

## 13-Tenant Office Building

**634-638 North Santa Cruz Avenue @ Blossom Hill Avenue  
Los Gatos, CA**



2 story office building

47 enclosed parking spaces

Building size: 17,350 sq. ft.

Lot size: 20,100 sq. ft.

Year built: 2000

Zoning: C2

Parcel#: 529-10-143



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**Income: \$227,692.68 – NNN**

**Financing: \$4,900,000, Affinity Bank**

Ste#	Tenant	Total sq. ft.	Monthly Rent	Rate/ Sq. Ft.	Rent Increase Date	Rent Increase Amount	Lease Start	Lease Expires
100	Chicago Title	2,760	\$6,072.00 (CAM) \$1,545.60	\$2.20	01/18/12 01/18/13 01/18/14 01/18/15	\$6,072.00 \$6,254.16 \$6,441.78 \$6,635.03	1/18/12	05/31/15
103	Vacant	2,554	0	0				
106	Los Gatos Alterations	500	\$1,231.88 (CAM) \$280.00	\$2.46	10/01/11 10/01/12 10/01/13	\$1,231.88 \$1,281.16 \$1,332.41	10/01/04	09/30/14
108	Gianni's Salon	595	\$1,080.00 (CAM) \$333.20	\$1.82	03/01/12 04/01/12	\$1,108.54 \$1,080.00	04/01/12	02/28/13
110	The Polished Nail	408	\$996.52 (CAM) \$228.48	\$2.44			05/01/08	04/30/13
112	Vacant	1,158	0	0				
114	Tom Tran	271	\$338.75 (CAM) \$151.76	\$1.25			03/01/12	01/01/13
200	Vacant	3,494	0	0				
203	Vacant	1,587	0	0				
204	Vacant	1,662	0	0				
206	Chicago Title Co	1,520	\$2,675.00 (CAM) \$851.20	\$1.76	06/01/11 06/01/12	\$2,584.00 \$2,675.00	06/01/10	5/31/13
209	Paramitias Foundation	500	\$950.00 (CAM) \$280.00	\$1.90				MTM
210	Shawn Lucca	980	\$1,960.00	\$2.00	Rent includes CAMs		01/01/12	11/30/12
<b>Total</b>		<b>7,534</b>	<b>\$15,304.15</b>					
	<b>Including Rent Recovery</b>	<b>10,455</b>	<b>\$3,670.24</b>					
<b>Total</b>		<b>17,989</b>	<b>\$18,974.39</b>					



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