

FOR SALE: DESIRABLE DUPLEX



# 15026 Downing Oak Court

## Los Gatos, California

**AVISON  
YOUNG**

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## INVESTMENT HIGHLIGHTS

- List Price: \$1,795,000
- Desirable Los Gatos location
- Walking distance to Safeway shopping center and local middle school
- Easy freeway access
- Perfect for owner occupiers and investors
- Large 3 bedroom 2 bath unit with wrap around yard
- Updated 2 bedroom 2 bath unit with patio
- Single and dual private garages
- Fireplaces and laundry in each unit



## PROPERTY OVERVIEW

### DETAILS

ADDRESS	15026 Downing Oak Court Los Gatos
COUNTY	Santa Clara
APN	161-24-015

### ATTRIBUTES

UNITS	2
RENTABLE SQ.FT.	2,716
AVERAGE SQ.FT.	1,358
LAND AREA (SQ.FT.)	9,875
YEAR BUILT	1978
PARKING	Garages

### CONSTRUCTION

FOUNDATION	Concrete
EXTERIOR WALLS	Stucco
ROOF	Composition shingle
PATIO/BALCONY	Yes
LAUNDRY FACILITIES	Yes
POOL/SPA	No



UNIT A - EXTERIOR



UNIT A - INTERIOR



UNIT B - EXTERIOR



UNIT B - INTERIOR



## VALUATION SUMMARY

### PROPERTY DETAILS

ADDRESS	15026 Downing Oak Court Los Gatos
PRICE	\$1,795,000
DOWN PAYMENT	\$1,795,000
UNITS	2
PRICE/UNIT	\$897,500
RENTABLE SQ.FT.	2,716
PRICE/SQ.FT.	\$660.90
YEAR BUILT	1978
LAND AREA (SQ.FT.)	9,875
CURRENT CAP RATE	2.84%
MARKET CAP RATE	2.84%
CURRENT GRM	20.99
MARKET GRM	20.99

### OPERATIONS SUMMARY

	CURRENT	MARKET
SCHEDULED GROSS RENT	\$85,500	\$85,500
VACANCY 5.00%	(\$4,275)	(\$4,275)
EFFECTIVE GROSS RENT	\$81,225	\$81,225
TOTAL INCOME	\$81,225	\$81,225
OPERATING EXPENSES	\$5,975	\$5,975
NON-OPERATING EXPENSES	\$24,324	\$24,324
TOTAL EXPENSES	\$30,299	\$30,299
NET OPERATING INCOME	\$50,926	\$50,926



## RENT ROLL SUMMARY

UNIT	TYPE	CURRENT RENT	MARKET RENT**
A	3x2	\$3,975	\$3,975
B	2x2	\$3,150	\$3,150
TOTAL		\$7,125	\$7,125

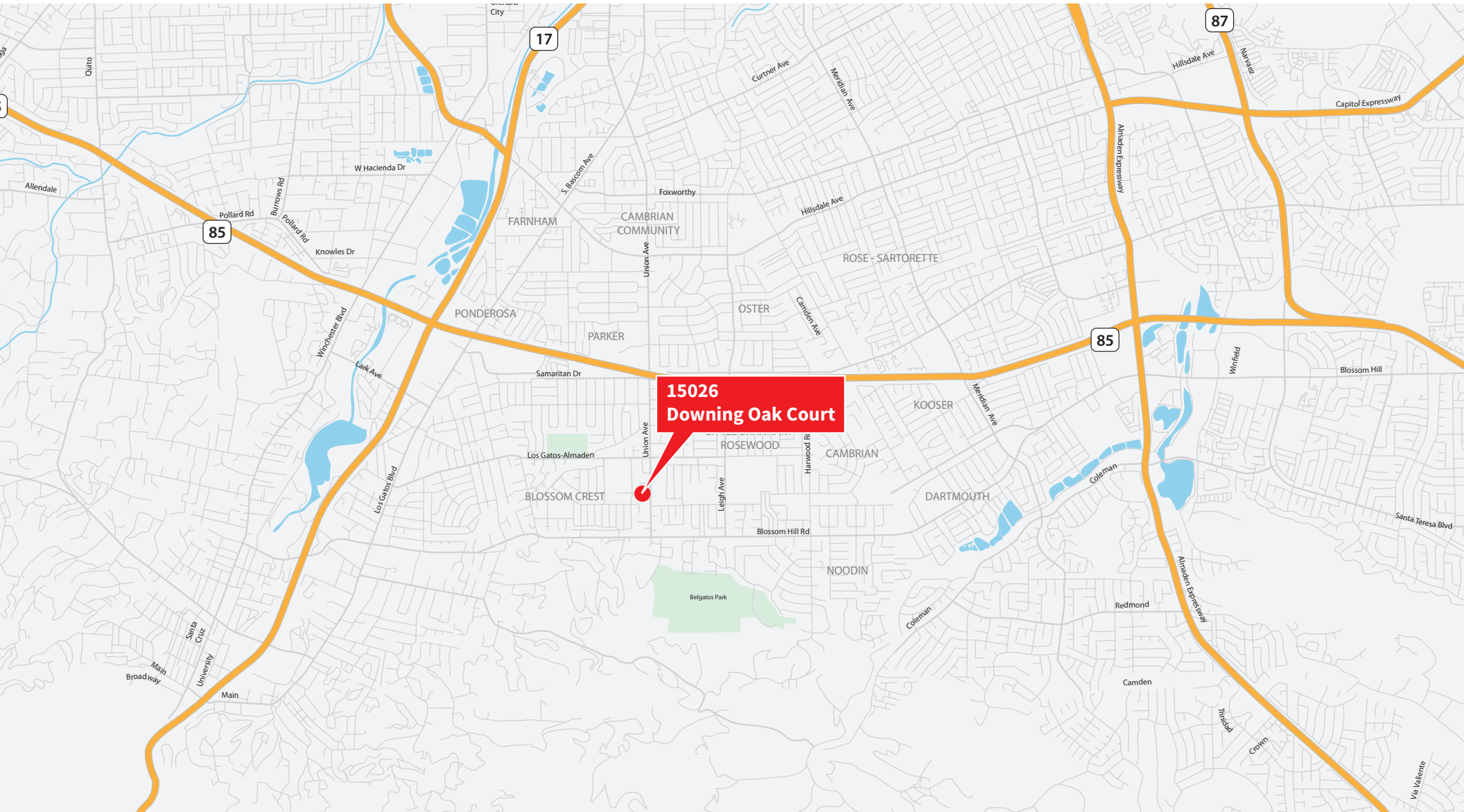


## OFFERING SUMMARY

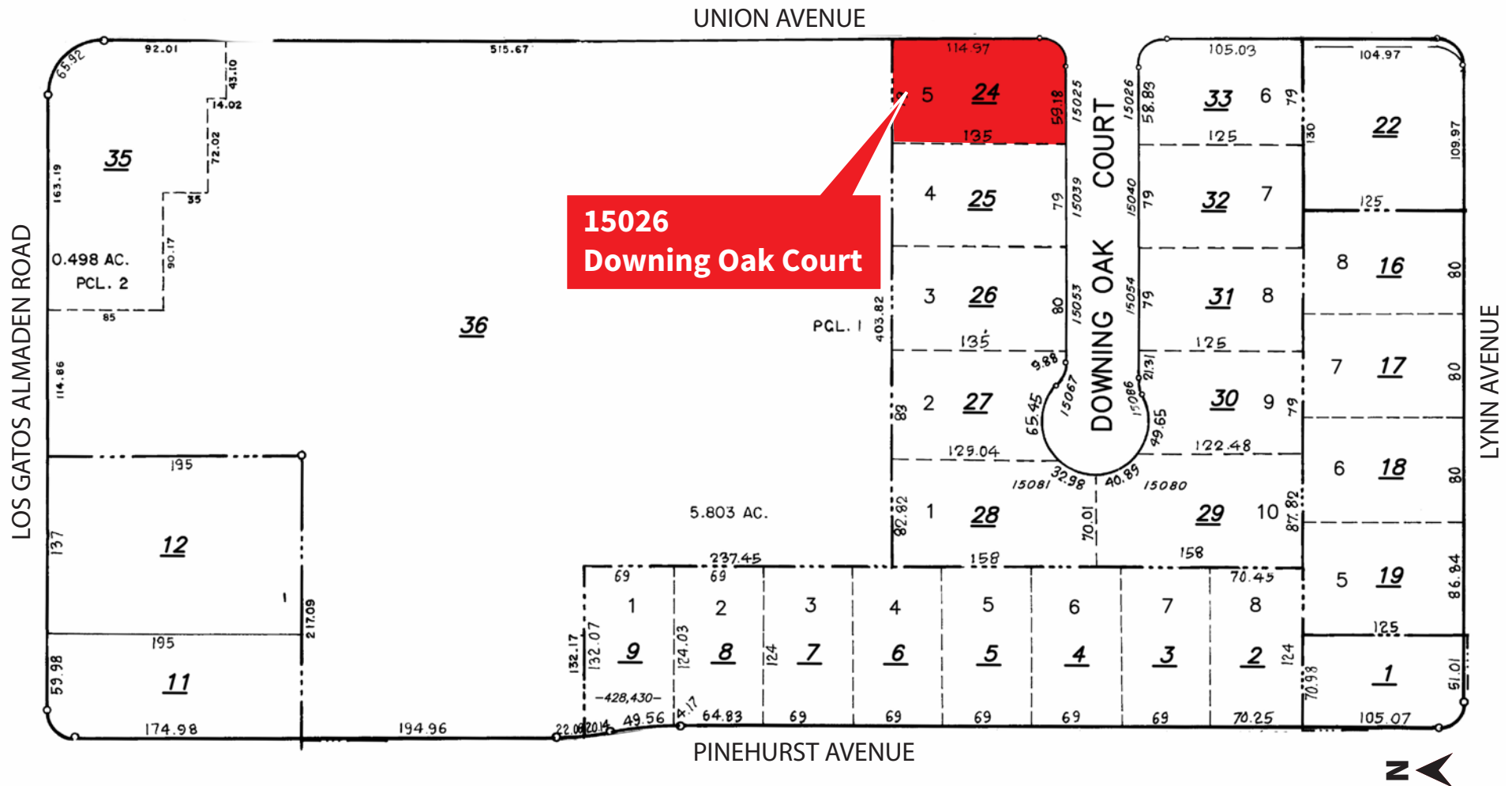
OPERATIONS SUMMARY		CURRENT	MARKET*
SCHEDULED GROSS RENT		\$85,500	\$85,500
VACANCY	5.00%	(\$4,275)	(\$4,275)
EFFECTIVE GROSS RENT		\$81,225	\$81,225
TOTAL INCOME		\$81,225	\$81,225
MAINTENANCE		\$1,050	\$1,050
LANDSCAPING		\$1,800	\$1,800
PG&E		\$1,525	\$1,525
WATER		\$1,600	\$1,600
OPERATING EXPENSES		\$5,975	\$5,975
REAL ESTATE TAXES	1.23780%	\$22,219	\$22,219
SPECIAL ASSESSMENTS		\$1,195	\$1,195
% SCHEDULED GROSS RENT		35.44%	35.44%
EXPENSES/UNIT		\$15,459	\$15,459
EXPENSES/SQ.FT.		\$11.16	\$11.16
NET OPERATING INCOME		\$50,926	\$50,926

\*Market (Renovated Units)

**LOCATION MAP**



PARCEL MAP

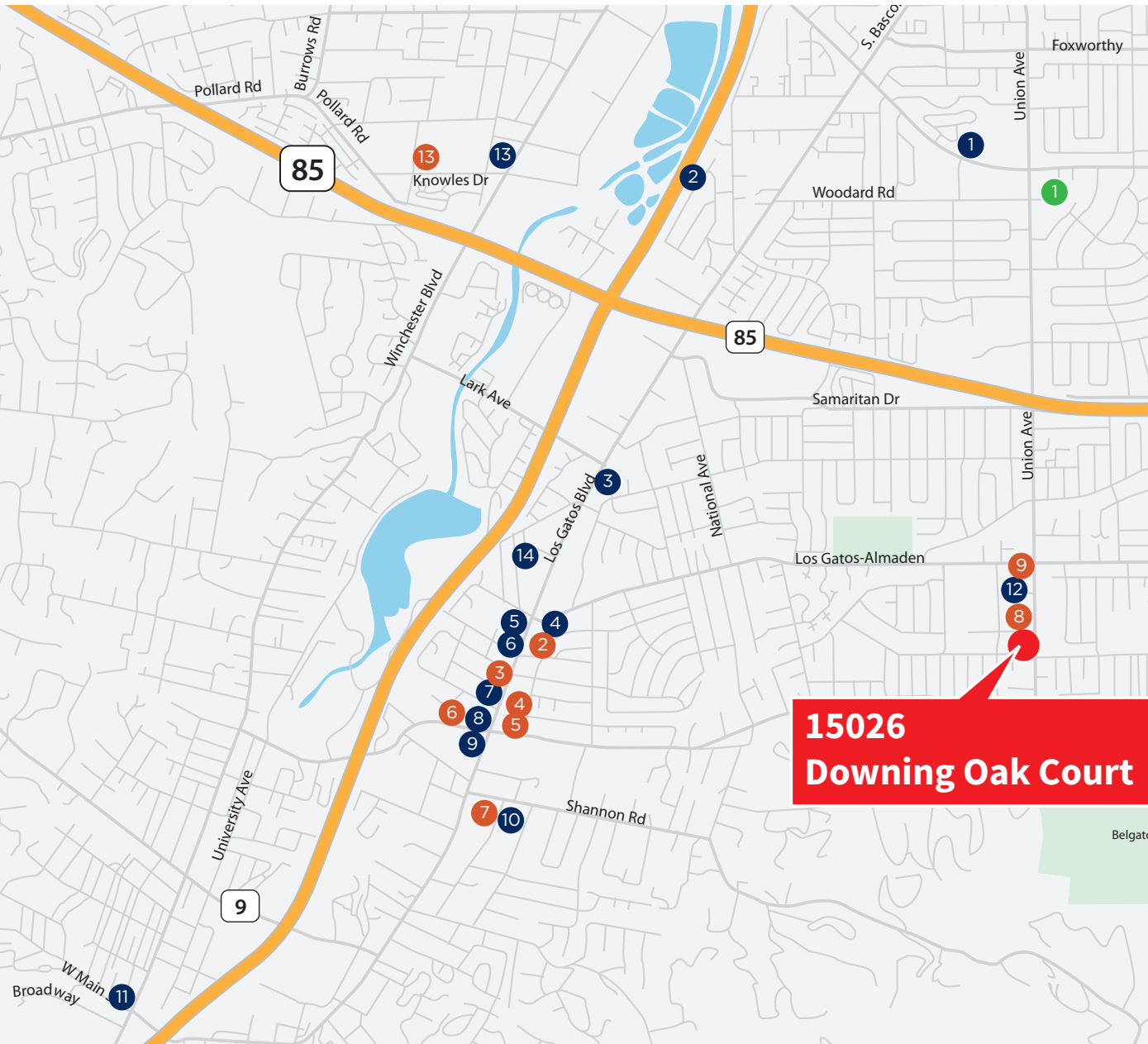


**15026  
Downing Oak Court**

**AERIAL VIEW**



**LOCATION OVERVIEW | AMENITIES**



**RESTAURANTS**

- 1 Armadillo Willy's BBQ
  - 2 Dona Maria
  - 3 Panera Bread
  - 4 Los Gatos Cafe Uptown
  - 5 Lou's
  - 6 Classic Burgers of Los Gatos
  - 7 Happy Hound
  - 8 Philz Coffee
  - 9 Chipotle
  - 10 Peet's Coffee  
Shangri-La
  - 11 Campo Di Bocce
  - 12 MOOYAH Burgers
  - 13 Mandala Tea House  
The Garret Station  
Yeung Shing
  - 14 Raggae Pot  
Erik's DeliCafe
- Purple Onion Cafe
  - Aldo's Ristorante & Bar
  - Bldv Coffee
  - JJ Magoo's

**SERVICES**

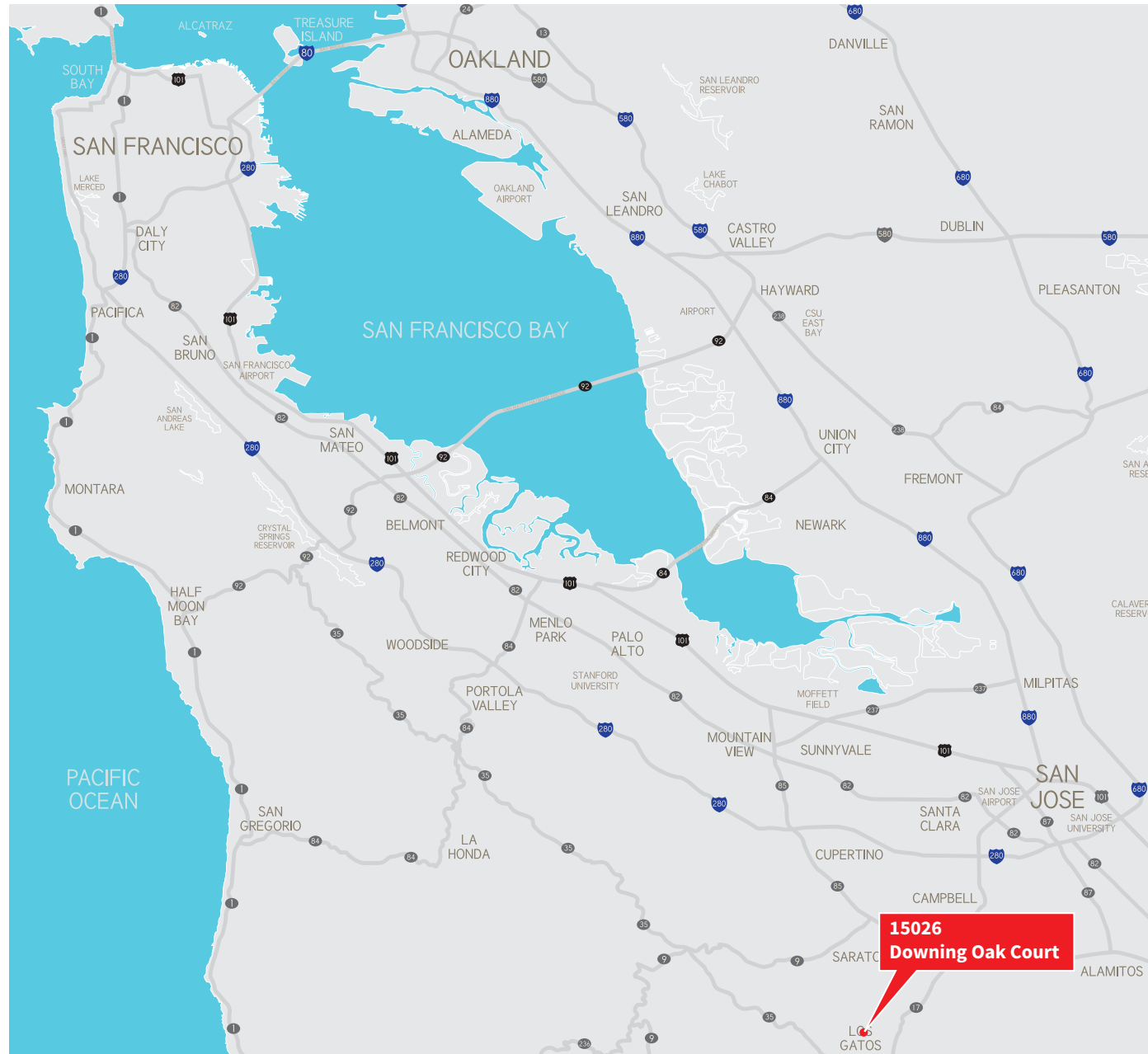
- 1 Office Depot
  - 2 Nob Hill Foods
  - 3 Citibank
  - 4 Rite Aid
  - 5 Whole Foods Market
  - 6 The Bar Method
  - 7 Wells Fargo  
CVS
  - 8 Safeway
  - 9 Chase Bank
  - 10 Ace Hardware
  - 11 The UPS Store
  - 12 Good Samaritan Hospital
  - 13 El Camino Hospital Los Gatos
- Bank of America
  - Wells Fargo
  - Trader Joes

**SHOPPING CENTER**

- 1 Cambrian Park Plaza

**AREA MAP**

Driving Distance from 15026 Downing Oak Court, Los Gatos To:	Distance
San Francisco	51.9 Miles
Redwood City	37.8 Miles
Palo Alto	21.1 Miles
Mountain View	14.7 Miles
Cupertino	9.1 Miles
Santa Clara	10.2 Miles
San Jose	11.2 Miles



## SALES COMPARABLE PROPERTIES

1	2	3	4	5	6
					
<b>114 Dardanelli Lane Los Gatos, CA</b>	<b>22450 McClellan Road Cupertino, CA</b>	<b>1686 Stevens Place Los Gatos, CA</b>	<b>913 Miller Avenue Cupertino, CA</b>	<b>5099 Williams Road San Jose, CA</b>	<b>1690 Blue Jay Drive Sunnyvale, CA</b>
Year Built 1967	Year Built 1965	Year Built 1961	Year Built 1962	Year Built 1961	Year Built 1960
Price \$1,700,000	Price \$2,510,000	Price \$2,300,000	Price \$2,100,000	Price \$1,800,000	Price \$1,788,000
Units 2	Units 2	Units 2	Units 2	Units 2	Units 2
\$/Unit \$850,000	\$/Unit \$1,255,000	\$/Unit \$1,150,000	\$/Unit \$1,050,000	\$/Unit \$900,000	\$/Unit \$894,000
Sq.Ft. 2,416	Sq.Ft. 2,332	Sq.Ft. 2,182	Sq.Ft. 2,082	Sq.Ft. 2,509	Sq.Ft. 1,923
\$/Sq.Ft. \$704	\$/Sq.Ft. \$1,076	\$/Sq.Ft. \$1,054	\$/Sq.Ft. \$1,009	\$/Sq.Ft. \$717	\$/Sq.Ft. \$911
Unit Mix 3x2, 3x2	Unit Mix 3x2, 2x1	Unit Mix 2x2, 2x1	Unit Mix (2) 2x1	Unit Mix 4x2, 2x1	Unit Mix N/A
Cap Rate (Current) 2.46%	Cap Rate (Current) N/A	Cap Rate (Current) N/A	Cap Rate (Current) 2.52%	Cap Rate (Current) N/A	Cap Rate (Current) N/A
GRM (Current) 23.28	GRM (Current) N/A	GRM (Current) N/A	GRM (Current) 26.25	GRM (Current) N/A	GRM (Current) N/A
COE 11/2019	COE 2/2020	COE 4/2020	COE 3/2020	COE 3/2020	COE 3/2020



## SALES COMPARABLE SUMMARY

	PROPERTIES	CITY	PRICE	UNITS	\$/UNIT	SQ FT	\$/SQ FT	CAP RATE	GRM	COE
	15026 DOWNING OAK COURT	Los Gatos	\$1,845,000	2	\$922,500	2,716	\$679.31	2.73%	21.58	Active
<b>1</b>	114 Dardanelli Lane	Los Gatos	\$1,700,000	2	\$850,000	2,416	\$704	N/A	23.28	11/2019
<b>2</b>	22450 McClellan Road	Cupertino	\$2,510,00	2	\$1,255,000	2,332	\$1,076	N/A	N/A	2/2020
<b>3</b>	1686 Stevens Place	Los Altos	\$2,300,000	2	\$1,150,000	2,182	\$1,054	N/A	N/A	4/2020
<b>4</b>	913 Miller Avenue	Cupertino	\$2,100,000	2	\$1,050,000	2,082	\$1,009	2.52%	26.25	3/2020
<b>5</b>	5099 Williams Road	San Jose	\$1,800,000	2	\$900,000	2,509	\$717	N/A	N/A	3/2020
<b>6</b>	1690 Blue Jay Drive	Sunnyvale	\$1,788,000	2	\$894,000	1,963	\$911	N/A	N/A	3/2020

**SALES COMPARABLE MAP**

**SALES COMPARABLE SUMMARY**

PROPERTIES	CITY
 15026 DOWNING OAK COURT	Los Gatos
 114 Dardanelli Lane	Los Gatos
 22450 McClellan Road	Cupertino
 1686 Stevens Place	Los Altos
 913 Miller Avenue	Cupertino
 5099 Williams Road	San Jose
 1690 Blue Jay Drive	Sunnyvale

