

23-Unit Multi-Family Dwelling

**101 Oak Rim Way @ Blossom Hill Road
Los Gatos, CA**



2-story building, 18 – 2bd/1.5ba,
and 5 – 1bd/1ba units + pool

Building size: 23,136 sq. ft.

Lot size: 43,441 sq. ft.

Year built: 1961

Construction: wood

Zoning: RM8

APN: 529-16-056



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Income: \$771,540 – Projected Income: \$1,014,540

Unit	Unit Type	Current Rent	Market Rent	Unit	Unit Type	Current Rent	Market Rent
1	2bd/1ba	\$3,250	\$3,900	19	1bd/1ba	\$2,325	\$2,800
2	2bd/1ba	\$2,435	\$3,900	20	1bd/1ba	\$2,150	\$2,800
3	2bd/1ba	\$3,395	\$3,900	21	1bd/1ba	\$1,900	\$2,800
4	2bd/1ba	\$2,875	\$3,900	22	1bd/1ba	\$1,950	\$2,800
5	2bd/1ba	\$3,295	\$3,900	*23	junior	\$1,725	\$2,800
6	2bd/1ba	\$2,865	\$3,900	Laundry		\$345	\$345
7	2bd/1ba	\$2,975	\$3,900	Total		\$64,295	\$84,545
8	2bd/1ba	\$2,750	\$3,900	<i>*Unit is unpermitted</i>			
9	2bd/1ba	\$2,915	\$3,900	Expenses w/o Taxes: \$46,527			
10	2bd/1ba	\$2,920	\$3,900	Taxes	(1.18% of sales price)		
11	2bd/1ba	\$2,900	\$3,900	Special Assessment (city):	\$6,667		
12	2bd/1ba	\$2,645	\$3,900	Insurance:	\$6,900		
13	2bd/2ba	\$2,895	\$3,900	Utilities:	\$16,560		
14	2bd/1ba	\$3,295	\$3,900	Landscape:	\$7,200		
15	2bd/1ba	\$2,850	\$3,900	Maintenance & Repairs:	\$4,600		
16	2bd/1ba	\$3,295	\$3,900	Reserves:	\$4,600		
17	2bd/1ba	\$2,895	\$3,900				
18	2bd/1ba	\$3,450	\$3,900				



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