

# The Colony Manor Apartments

SUNNYVALE, CA

OFFERING MEMORANDUM

Marcus & Millichap

# The Colony Manor Apartments

SUNNYVALE, CA

## CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR  
MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

# The Colony Manor Apartments

SUNNYVALE, CA

## FINANCIAL OVERVIEW

### Location

1654 & 1662 Hollenbeck Avenue  
Sunnyvale, CA 94087

Price	\$13,000,000
Down Payment	100% /
Number of Units	40
Price/Unit	\$325,000
Rentable Square Feet	37,216
Price/SF	\$349.31
CAP Rate - Current	4.09%
CAP Rate- Pro Forma	5.16%
GRM - Current	15.59
GRM- Pro Forma	12.46
Year Built	1964
Lot Size	60,064 SF

### Annualized Operating Data

Income	Current	Pro Forma
<b>Gross Potential Rent</b>	<b>\$834,000</b>	<b>\$1,043,040</b>
Other Income	\$9,600	\$9,600
Gross Potential Income	\$843,600	\$1,052,640
Less: Vacancy/Deductions (GPR)	3.0% / \$25,020	3.0% / \$31,291
Effective Gross Income	\$818,580	\$1,021,349
Less: Expenses	\$286,503	\$350,953
<b>Net Operating Income</b>	<b>\$532,077</b>	<b>\$670,396</b>
Net Cash Flow Before Debt Service	\$532,077	\$670,396

### Expenses

Real Estate Taxes	\$151,853	\$151,853
Special Assessments	\$1,024	\$1,024
Miscellaneous Exp Estimate	\$133,626	\$198,076
<b>Total Expenses</b>	<b>\$286,503</b>	<b>\$350,953</b>
<b>Expenses/unit</b>	<b>\$7,163</b>	<b>\$8,774</b>
<b>Expenses/SF</b>	<b>\$7.70</b>	<b>\$9.43</b>
<b>% of EGI</b>	<b>35.00%</b>	<b>34.36%</b>

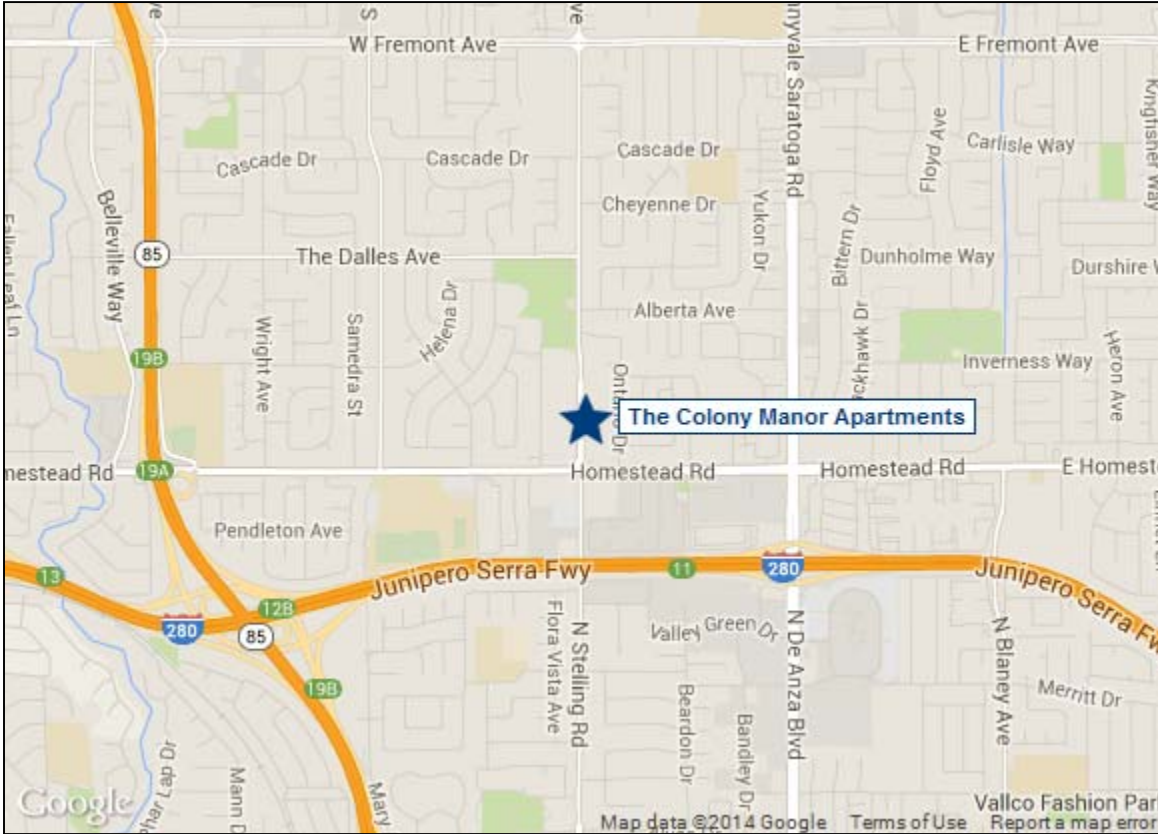
### Scheduled Income

No. of Units	Unit Type	Approx. Square Feet	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Monthly Income
6	3 Bdr 1.5 Bath	N/A	\$1,875 - \$2,300	N/A	\$13,375	\$3,000	\$18,000
16	2 Bdr 1.5 Bath	N/A	\$1,675 - \$1,800	N/A	\$28,675	\$2,250	\$36,000
4	2 Bdr 1 Bath Flat	N/A	\$1,700	N/A	\$6,800	\$2,000	\$8,000
14	1 Bdr 1 Bath	N/A	\$1,325 - \$1,500	N/A	\$20,650	\$1,780	\$24,920
<b>40</b>	<b>Total/Wtd. Avg.</b>	<b>37,216</b>			<b>\$69,500</b>		<b>\$86,920</b>

# The Colony Manor Apartments

SUNNYVALE, CA

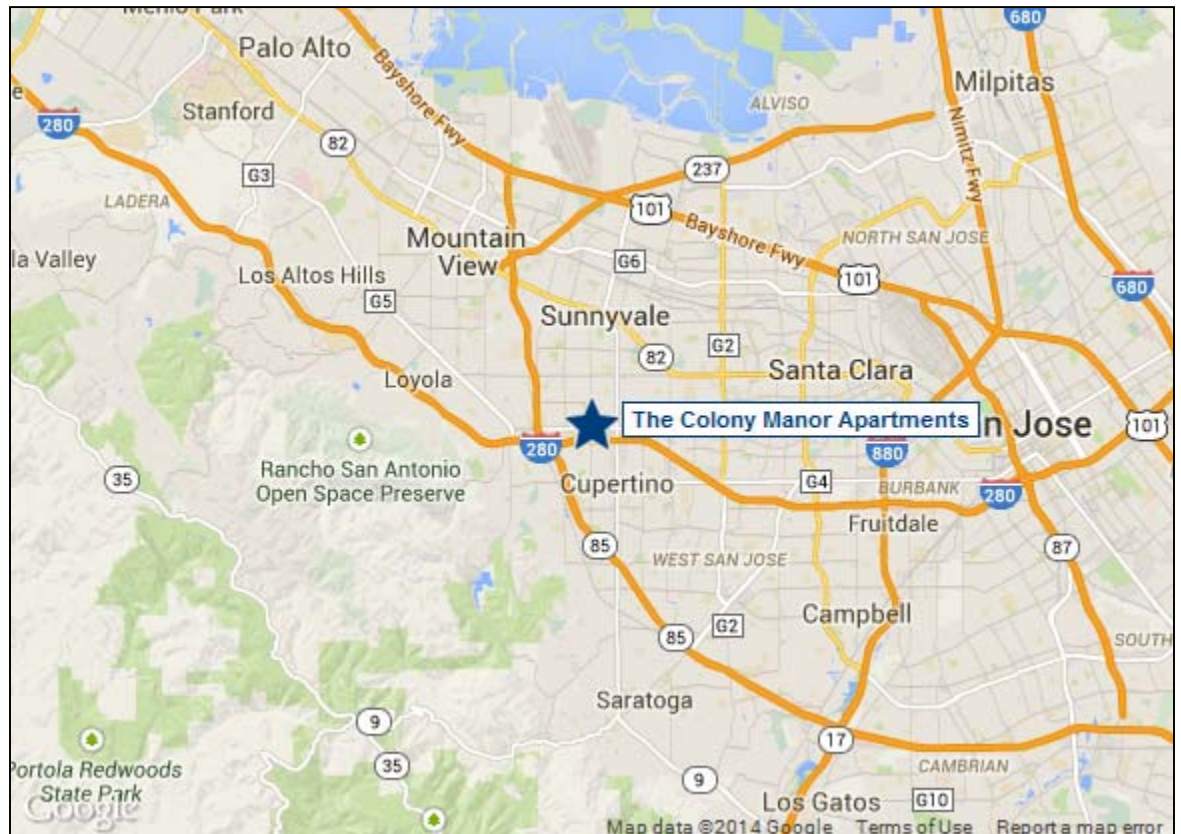
INTRODUCTION



Local Map



Regional Map



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2014 V0010551 Marcus & Millichap. All rights reserved.

Marcus & Millichap



# The Colony Manor Apartments

SUNNYVALE, CA

INTRODUCTION



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2014 V0010551 Marcus & Millichap. All rights reserved.

Marcus & Millichap



# The Colony Manor Apartments

SUNNYVALE, CA

## OFFERING MEMORANDUM

**Presented By:**

Nathan Gustavson  
Senior Associate  
Associate Member, National Multi Housing Group  
San Francisco Office  
License: CA: 01898316  
Tel: (415)625-2176  
Fax: (415)963-3010  
Nathan.Gustavson@marcusmillichap.com  
[www.marcusmillichap.com/NathanGustavson](http://www.marcusmillichap.com/NathanGustavson)