



OFFERING MEMORANDUM

2145 Randolph Drive

San Jose, CA 95128 | 7-Unit Multifamily

\$2,639,950

4.25% CAP | 15.45 GRM | 7 Units

Bos
GROUP



Photos may be AI-enhanced



Photos may be AI-enhanced



Photos may be AI-enhanced

Property Summary

Bos Group is proud to present 2145 Randolph Drive, a 7-unit multifamily property in West San Jose offered at \$2,639,950. The property consists of (7) 1BR/1BA units totaling 3,740 SF on a 6,600 SF parcel, with current monthly contract income of \$14,170 and 11.15% upside to market. Recent capital improvements include upgraded electrical, dual-pane windows, and an upgraded secured entrance and gate. Residents enjoy 1:1 on-site parking, on-site laundry, storage units, and security cameras. The property is centrally located in Silicon Valley with convenient access to Highways 280, 880, and 17, just 0.8 miles from the Fruitdale VTA Light Rail Station, and minutes from Downtown Campbell, Santana Row, The Pruneyard, and eBay HQ.

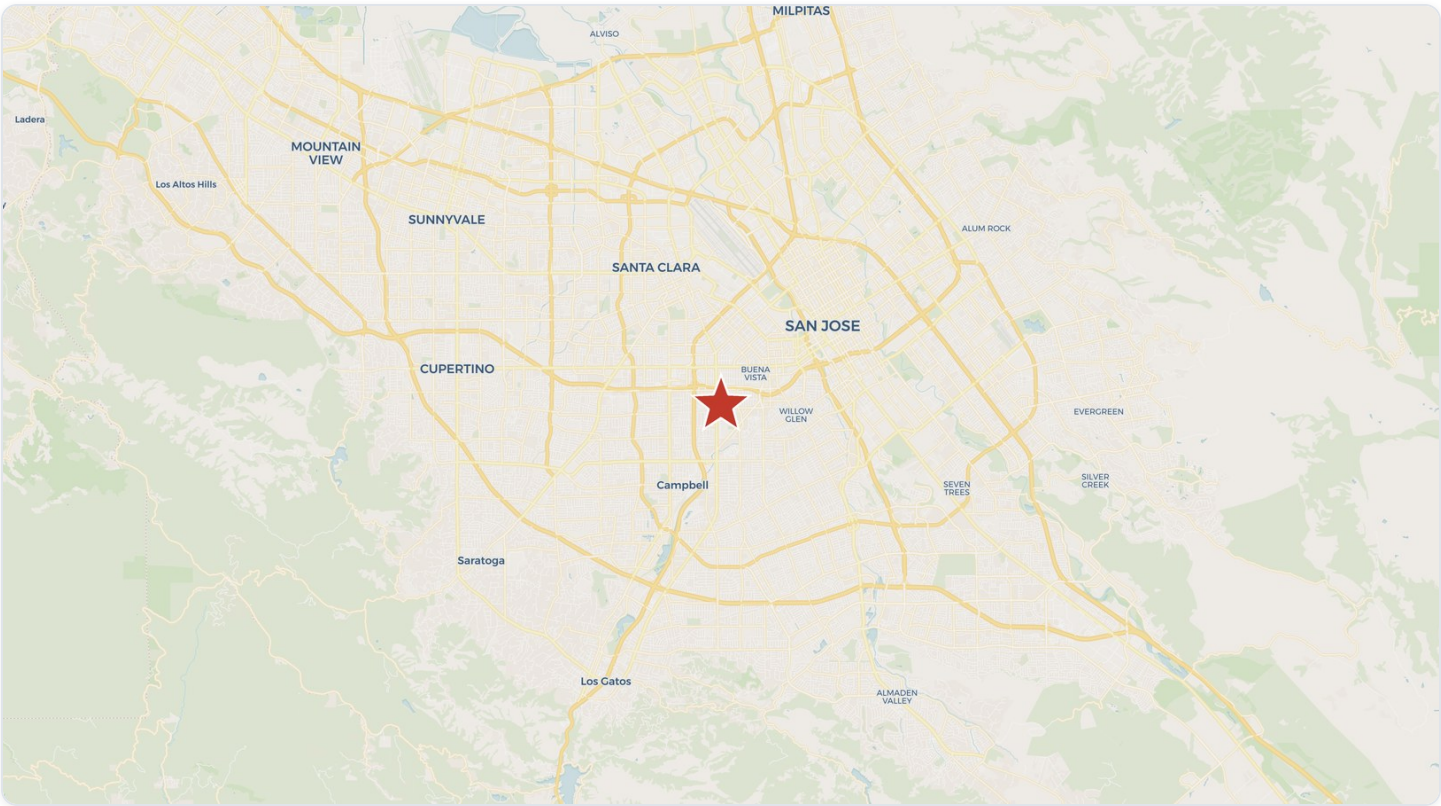
4.25%	15.45	11.2%	\$377,136	\$706
CAP RATE	GRM	UPSIDE	PRICE / UNIT	PRICE / SF

INVESTMENT HIGHLIGHTS

- List Price \$2,639,950 | 4.25% CAP | 15.45 GRM
- 1:1 On-Site Parking | On-Site Laundry | Storage Units | Security Cameras
- 0.8 mi to Fruitdale VTA | 0.3 mi to Santa Clara Valley Medical Center

RECENT CAPITAL IMPROVEMENTS

- Upgraded Electrical
- Dual-Pane Windows
- Upgraded Secured Entrance & Gates



Investment Summary

Price	\$2,639,950	First loan	\$1,319,975
Down payment (50%)	\$1,319,975	Interest rate (5yr fixed)	5.80%
Number of units	7	Amortization	30 years
Price / unit	\$377,136	Monthly payment	\$7,745
Square feet	3,740	Annual debt service	\$92,940
Cost / sq. foot	\$706	Debt coverage ratio (DSCR)	1.21
CAP - Current	4.25%		
CAP Rate - Pro Forma	4.43%		
GRM - Current	15.45		
GRM - Pro Forma	14.72		
Year built	1957		
Lot size	6,600 SF		
Parking spaces	7		

Pricing based on recommended list price. Buyer to verify all financial information independently.

Income Summary

Rent Roll

UNIT	TYPE	RENT	MARKET RENT	MOVE-IN DATE	NOTES
1	1x1	\$1,995	\$2,250		
2	1x1	\$1,995	\$2,250		
3	1x1	\$1,989	\$2,250		
4	1x1	\$2,000	\$2,250		
5	1x1	\$1,989	\$2,250		
6	1x1	\$1,950	\$2,250		
7	1x1	\$2,252	\$2,250		Section 8
Monthly Total		\$14,170	\$15,750		
Annual Total		\$170,040	\$189,000		

Rent roll data provided by property owner. Market rents based on comparable units in the area.

Unit Mix

UNIT TYPE	# OF UNITS	VACANCY	RENT	MARKET RENT	UPSIDE	% OF TOTAL
1x1	7	0	\$2,024	\$2,250	11.2%	100%
Total	7	0	\$14,170	\$15,750	11.2%	100%
Average		0.0%	\$2,024	\$2,250		

Expense Summary

EXPENSE		CURRENT	PRO FORMA
New Property Taxes	1.2172% tax rate	\$32,133	\$32,133
Special Assessments	\$525 /unit	\$3,676	\$3,676
Insurance	\$345 /unit	\$2,412	\$2,412
PG&E	\$192 /unit	\$1,342	\$1,342
Water	\$932 /unit	\$6,525	\$6,525
Trash	\$328 /unit	\$2,298	\$2,298
Repairs & Maintenance	\$750 /unit	\$5,250	\$5,250
Total expenses	\$7,662 /unit	\$53,636	\$53,636
% of EGI		32.35%	31.47%

1. Expenses based on owner-provided financials and market estimates. Buyer to verify all expense information.

2. Any insurance figures shown are estimates and may not reflect current market rates. Prospective buyers should obtain their own insurance quote from a licensed broker.

3. Property tax figures shown are recalculated based on the asking price.

Financial Overview

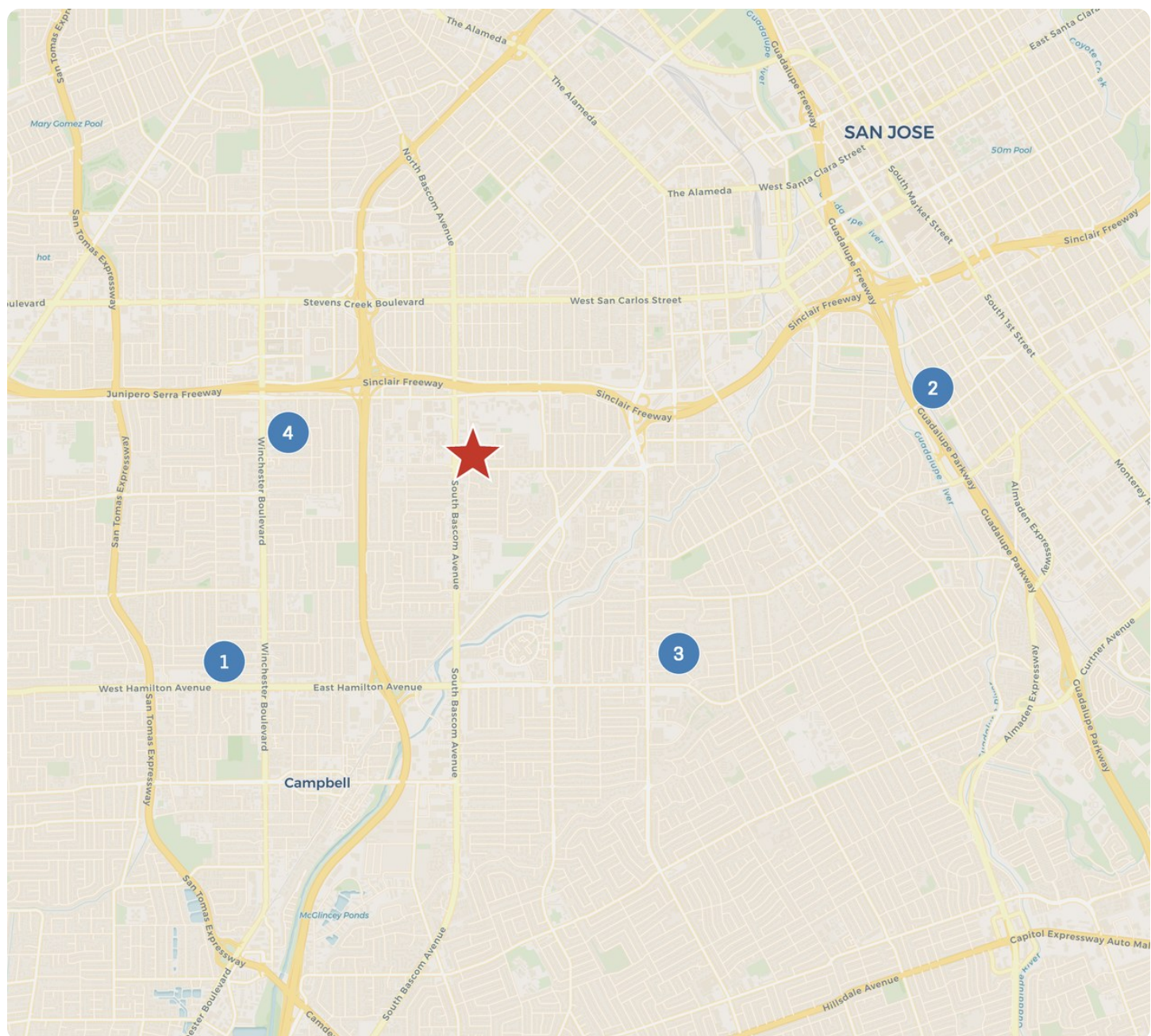
ANNUALIZED OPERATING DATA		CURRENT		PRO FORMA
Potential gross rent		\$189,000		\$189,000
Loss to lease	11.15%	(\$18,960)		\$0
Scheduled rental income		\$170,040		\$178,542
Laundry income		\$840		\$840
Scheduled gross income		\$170,880		\$179,382
Less vacancy rate	3.00%	(\$5,101)	5.00%	(\$8,927)
Effective gross income		\$165,779		\$170,455
Less expenses		(\$53,636)		(\$53,636)
Net operating income		\$112,142		\$116,818
Debt service		(\$92,940)		(\$92,940)
Net cash flow after debt service	1.45%	\$19,202	1.81%	\$23,879
Loan principal reduction		\$16,824		\$16,824
Total investment return	2.73%	\$36,026	3.08%	\$40,702

** Based on recommended list price. **

Operating data based on trailing 12 months and owner-provided financials. Pro forma projections are estimates only.

Sales Comparables

NO.	PROPERTY ADDRESS	SALE PRICE	DATE	BLDG SF	UNITS	GRM	CAP	\$/UNIT	\$/SF
1	3231 Impala Dr	\$1,760,000	09/2025	3,688	6	—	4.33%	\$293,333	\$477
2	357 Willow St	\$2,450,000	10/2025	3,685	10	—	6.47%	\$245,000	\$665
3	1547 Alta Glen Dr	\$2,725,000	08/2025	6,038	7	—	4.77%	\$389,286	\$451
4	2994 Huff Ave	\$3,250,000	04/2025	7,710	12	—	5.34%	\$270,833	\$422
AVERAGE		\$2,546,250		5,280	9	—	5.23%	\$299,613	\$504
2145 Randolph Drive		\$2,639,950		3,740	7	15.45	4.25%	\$377,136	\$706



Exclusively Listed By

COMPASS COMMERCIAL | BOS GROUP CRE



Willem Bos

SENIOR VICE PRESIDENT

DRE # 02013980

916-698-9954

willem@bosgroupcre.com

Willem Bos is a Senior Vice President at Compass Commercial with over 10 years of experience as a real estate investment professional. He has successfully led his team in trading over \$500 million in multi-family and commercial property assets throughout the East Bay. Willem excels at guiding clients through commercial real estate investments with a deep understanding of the market and a strategic, client-focused approach.



Brian von Lackum

SENIOR INVESTMENT ADVISOR

DRE # 02251782

415-847-0291

brian@bosgroupcre.com

Brian von Lackum is a Senior Investment Advisor at Compass Commercial with over five years of experience in commercial real estate. Before joining the Bos Group, Brian worked at Newmark in Valuations & Advisory and achieved Certified General Appraisal licensure, appraising properties from \$1M to over \$1B across multifamily, office, industrial, and retail. Born in Marin County and based in San Francisco, Brian brings deep Bay Area market expertise to every transaction.



2145 Randolph Drive | San Jose, CA 95128

COMPASS COMMERCIAL | BOS GROUP CRE

Confidentiality & Disclaimer

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein.

No legal liability is assumed or to be applied in connection with the information or such other communications. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors, and are therefore subject to material change.

In the Offering certain documents are described in summary form. The summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they constitute a legal analysis. Interested parties are expected to independently review all documents.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property. The owner and Compass Commercial expressly reserve the right to reject any expressions of interest at any time without notice.

Exterior and interior photographs presented in this Offering Memorandum may not reflect the exact current condition of the property. Images are provided for general reference and marketing purposes only. Prospective buyers are encouraged to conduct their own physical inspection of the property and should not rely solely on photographs when making investment decisions.

PHOTO DISCLAIMER: The photographs contained in this Offering Memorandum have been digitally enhanced using artificial intelligence technology. While these enhancements are intended to improve visual clarity and presentation, they may not reflect the exact current condition of the property. Prospective buyers are encouraged to conduct their own physical inspection of the property.

This Offering Memorandum is the property of the owner and Compass Commercial and may be used only by parties approved by the owner and Compass Commercial. The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any entity at any time with or without notice. The owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless a written agreement for the purchase of the property has been fully executed, delivered, and approved by the owner and any conditions to the owner's obligations thereunder have been satisfied or waived.