

K&K Homes Apartment

Offering Memorandum



KOLLMAR APARTMENT HOMES
2718 & 2710 KOLLMAR DR, SAN JOSE, CA 95127

K & K Apartment Inc

K & K HOMES REALTY

Phone: 408.599.3401 info@kkhomes.net

K & K HOME REALTY 909 Story Rd # 200 San Jose, CA 95122

K&K HOMES APARTMENT

2710 - 2718 KOLLMAR DRV SAN JOSE 95127 CA

PROPERTY INVESTMENT HIGHLIGHTS

PROPERTY PROFILE



Multi- Family (42 Unit) Value: \$13,990,000 Per Unit: \$333K
Building Class: C Built: 1960
Gross Building Area: 27,109 SF
Lot Size: Total 1.01 Land Acres Land SF: 43,996 SF (2710-2718 Kollmar Dr)
Parking: 42 spaces 1 per unit

This multi-family home is located at 2710-2718 Kollmar Dr San Jose CA and in ZIP code 95127. The 42 Multifamily unit investment comprised of 41 all 2 bedroom, 1 bath, 600 square feet and 1 Studio, 300 square feet. Owners have spent over \$400,000 on repairs work, roofing, landscaping, floorings, plumbing, and renovations. This property is located just minutes from major freeways (I-680,280, 101,87,& 85), Shopping Mall, Transportation/light Rail, Bart, College & University, and downtown San Jose of which is in the middle of a revitalized downtown area and complete restaurants, shops & movie theater and work in progress Light Rail! Property has great potential for any commuters, etc. This is an ideal opportunity for an owner/user or an investor to purchase a well-located apartment property with income upside realized through unit renovation and allowable rent increases.

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Great Location

- 4.3 miles (10 mins) to downtown San Jose
- Convenient to shopping and highways (I-680, I-280, Fwy 101, 880/17 State Route 85 & 87)
- Easy commute to high tech quality Bay Area jobs

Superior Education Opportunities

- Oakwood School, STEAM at Ryan Elementary
- Clyde Fisher, DCP Alum Rock, Renaissance Academy
- William Mt. Pleasant HS, Evergreen High School
- California San Jose State University, Evergreen Valley College, San Jose City College

Positive Economic Forecast

- San Jose continues to grow in population and stature, becoming a destination city in the Bay area. Existing residents are proud to call San Jose home, and it is becoming a community of choice for new families, employees and high Tech employers.

More Information Available

- Comprehensive Due Diligence Package available upon request

Average Price: \$333K per unit

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Rent Roll

Unit	Rent
2710 Kollmar Dr Apt 1 - 1	\$ 2,700.00
2710 Kollmar Dr Apt 2 - 1	\$ 2,500.00
2710 Kollmar Dr Apt 3 - 1	\$ 2,674.00
2710 Kollmar Dr Apt 4 - 1	\$ 2,600.00
2710 Kollmar Dr Apt 5 - 1	\$ 2,625.00
2710 Kollmar Dr Apt 6 - 1	\$ 2,500.00
2710 Kollmar Dr Apt 7 - 1	\$ 2,700.00
2710 Kollmar Dr Apt 8 - Onsite Manager - 1	\$ 1,591.00
2710 Kollmar Dr Apt 9 - 1	\$ 2,600.00
2710 Kollmar Dr Apt 10 - 1	\$ 2,506.00
2710 Kollmar Dr Apt 11 - 1	\$ 2,700.00
2710 Kollmar Dr Apt 12 - 1	\$ 2,600.00
2710 Kollmar Dr Apt 13 - 1	\$ 2,401.00
2710 Kollmar Dr Apt 14 - 1	\$ 2,600.00
2710 Kollmar Dr Apt 16 - 1	\$ 2,506.00
2710 Kollmar Dr Apt 17 - 1	\$ 2,500.00
2710 Kollmar Dr Apt 18 - 1	\$ 2,700.00
2710 Kollmar Dr Apt 18 Storage 5 - 1	\$ 60.00
2710 Kollmar Dr Apt 19 - Studio	\$ 1,300.00
2710 Kollmar Dr Apt 21 - 1	\$ 2,700.00
2710 Kollmar Dr Apt 22 - 1	\$ 2,500.00
2710 Kollmar Dr Apt 23 - 1	\$ 2,500.00
2710 Kollmar Dr Apt 24 - 1	\$ 2,551.00

Unit	Rent
2710 Kollmar Dr Apt 30 Storage 1 - 1	\$ 100.00
2718 Kollmar Dr Apt 25 - 1	\$ 2,730.00
2718 Kollmar Dr Apt 26 - 1	\$ 2,756.00
2718 Kollmar Dr Apt 27 - 1	\$ 2,700.00
2718 Kollmar Dr Apt 28 - 1	\$ 2,513.00
2718 Kollmar Dr Apt 29 - 1	\$ 2,794.00
2718 Kollmar Dr Apt 30 - 1	\$ 2,595.00
2718 Kollmar Dr Apt 31 - 1	\$ 2,700.00
2718 Kollmar Dr Apt 32 - 1	\$ 2,677.00
2718 Kollmar Dr Apt 32 - 1	\$ 2,700.00
2718 Kollmar Dr Apt 34 - 1	\$ 2,756.00
2718 Kollmar Dr Apt 35 - 1	\$ 2,511.00
2718 Kollmar Dr Apt 36 - 1	\$ 2,677.00
2718 Kollmar Dr Apt 37 - 1	\$ 2,700.00
2718 Kollmar Dr Apt 38 - 1	\$ 2,511.00
2718 Kollmar Dr Apt 39 - 1	\$ 2,511.00
2718 Kollmar Dr Apt 40 - 1	\$ 2,700.00
2718 Kollmar Dr Apt 41 - 1	\$ 2,511.00
2718 Kollmar Dr Apt 42 - 1	\$ 2,700.00
	\$ 102,456.00

Monthly Rent Roll

Types:

\$102,456.00

41 Two Bed/One Bath & 1 Studio

5.5%

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Phone 408.-375-2713 tessie.figueroa@kkhomes.net

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FINANCIAL SUMMARY

FINANCIAL SUMMARY (PROFORMA – 2025 ACTUAL)	ANNUAL	ANNUAL PER SF
Gross Rental Income	\$1,229,472	\$45.36
Other Income	\$6,000	\$0.18
Vacancy Loss	\$28,000	\$1.00
Effective Gross Income	\$1,206,657	\$44.52
Taxes	\$180,000	\$6.64
Operating Expenses	\$200,000	\$7.38
Total Expenses	\$432,000	\$13.62
Net Operating Income	\$774,657	\$28.38

PROPERTY FACTS

Price	\$13,990,000.00
Price Per Unit	\$333,095.00
Sale Type	Investment
Cap Rate	5.5%
Gross Rent Multiplier	12.00

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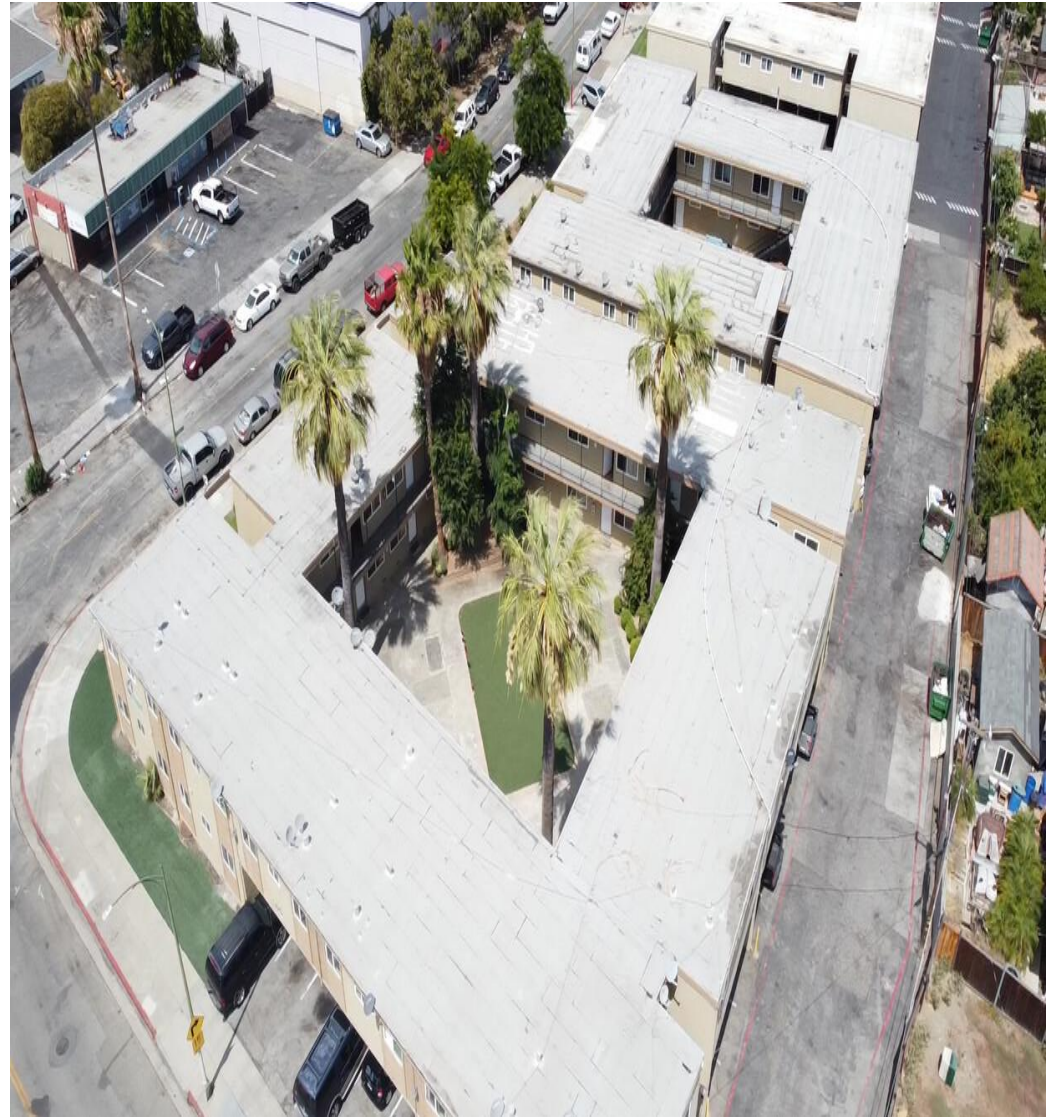
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Aerial View



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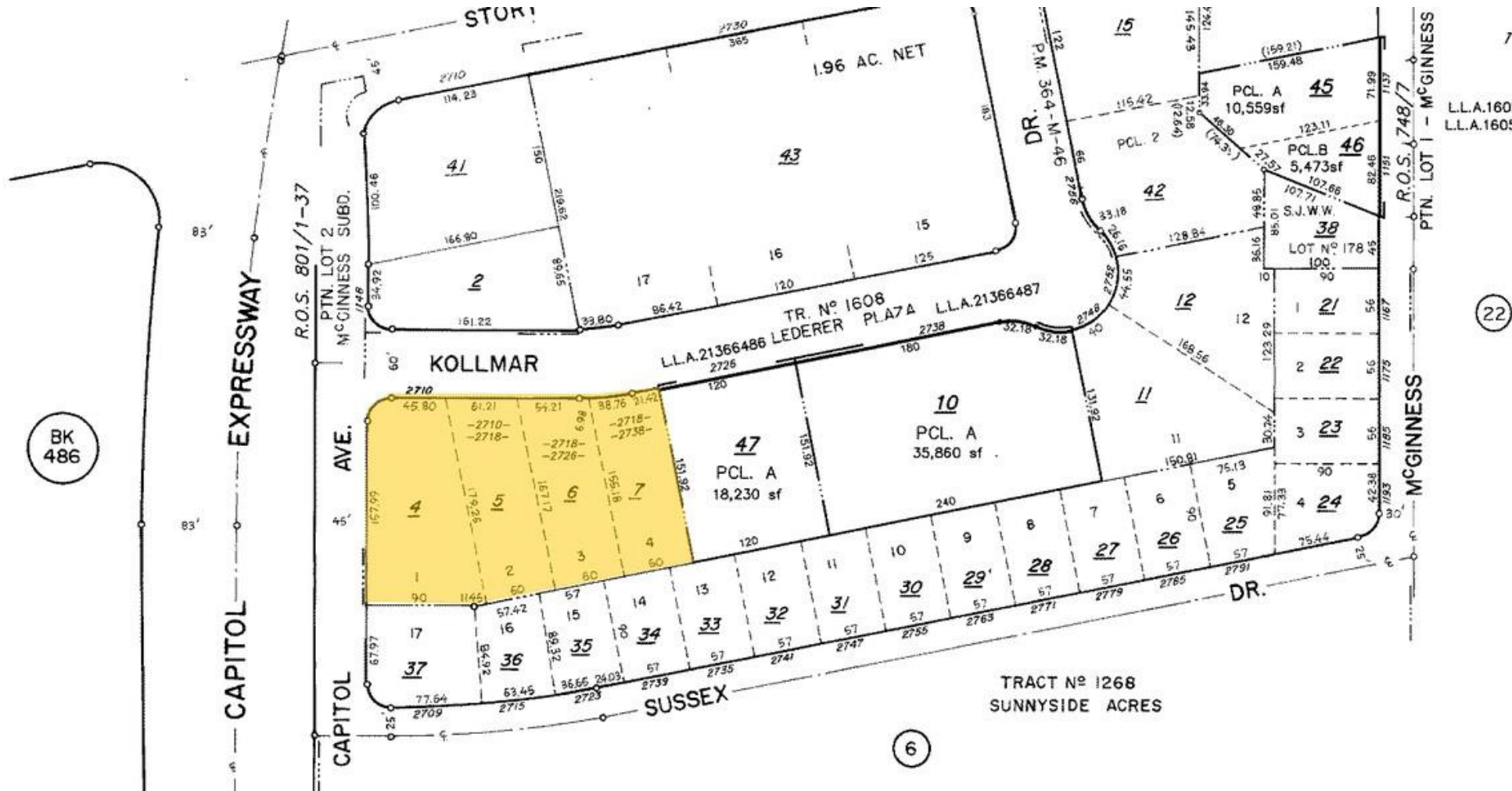
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Plat Map



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