

27 TOPEKA AVENUE
San Jose, CA 95128

7-Unit Multifamily Investment
5 Vacant Units
Value-Add Opportunity

DANIEL J. KIM

daniel@championrealestateservices.com
510-269-3719

CHAMPION
REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

Address	27 Topeka Avenue, San Jose
Zoning	Commercial Multi-Residential
APN	27417061
Parking	Attached Garage & Street Parking
Occupancy	5 Vacant Units
Monthly Rent	\$1,900 (Studio Units) \$2,200 (One-bedroom Units)



ABOUT THE PROPERTY

This property is conveniently situated in a well-established neighborhood in San Jose, presenting **strong investment potential in a top rental market**. It is surrounded by employment centers, retail options, and public transit, ensuring a steady demand for housing and opportunities for growth.

Located near Santana Row and various amenities, it is particularly suitable for one-bedroom rentals. With solid local fundamentals and easy access to key areas, this property is attractive to investors looking for stability and growth as well as potential development of additional units.



27 Topeka Avenue presents a rare opportunity to acquire a seven-unit multifamily property with high rental potential in the San Jose market.

27 Topeka Avenue is a fully occupied seven-unit multifamily investment offering immediate income and significant long-term upside. Ownership has recently completed the lease-up of the property, creating stable cash flow while maintaining below-market rents that provide investors with a clear path toward future income growth.

Located near Santa Clara University, Santana Row, Valley Fair, and major Silicon Valley employment centers, the property benefits from strong rental demand and favorable market fundamentals. This is an attractive opportunity for investors seeking a stabilized asset with value-add potential in a supply-constrained market.



7-UNIT MULTIFAMILY PROPERTY WITH SIGNIFICANT VALUE-ADD POTENTIAL



STABILIZED MULTIFAMILY INVESTMENT WITH BELOW-MARKET RENTS AND VALUE-ADD POTENTIAL



BELOW-MARKET IN-PLACE RENTS OFFERING STRONG INCOME UPSIDE



LOCATED NEAR SANTANA ROW, MAJOR EMPLOYMENT CENTERS, & TRANSPORTATION CORRIDORS

PRO FORMA

PROJECTED INCOME

Unit Type	Units	Monthly Rent	Annual Income
<i>Studio Units</i>	2	\$1,900	\$45,600
<i>One-bedroom Units</i>	5	\$2,200	\$132,000
GROSS POTENTIAL INCOME	7		\$177,600
EFFECTIVE GROSS INCOME	7		\$133,800

ESTIMATED OPERATING EXPENSES

Expense Category	Annual Cost
<i>Property Taxes</i>	\$33,990
<i>Insurance</i>	\$14,500
<i>Maintenance & Repairs</i>	\$10,123
<i>Property Management</i>	\$10,123
<i>Utilities & Miscellaneous</i>	\$5,000
TOTAL EXPENSES	\$73,736

PRO FORMA N.O.I



\$94,984

FLOOR PLAN (1-BEDROOM UNIT)



Matterport Property Report

27 Topeka

Gross Floor Area - Full Property 601 sq. ft. | Floor 1 601 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



3D FLOOR PLAN (1-BEDROOM UNIT)

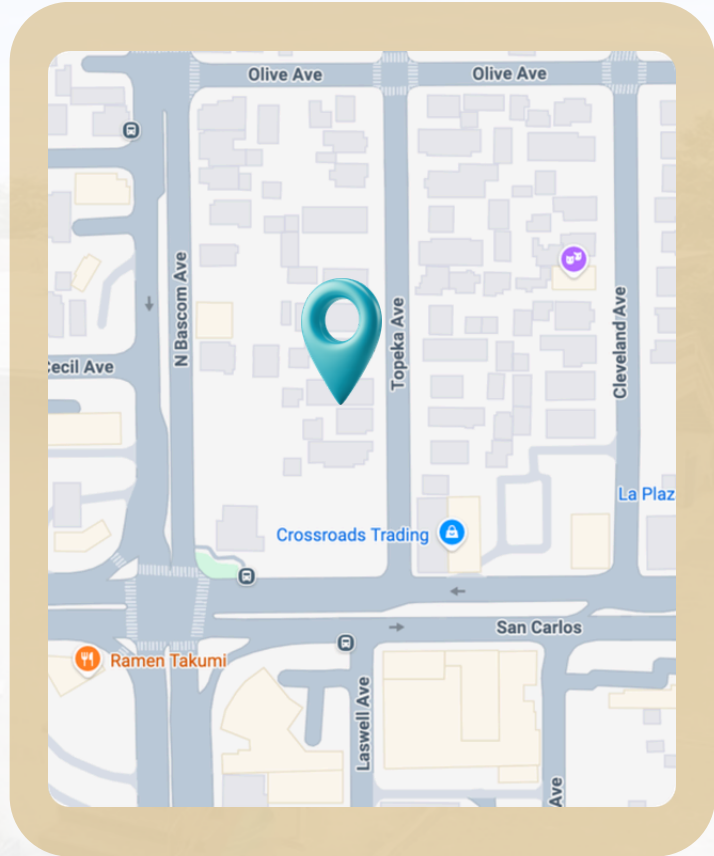


AERIAL VIEW & MAP



NEARBY AMENITIES

Dollar Tree · Zanotto's Family Market · La Plaza Market · Brick House Fitness · Western Union · CBD Farmacy · Walgreens Pharmacy · Great Gas



GALLERY



SCHEDULE A TOUR



DANIEL J. KIM
CA DRE #02037088

Send Email daniel@championrealestatservices.com

Call Mobile 510-269-3719

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum is for informational purposes only. All information herein is from sources deemed reliable, but no warranty or representation is made regarding its accuracy. Prospective tenants should conduct their own independent investigation and verification of all information.