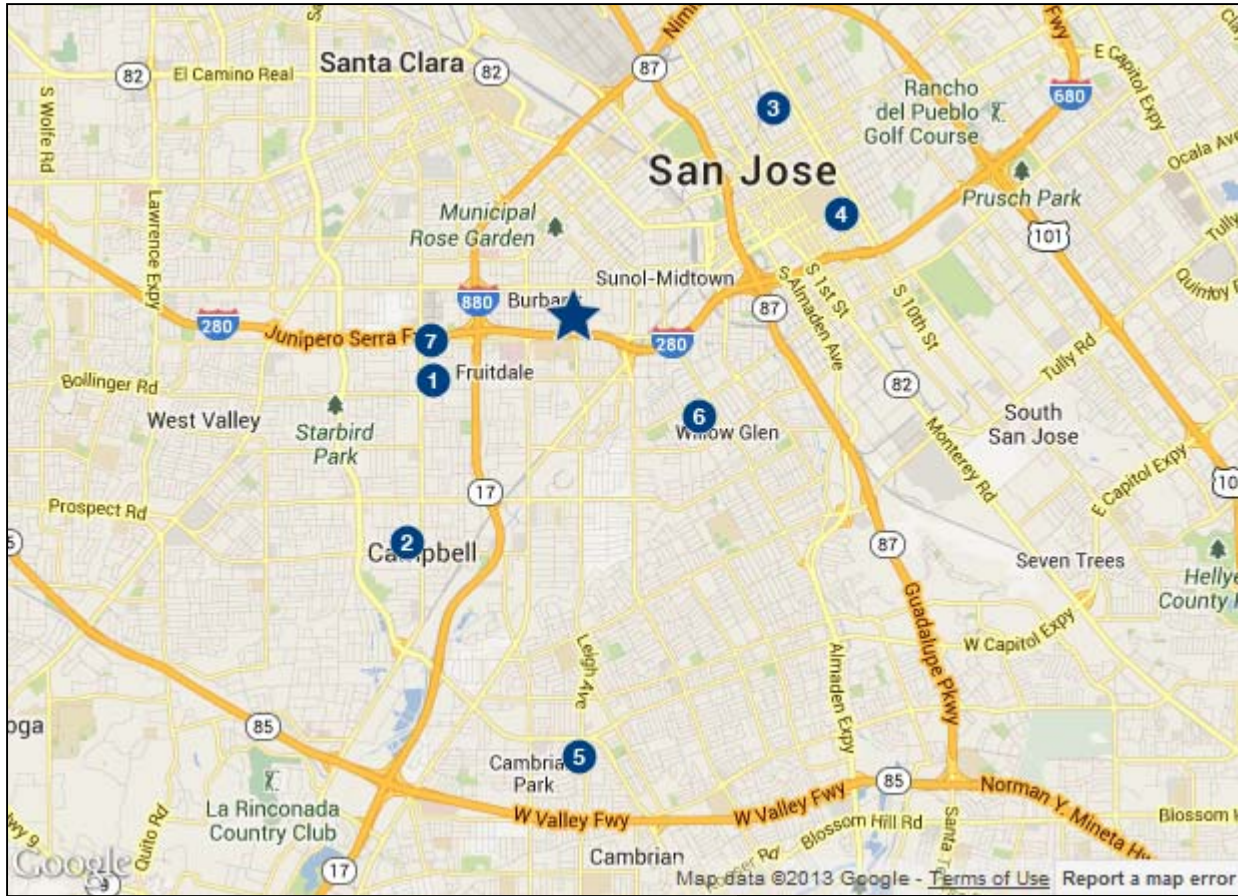
### Average GRM



## PRICE PER UNIT



## RECENT SALES MAP



- ★ 497 Leigh Avenue
- 1) 2994 Van Sansul Avenue
- 2) 135 Rose Court
- 3) 272 Washington Street
- 4) 560 South 7th Street
- 5) 2242 Curtner Avenue
- 6) 1195 Brace Avenue
- 7) 3014 Huff Avenue

RECENT SALES



**Subject Property**

497 Leigh Avenue  
San Jose, CA 95128

No. of Units: 8  
Year Built: 1957  
Sale Price: \$1,348,000  
Price/Unit: \$168,500  
Price/SF: \$324.04  
CAP Rate: 6.01%  
GRM: 11.78

Units	Unit Type
8	1 Bdr 1 Bath

1



Close of Escrow: 5/31/2013

2994 Van Sansul Avenue  
San Jose, CA 95128

No. of Units: 17  
Year Built: 1959  
Sale Price: \$3,175,000  
Price/Unit: \$186,765  
Price/SF: \$140.00  
CAP Rate: N/A  
GRM: 11.64

Units	Unit Type
7	1 Bdr 1 Bath
10	2 Bdr 1 Bath

2



Close of Escrow: 5/24/2013

135 Rose Court  
Campbell, CA 95008

No. of Units: 9  
Year Built: 1975  
Sale Price: \$2,250,000  
Price/Unit: \$250,000  
Price/SF: \$288.00  
CAP Rate: 5.06%  
GRM: 13.86

Units	Unit Type
3	1 Bdr 1 Bath
5	2 Bdr 1 Bath
1	3 Bdr 2 Bath



## RECENT SALES

3



Close of Escrow: 4/30/2013

272 Washington Street  
San Jose, CA 95112

No. of Units: 7  
Year Built: 1929  
Sale Price: \$1,574,999  
Price/Unit: \$225,000  
Price/SF: \$405.00  
CAP Rate: 5.09%  
GRM: 12.61

Units	Unit Type
1	Studio 1 Bath
5	1 Bdr 1 Bath
1	2 Bdr 1 Bath

4



Close of Escrow: 4/2/2013

560 South 7th Street  
San Jose, CA 95112

No. of Units: 10  
Year Built: 1924  
Sale Price: \$1,750,000  
Price/Unit: \$175,000  
Price/SF: \$273.00  
CAP Rate: 6.27%  
GRM: 11.51

Units	Unit Type
2	Studio 1 Bath
8	1 Bdr 1 Bath

5



Close of Escrow: 1/29/2013

2242 Curtner Avenue  
San Jose, CA 95124

No. of Units: 7  
Year Built: 1964  
Sale Price: \$1,250,000  
Price/Unit: \$178,571  
Price/SF: \$299.00  
CAP Rate: 5.55%  
GRM: 12.33

Units	Unit Type
6	1 Bdr 1 Bath
1	2 Bdr 1 Bath

## RECENT SALES

6



Close of Escrow: 12/14/2012

1195 Brace Avenue  
San Jose, CA 95125

No. of Units: 14  
Year Built: 1966  
Sale Price: \$3,150,000  
Price/Unit: \$225,000  
Price/SF: \$199.00  
CAP Rate: 4.00%  
GRM: 13.24

Units	Unit Type
4	1 Bdr 1 Bath
4	2 Bdr 1 Bath
6	2 Bdr 2 Bath

7



Close of Escrow: 12/11/2012

3014 Huff Avenue  
San Jose, CA 95128

No. of Units: 12  
Year Built: 1961  
Sale Price: \$2,050,000  
Price/Unit: \$170,833  
Price/SF: \$263.00  
CAP Rate:  
GRM: 13.06

Units	Unit Type
9	1 Bdr 1 Bath
3	2 Bdr 1 Bath

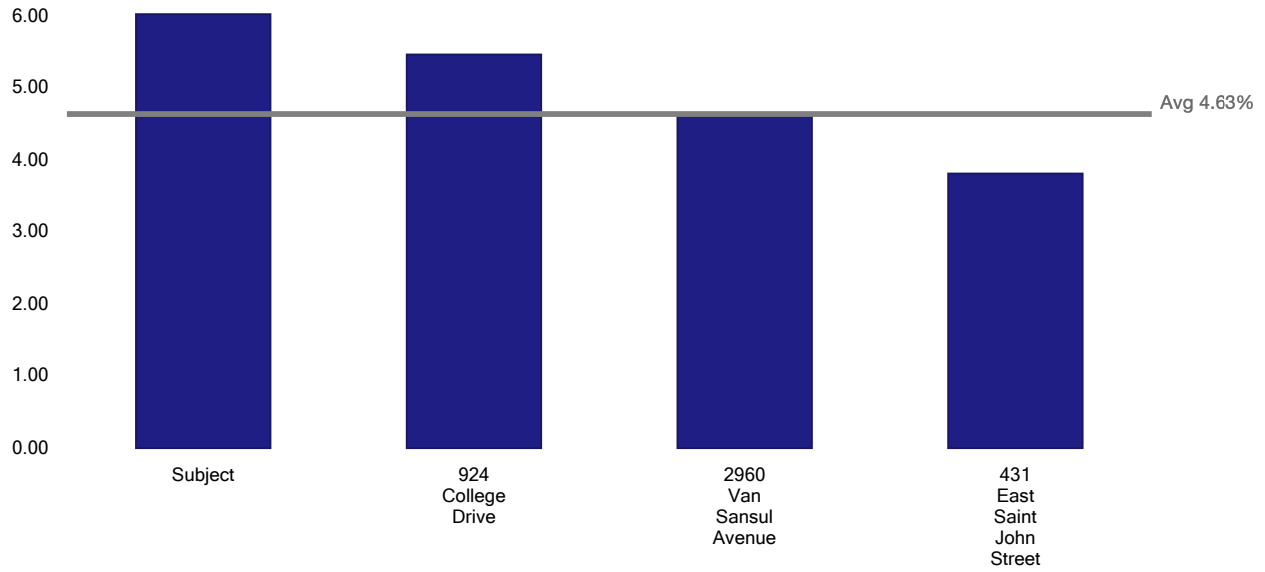
ON MARKET COMPARABLES

**497 Leigh Avenue**

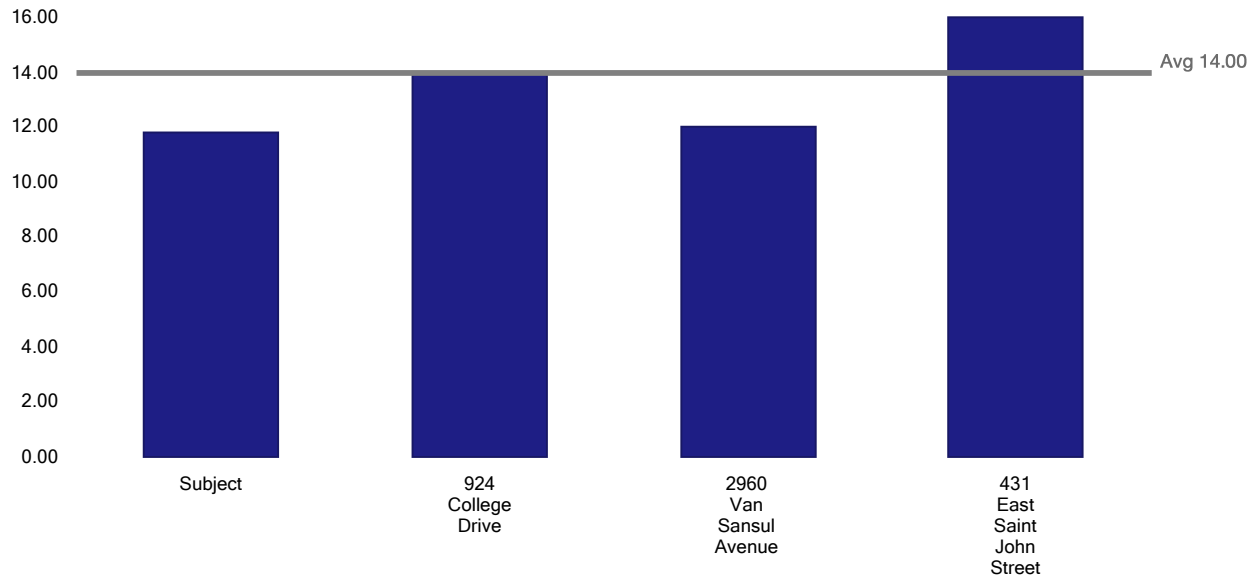
SAN JOSE, CA

### CAP RATE AND GRM

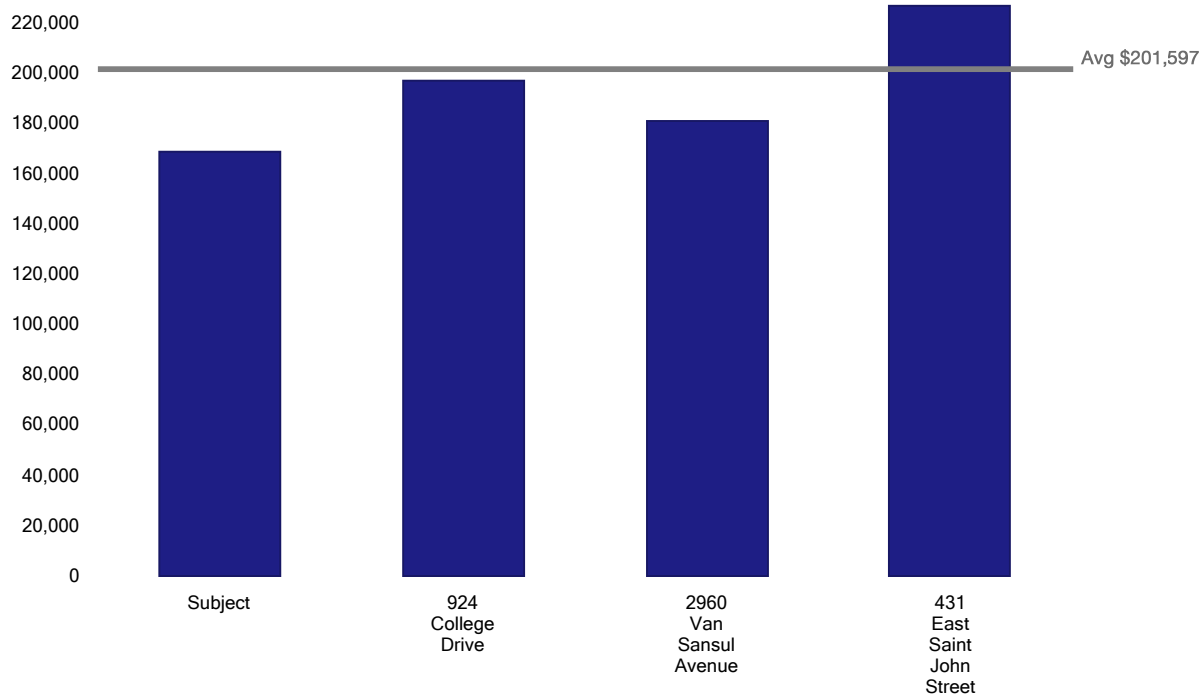
#### Average Cap Rate



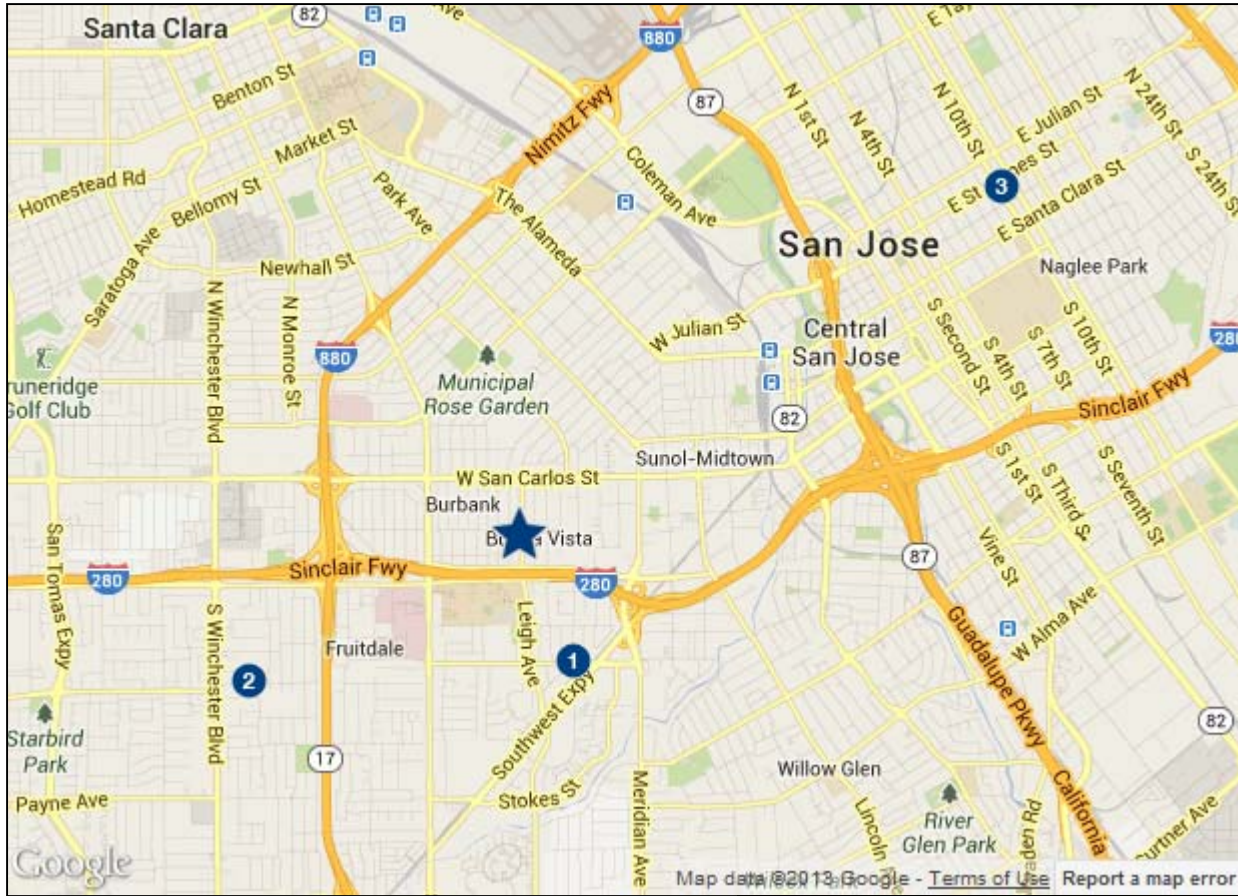
#### Average GRM



### PRICE PER UNIT



### ON MARKET COMPARABLES MAP



- ★ 497 Leigh Avenue
- 1) 924 College Drive
- 2) 2960 Van Sansul Avenue
- 3) 431 East Saint John Street



### ON MARKET COMPARABLES



**Subject Property**

497 Leigh Avenue  
San Jose, CA 95128

No. of Units: 8  
Year Built: 1957  
Sale Price: \$1,348,000  
Price/Unit: \$168,500  
Price/SF: \$324.04  
CAP Rate: 6.01%  
GRM: 11.78

Units	Unit Type
8	1 Bdr 1 Bath

1



Status: On Market

924 College Drive  
San Jose, CA 95128

No. of Units: 8  
Year Built: 1961  
List Price: \$1,575,000  
Price/Unit: \$196,875  
Price/SF: \$251.00  
CAP Rate: 5.46%  
GRM: 14.00

Units	Unit Type
5	1 Bdr 1 Bath
2	2 Bdr 1 Bath
1	3 Bdr 2 Bath

2



Status: On Market

2960 Van Sansul Avenue  
San Jose, CA 95128

No. of Units: 8  
Year Built: 1960  
List Price: \$1,450,000  
Price/Unit: \$181,250  
Price/SF: \$225.00  
CAP Rate: 4.61%  
GRM: 12.00

Units	Unit Type
4	1 Bdr 1 Bath
3	2 Bdr 1 Bath
1	3 Bdr 1 Bath

### ON MARKET COMPARABLES

3



Status: On Market

431 East Saint John Street  
San Jose, CA 95112

No. of Units: 6  
Year Built: 1963  
List Price: \$1,360,000  
Price/Unit: \$226,667  
Price/SF: \$268.00  
CAP Rate: 3.81%  
GRM: 16.00

Units	Unit Type
2	1 Bdr 1 Bath
3	2 Bdr 1.5 Bath
1	3 Bdr 2 Bath



DEMOGRAPHIC ANALYSIS

**497 Leigh Avenue**

SAN JOSE, CA

## DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
1990 Population	25,263	209,336	513,697
2000 Population	28,649	228,253	569,413
2010 Population	29,941	242,387	595,755
2012 Population	30,875	249,666	614,201
2017 Population	32,954	265,846	655,202
1990 Households	10,488	82,753	186,588
2000 Households	10,780	86,596	197,765
2010 Households	11,435	93,364	211,023
2012 Households	11,618	94,862	214,415
2017 Households	12,032	98,247	222,067
2012 Average Household Size	2.61	2.52	2.80
2012 Daytime Population	19,251	157,226	339,624
1990 Median Housing Value	\$242,669	\$271,409	\$267,764
2000 Median Housing Value	\$379,275	\$428,984	\$412,621
2000 Owner Occupied Housing Units	34.17%	39.67%	49.48%
2000 Renter Occupied Housing Units	63.85%	57.61%	48.31%
2000 Vacant	1.97%	2.72%	2.21%
2012 Owner Occupied Housing Units	35.83%	37.14%	45.71%
2012 Renter Occupied Housing Units	58.24%	57.33%	50.03%
2012 Vacant	5.93%	5.53%	4.26%
2017 Owner Occupied Housing Units	33.51%	34.74%	42.75%
2017 Renter Occupied Housing Units	61.54%	60.71%	53.97%
2017 Vacant	4.95%	4.55%	3.28%
\$ 0 - \$14,999	11.9%	10.5%	8.5%
\$ 15,000 - \$24,999	11.6%	9.0%	8.4%
\$ 25,000 - \$34,999	9.0%	7.6%	7.1%
\$ 35,000 - \$49,999	12.5%	11.6%	10.8%
\$ 50,000 - \$74,999	15.9%	15.7%	15.3%
\$ 75,000 - \$99,999	10.5%	12.2%	13.1%
\$100,000 - \$124,999	8.5%	9.4%	10.4%
\$125,000 - \$149,999	5.9%	6.9%	7.4%
\$150,000 - \$199,999	5.8%	6.1%	6.7%
\$200,000 - \$249,999	2.5%	2.6%	3.0%
\$250,000 +	6.2%	8.4%	9.3%
2012 Median Household Income	\$57,161	\$67,534	\$74,783
2012 Per Capita Income	\$30,346	\$36,303	\$34,894
2012 Average Household Income	\$76,706	\$91,218	\$97,094

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## SUMMARY REPORT

**Geography: 5 Miles****Population**

In 2012, the population in your selected geography was 614,201 . The population has changed by 7.86% since 2000. It is estimated that the population in your area will be 655,202 five years from now, which represents a change of 6.67% from the current year. The current population is 50.3% male and 49.6% female. The median age of the population in your area is 35.5 , compare this to the U.S. average which is 36.9. The population density in your area is 7,813.40 people per square mile.

**Households**

There are currently 214,415 households in your selected geography. The number of households has changed by 8.41% since 2000. It is estimated that the number of households in your area will be 222,067 five years from now, which represents a change of 3.56% from the current year. The average household size in your area is 2.79 persons.

**Income**

In 2012, the median household income for your selected geography is \$74,783 , compare this to the U.S. average which is currently \$53,620. The median household income for your area has changed by 18.15% since 2000. It is estimated that the median household income in your area will be \$86,235 five years from now, which represents a change of 15.31% from the current year.

The current year per capita income in your area is \$34,894 , compare this to the U.S. average, which is \$28,713. The current year average household income in your area is \$97,094 , compare this to the U.S. average which is \$73,458.

**Race & Ethnicity**

The current year racial makeup of your selected area is as follows: 46.13% White, 3.16% African American, 1.07% Native American and 21.23% Asian/Pacific Islander. Compare these to U.S. averages which are: 72.40% White, 12.60% African American, 0.95% Native American and 4.93% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 32.17% of the current year population in your selected area. Compare this to the U.S. average of 16.90%.

**Housing**

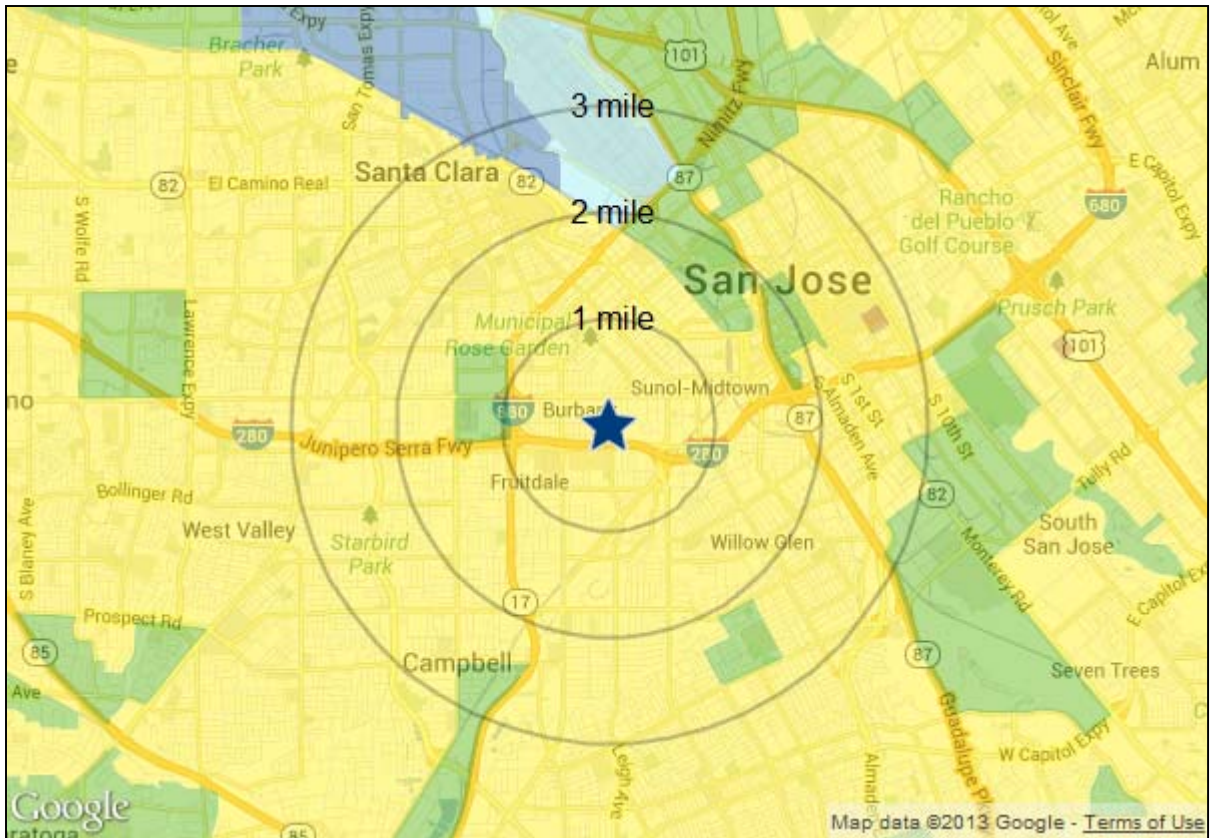
The median housing value in your area was \$412,621 in 2000, compare this to the U.S. average of \$110,796 for the same year. In 2000, there were 100,065 owner occupied housing units in your area and there were 97,697 renter occupied housing units in your area. The median rent at the time was \$1,023 .

**Employment**

In 2012, there are 339,624 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 66.9% of employees are employed in white-collar occupations in this geography, and 33.0% are employed in blue-collar occupations. In 2012, unemployment in this area is 11.38% . In 2000, the median time traveled to work was 22.8 minutes.

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POPULATION DENSITY



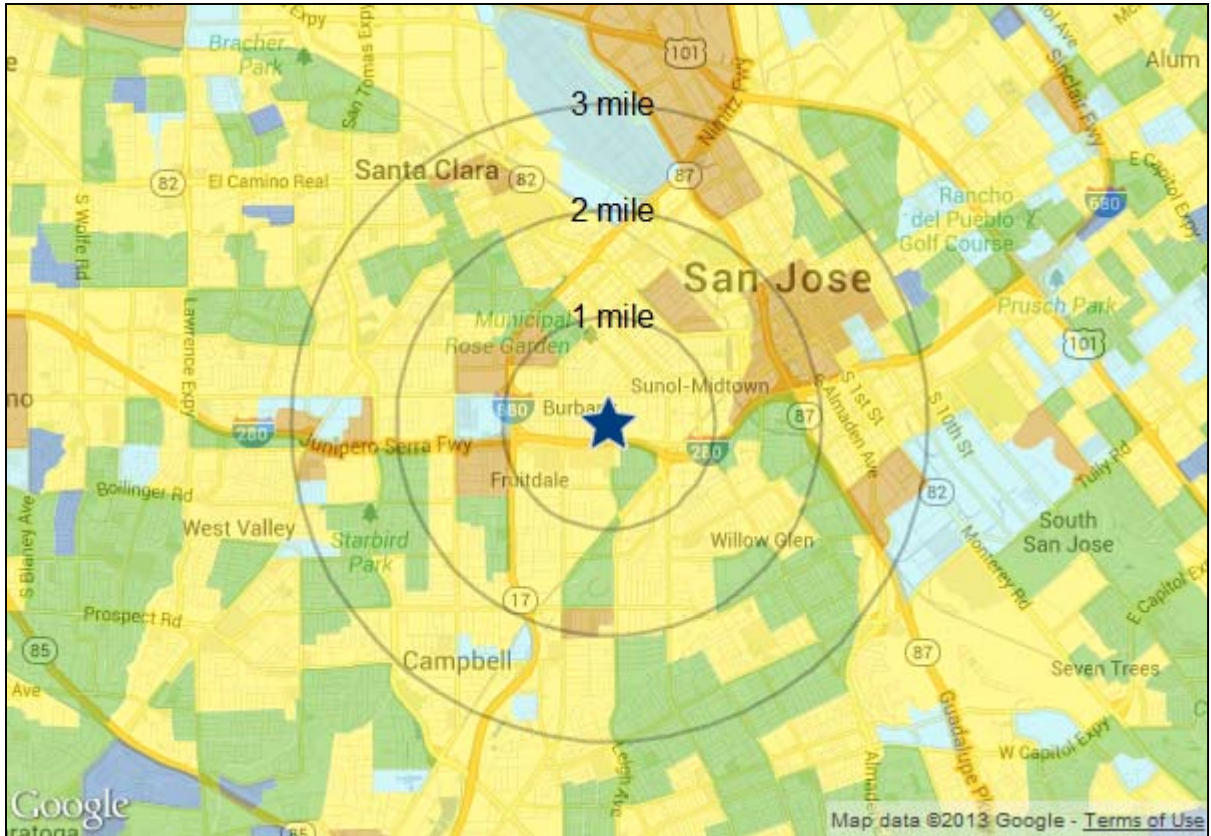
Demographic data © 2010 by Experian/Applied Geographic Solutions.

Population Density

Theme	Low	High
Low	less than	55
Below Average	55	475
Average	475	4100
Above Average	4100	35000
High	35000	or more

Number of people living in a given area per square mile.

EMPLOYMENT DENSITY



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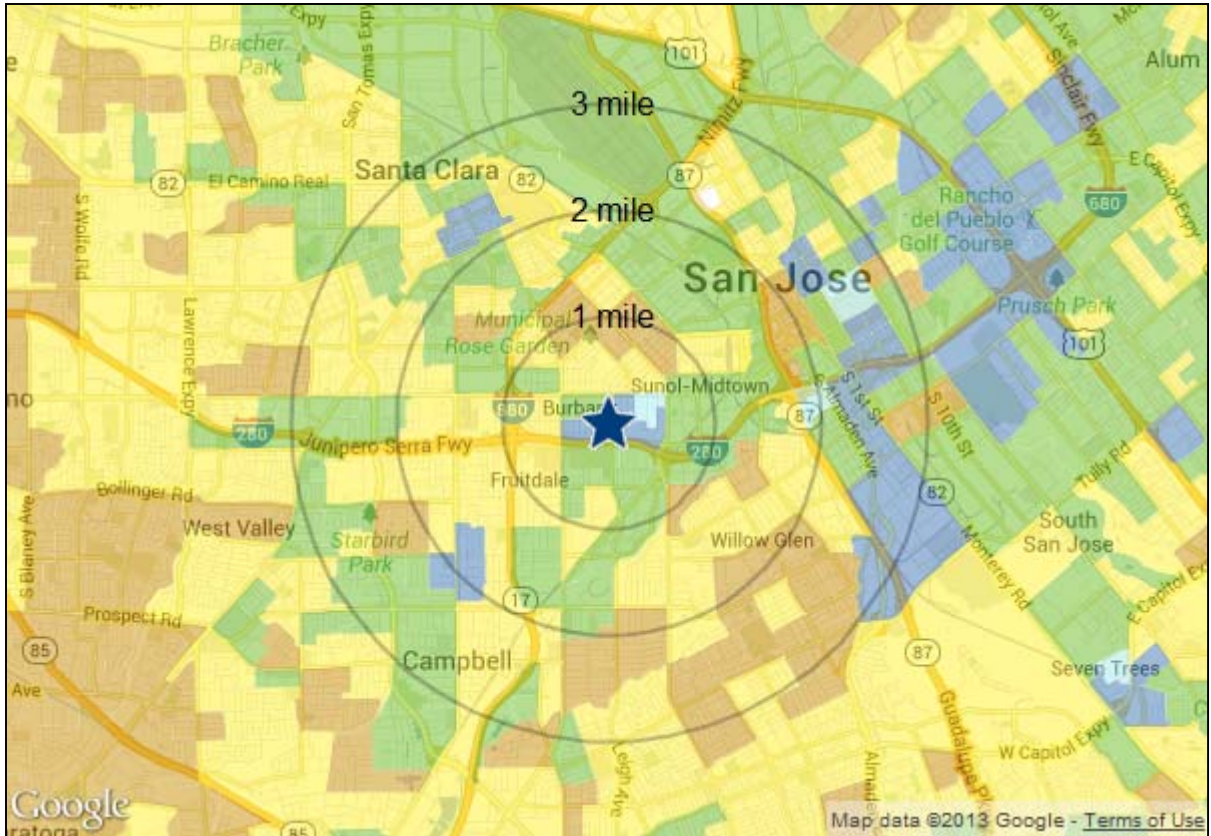
Employment Density

Theme	Low	High
Low	less than 9	9
Below Average	9	96
Average	96	1025
Above Average	1025	10875
High	10875	or more

The number of people employed in a given area per square mile.



AVERAGE HOUSEHOLD INCOME



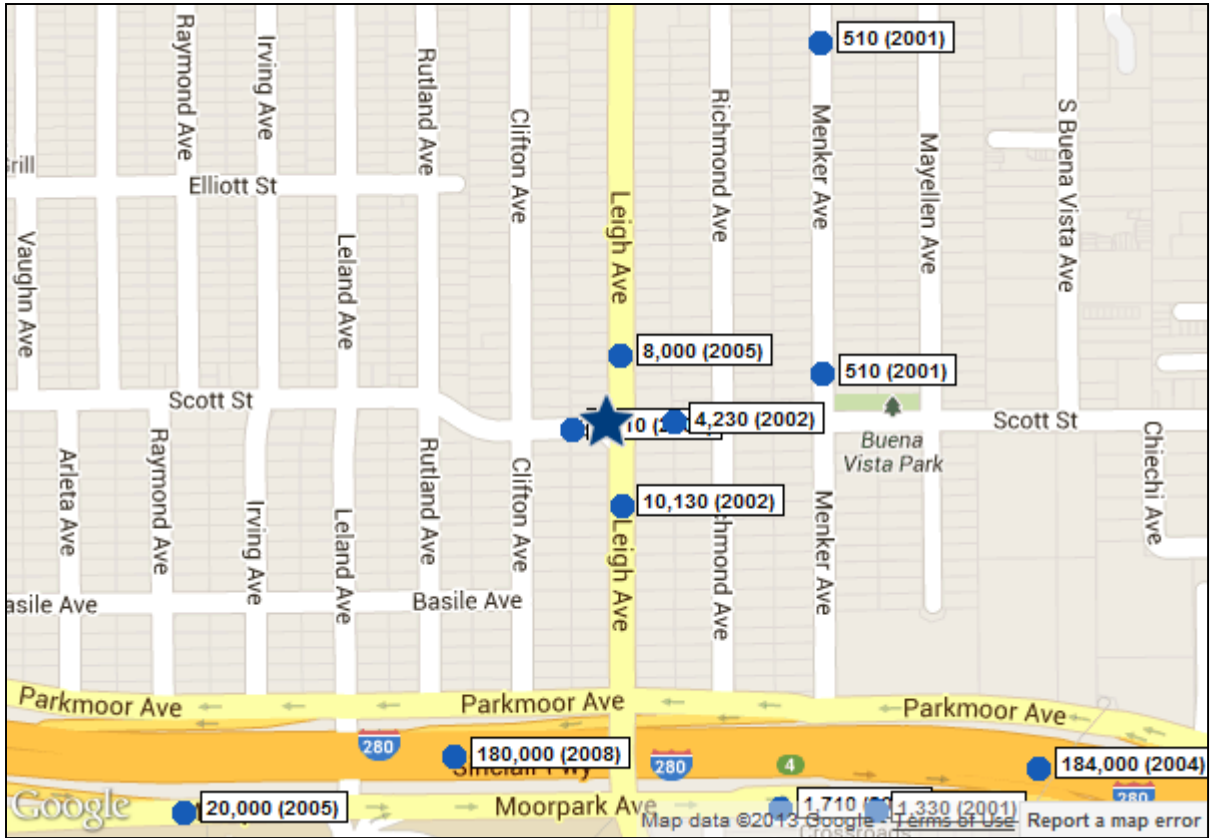
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Average Household Income

Theme	Low	High
Low	less than	\$29,500
Below Average	\$29,500	\$48,500
Average	\$48,500	\$80,000
Above Average	\$80,000	\$132,500
High	\$132,500	or more

Average income of all the people 15 years and older occupying a single housing unit.

### TRAFFIC COUNTS



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Two-way, average daily traffic volumes.



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