

\$220,000 PRICE REDUCTION!
FOR SALE
PRIME FREE-STANDING BUILDING
913 WILLOW ST
~~**\$2,215,000**~~
\$1,995,000



- **WILLOW ST. FRONTAGE**
- **PRIME WILLOW GLEN LOCATION**
- **UPSIDE IN RENTS**
- **GREAT OPPORTUNITY FOR OWNER-USER OR INVESTOR**

PROPERTY TO BE SHOWN BY LISTING BROKERS ONLY

For More Information, Contact Exclusive Broker

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Hirsch and Associates

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Information presented in this flyer was provided by the Owner. Hirsch and Associates makes no representation as to the accuracy of the information. Tenant/Buyer should use due diligence in investigating the feasibility of entering into a lease or purchase of this property by relying on his own professional advisors.

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ATTENTION:

This brochure has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. In particular, Hirsch and Associates has not made any investigation, and makes no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Hirsch and Associates has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

IMPROVEMENTS, SIZE AND BOUNDARIES: Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel or building, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines; only a surveyor can determine the actual boundary lines. If any of these issues are important to Buyer's decision to purchase, then Buyer should consider investigating the property independently.

PROPERTY DESCRIPTION

| | |
|---------------------------------|--|
| Apn: | 264-56-031 |
| Address: | 913 Willow St, San Jose |
| Location: | Prime Willow Glen Location. Fronting Willow St near Lincoln. |
| Current Use: | Multi-Tenant Office Building |
| Zoning: | C-2 |
| Year Built: | 1987 |
| Parcel Size: | 11,180 sq. ft. +/- |
| Improvement Size: | 7,032 sq. ft. +/- |
| Improvement Description: | Two Story office building with an abundance of natural light and a wrap-around covered, exterior walk-way on second level. Currently 7 suites (3 first floor and 4 second floor) ranging in size from 465 sq. ft. to 1,375 sq. ft.) |
| Parking: | 25 On-Site Spaces; 9 covered and 16 in gated lot |
| Leases: | Range from Month-Month through October 2014 |
| HVAC Units: | 5, Roof-Mounted. |

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Current Schedule of Rents

| Suite | Sq. ft. | Currently Monthly Rent | Rent Type | Lease Expiration |
|-------|---------|------------------------|-----------|------------------|
| 101 | 552 | \$1,200 | Gross* | 10/12 |
| 102 | 520 | \$920 | Gross* | 7/12 |
| 103 | 1,290 | \$2,500 | Gross* | 10/14 |
| | | | | |
| 201 | 1,375 | Vacant | | |
| 202 | 987 | Vacant | | |
| 204 | 786 | Vacant | | |
| 206 | 465 | \$800 | Gross* | 10/12 |
| | | | | |

**Gross rents include utilities. Owner does not pay for janitorial in tenant's suites*

**Suites 201 and 201 were most recently rented for \$4,400 per month combined. Suite 204 was most recently rented of \$1,275 per month. The owners have intentionally left them vacant for a potential owner/ user*

2011 Gross Income

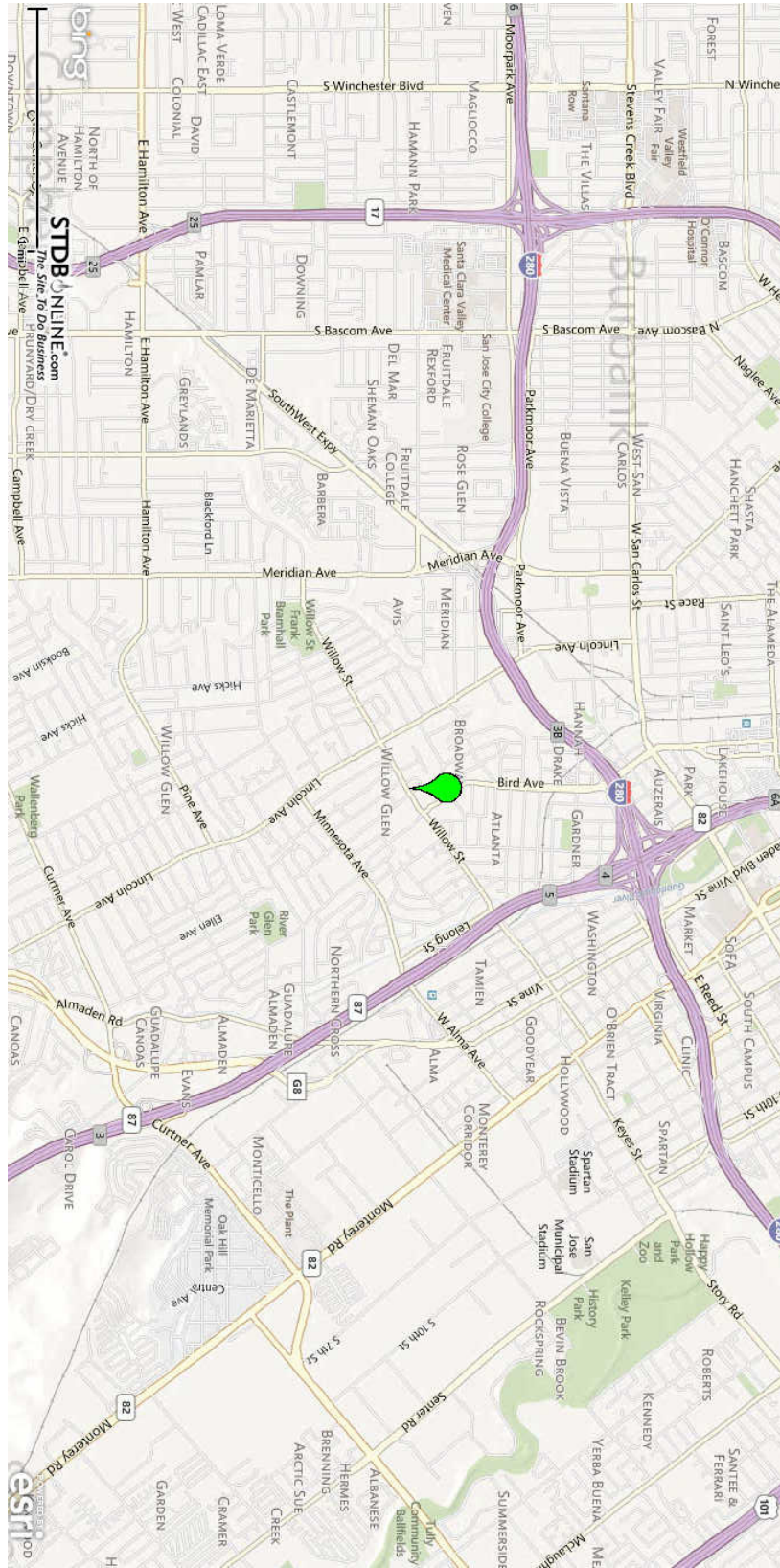
\$132,756

Current Monthly Expenses

| | |
|-------------------------|--|
| Property Tax: | \$1,422.00 (based on a current assessed value of \$1,277,641) |
| Insurance: | \$192.00 |
| PG&E: | \$1,100.00 |
| Water: | \$225.00 |
| Landscape Maint. | \$350.00 |
| Building Maint. | \$375.00 |
| Garbage: | \$125.00 |
| Total: | \$3,789.00 |

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Street Map



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