SILICON VALLEY
MULTIFAMILY GROUP®

Value-Add Opportunity
$1,150,000

5 Units
(1) 1BD/1BA
(4) 4 Studios

315 N 5TH STREET
SAN JOSE, CA 95112

MICHAEL SHIELDS, CCIM
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01327546, California

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Acquisition Costs

Purchase Price, Points and Closing Costs	$1,150,000
Investment - Cash	$1,150,000

Investment Information

Purchase Price	$1,150,000
Price per Unit	$230,000
Price per SF	$863.36
Expenses per Unit	($8,678)

Financial Indicators

Cash-on-Cash Return Before Taxes	-2.92%
Debt Coverage Ratio	N/A
Capitalization Rate	-2.92%
Gross Rent Multiplier	114.09
Gross Income / Square Feet	$7.57
Gross Expenses / Square Feet	($32.57)
Operating Expense Ratio	443.75%

Income, Expenses & Cash Flow

Gross Scheduled Income	**$10,080**
Total Vacancy and Credits	($302)
Operating Expenses	($43,388)
Net Operating Income	**($33,610)**
Debt Service	$0
Cash Flow Before Taxes	**($33,610)**

SECTION I

Property Information

Value-Add Opportunity: 5 units Downtown San Jose

This Downtown San Jose multifamily property presents a value-add opportunity for investors experienced in property renovation and lease-up strategies. The property consists of five units, including one one-bedroom unit and four studios. As of June 23, 2026, three of the studio units are vacant, and the eviction process has been started on one unit. Buyers should verify current occupancy status with the listing broker.

One of the vacant studio units is rentable in its current condition with limited repairs, while the other two vacant studios require renovation prior to occupancy. The occupied units are generally in average to below-average condition and would also benefit from updates. Based on current market conditions, renovated studio units may achieve rents consistent with comparable properties in the area. Prospective buyers should conduct their own analysis regarding renovation costs and projected rental income.

The property contains approximately 1,332 square feet of building area situated on a 6,900 square foot lot. Constructed in 1898, the building features wood-frame construction with wood siding and a concrete perimeter foundation. The site is zoned R-M (Multiple Residence District). While various improvements have been made over the years, the building would be more valuable and command higher rents if the units were renovated and additional capital improvements are made to the building. The building is master-metered for water, sewer, gas, and electricity, all of which are currently paid by the owner. Plumbing consists primarily of galvanized piping. The property also requires repairs from termites and other wood-damage, the cost of which should be independently evaluated by prospective purchasers.

Additional potential may exist through the reconfiguration or expansion of existing space. The building includes a large unfinished attic area that may offer future development possibilities, including expansion of the existing one-bedroom unit located below. A staircase currently provides access between the unit and attic space. The property also contains a substantial basement area with multiple storage rooms. The property includes an on-site washer and dryer for tenant use. The rear parking area is an open concrete surface that accommodates approximately six vehicles and may offer potential for an accessory dwelling unit (ADU) or other improvements, subject to City approval. Buyers should independently verify all development potential, zoning requirements, and permitted uses with the City of San Jose.

As with residential properties in San Jose containing three or more units constructed prior to 1979, the property is subject to the City of San Jose Apartment Rent Ordinance. Based on information currently available, the property is not listed in the San Jose Historic Resources Inventory as a City Landmark, Candidate City Landmark, or Structure of Merit; however, buyers should independently verify all historic status and regulatory matters.

The property is located within Downtown San Jose and provides convenient access to major employment centers, public transportation, retail services, restaurants, entertainment venues, and ongoing redevelopment activity throughout the urban core. The combination of vacancy, renovation potential, and possible future development opportunities may be attractive to investors seeking a repositioning project in a central Silicon Valley location.

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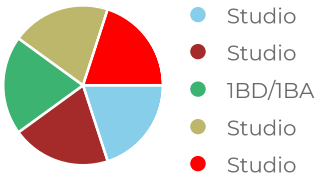
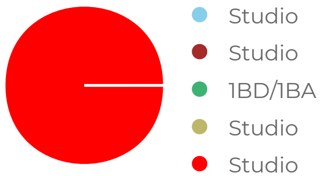
Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1	Studio	0	$0	$0	$1,700	$1,700
1	Studio	0	$0	$0	$1,700	$1,700
1	1BD/1BA	0	$840	$840	$1,995	$1,995
1	Studio	0	$0	$0	$1,700	$1,700
1	Studio	0	$0	$0	$1,700	$1,700
5		**0**		**$840**		**$8,795**

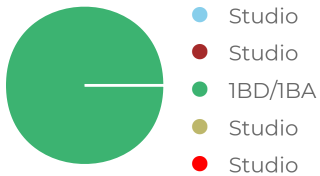
UNIT MIX



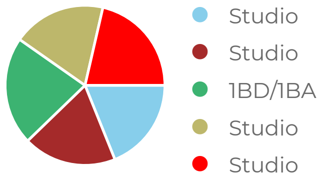
UNIT MIX SQUARE FEET



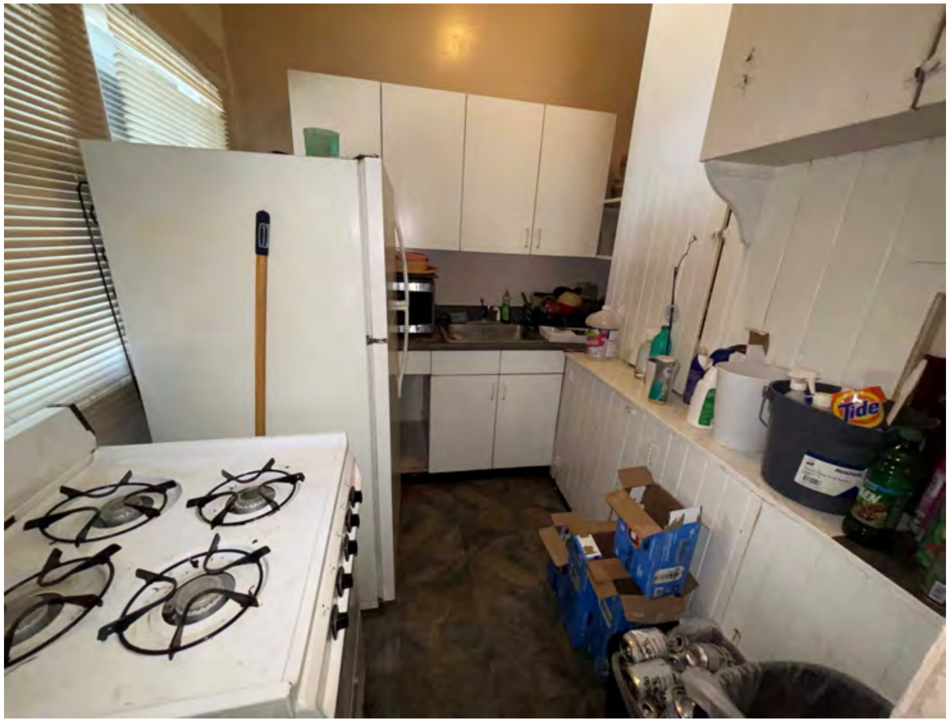
UNIT MIX INCOME

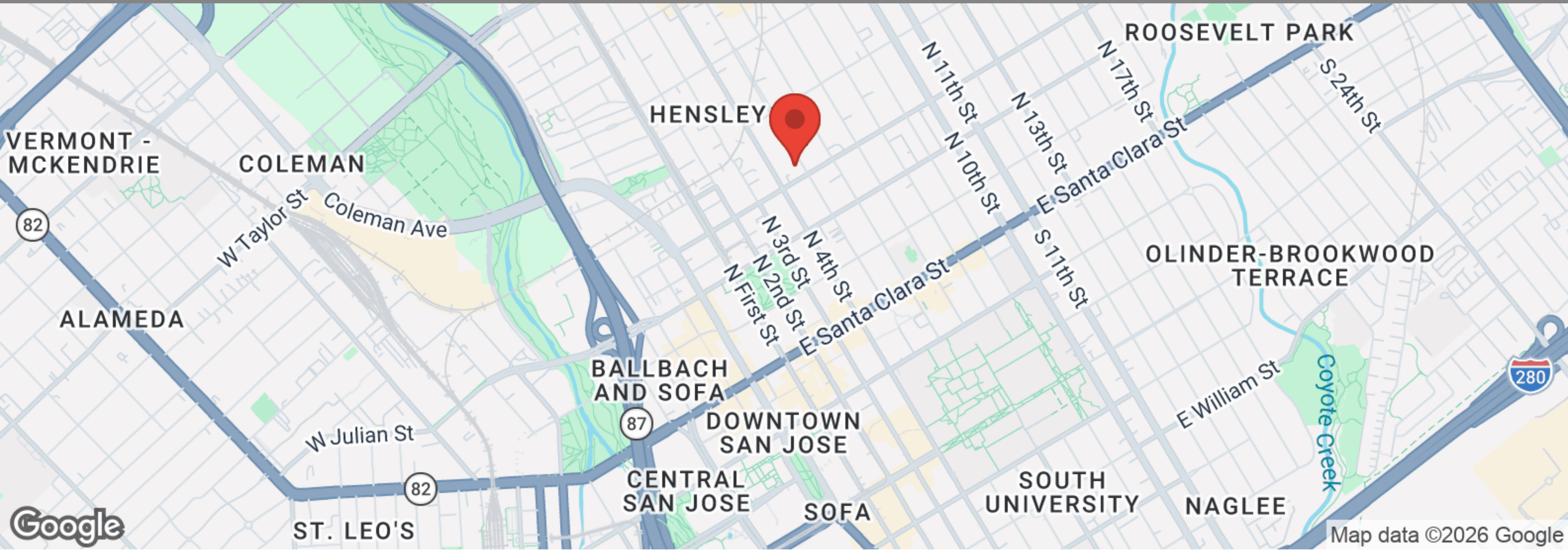


UNIT MIX MARKET INCOME




315


Tide


ROOSEVELT PARK
HENSLEY
VERMONT - MCKENDRIE
COLEMAN
W Taylor St
Coleman Ave
N 11th St
N 17th St
S 24th St
N 13th St
N 10th St
E Santa Clara St
S 11th St
N 3rd St
N 4th St
N 2nd St
N First St
OLINDER-BROOKWOOD TERRACE
ALAMEDA
BALLBACH AND SOFA
DOWNTOWN SAN JOSE
CENTRAL SAN JOSE
W Julian St
E William St
Coyote Creek
SOUTH UNIVERSITY
NAGLEE
SOFA
ST. LEO'S
82
87
280
Google
Map data ©2026 Google


tanford
ALVISO
101
237
Mountain View
Los Altos
NORTH SAN JOSE
BERRYESSA
880
680
130
Alum Rock
Sunnyvale
82
Santa Clara
San Jose
280
Cupertino
EAST SAN JOSE
85
WEST SAN JOSE
87
WILLOW GLEN
EVERGREEN
SILVER CREEK COUNTRY CLUB
Campbell
Google
Map data ©2026 Google

San Jose, California, often referred to as the heart of Silicon Valley, is a vibrant city known for its tech industry and diverse culture. Founded in 1777, it has grown from a small agricultural sediment into one of the largest cities in California. The city's economy is primarily driven by technology and innovation, housing major corporations such as Adobe, Cisco, and eBay this concentration of tech companies has fostered A dynamic job market and attracted talent from around the globe, contributing to San Jose's reputation as a global Center for technology and entrepreneurship.

Key Metrics (within 5 miles)

- Workforce: 360,18
- Businesses: 40,590
- 2023 population: 630,378
- Average HH income: $151,922
- Median home value: $1,073,027
- Median age: 38.3
- Renter occupied: 55% households
- Bachelor's degree: 46% or higher

Culturally, San Jose is a melting pot with a rich tapestry of communities contributing to its character. The city celebrates its diversity through various cultural events festivals and cuisines. Neighborhoods like Little Italy and Japan town offer a glimpse into the city's history and the vibrant cultures that have shaped it.

San Jose is also known for its green spaces and outdoor activities. With parks like the expansive Alum Rock Park and the scenic Guadalupe Bay River Park, residents enjoy numerous recreation activities including hiking, biking, and picnicking. The city's commitment to sustainability is evident in its efforts to maintain and expand these green spaces, promoting a healthy lifestyle while providing a refuge from the urban environment. Additionally, the nearby Santa Cruz mountains offer stunning views and a variety of activities, making San Jose an ideal spot for nature enthusiasts.

Moreover, San Jose's strategic location near San Francisco and other major Bay Area cities enhance its appeal. It boasts a well-connected public transportation system, including the light rail and bus services, making it easy to commute or explore neighboring areas. The city is also home to the San Jose International Airport, facilitating travel for business and leisure. This accessibility, combined with a high quality of life, makes San Jose an attractive place for both residents and visitors, who can enjoy a blend of innovation, culture and adventure.

SECTION II

Financial Information

Description	Year 1
Year Ending	04/2027
Income	
Rental Income	$10,080
Gross Scheduled Income	**$10,080**
General Vacancy	($302)
Gross Operating Income	**$9,778**
Expenses	
Property Tax	($20,346)
Insurance	($2,832)
Maintenance & Repairs	($7,638)
PG&E & water	($8,136)
Landscaping	($1,200)
Accounting & Legal	($1,850)
Licenses	($1,386)
Total Operating Expenses	**($43,388)**
Operating Expense Ratio	**443.75%**
Net Operating Income	**($33,610)**

Investment Summary

Price	$1,150,000
Year Built	1898
Units	5
Price/Unit	$230,000
RSF	1,332
Price/RSF	$863.36
Lot Size	6,900 sf
Floors	1
APN	249-46-056
Cap Rate	-2.92%
Market Cap Rate	5.13%
GRM	114.09
Market GRM	10.9

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
Studio	1	$0	$0	$1,700	$1,700
Studio	1	$0	$0	$1,700	$1,700
1BD/1BA	1	$840	$840	$1,995	$1,995
Studio	1	$0	$0	$1,700	$1,700
Studio	1	$0	$0	$1,700	$1,700
Totals	**5**		**$840**		**$8,795**

Annualized Income

Description	Actual	Market
Gross Potential Rent	**$10,080**	**$105,540**
- Less: Vacancy	($302)	($3,166)
Effective Gross Income	**$9,778**	**$102,374**
- Less: Expenses	($43,388)	($43,388)
Net Operating Income	**($33,610)**	**$58,986**

Annualized Expenses

Description	Actual	Market
Property Tax	$20,346	$20,346
Insurance	$2,832	$2,832
Maintenance & Repairs	$7,638	$7,638
PG&E & water	$8,136	$8,136
Landscaping	$1,200	$1,200
Accounting & Legal	$1,850	$1,850
Licenses	$1,386	$1,386
Total Expenses	**$43,388**	**$43,388**
Expenses Per RSF	**$32.57**	**$32.57**
Expenses Per Unit	**$8,678**	**$8,678**

SECTION III

Sales Comps

Price per Unit
$300,000
$240,000
$180,000
$120,000
$60,000
$0
Avg.
$215,142
Subject
1
2
3
4
5
6
7
8

SP

5 Units on N 5th St
315 North 5th Street, San Jose, CA 95112

Sale Price	$1,150,000	**Cap Rate**	-2.92%
Units	5	**GRM**	100.0
Price/Unit	$230,000	**Year Built**	1898
Price/SF	$863.36		
Lot Size	6,900		

01

74-84 N 9th St
74 North 9th Street, San Jose, CA 95112

Sale Price	$1,110,000	**Cap Rate**	6.62%
Units	5	**GRM**	10.1
Price/Unit	$222,000	**Year Built**	1898
Price/SF	$486.84	**Sale Date**	1/23/2026
Lot Size	6,534	**Days-On-Mkt**	85

02

6 units on Sunol
145 Sunol Street, San Jose, CA 95126

Sale Price	$1,400,000	**Cap Rate**	7.68%
Units	6	**GRM**	8.93
Price/Unit	$233,333	**Year Built**	1900
Price/SF	$428.92	**Sale Date**	12/24/2026
Lot Size	9,148	**Days-On-Mkt**	55

03

6 units on E San Salvador
162 East San Salvador Street, San Jose, CA 95112

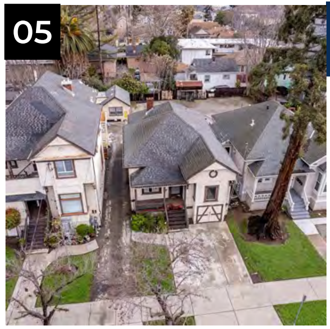
Sale Price	$1,325,000	**Cap Rate**	6.75%
Units	6	**GRM**	9.5
Price/Unit	$220,833	**Year Built**	1935
Price/SF	$480.07	**Sale Date**	9/18/2025
Lot Size	2,614	**Days-On-Mkt**	237

04

Studio on S 6th
97 South Sixth Street, San Jose, CA 95112

Sale Price	$1,600,000	**Cap Rate**	5.96%
Units	8	**GRM**	9.25
Price/Unit	$200,000	**Year Built**	1898
Price/SF	$256.57	**Sale Date**	7/1/2025
Lot Size	5,915	**Days-On-Mkt**	90

05



126 North 7th Street, San Jose, CA 95112

Sale Price	$1,950,000	**Cap Rate**	6.0%
Units	10	**GRM**	9.7
Price/Unit	$195,000	**Year Built**	1898
Price/SF	$280.37	**Sale Date**	5/15/2026
Lot Size	9,583	**Days-On-Mkt**	9

06

303 N 5th St
303 North 5th Street, San Jose, CA 95112

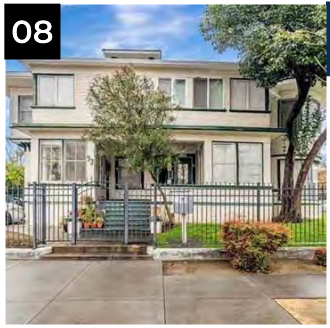
Sale Price	$1,455,000	**Cap Rate**	5.3%
Units	8	**GRM**	12.0
Price/Unit	$181,875	**Year Built**	1902
Price/SF	$344.46	**Sale Date**	11/5/2025
Lot Size	8,128	**Days-On-Mkt**	240

07

6 units on E. San Fernando
385 East San Fernando Street, San Jose, CA 95112

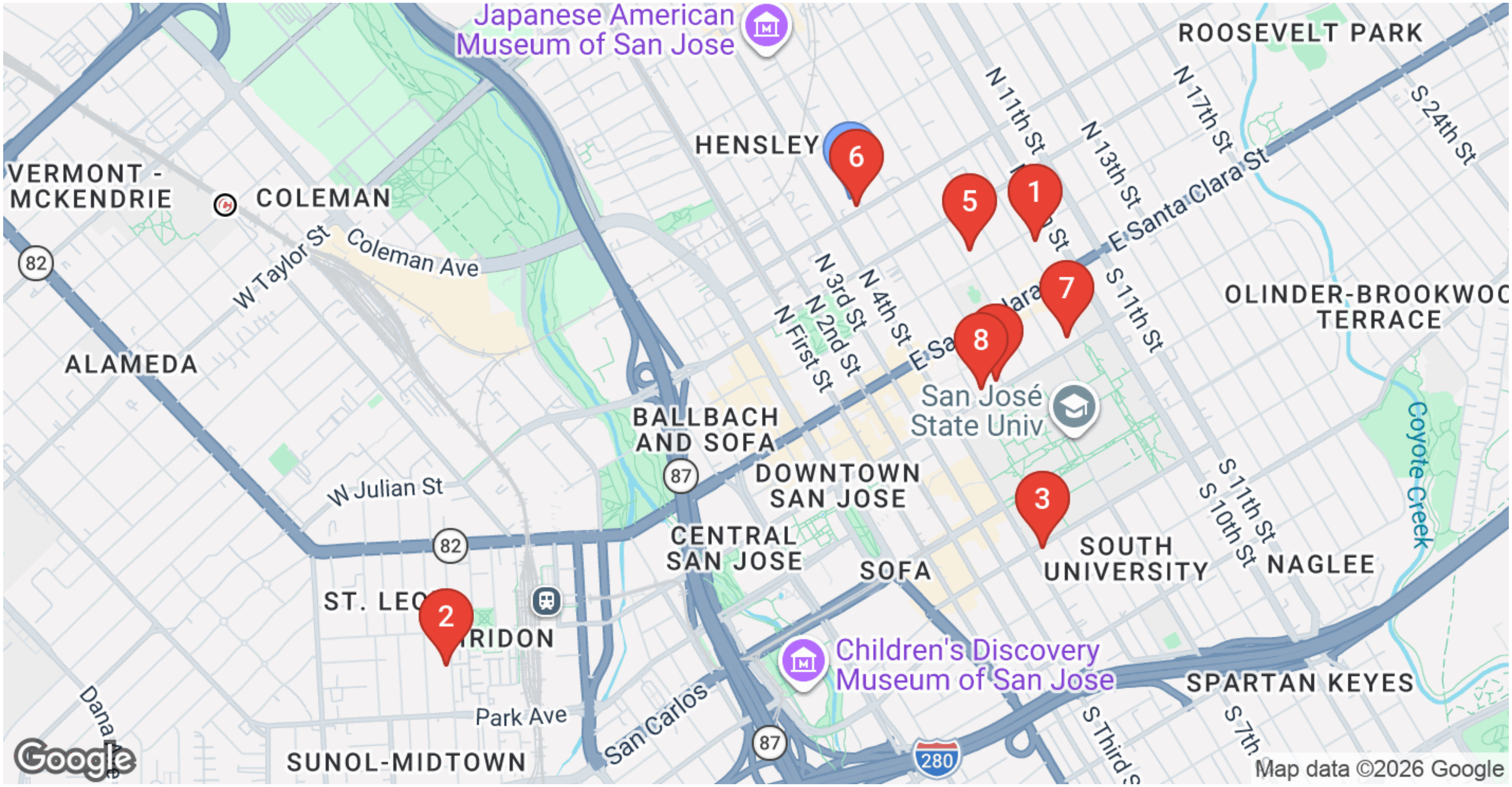
Sale Price	$1,570,000	**Cap Rate**	5.51%
Units	6	**GRM**	12.2
Price/Unit	$261,667	**Year Built**	1951
Price/SF	$312.75	**Sale Date**	4/7/2025
Lot Size	5,850	**Days-On-Mkt**	44

08



92 S 5th St
92 South 5th Street, San Jose, CA 95112

Sale Price	$1,445,000	**Cap Rate**	5.6%
Units	7	**GRM**	10.9
Price/Unit	$206,429	**Year Built**	1910
Price/SF	$382.28	**Sale Date**	6/10/2025
Lot Size	6,984	**Days-On-Mkt**	61



S 315 North 5th Street San Jose, CA, 95112 $1,150,000	1 74 North 9th Street San Jose, CA, 95112 $1,110,000	2 145 Sunol Street San Jose, CA, 95126 $1,400,000	3 162 East San Salvador Street San Jose, CA, 95112 $1,325,000
4 97 South Sixth Street San Jose, CA, 95112 $1,600,000	5 126 North 7th Street San Jose, CA, 95112 $1,950,000	6 303 North 5th Street San Jose, CA, 95112 $1,455,000	7 385 East San Fernando Street San Jose, CA, 95112 $1,570,000
8 92 South 5th Street San Jose, CA, 95112 $1,445,000			

Price per Unit
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Avg.
$187,500
Subject
1

SP

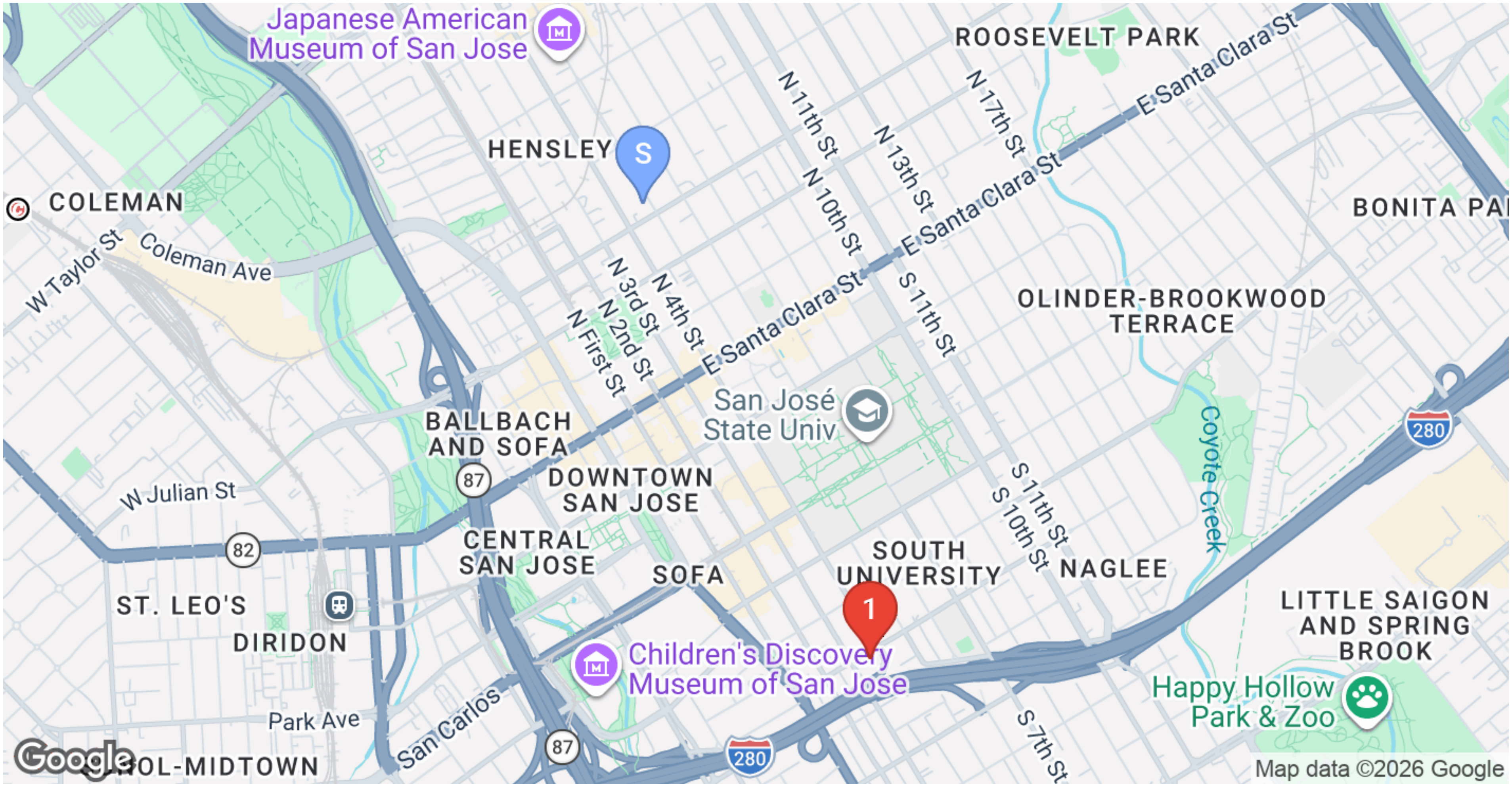
5 Units on N 5th St
315 North 5th Street, San Jose, CA 95112

Sale Price	$1,150,000	**Cap Rate**	-2.92%
Units	5	**GRM**	100.0
Price/Unit	$230,000	**Year Built**	1898
Price/SF	$863.36		
Lot Size	6,900		

01

132 East Reed Street, San Jose, CA 95112

Asking Price	$1,500,000	**Cap Rate**	3.01%
Units	8	**GRM**	13.0
Price/Unit	$187,500	**Year Built**	1955
Price/SF	$380.71	**Sale Date**	On Market
Lot Size	6,027	**Days-On-Mkt**	50

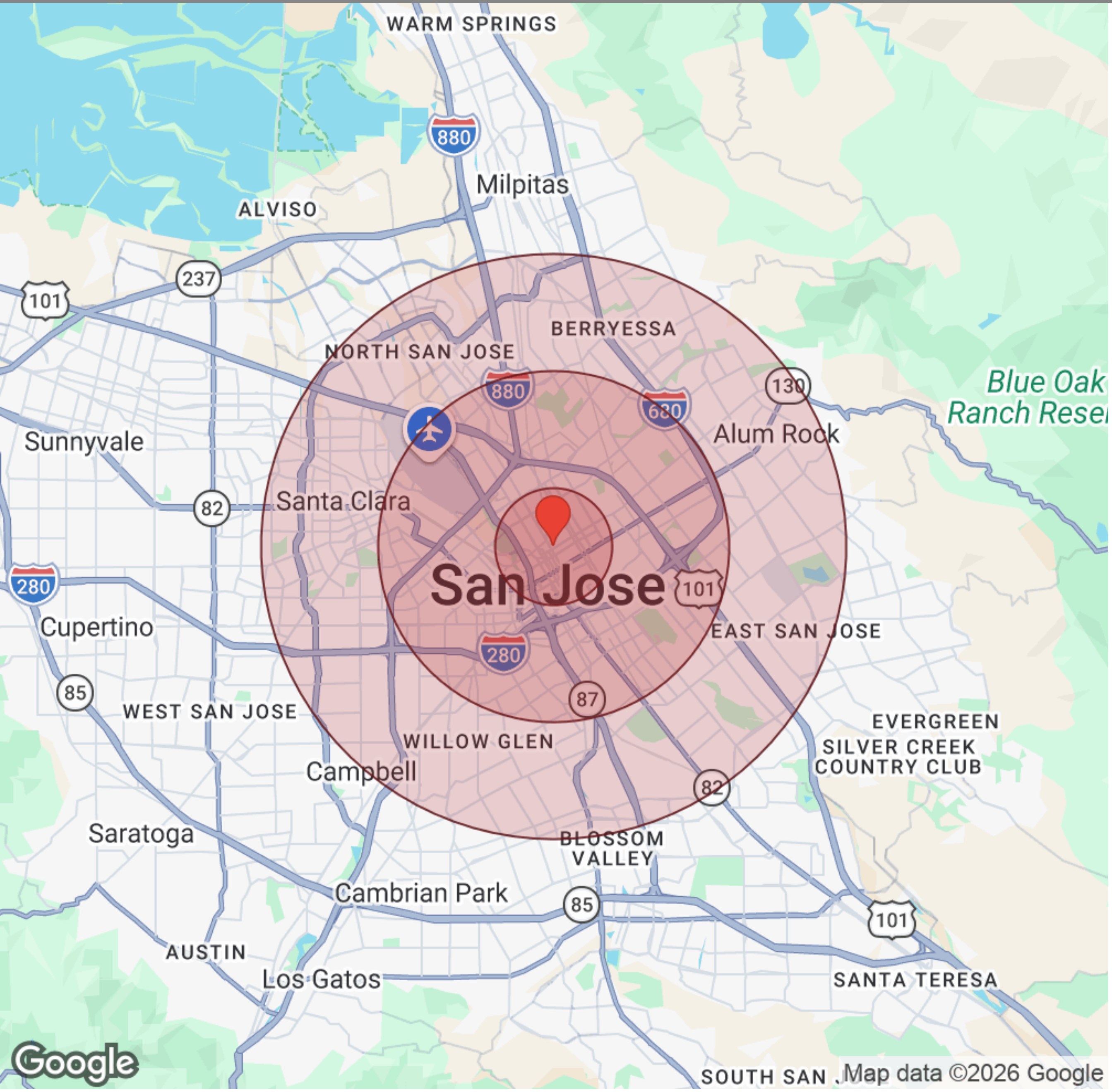


S 315 North 5th Street
San Jose, CA, 95112
$1,150,000

1 132 East Reed Street
San Jose, CA, 95112
$1,500,000

SECTION IV

Demographics Section



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	25,127	137,061	348,367
Female	18,678	118,522	322,933
Total Population	43,805	255,583	671,300

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	11,805	57,148	148,290
Black	2,287	9,201	20,877
Am In/AK Nat	79	383	873
Hawaiian	123	665	1,880
Hispanic	14,421	90,860	206,895
Asian	13,339	88,585	271,474
Multiracial	1,533	7,335	18,259
Other	215	1,406	2,819

Housing	1 Mile	3 Miles	5 Miles
Total Units	19,533	95,615	242,747
Occupied	17,984	89,608	228,775
Owner Occupied	5,007	32,615	104,277
Renter Occupied	12,977	56,993	124,498
Vacant	1,548	6,008	13,972

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	5,192	37,410	102,912
Ages 15 - 24	10,037	42,073	93,126
Ages 25 - 54	19,626	116,685	306,723
Ages 55 - 64	3,990	27,660	76,432
Ages 65+	4,959	31,754	92,109

Income	1 Mile	3 Miles	5 Miles
Median	$115,944	$127,208	$148,707
Under $15k	1,940	6,626	12,442
$15k - $25k	741	3,688	8,327
$25k - $35k	915	3,785	7,926
$35k - $50k	934	4,728	10,745
$50k - $75k	1,508	8,741	20,004
$75k - $100k	2,194	9,559	21,562
$100k - $150k	2,123	13,283	34,224
$150k - $200k	2,146	10,485	28,218
Over $200k	5,484	28,712	85,327

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DISCLAIMER

All materials and information received or derived from Silicon Valley Multifamily Group (SVMG) its directors, officers, agents, advisors, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither SVMG its directors, officers, agents, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significant chance to such party. SVMG will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. PLEASE NOTE: The Seller(s) desires to sell the property in "its present physical condition (as-is) subject to inspection and reports.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including those through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. *SVMG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions*. SVMG does not serve as a financial advisor to any party regarding any proposed transaction. When analyzing this property buyer should use income, vacancy and expense levels that will accurately reflect the manner in which it plans to operate the property. Broker, Agent and Seller are making no representations or warranties as to the level of income or expenses Buyer will incur at the property.

Building square footage, unit square footage and lot sizes are not guaranteed. Broker, Agent and Seller have not measured the units, lot or the building and are making NO representation as to the accuracy of square footage figures. Data source for building size and lot size is provided by an online resource such as that provided by Chicago Title Company. SVMG is not responsible for errors in the data. Buyer should measure all units, lot and the building prior to purchase and should not rely on any square footage figures provided by Broker, Agent or Seller.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

• Do Not Disturb -- Please respect the Seller's request that the tenants not be disturbed. Unless otherwise indicated, all offers are to be written subject to inspection. The Seller will provide access for the Buyer to inspect the interiors of all units within a reasonable period following a fully executed purchase contract. Seller requests that all inspections be made on the same day.

• Representation -- This information is given with the understanding that all negotiations relating to the purchase of the property described herein shall be conducted through SVMG.

All properties and services are marketed by SVMG in compliance with all applicable fair housing and equal opportunity laws.

OFFERING MEMORANDUM NOTES

Gross Annual Scheduled Income & the Gross Rent Multiplier are based on current rents shown in the Rent Roll. These rent levels are current rent levels at the time this package was prepared and subject to change without notice. Buyer should review most recent rent roll prior to purchase. The laundry income was based on either previous year actual levels or annualized current income.
Gross Annual Scheduled Income & Gross Income Multiplier (Market or Pro Forma) assumes the units are all rented at the rent levels shown in the Pro Forma Summary. These rent levels are not guaranteed to be achievable by Seller, Broker or Agent. Buyer should use rent levels it thinks it can obtain for the subject property.
Capitalization Rate is based on rents, expenses and vacancy figures shown in the Operating Statement.
Pro Forma Capitalization Rate is based on rents, expenses and vacancy figures shown in the Pro-Forma Operating Statement Pro-Forma (Market) column. See Pro Forma Operating Statement Footnotes and Disclaimers in this section of the Offering Memorandum.
Year Built: Data source is provided through the Chicago Title Company online resource. Seller, Broker and Agent are making no guarantee or representations as to when the improvements were built. Buyer should conduct its own investigation to determine age of improvements.

UNIT MIX/SCHEDULED INCOME OVERVIEW FOOTNOTES

Current Rent Column is based on current rents shown in the Rent Roll. These rent levels are current rent levels at the time this package was prepared and subject to change without notice. Buyer should review most recent rent roll prior to purchase.
Pro Forma or Market Rents assumes the units are all rented at the estimated market rent levels shown in the rent roll. Please note that current rents are not at these levels. Pro Forma rent levels are not guaranteed to be achievable by Seller, Broker or Agent. Buyer should use rent levels it thinks it can obtain for the subject property.
Purchase Information including Fair Market Value, Resale Valuation and Resale Expenses are provided for illustrative purposes only and will vary depending on market conditions and other factors. SVMG, its Brokers and Agents can not be held accountable for these numbers. Buyer should use the numbers it thinks most appropriate.
Financial Information including Down Payment, Closing Costs, LT Capital Gain, Federal and State Tax Rates and the Discount Rate are provided for illustrative purposes only. Actual numbers may, and probably will, vary depending on the Buyer's individual situation.
Loans This information is provided for illustrative purposes only. Buyer should use the loan information he or she thinks attainable and realistic for the property.

Annual Property Operating Data Notes and Disclaimers

Rental Income is based on current rents shown in the Rent Roll
Miscellaneous income is based upon information provided by the owner or manager.
General Vacancy is estimated to be at current market levels or provided by owner.
Taxes are estimated based on list price and based on current tax rate reported by Santa Clara County.
Other Expenses All other expenses are as reported by owner or property manager.
Loan Payment is based upon information provided in the LOANS section of page 4. Buyer should use the loan information it thinks attainable and realistic for the property.
Income Taxes is based upon a 33% or greater tax rate and is provided for illustrative purposes only. Buyer should consult with a licensed tax professional in determining the most realistic and appropriate tax rate.

NOTE: THE 5 or 10 YEAR PROJECTIONS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. BUYER SHOULD USE THE PROJECTIONS HE or SHE THINKS ARE REALISTIC AND ATTAINABLE.

Rent Roll Notes

General Notes: Rent levels, occupancy, deposit amounts and terms are subject to change without notice. Move-In dates are subject to change as units turnover. Buyer should obtain updated information and confirm all rent levels, lease terms, move-in dates, amount of last rental adjustment and deposit amounts prior to purchase.

Market Rent column reflects projected rents, not current rent levels. Projected rent levels are not guaranteed to be achievable by Seller, Broker or Agents. Buyer should use rent levels it thinks it can obtain for the subject property.