

# JUST LISTED!

8 Units in West San Jose



Michael Shields, CCIM

## FOR SALE!

1320 Lexington Ave., San Jose, CA

**Unique 8 Unit Multifamily Property Built in 1991**

- Eight (8), Large (949 sf) Two Bedroom / Two Bath Units
- Two Parking Spaces per Unit! Carports, Uncovered Parking & Storage
- Amenities: Patios, Gas Fireplaces, On-site Laundry, Covered Parking
- Extremely Well maintained: Roof Replaced 2010. Copper Plumbing.
- Possible Condo Conversion Opportunity
- Current GRM 14.9, Cap Rate 4.4%; Pro Forma GRM 13.8, Cap Rate 5.0%
- PRICE: \$1,850,000

**For More Information, Call:**



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*"But most impressive was that you just seem to have a knack for making a wide variety of people feel comfortable around you. From low income tenants to contractors, business managers or high net worth individuals, your opinions were always respected by those who worked with you."*

- Frank Ruggeri