

466 N FAIR OAKS AVE

OFFERING MEMORANDUM
466 N Fair Oaks Ave
Sunnyvale, CA 94085



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EXECUTIVE SUMMARY



Altos Realty presents an investment opportunity at 466 N Fair Oaks Avenue, a well-maintained multifamily residential income property located in the thriving city of Sunnyvale, California. This well-positioned asset offers the chance to secure a property in one of Silicon Valley's most active housing markets, supported by strong tenant demand, a diversified local economy, and sustained property value growth.

466 N Fair Oaks Avenue is conveniently located near major transportation routes including US-101 and SR-237, providing excellent regional connectivity throughout the Bay Area. The property is within close proximity to downtown Sunnyvale, retail corridors, and major technology employers such as Apple, Google, and LinkedIn, ensuring consistent rental demand and long-term occupancy stability.

With its prime location, strong surrounding demographics, and proven market fundamentals, this property is well-suited for investors seeking a stable income-producing asset with potential for value-add improvements. Fred Leeds Properties is proud to offer this unique opportunity to invest in a multifamily property that combines visibility, accessibility, and growth potential in one of the nation's most competitive residential real estate markets.

INVESTMENT HIGHLIGHTS

Address 466 N Fair Oaks Avenue

City, ~~State~~, Zip Code Sunnyvale, CA 94085

Units 9

Unit Mix
One 3 BR / 1 BA
Three 2 BR / 1 BA
Five 1 BR / 1 BA

Stories 2

Buildings 2

Gross SF (Building) 4,236

Lot Size / Acreage 0.32

Parking (Covered) 6 Reserved uncovered spaces
and 3 covered carports.

**Well-Located Multifamily Asset
with Strong Rental Demand and
Long-Term Growth Potential**





PROPERTY SUMMARY

- >> Walking distance to major bus lines and minutes from Lawrence Caltrain station.
- >> Located in the heart of Silicon Valley, one of the strongest and most supply-constrained rental markets in the country.
- >> Surrounded by leading technology employers including Apple, Google, LinkedIn, and Meta.
- >> Strong local demographics with high median incomes and a large professional workforce support steady rental demand.
- >> Versatile multi-family property with potential for modernization to increase rental income.
- >> Opportunity for value-add upgrades to units, common areas, and amenities.
- >> Consistently low vacancy rates and strong tenant demand provide long-term income stability.

Rare Silicon Valley Multi-Family Opportunity with Strong Demographics and Significant Upside Potential



FINANCIAL OVERVIEW

SUMMARY	
Estimated Price	\$3,750,000
Down Payment	\$1,875,000 (50%)
No. of Units	9
Cost/Unit	\$416,667
Current GRM	\$14
Market GRM	\$13
Current CAP	4.18%
Market CAP	4.55%
Age	1960
Lot Size (SF)	14,061
Total SqFt	4,236
Cost per SqFt	\$885
Average Unit Size (SF)	471

ANNUALIZED OPERATING DATA		
Scheduled Gross	\$274,860	\$289,200
Vacancy	\$7,940 (3.0%)	\$8,370 (3.0%)
Gross Income	\$266,920	\$280,830
Expenses	\$110,071 (40.0%)	\$110,071 (38.1%)
Net Operating Income	\$156,849	\$170,759
Loan Payment	\$134,899 (dcr 1.16)	\$134,899 (dcr 1.27)
Cash Flow	\$21,950 (1.2%*)	\$35,860 (1.9%*)
Principal Reduction	\$22,399	\$22,399
Total Return	\$44,349 (2.4%*)	\$58,259 (3.1%*)

PROPOSED FINANCING - FIRST LOAN				
Amount	Initial Interest Rate	Amortization (Years)	Monthly Payment	Details
1,875,000	6.00%	30	\$11,242	5-year fixed / 30-year amortization

PROPOSED FINANCING - SECOND LOAN				
Amount	Initial Interest Rate	Amortization (Years)	Monthly Payment	Details
0\$		30	\$0	

ANNUALIZED EXPENSES		
Taxes (Rate)	\$43,125	1.15%
HOA	\$0	-
Insurance	\$7,000	-
Gas & Electricity	\$5,000	-
Water & Sewer	\$27,000	-
Janitorial	\$600	-
Garbage	\$2,500	-
Landscaping	\$1,500	-
Advertising	\$0	-
Leasing Fees	0	-
Off Site Management	13,346	5%
Pest Control	\$1,000	-
Service Contracts	0	-
Repairs & Replacements	10,000	-
Reserves	\$0	-
Total Expenses	\$110,071	-
Per Net SF	\$25.98	-
Per Unit	\$12,230	-

FINANCIAL OVERVIEW

SCHEDULED INCOME

Units	Beds/Baths	Approx. SF	Current Rent/Unit	Current Monthly Income	Market Rent/Unit	Market Monthly Income
5	1x1	650	\$2,160	\$10,800	\$2,300	\$11,500
3	2x1	\$800	\$2,685	\$8,055	\$2,800	\$8,400
1	3x1	\$875	\$3,200	\$3,200	\$3,350	\$3,350
0	-	-	\$0	\$0	\$0	\$0

OTHER INCOME

Category	Current	Market
Laundry	\$350	\$350
Garage/Storage	\$500	\$500
Monthly Scheduled Gross Income	\$22,905	\$24,100
Annual Scheduled Gross Income	\$274,860	\$289,200





MARKET SUMMARY

466 N Fair Oaks Avenue is a multifamily residential income property located in the heart of Sunnyvale, California, one of the most supply-constrained and high-demand housing markets in the United States.

Situated in the center of Silicon Valley, the property benefits from immediate access to a dense employment base driven by world-class technology companies such as Apple, Google, LinkedIn, Meta, and Amazon.

The property is less than ten minutes from major transportation corridors, including US-101, SR-237, and Lawrence Expressway, and is within close proximity to the Lawrence Caltrain Station, providing direct commuter access throughout the Bay Area. This connectivity enhances its appeal to tenants seeking quality housing near high-paying jobs.

Sunnyvale's demographics are among the strongest in the region, with a highly educated population, high median household incomes, and stable, long-term rental demand. Multifamily vacancy rates remain low, and rent growth is supported by consistent in-migration of technology professionals and limited new housing supply.

With its strategic location, diverse unit mix, and strong surrounding economic drivers, 466 N Fair Oaks Avenue offers investors a stable income-producing asset with the potential for value-add improvements that can further increase cash flow and property value in one of the most competitive residential real estate markets in the country.

RETAIL & GROCERIES

- 01 Arques Square
- 02 Sunnyvale Square Shopping Center
- 03 Fair Oaks Commercial Center
- 04 Costco
- 05 Lowes

MAJOR EMPLOYER

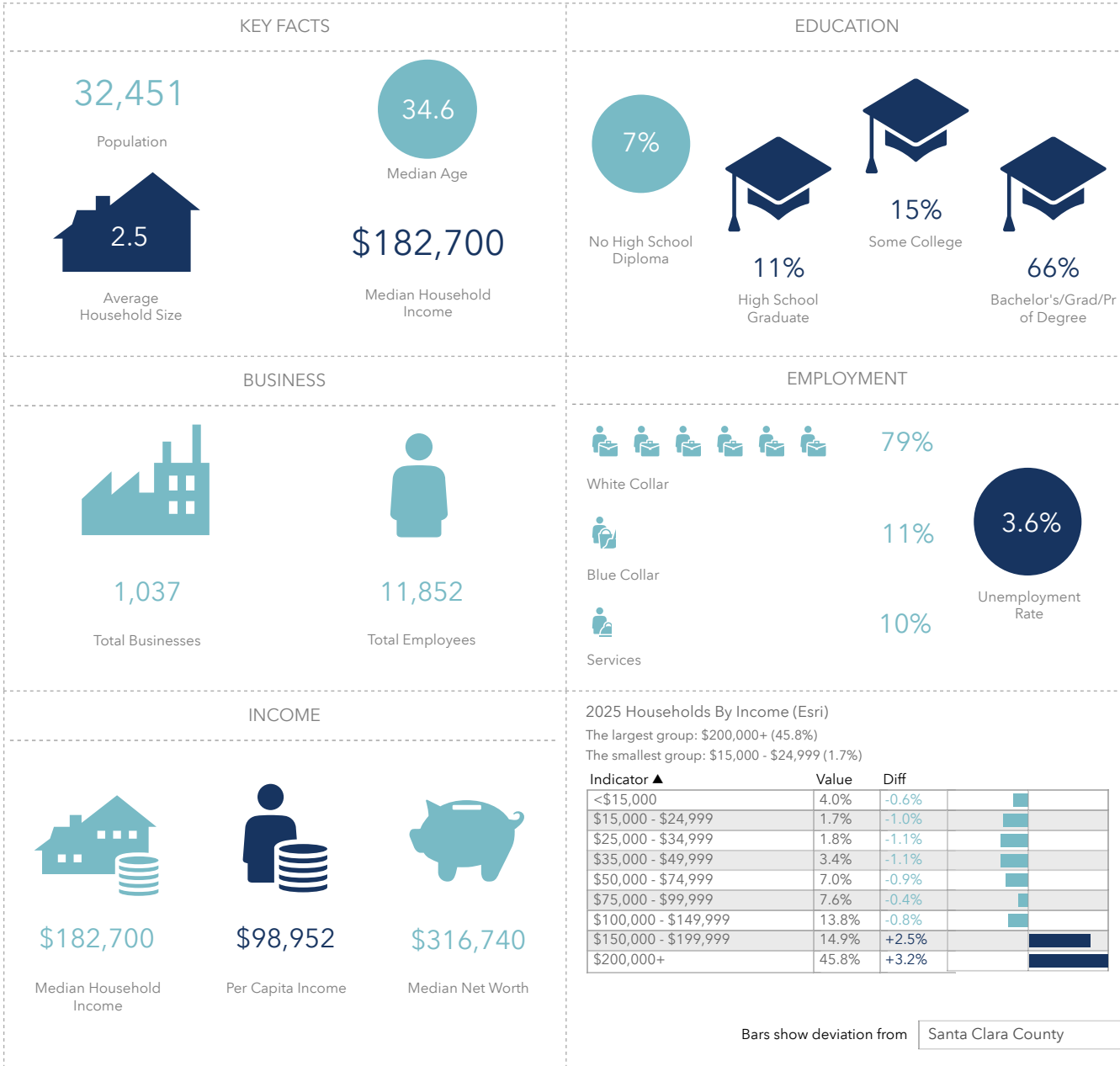
- 06 Google (~14,400 employees)
- 07 Apple
- 08 Amazon
- 09 Intuitive Surgical
- 10 Lockheed Martin Space
- 11 Applied Materials
- 12 Meta

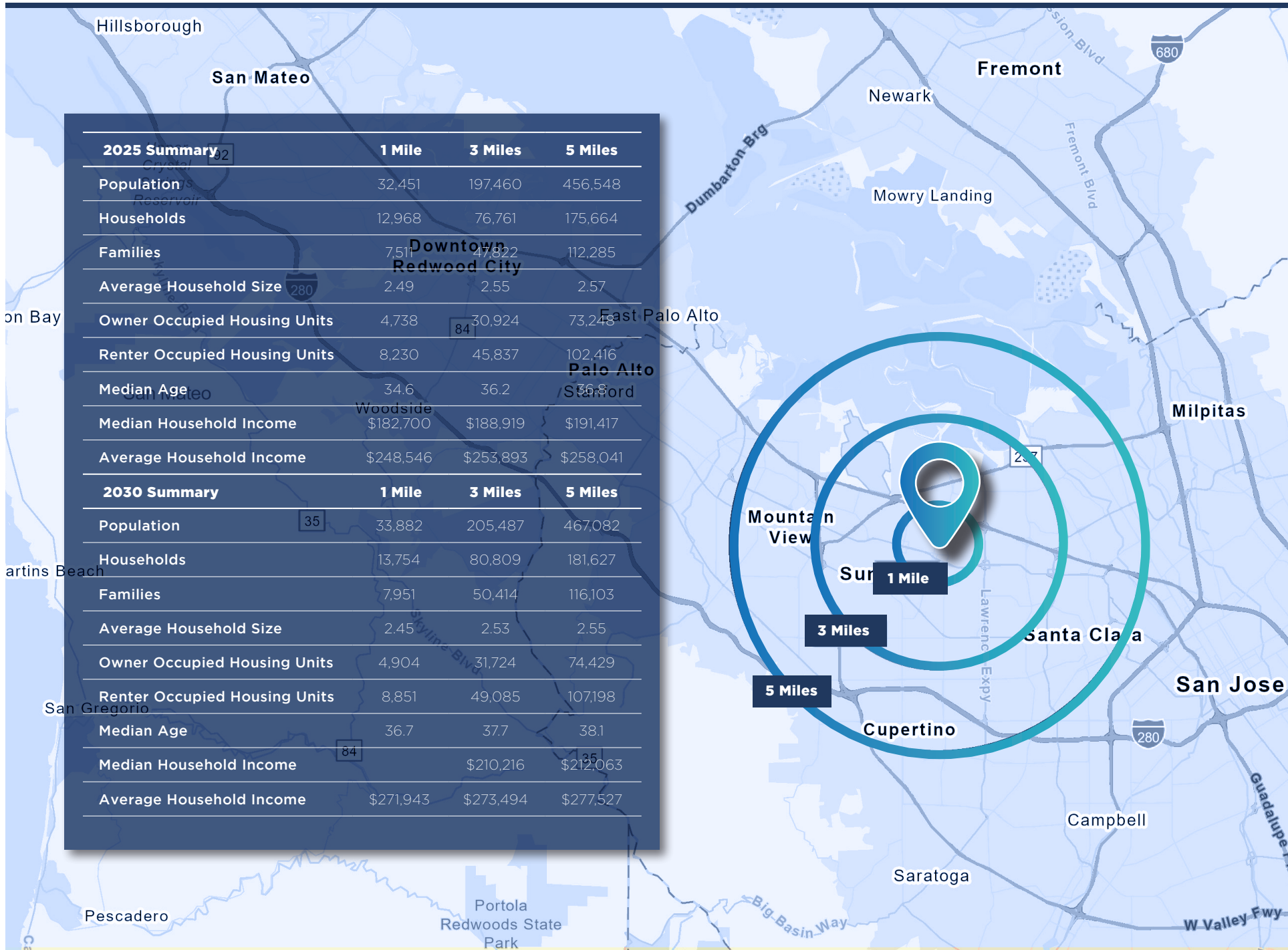
RESTAURANTS & DINING

- 13 Valley Goat
- 14 Oh Baby Sushi
- 15 Dishdash
- 16 Fleming's Steakhouse
- 17 Birk's
- 18 Il Fornaio
- 19 Tres Potrillos Taqueria



DEMOGRAPHICS







ALTOS
REALTY & PROPERTY MANAGEMENT

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