



665 E OLIVE AVE  
Sunnyvale, CA

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665 E OLIVE AVE  
Sunnyvale, CA  
ACT ID X0010598

**Marcus & Millichap**

## PRESENTED BY

**Nathan Gustavson**

Associate Vice President Investments  
Director, National Multi Housing Group  
Palo Alto Office  
Tel: (650) 391-1700  
Fax: (650) 391-1710  
[nathan.gustavson@marcusmillichap.com](mailto:nathan.gustavson@marcusmillichap.com)  
License: CA 01898316

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# INVESTMENT OVERVIEW



## EXECUTIVE SUMMARY

VITAL DATA			
Price	\$1,990,000		CURRENT
Down Payment	100% / \$1,990,000	CAP Rate	4.60%
Loan Type	All Cash	GRM	16.34
Price/Unit	\$497,500	Net Operating Income	\$91,623
Price/SF	\$530.67		
Number of Units	4		
Rentable Square Feet	3,750		
Year Built	1967		
Lot Size	0.18 acre(s)		

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
1	3 Bedroom 2 Bathroom	1,200
1	3 Bedroom 2 Bathroom	1,250
1	2 Bedroom 1 Bathroom	700
1	1 Bedroom 1 Bathroom	600
4	Total	3,750



## MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Juniper Networks (us) Inc	9,000
Cisco Systems	8,741
Brep IV Hotels Holding LLC	7,186
McAfee Security LLC	6,210
Cypress Semiconductor Intl	5,000
General Dynamics Adv Info Sys	4,000
Agilent Technologies Inc	3,552
HP	3,016
Lockheed Martin Corporation	3,001
Seagate	3,000
Juniper Networks Inc	2,300
Apple	2,134

## DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2015 Estimate Pop	32,522	222,058	482,011
2010 Census Pop	28,613	205,780	448,656
2015 Estimate HH	13,531	85,261	183,781
2010 Census HH	11,790	78,350	169,567
Median HH Income	\$97,891	\$101,028	\$102,860
Per Capita Income	\$53,997	\$51,416	\$53,449
Average HH Income	\$129,549	\$133,692	\$139,795

## INVESTMENT OVERVIEW

The subject property is located on 665 East Olive Avenue, Sunnyvale, CA

### INVESTMENT HIGHLIGHTS

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- Desirable Unit Mix
- Close proximity to downtown Sunnyvale
- Easy access to highways 280, 101, 237 and 85



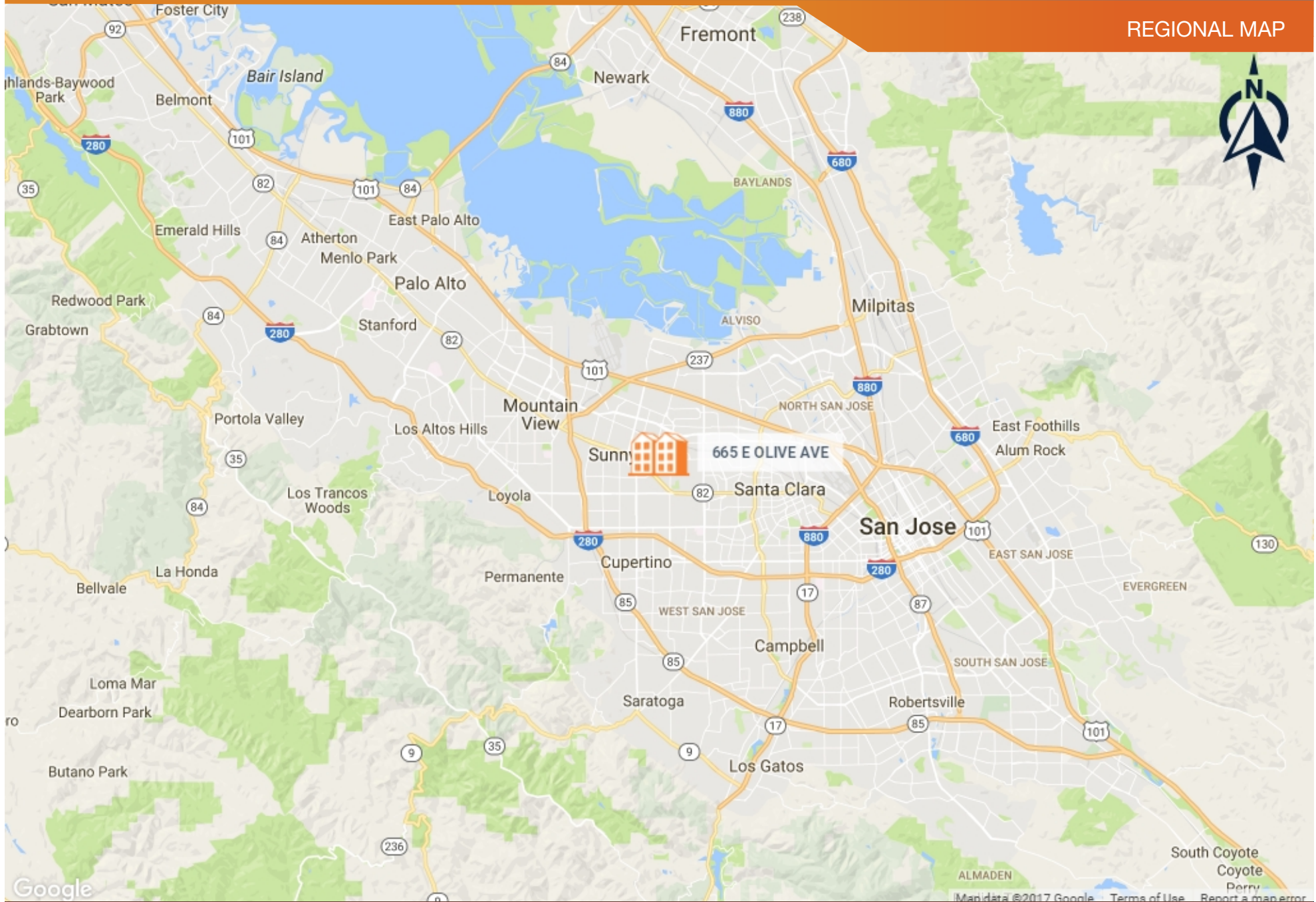
**PROPERTY SUMMARY**

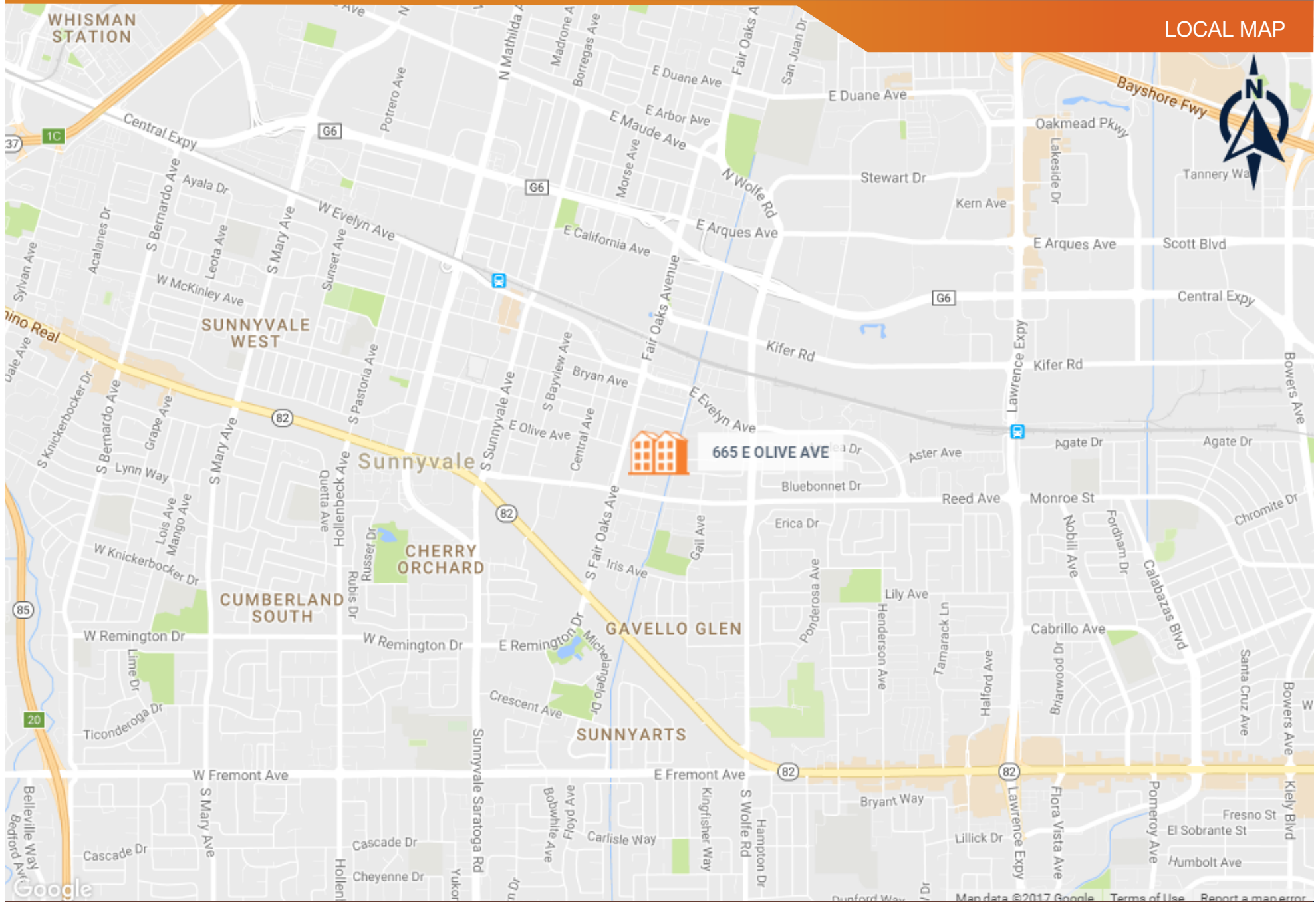
THE OFFERING

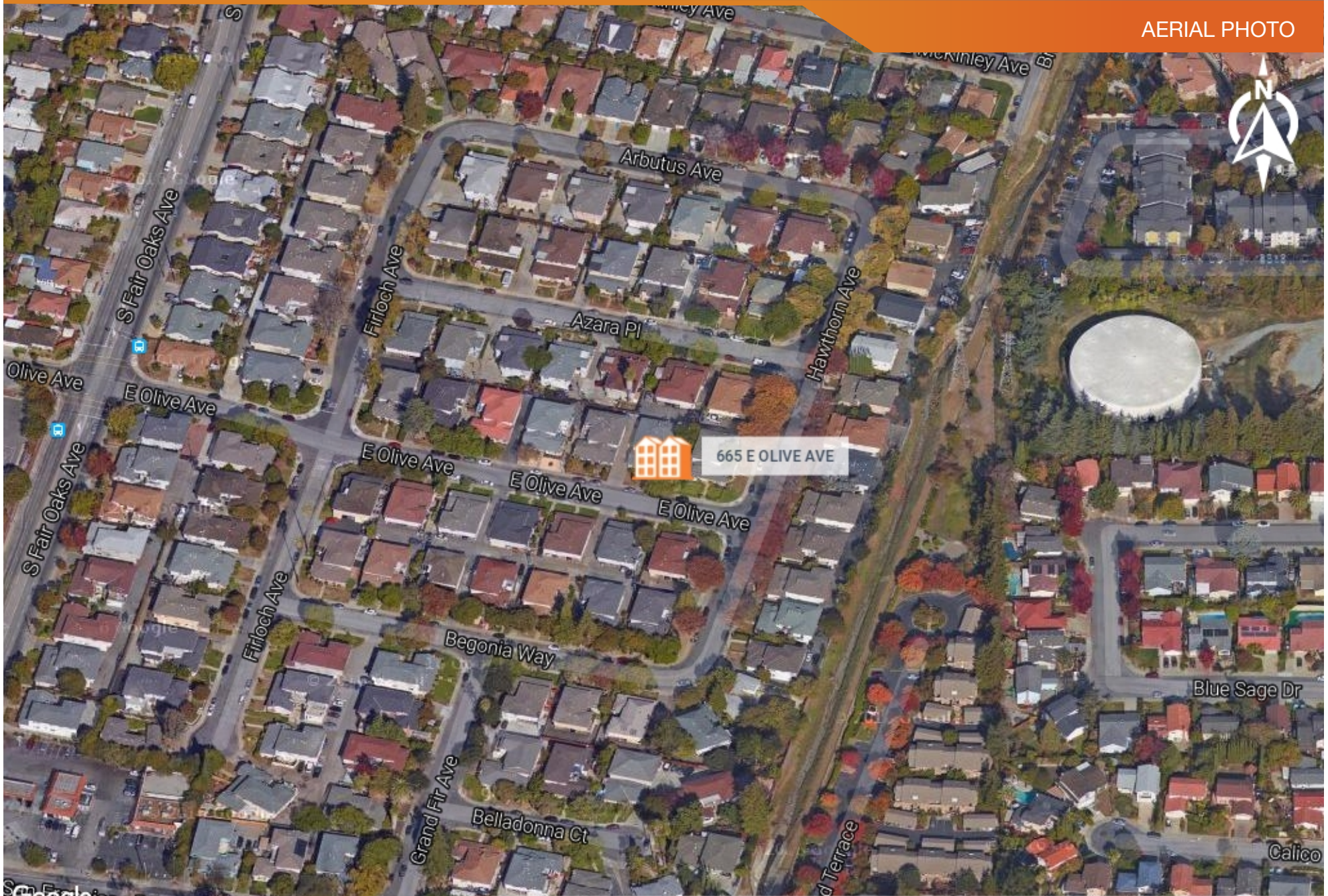
Price	\$1,990,000
Property Address	665 E Olive Ave, Sunnyvale, CA











# FINANCIAL ANALYSIS



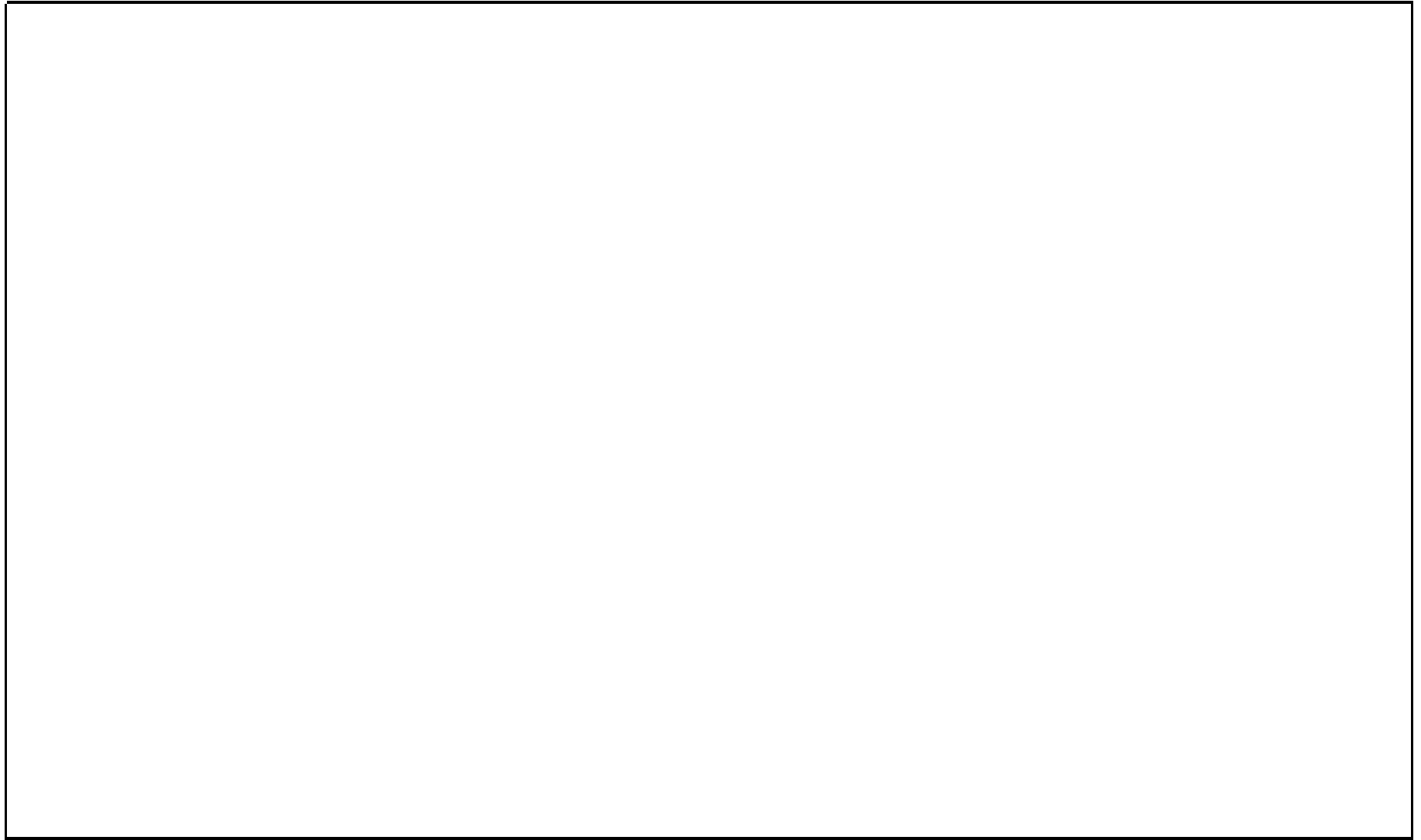
**RENT ROLL SUMMARY**

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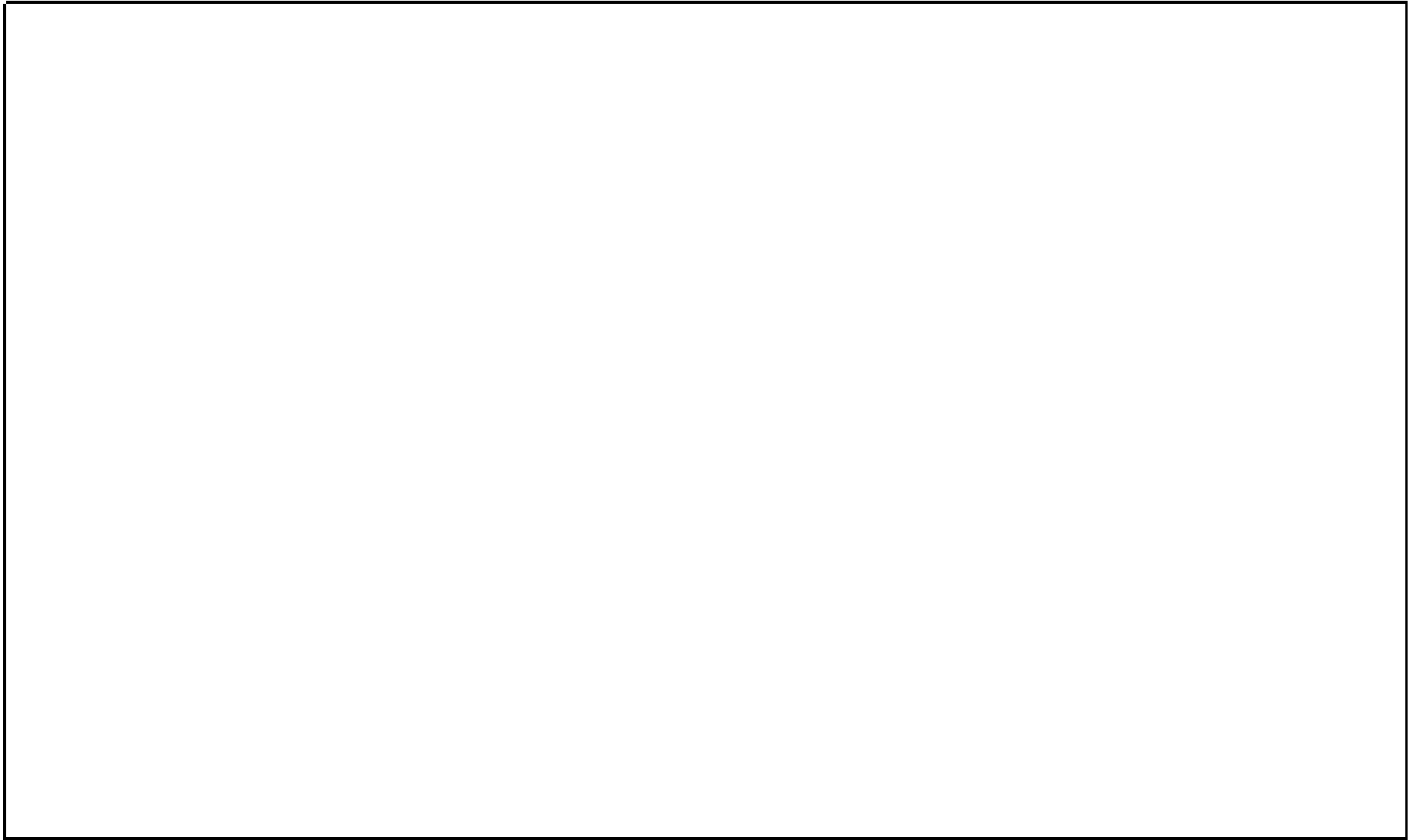
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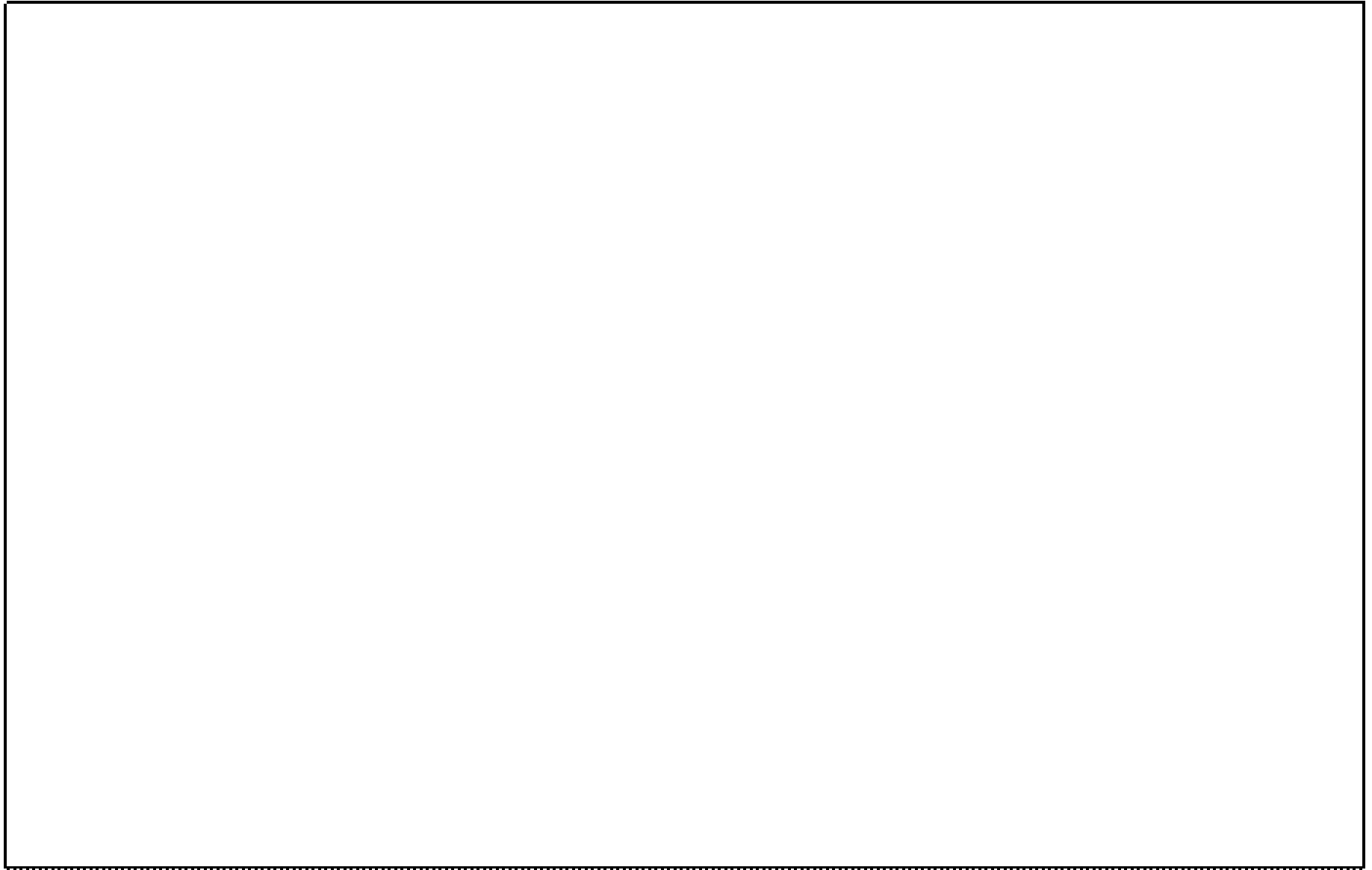
**RENT ROLL DETAIL**



**OPERATING STATEMENT**

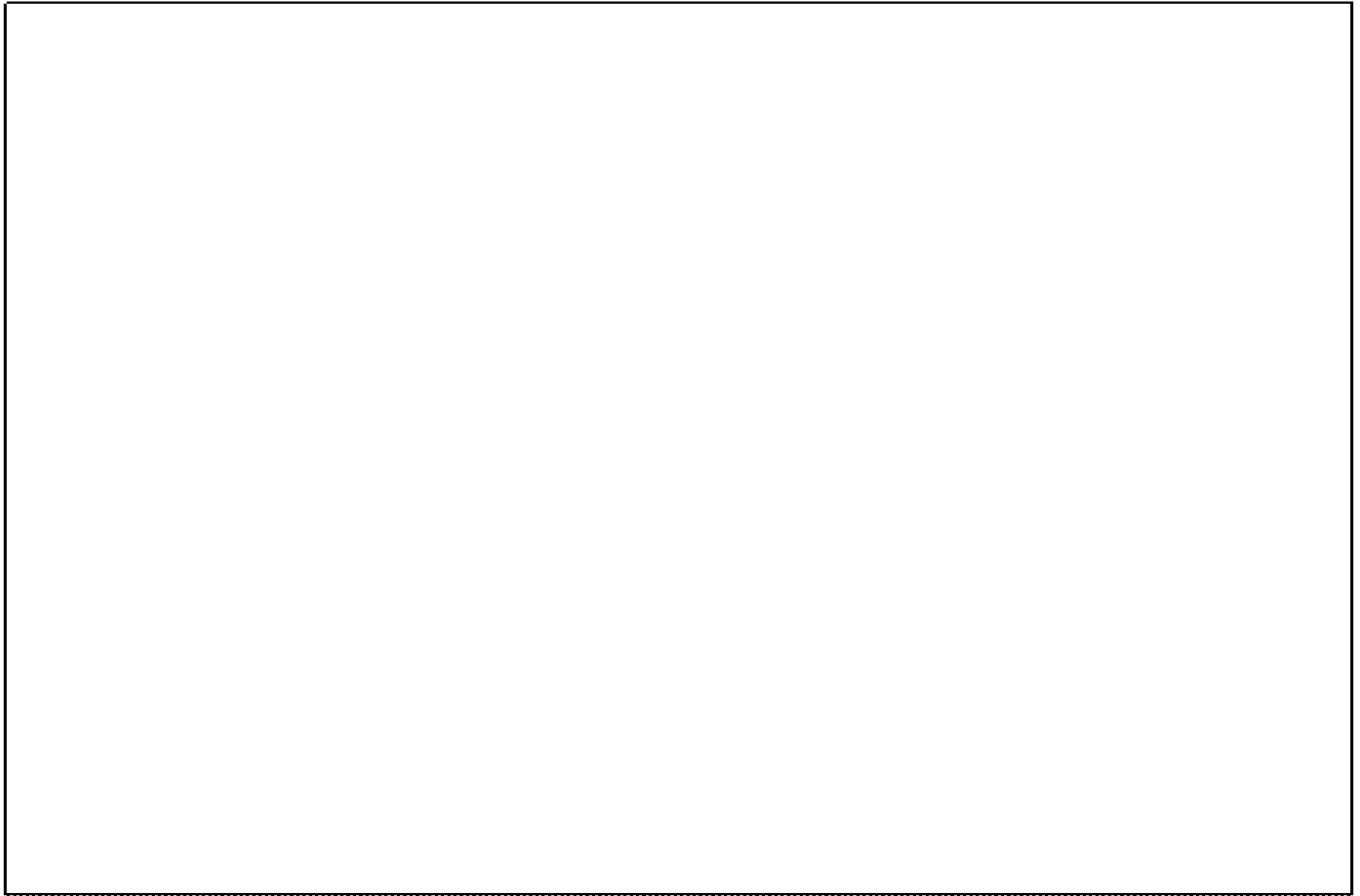


**NOTES**





**PRICING DETAIL**



## MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues to the benefit of our clients.



**Closed 1,601  
debt and equity  
financings  
in 2015**



**National platform  
operating  
within the firm's  
brokerage offices**



**\$4.9 billion  
total national  
volume in 2015**



**Access to  
more capital  
sources than  
any other firm  
in the industry**

## WHY MMCC?

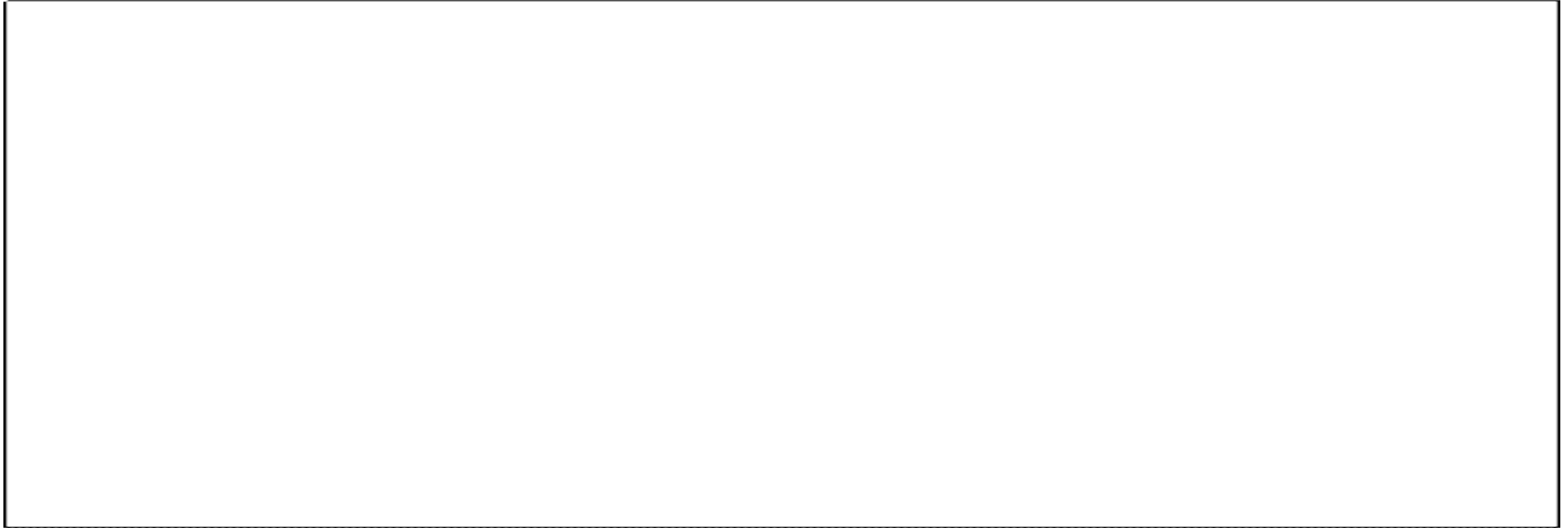
**Optimum financing solutions  
to enhance value**

**Our ability to enhance buyer  
pool by expanding finance  
options**

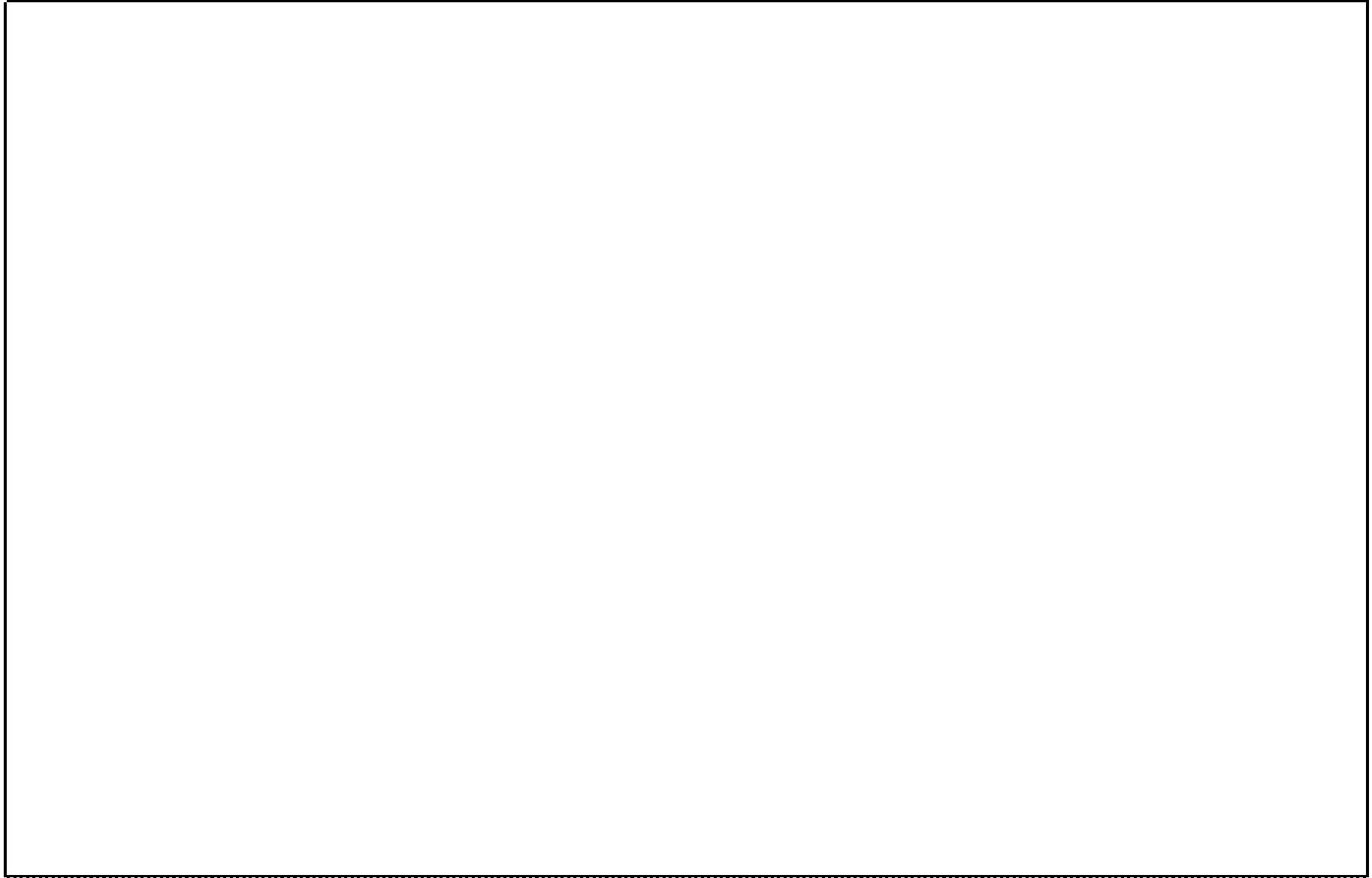
**Our ability to enhance  
seller control**

- **Through buyer qualification support**
- **Our ability to manage buyers finance expectations**
- **Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings**
- **By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file**

**GROWTH RATE PROJECTIONS**



**CASH FLOW**



# MARKET OVERVIEW



## SAN JOSE

### Market Highlights

#### Premier high-tech center

- Silicon Valley's dense concentration of high-tech jobs is world renowned.

#### High incomes

- San Jose's 2015 median yearly household income was nearly \$50,000 higher than the U.S. median.

#### Highly educated workforce

- More than 45 percent of residents have at least a bachelor's degree, well above the U.S. average.

### Geography

The San Jose-Sunnyvale-Santa Clara metro is located at the southern end of the San Francisco Bay and encompasses Santa Clara County. The Santa Clara Valley runs the entire length of the county, flanked by the rolling hills of the Diablo Range on the east and the Santa Cruz Mountains on the west. Salt marshes and wetlands lie to the northwest, adjacent to the San Francisco Bay. A large portion of the county's 1,315 square miles is unincorporated ranch and farmland.



San Jose-Sunnyvale-Santa Clara Metro

 **SAN JOSE**

**Metro**

The San Jose metro contains more than 1.9 million inhabitants in 15 cities. More than half of the county’s residents are in the city of San Jose. It is the metro’s largest city with 1,005,300 residents, followed by Sunnyvale and Santa Clara. An annual population growth rate of 0.9 percent is projected over the next five years for the county.

**Infrastructure**

San Jose is serviced by extensive freeway, expressway and rail systems. Amtrak and Caltrain offer passenger and commuter rail service to San Francisco and Sacramento. The Altamont Commuter Express operates commuter rail to Pleasanton and Stockton, while the Santa Clara Valley Transit Authority (VTA) runs local light rail. There are more than 50 light-rail stations through which passengers can connect to VTA bus service or Caltrain.

The area is directly served by the Norman Y. Mineta San Jose International Airport and three general aviation facilities: Reid-Hillview, Palo Alto and South County. Additional air service is available at San Francisco International and Oakland International airports, each fewer than 40 miles away.

**The San Jose Metro is:**

- 45 miles from San Francisco
- 120 miles from Sacramento
- 340 miles from Los Angeles
- 690 miles from Portland

**Airports**

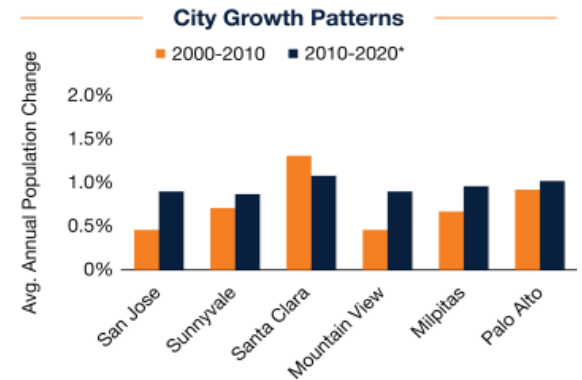
- Norman Y. Mineta San Jose International
- General Aviation – Reid-Hillview, Palo Alto and South County

**Major Roadways**

- Interstates 280, 680 and 880
- San Tomas, Montague and Capitol expressways
- State Routes 17, 82, 85, 87, 130 and 237

**Rail**

- Passenger – Amtrak
- Commuter – Caltrain and ACE
- Light rail – VTA



Largest Cities in Metro by Population	
San Jose	1,005,300
Sunnyvale	148,900
Santa Clara	124,000
Mountain View	79,600
Milpitas	70,700
Palo Alto	69,100

\* Forecast  
Sources: Marcus & Millichap Research Services; U.S. Census Bureau; Experian

 **SAN JOSE**

**Economy**

After six years of strong gains, the San Jose Gross Metro Product (GMP) is estimated to grow by approximately 2 percent this year, slightly below the national rate. Retail sales are expected to increase by nearly 3.9 percent during this period, also below the U.S. level.

Silicon Valley, the world’s premier high-technology hub, was fueled by venture capital funds received in the 1990s. Today, there are 14 Fortune 500 companies headquartered in San Jose. These include Intel, Cisco Systems, Apple Inc. and Google Inc. The health of the high-tech industry remains crucial to San Jose’s economic landscape. Future growth in this industry will bode well for the local economy.

The number of businesses that support the high-tech industry has increased, driving professional and business services to become the largest local employment sector. The area’s many colleges and universities, including Stanford, San Jose State and Santa Clara, support these companies by graduating thousands of engineering and computer science students into the local workforce.



\* Forecast  
Sources: Marcus & Millichap Research Services; Bureau of Economic Analysis; Moody's Analytics; U.S. Census Bureau; Fortune



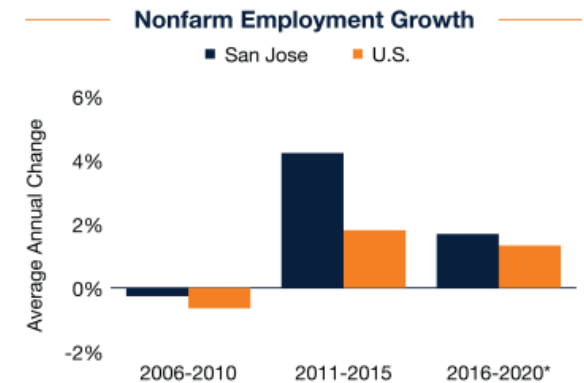
 **SAN JOSE**

**Labor**

The San Jose employment base contains more than 1 million workers, ranking the metro as one of the 30 largest job markets in the nation. Employment growth is forecast to average 1.7 percent annually through the next five years amid gains in most segments. The area’s concentration of jobs in the information sector is more than triple the U.S. average, comprising 7.2 percent of total metro employment.

The Silicon Valley has evolved into a center for the design and support of high-tech systems, with the actual manufacturing processes of these products now occurring in lower-cost areas elsewhere. As a result, professional and business services has become the largest employment sector in the metro, accounting for 21 percent of all jobs, while manufacturing makes up only 15 percent. After rapid growth in the professional and business services over the previous five years, the sector is now expected to expand at a more modest annual 3.8 percent through 2020.

The education and health services segment, making up 15 percent of area jobs, is forecast to increase at an average annual pace of 1.8 percent. As the San Jose population rises, demand for these services will continue to grow.



\* Forecast  
Sources: Marcus & Millichap Research Services; BLS; Moody’s Analytics

 **SAN JOSE**

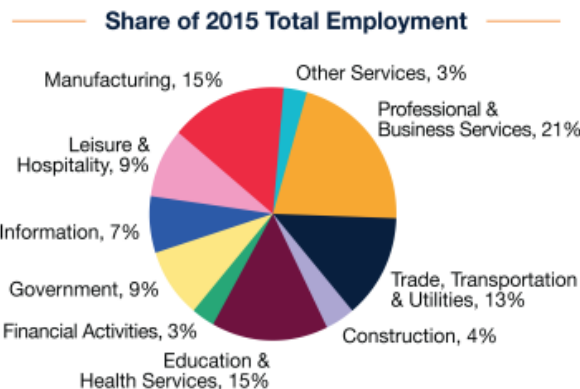
**Employers**

Large employers in the San Jose metro include high-tech industry giants Cisco Systems, Apple, eBay, Google and Hewlett-Packard. Many of these large-scale employers are among the top places to work.

Not all of the area’s job providers are large corporations. More than 60 percent of companies in San Jose have fewer than five workers. Many of these are small startups or businesses that provide support services to the growing tech industry.

With the return of venture capital flowing into the metro economy, San Jose offers some of the most exciting employment opportunities that the tech world has to offer. Some of today’s startups will likely become tomorrow’s key players in the industry, a trend that has fostered a lively enterprise culture.

Other major employers are the numerous institutions of higher education that are located in Santa Clara County, including San Jose State University, Stanford and Santa Clara State University. Tens of thousands of jobs are created by these academic institutions.



Major Employers
Cisco Systems
County of Santa Clara
Kaiser Permanente Northern California
Hewlett-Packard Co.
City of San Jose
IBM
eBay
Xilinx
San Jose State University
Apple



\* Forecast  
Sources: Marcus & Millichap Research Services; BLS; Moody's Analytics; Experian

 **SAN JOSE**

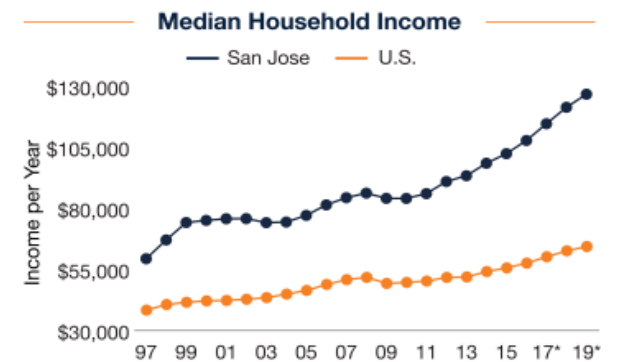
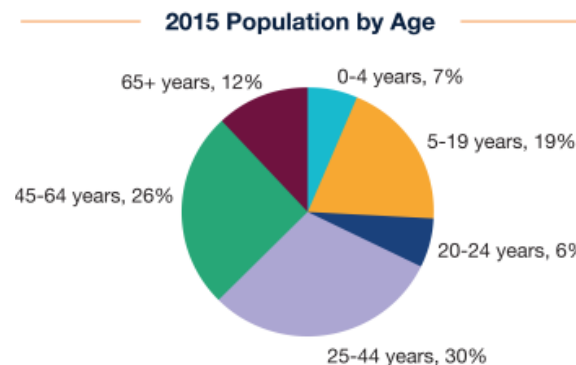
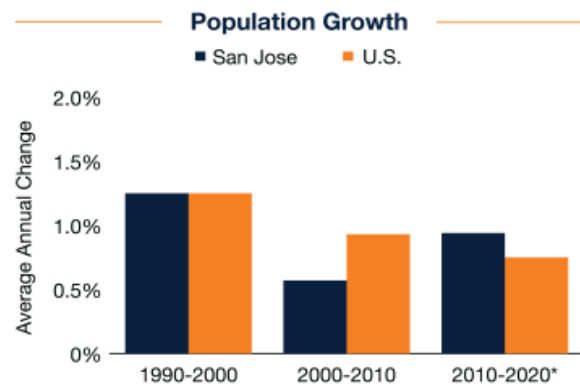
**Demographics**

The San Jose metro has more than 1.9 million residents. Population growth is expected to be 0.9 percent annually through the coming five years, slightly outpacing national growth projections.

The residents of the metro are highly educated, with more than 45 percent of adults 25 and older having obtained at least a bachelor’s degree. This level of education attainment is drastically higher than the U.S. average of 28.8 percent. Furthermore, more than 20 percent of all residents have completed a degree at the graduate or professional level. These figures hold positive implications for the local economy, as college-educated workers typically earn more than their non-college-educated counterparts.

Growth in the share of affluent households in the metro provides striking evidence of the advantages of higher education. In 2015, 27 percent of households earned at least \$150,000; this rate will continue to expand over the next five years.

The median household income remains high at \$102,800 annually, far above the U.S. median of \$56,100 per year. The local median household income will increase at an annual pace of 5 percent through 2020. Even though incomes are above the national average, high home prices make housing affordability difficult for many residents, sustaining demand for rental housing.



\* Forecast  
Sources: Marcus & Millichap Research Services; AGS; Experian; Moody’s Analytics; U.S. Census Bureau

 **SAN JOSE**

**Quality of Life**

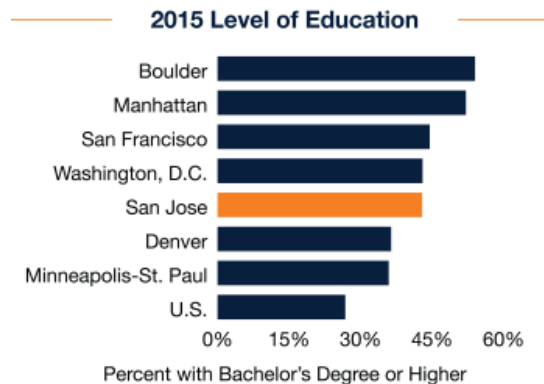
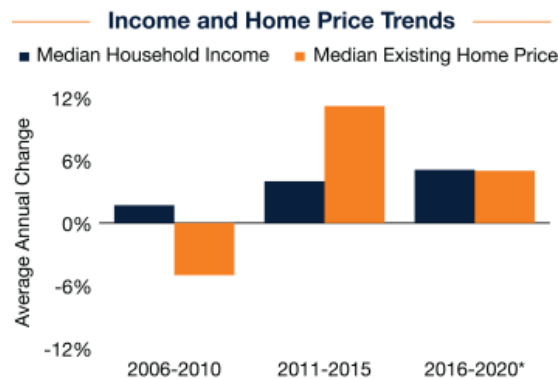
The San Jose metro has an enviable combination of major universities that produce a highly educated workforce, cutting-edge firms and exceptional affluence. The metro enjoys a Mediterranean climate and a lifestyle considered fast-paced yet “California casual.”

Residents can visit a plethora of museums including the San Jose Museum of Art, Children’s Discovery Museum of San Jose, Rosicrucian Egyptian Museum and the Tech Museum of Innovation.

Santa Clara County is home to many performing arts companies, such as the Symphony Silicon Valley, Ballet San Jose Silicon Valley, Opera San Jose and the Children’s Musical Theater of San Jose. The city also hosts the annual Cinequest Film Festival and the San Jose Jazz Festival.

The San Francisco 49ers play their home games at Levi’s Stadium and the San Jose Sharks hockey team plays at the SAP Center. Other sports venues include the San Jose Municipal Stadium and Buck Shaw Stadium.

Santa Clara County has an extensive park system that includes Henry W. Coe State Park, Almaden Quicksilver County Park and Vasona Park. San Jose’s ideal location is only minutes away from San Francisco and some of the world’s finest wine-producing regions, notably the Napa, Sonoma and Alexander valleys.



\* Forecast  
Sources: Marcus & Millichap Research Services; National Association of Realtors®; Moody’s Analytics; U.S. Census Bureau


## SAN JOSE METRO AREA

### Investors Show Long-Term Optimism as Development Rises

**Expanding labor market supporting household formation; robust deliveries beginning to affect operations.** San Jose is experiencing tremendous growth well in excess of the national average. A vibrant startup scene, combined with multiple large corporations, is supporting outsize growth in both payrolls and wages, creating demand for local housing. In an effort to meet this housing need, developers have ramped up the pace of construction to a multidecade high. The quick pace of supply growth has had a broad impact on operations, particularly in the Class A segment, which has seen vacancy tick up in key submarkets as tenant optionality improved. However, more affordable alternatives have remained tremendously resilient. While vacancy will continue to trend higher through 2017 as supply comes online, the longer-term supply and demand picture remains incredibly supportive. The rise in vacancy will cause a slowdown in the growth rate of rents, which will remain largely unchanged metrowide in 2016.

**Supply growth not halting price appreciation; investors stay focused on quality assets near corporate campuses.** Bolstered by the low interest rate environment, investors of all sizes are deploying capital for San Jose metro assets. Although the pace of supply injections is beginning to push vacancy rates higher, the level remains extremely tight, supporting a long-term view of multifamily assets in the market. The majority of metro participants have transitioned their outlays toward Class C properties, which remain insulated from supply pressures at the higher end of the market. Cap rates remain in the mid- to high-4 percent range, with an additional 50 basis points in either direction possible based on quality and location. Offerings near corporate campuses and transportation routes will remain well sought after, while properties in need of significant improvement have seen a widening spread between buyers and sellers as operations have become less certain. The resulting environment will create opportunities for buyers wishing to purchase assets for the long term and current holders wishing to exit.

### 2016 Multifamily Forecast

 **3.3%**  
increase  
in total  
employment


**Employment:** In 2016, San Jose organizations will hire 35,000 new workers, expanding payrolls by 3.3 percent as office-using firms add to staffs. Last year, 42,500 people found work, a 4.2 percent expansion driven by education and professional services.

 **5,900**  
units  
will be  
completed

**Construction:** Developers will increase the pace of completions this year, finishing 5,900 apartments with a primary emphasis on the South San Jose and North San Jose/Milpitas submarkets. Last year, construction firms placed 3,470 units in service.

 **60**  
basis point  
increase in  
vacancy

**Vacancy:** The metrowide vacancy rate will rise 60 basis points this year to 4 percent as development outpaces demand for apartments. The vacancy rate dipped 10 basis points in the prior year as supply and demand were roughly in balance.

 **0.2%**  
increase  
in effective  
rents

**Rents:** Rent growth will slow in 2016 as development surges, prompting a 0.2 percent climb in the average asking rent to \$2,478 per month. This follows a 7.9 percent growth rate in the prior yearlong period.

## SAN JOSE METRO AREA

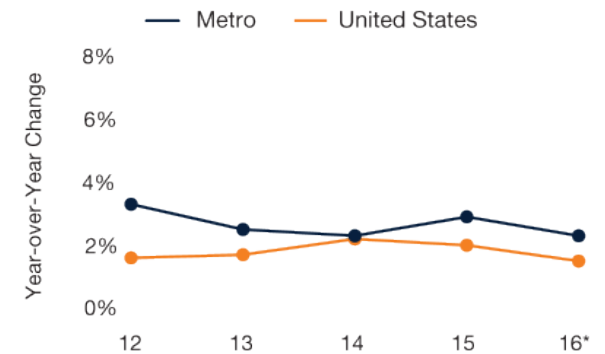
### Economy

- During the first three quarters of 2016, local organizations created 35,300 positions, bringing job growth over the past year to 3.4 percent. This represents a modest slowdown from the prior year, when 39,800 workers were hired, a 3.9 percent climb.
- Although the pace of job creation is slowing, the composition of new staffers has remained excellent, with high-paying office-using companies making up the bulk of recent additions. The professional and business services sector provided 17,500 jobs over the past year, while 3,200 information sector workers were hired.
- Labor market improvement has had a substantial effect on the unemployment rate, which fell to 3.9 percent at the end of the second quarter, down 20 basis points from the prior year.
- Outlook: A broad employment base will foster the creation of 35,000 jobs this year, a 3.3 percent rise in employment.

### Housing and Demographics

- The planning pipeline is shrinking as the pace of deliveries has accelerated. Multifamily permitting is down nearly 30 percent over the past year. Meanwhile, single-family home permits rose by roughly the same amount, indicating that builders are ramping up construction.
- During the last 12 months, the median household income rose 4.5 percent to more than \$105,000 per year. Over the same period, single-family home prices surged 7.7 percent to more than \$1.03 million on average.
- After accounting for a down payment, taxes and insurance, the average mortgage payment is more than \$5,000 per month. Meanwhile, the average apartment rent is \$2,477 per month, indicating a substantial gap in affordability. The minimum qualifying income for a mortgage is above \$223,000 per year, more than double the metro average.
- Outlook: The lack of ability among most residents to purchase a single-family home will prompt significant absorption of apartments, particularly in well-located neighborhoods near corporate campuses.

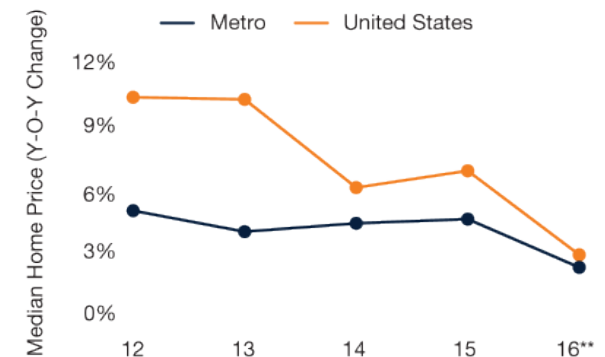
### Employment Trends



\* Forecast

Sources: Marcus & Millichap Research Services; Bureau of Labor Statistics; Economy.com

### Home Price Trends



\*\* Trailing 12 months through 3Q

Sources: Marcus & Millichap Research Services; Economy.com; NAR

## SAN JOSE METRO AREA

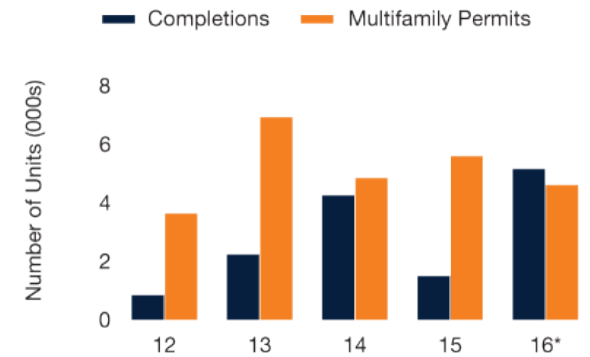
### Construction

- Developers have completed nearly 3,200 apartments during the first three quarters of 2016, bringing deliveries over the past year to 4,700 units. The bulk of new supply has come online in the South San Jose submarket, with more than 1,350 brought to market already this year.
- Multifamily development will remain robust in 2017, with more than 3,500 units slated for delivery targeting a wide array of submarkets. The Irvine Co.'s Monticello, a 825-unit project in Santa Clara, will highlight deliveries.
- Planned completions for the remainder of the year will target the Central San Jose and North San Jose/Milpitas submarkets, with deliveries reaching 716 units and 958 apartments, respectively.
- Outlook: Developers will complete 5,900 rentals this year, focusing primarily on neighborhoods in Santa Clara. In 2015, builders delivered 3,500 new units.

### Vacancy

- Over the past year ending in September, the metro vacancy rate rose 120 basis points to 3.7 percent as deliveries far exceeded net absorption. In the prior four quarters, vacancy ticked up 20 basis points.
- Significant development in the South San Jose submarket did little to overall vacancy trends as tenants sought affordability, with vacancy advancing 30 basis points to 2.6 percent by the end of the third quarter. Central San Jose, despite receiving less than 250 new units, posted a 230-basis-point rise in vacancy to 4.7 percent.
- Limited development in East San Jose contributed to the tightest vacancy rate of any metro submarket. The area registered a 60-basis-point rise in vacancy to 1.4 percent. Class C vacancy ended the third quarter at 1.0 percent, while the highest vacancy was 3.6 percent in Class A properties.
- Outlook: One of the largest supply increases of the current cycle will trigger a 60-basis-point rise in the metro vacancy rate to 4 percent. This follows a 10-basis-point decline in the previous year.

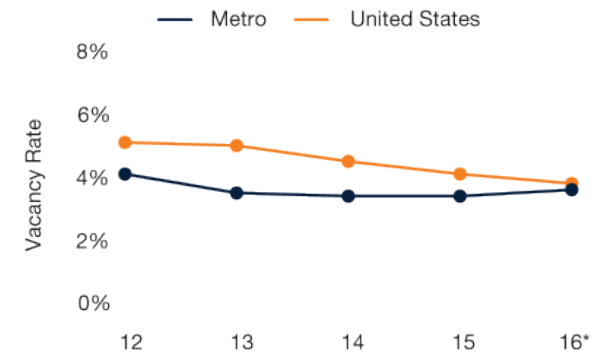
### Construction Trends



\* Forecast

Sources: Marcus & Millichap Research Services; MPF Research

### Vacancy Rate Trends



\* Forecast

Sources: Marcus & Millichap Research Services; MPF Research

## SAN JOSE METRO AREA

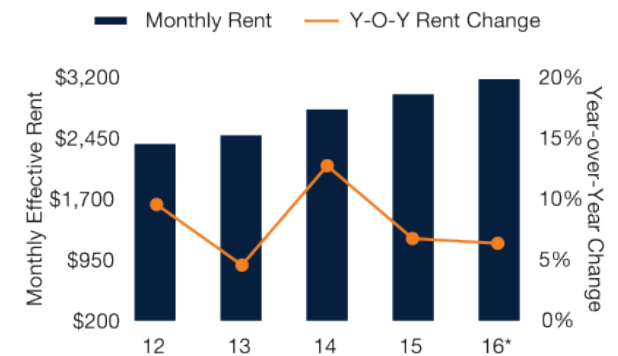
### Rents

- During the last four quarters, the average effective rent declined 1.4 percent to \$2,477 per month as the robust pace of construction overwhelmed still-strong demand for rentals. An incredible 10.7 percent surge was recorded in the prior year.
- Bucking the broader slowdown in rent growth, the Central San Jose submarket posted a 4.9 percent advancement in marketed pricing to \$2,462 per month. Class A rent increases, more than 20 percent over the past year, offset relative declines in Class B and C product.
- The South Sunnyvale/Cupertino and Mountain View/Palo Alto/Los Altos recorded the biggest drop in effective rents, which slid 3.3 percent to \$2,826 per month and 2.6 percent to \$2,916 per month. Class C apartments, however, recorded gains, as Class B and A product declined or remained unchanged.
- Outlook: The average effective rent will tread water in 2016, rising 0.2 percent to \$2,478 per month. Last year, the average effective rent soared 7.9 percent over the course of the four-quarter period.

### Sales Trends

- Investors are showing little sign of slowing allocations to the metro as development rises due to the lack of available land. Trading volume was roughly in line with the prior year, while dollar volume soared past \$2 billion in closed transactions.
- The average price per unit paid over the past four quarters was in the high-\$200,000 to low-\$300,000 range. Properties in Palo Alto, Sunnyvale and Mountain View exchanged ownership well above average prices.
- The average first-year return has remained in the mid-4 percent band, extending into the low-4 percent range for institutional trades. The majority of closed sales will price in the mid- to high-4 percent return spectrum.
- Outlook: While investors will continually monitor planned completions in the metro, the dynamic labor market and lack of affordable single-family homes is likely to drive long-term apartment investors to deploy capital in the metro. Well-located properties near transportation routes remain in high demand.

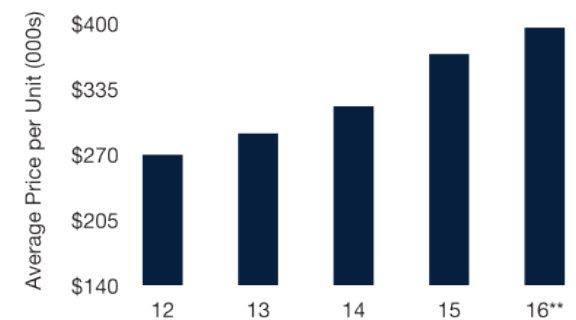
### Rent Trends



\* Forecast

Sources: Marcus & Millichap Research Services; MPF Research

### Sales Trends



\*\* Trailing 12 months through 3Q

Sources: Marcus & Millichap Research Services; CoStar Group, Inc.; Real Capital Analytics



 **SAN JOSE METRO AREA****Capital Markets**

- The initial reading of third quarter GDP of 2.9 percent and consistent growth in employment are fanning expectations that the Federal Reserve will raise its benchmark short-term lending rate at its December meeting. Other economic data showing steady improvement in the housing market and the stabilization of oil prices around \$50 per barrel offer signals that the U.S. economy is growing at a sustainable pace.
- Increasing rental housing demand underpinned a decline in the U.S. apartment vacancy rate of 60 basis points to 3.5 percent year to date through the third quarter, the lowest level this cycle. Apartment builders have responded to growing demand and favorable demographic trends by ramping up construction. Completions will rise to 320,000 units this year and peak in 2017.
- Capital markets remain highly competitive, offering an assortment of fixed-rate products available through commercial banks, life-insurance companies, CMBS and agency lenders. Fannie Mae and Freddie Mac are underwriting loans of 10 years at maximum leverage of 80 percent. Rates will typically reside in the high-3 to low-4 percent range, depending on underwriting criteria. Portfolio lenders will also price in this vicinity but will typically require loan-to-value ratios in the 65 to 75 percent band. Floating-rate bridge loans and financing for asset repositioning are typically underwritten with LTVs 70 to 75 percent of stabilized value (80 to 85 percent of cost) and price 300 basis points above Libor for recourse deals and extending to 450 basis points above Libor for non-recourse transactions.

**Local Highlights**

- Related Cos. has received approval for a \$6.5 billion project that will be known as City Place in Santa Clara. The 9.7 million-square-foot City Place is the largest private construction deal ever in Silicon Valley, with plans calling for between 200 and 1,680 apartments, 5.7 million square feet of offices, 1.1 million square feet of retail space and 700 hotel rooms surrounding a 35-acre park.
- The Irvine Co. has acquired several buildings in the Peery Park neighborhood as it seeks to revamp the area into a mixed-use project. Filed plans would see the current industrial buildings razed to make room for roughly 2 million square feet of office space, 200,000 square feet of retail floor plates and 215 residential units.
- The Irvine Co. is also constructing the largest expected apartment completion for 2016, with River View II slated for a fourth-quarter delivery of 958 units at 250 Brandon St. in San Jose. The site will contain a clubroom, five Junior Olympic-size pools, a wine room with kitchen and dining area, and two resort-style fitness centers.

Created on January 2017

POPULATION	1 Miles	3 Miles	5 Miles
<b>2020 Projection</b>			
Total Population	33,556	226,319	493,926
<b>2015 Estimate</b>			
Total Population	32,522	222,058	482,011
<b>2010 Census</b>			
Total Population	28,613	205,780	448,656
<b>2000 Census</b>			
Total Population	25,980	192,141	415,907
<b>Daytime Population</b>			
2015 Estimate	25,184	213,623	627,744
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
<b>2020 Projection</b>			
Total Households	13,870	86,637	187,823
<b>2015 Estimate</b>			
Total Households	13,531	85,261	183,781
Average (Mean) Household Size	2.42	2.58	2.58
<b>2010 Census</b>			
Total Households	11,790	78,350	169,567
<b>2000 Census</b>			
Total Households	11,545	76,384	162,552
Growth 2015-2020	2.51%	1.61%	2.20%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
<b>Occupied Units</b>			
2020 Projection	13,870	86,637	187,823
2015 Estimate	13,679	85,832	184,959
Owner Occupied	4,301	39,585	89,703
Renter Occupied	9,230	45,676	94,078
Vacant	147	571	1,178
<b>Persons In Units</b>			
2015 Estimate Total Occupied Units	13,531	85,261	183,781
1 Person Units	29.46%	25.71%	25.95%
2 Person Units	31.39%	30.81%	30.48%
3 Person Units	18.96%	19.03%	18.40%
4 Person Units	13.07%	15.43%	16.15%
5 Person Units	4.21%	5.22%	5.38%
6+ Person Units	2.91%	3.80%	3.65%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
<b>2015 Estimate</b>			
\$200,000 or More	13.67%	14.78%	16.62%
\$150,000 - \$199,000	11.92%	11.86%	12.31%
\$100,000 - \$149,000	23.21%	23.92%	22.58%
\$75,000 - \$99,999	13.87%	12.57%	11.46%
\$50,000 - \$74,999	11.17%	12.42%	12.31%
\$35,000 - \$49,999	7.58%	7.95%	7.93%
\$25,000 - \$34,999	5.92%	5.36%	5.16%
\$15,000 - \$24,999	5.47%	5.32%	5.52%
Under \$15,000	7.20%	5.79%	6.11%
Average Household Income	\$129,549	\$133,692	\$139,795
Median Household Income	\$97,891	\$101,028	\$102,860
Per Capita Income	\$53,997	\$51,416	\$53,449
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
<b>Population By Age</b>			
2015 Estimate Total Population	32,522	222,058	482,011
Under 20	22.75%	24.31%	24.64%
20 to 34 Years	28.50%	22.90%	21.72%
35 to 39 Years	10.89%	9.45%	8.68%
40 to 49 Years	13.75%	14.96%	15.54%
50 to 64 Years	14.00%	16.83%	17.53%
Age 65+	10.10%	11.55%	11.92%
Median Age	34.52	36.42	37.07
<b>Population 25+ by Education Level</b>			
2015 Estimate Population Age 25+	23,494	157,275	337,768
Elementary (0-8)	3.03%	3.17%	2.62%
Some High School (9-11)	2.56%	3.31%	3.25%
High School Graduate (12)	9.26%	12.21%	11.88%
Some College (13-15)	14.29%	15.24%	15.00%
Associate Degree Only	4.66%	6.24%	6.10%
Bachelors Degree Only	32.74%	30.45%	30.42%
Graduate Degree	32.50%	28.56%	29.84%
<b>Population by Gender</b>			
2015 Estimate Total Population	32,522	222,058	482,011
Male Population	51.63%	50.38%	50.26%
Female Population	48.37%	49.62%	49.74%

Source: © 2016 Experian



### Population

In 2016, the population in your selected geography is 32,522. The population has changed by 25.18% since 2000. It is estimated that the population in your area will be 33,556.00 five years from now, which represents a change of 3.18% from the current year. The current population is 51.63% male and 48.37% female. The median age of the population in your area is 34.52, compare this to the US average which is . The population density in your area is 10,342.92 people per square mile.



### Households

There are currently 13,531 households in your selected geography. The number of households has changed by 17.20% since 2000. It is estimated that the number of households in your area will be 13,870 five years from now, which represents a change of 2.51% from the current year. The average household size in your area is 2.42 persons.



### Income

In 2016, the median household income for your selected geography is \$97,891, compare this to the US average which is currently . The median household income for your area has changed by 33.31% since 2000. It is estimated that the median household income in your area will be \$118,743 five years from now, which represents a change of 21.30% from the current year.

The current year per capita income in your area is \$53,997, compare this to the US average, which is . The current year average household income in your area is \$129,549, compare this to the US average which is .



### Race and Ethnicity

The current year racial makeup of your selected area is as follows: 35.39% White, 2.20% Black, 0.41% Native American and 48.30% Asian/Pacific Islander. Compare these to US averages which are: White, Black, Native American and Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 17.51% of the current year population in your selected area. Compare this to the US average of .



### Housing

The median housing value in your area was \$714,885 in 2016, compare this to the US average of . In 2000, there were 3,547 owner occupied housing units in your area and there were 7,999 renter occupied housing units in your area. The median rent at the time was \$1,229.



### Employment

In 2016, there are 11,754 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 83.45% of employees are employed in white-collar occupations in this geography, and 16.77% are employed in blue-collar occupations. In 2016, unemployment in this area is 4.94%. In 2000, the average time traveled to work was 25.00 minutes.

## PRESENTED BY

**Nathan Gustavson**

Associate Vice President Investments  
Director, National Multi Housing Group  
Palo Alto Office  
Tel: (650) 391-1700  
Fax: (650) 391-1710  
nathan.gustavson@marcusmillichap.com  
License: CA 01898316