MAGNIFY

1179 MESA DR
SAN JOSE, CA 95118

www.magnifyequity.com

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW FOR 1179 MESA DR

Magnify is pleased to present 1179 Mesa Dr, a 4-unit investment opportunity located in a desirable San Jose neighborhood. This 4plex features a unit mix of spacious 2-bedroom/1-bathroom floorplans. A standout feature of this asset is that one unit is currently vacant and newly remodeled, presenting a unique opportunity for an owner-occupant buyer to move right in, or for an investor to instantly maximize cash flow by placing a tenant at full market rent.

The property features functional layout designs where each unit enjoys its own private balcony or yard space. Residents benefit from dedicated covered carport parking and comfortable amenities that heavily support long-term tenant retention.

Strategically located just blocks from Almaden Plaza and Whole Foods, 1179 Mesa Dr offers tenants a highly convenient lifestyle surrounded by a wide range of premier retail, dining, and everyday conveniences. The property's excellent location features easy access to major corridors like Almaden Expressway and Highway 85, providing a seamless commute to major Silicon Valley tech hubs and making this a prime acquisition for buyers seeking the perfect balance of current income, flexibility, and long-term appreciation.

KEY DETAILS

ADDRESS	1179 Mesa Dr
CITY	San Jose
YEAR BUILT	1963
UNITS	4
BUILDING SF	3,364
LOT SF	7,130
OCCUPANCY	75%
APN #	567-52-031

KEY METRICS

PRICE	$1,588,000
CURRENT CAP RATE	4.8%
PRO FORMA CAP	6.0%
CURRENT GRM	14.0
PRO FORMA GRM	11.8
PRICE/UNIT	$397,000
PRICE/BUILDING SF	$472
PRICE/LAND SF	$223

KEY FINANCIALS

NET OPERATING INCOME	$76,012
LOAN AMOUNT	$952,800
LOAN-TO-VALUE (LTV%)	60%
DEBT COVERAGE RATIO	1.14
ANNUAL DEBT SERVICE [1]	$66,723
NET CASH FLOW AFTER DEBT	$9,289
TOTAL RETURN	$21,546
TOTAL RETURN (%)	3.4%

Debt Service calculation assumes 5.75% Interest Rate and 30 year amortization schedule

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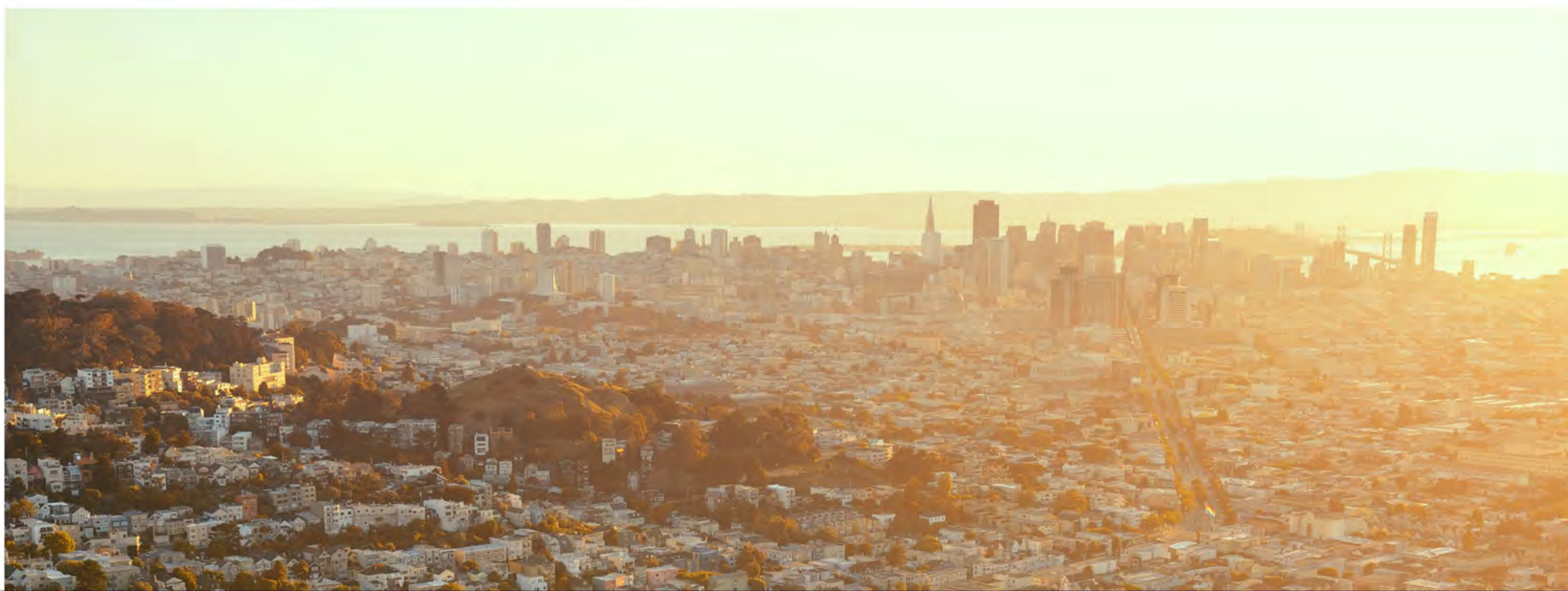
- A. Property Description
- B. Property Photos



PROPERTY DESCRIPTION

ROOF
Fiberglass
Shingle

CONSTRUCTION
Wood Frame

HEATING
Wall Furnace

PARKING
4 Carports
2 Uncovered Parking

LAUNDRY
Shared Laundry Room

APPLIANCES
Stainless Steel and White

FLOORING
Luxury Vinyl Plank

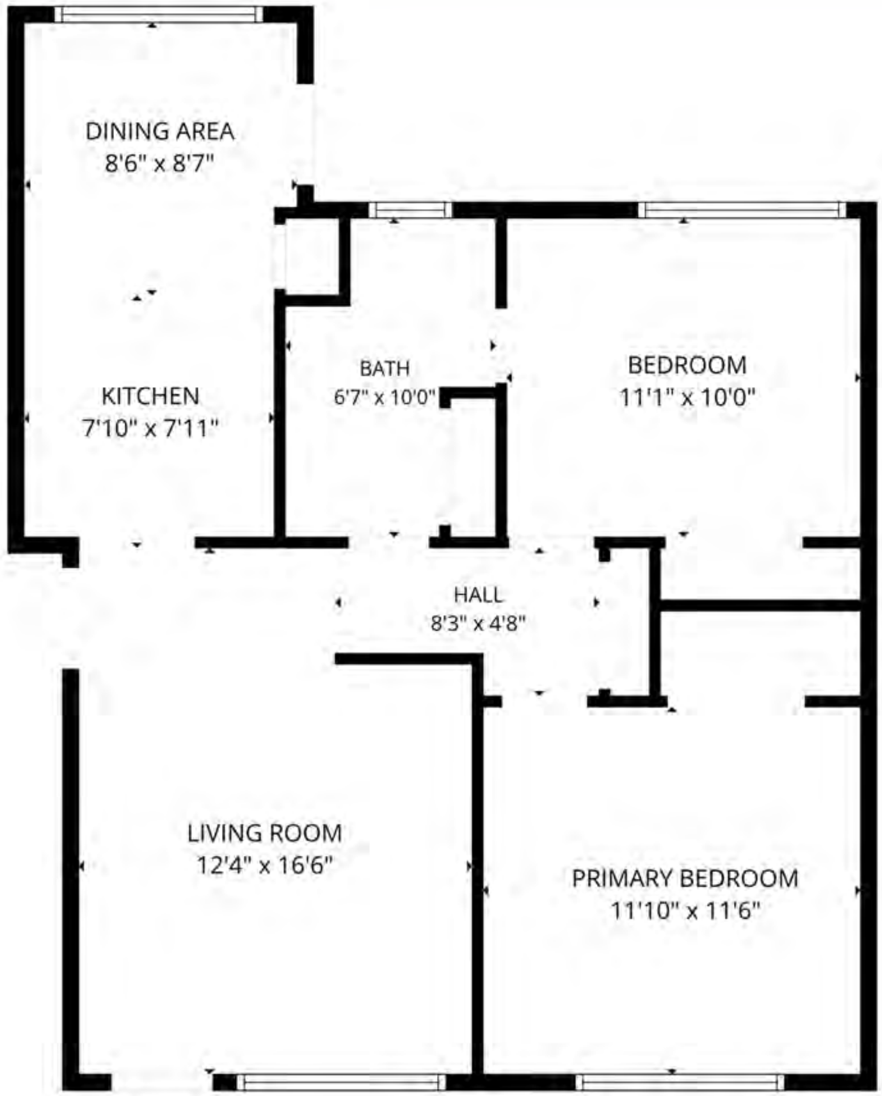
WINDOWS
Dual-Pane

PATIOS / COURTYARD
All Units with Private Patio
or Balcony

PROPERTY PHOTOS

PROPERTY PHOTOS

FLOOR PLAN


DINING AREA
8'6" x 8'7"
KITCHEN
7'10" x 7'11"
BATH
6'7" x 10'0"
BEDROOM
11'1" x 10'0"
HALL
8'3" x 4'8"
LIVING ROOM
12'4" x 16'6"
PRIMARY BEDROOM
11'10" x 11'6"

II. Location Overview

- A. Regional & Local Overview
- B. City Overview
- C. City Demographics

REGIONAL & LOCAL OVERVIEW

Over 7.34 million residents and the highest percentage of graduate and professional degrees in the nation.

Home to 29 Fortune 500 companies, and 32 companies which have been included on Inc. 500's list of fastest growing private companies.

A Superb quality of life with a Mediterranean climate, world-class cultural resources, and the stunning natural beauty of the Pacific Ocean and the Sierra Nevada Mountains.

The highest concentration of venture capital firms in the world which have invested an average of $10 billion annually in 1,100 local area firms.

Proximity to outstanding education and research institutions at Stanford University, UC Berkeley, UC Davis, University of San Francisco, Santa Clara University, and San Jose State University.

SAN JOSE

OVERVIEW

San Jose is located in the heart of South Bay and sits at the epicenter of the Silicon Valley. Many of the Nation's top tech employers are located within close proximity, including Google, Adobe, Zoom, eBay, and many others.

With quick and easy access to highways 680, 880, and 101, commuters have the capability to travel to every major Bay Area City including Mountain View, Sunnyvale, Palo Alto, and San Francisco.

Overall, San Jose is one of the most developed cities in South Bay and continues to surge with future planned developments and investment in the region, increasing long-term value for nearby property owners.

SAN JOSE

DEMOGRAPHICS

*Metrics as of 2024

POPULATION ESTIMATE	MEDIAN HOUSEHOLD INCOME
997K	$142K

MEDIAN PROPERTY VALUE	NUMBER OF EMPLOYEES
$1.4M	522K

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III. Financials

- A. Rent Roll
- B. Unit Mix
- C. Financial Overview

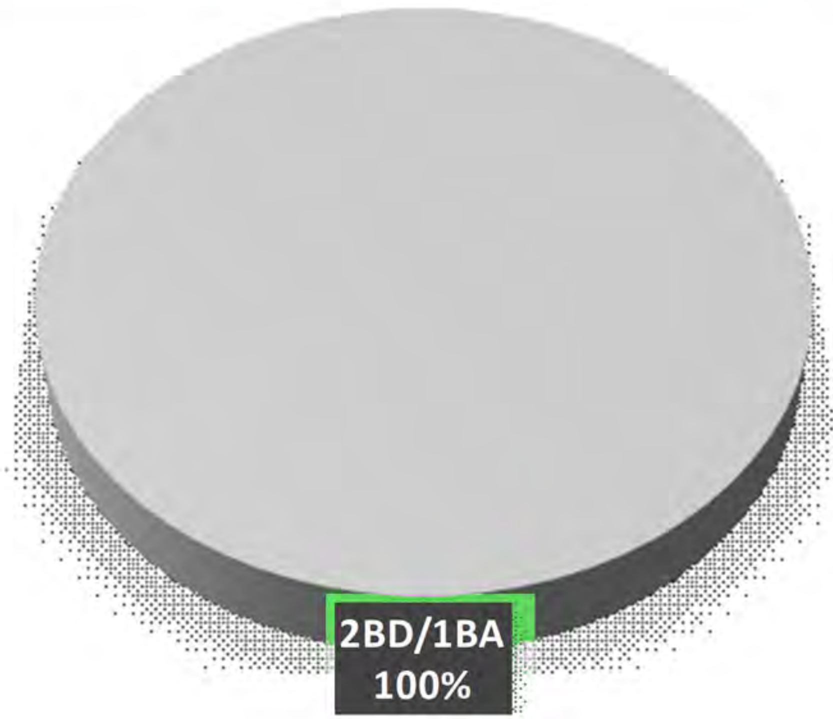
RENT ROLL

Unit #	Unit Type	Square Feet	Current Rent	Market Rent
1	2BD/1BA	841	$2,100	$2,795
2*	2BD/1BA	841	$2,895	$2,795
3	2BD/1BA	841	$2,211	$2,795
4	2BD/1BA	841	$2,268	$2,795
4 UNITS	***ALL***	***3,364***	***$9,474***	***$11,180***

*= Vacant

UNIT MIX

Unit Type	% of Units	# of Units	Avg Square Feet	Avg Current Rent	Avg Market Rent
2BD/1BA	100%	4	841	$2,369	$2,795
Grand Total	**100%**	**4**	**841**	**$2,369**	**$2,795**



FINANCIAL OVERVIEW

	CURRENT	MONTHLY	PRO FORMA	MONTHLY	Notes
REVENUES					
Gross Potential Rent	$113,692	$9,474	$134,160	$11,180	
Laundry Income	$960	$80	$960	$80	Est. - $20/mo per unit
Gross Potential Income	$114,652	$9,554	$135,120	$11,260	
Vacancy	$3,411	$284	$4,025	$335	Assumed 3% Vacancy
Effective Gross Income	$111,241	$9,270	$131,095	$10,925	
EXPENSES					
Real Estate Taxes	$19,120	$1,593	$19,120	$1,593	Estimated on list price
Special Tax & Assessments	$2,063	$172	$2,063	$172	Actual - $2063.2/yr
Insurance	$5,046	$421	$5,046	$421	Est. - $1.50 per SF
Utilities	$4,800	$400	$4,800	$400	Est. - $1200/unit/yr
Landscaping	$1,200	$100	$1,200	$100	Est. - $100/mo
Repairs & Maintenance	$3,000	$250	$3,000	$250	Est. - $750/unit/yr
Total Expenses	$35,229	$2,936	$35,229	$2,936	
Expense Ratio (%EGI)	32%		27%		
PROFITS AND CASH FLOW					
Net Operating Income (NOI)	$76,012	$6,334	$95,866	$7,989	
Loan Payment	$66,723	$5,560	$66,723	$5,560	
Net Cash Flow	$9,289	$774	$29,143	$2,429	
Cash-on-Cash Return (%)	1.5%		4.6%		
Loan Reduction	$12,257	$1,021	$12,257	$1,021	
Total Return	$21,546	$1,795	$41,400	$3,450	
Return on Investment (ROI)	3.4%		6.5%		

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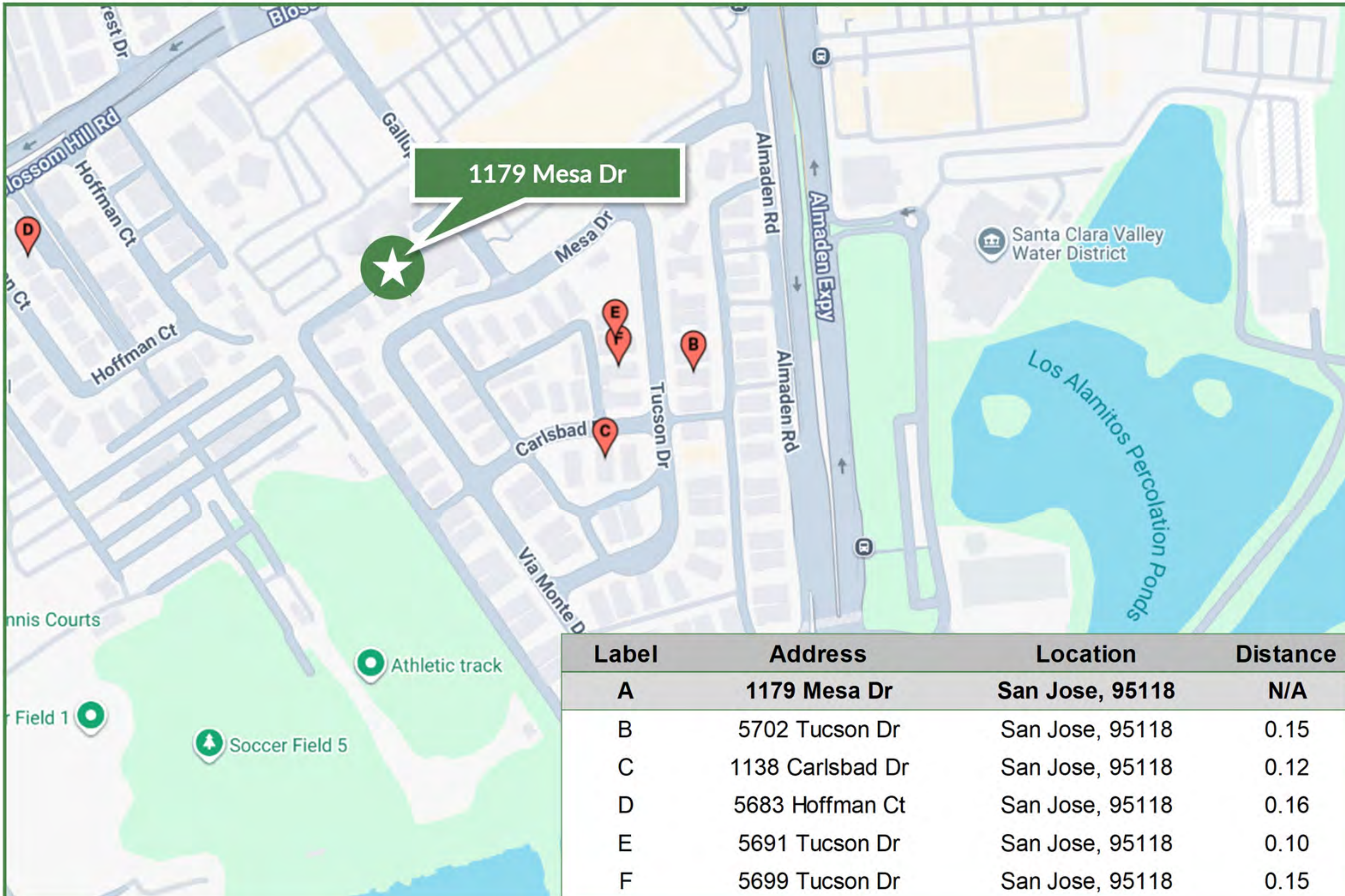
III. Sale Comps

- A. Map
- B. Key Details
- C. Key Metrics

MAP OF SALE COMPS



Label	Address	Location	Distance
A	**1179 Mesa Dr**	**San Jose, 95118**	**N/A**
B	5702 Tucson Dr	San Jose, 95118	0.15
C	1138 Carlsbad Dr	San Jose, 95118	0.12
D	5683 Hoffman Ct	San Jose, 95118	0.16
E	5691 Tucson Dr	San Jose, 95118	0.10
F	5699 Tucson Dr	San Jose, 95118	0.15

KEY DETAILS FOR SALE COMPS

	Address	Location	Distance (mi)	Price	Units	Unit Mix	Building SF	Land SF	Built	Sale Date
A	**1179 Mesa Dr**	**San Jose, 95118**	**Subject Property**	**$1,588,000**	**4**	**4(2BD/1BA)**	**3,364**	**7,130**	**1963**	**Subject Property**
B	**5702 Tucson Dr**	San Jose, 95118	0.15	$1,750,000	4	4 (2BD/1BA)	3,364	7,440	1963	2/14/2026
C	**1138 Carlsbad Dr**	San Jose, 95118	0.12	$1,820,000	4	4 (2BD/1BA)	3,200	9,100	1963	8/8/2025
D	**5683 Hoffman Ct**	San Jose, 95118	0.16	$1,735,000	4	4 (2BD/1BA)	3,400	7,560	1962	8/13/2025
E	**5691 Tucson Dr**	San Jose, 95118	0.10	$1,710,000	4	4 (2BD/1BA)	3,808	8,556	1963	8/21/2025
F	**5699 Tucson Dr**	San Jose, 95118	0.15	$1,900,000	4	4 (2BD/1BA)	3,808	8,122	1963	10/20/2025

KEY METRICS FOR SALE COMPS

	Address	Location	Cap Rate	GRM	Price/Unit	Norm. PPU	Price/SF	Price/LSF	Avg Unit	Additional Notes
A	**1179 Mesa Dr**	**San Jose, 95118**	**4.8%**	**14.0**	**$397,000**	**$305,385**	**$472**	**$223**	**841**	**N/A**
B	**5702 Tucson Dr**	San Jose, 95118	4.4%	15.2	$437,500	$336,538	$520	$235	782	2-Story Building
C	**1138 Carlsbad Dr**	San Jose, 95118	4.3%	15.3	$455,000	$350,000	$569	$200	800	2-Story Building
D	**5683 Hoffman Ct**	San Jose, 95118	4.6%	15.1	$433,750	$333,654	$510	$229	850	2-Story Building; Sold by Magnify Team;
E	**5691 Tucson Dr**	San Jose, 95118	4.6%	14.9	$427,500	$328,846	$449	$200	952	2-Story Building; Sold by Magnify Team Above List Price with Multiple Offers
F	**5699 Tucson Dr**	San Jose, 95118	4.5%	14.9	$475,000	$365,385	$499	$234	952	2-Story Building

V. Sale Comps Analysis

I. Cap Rate

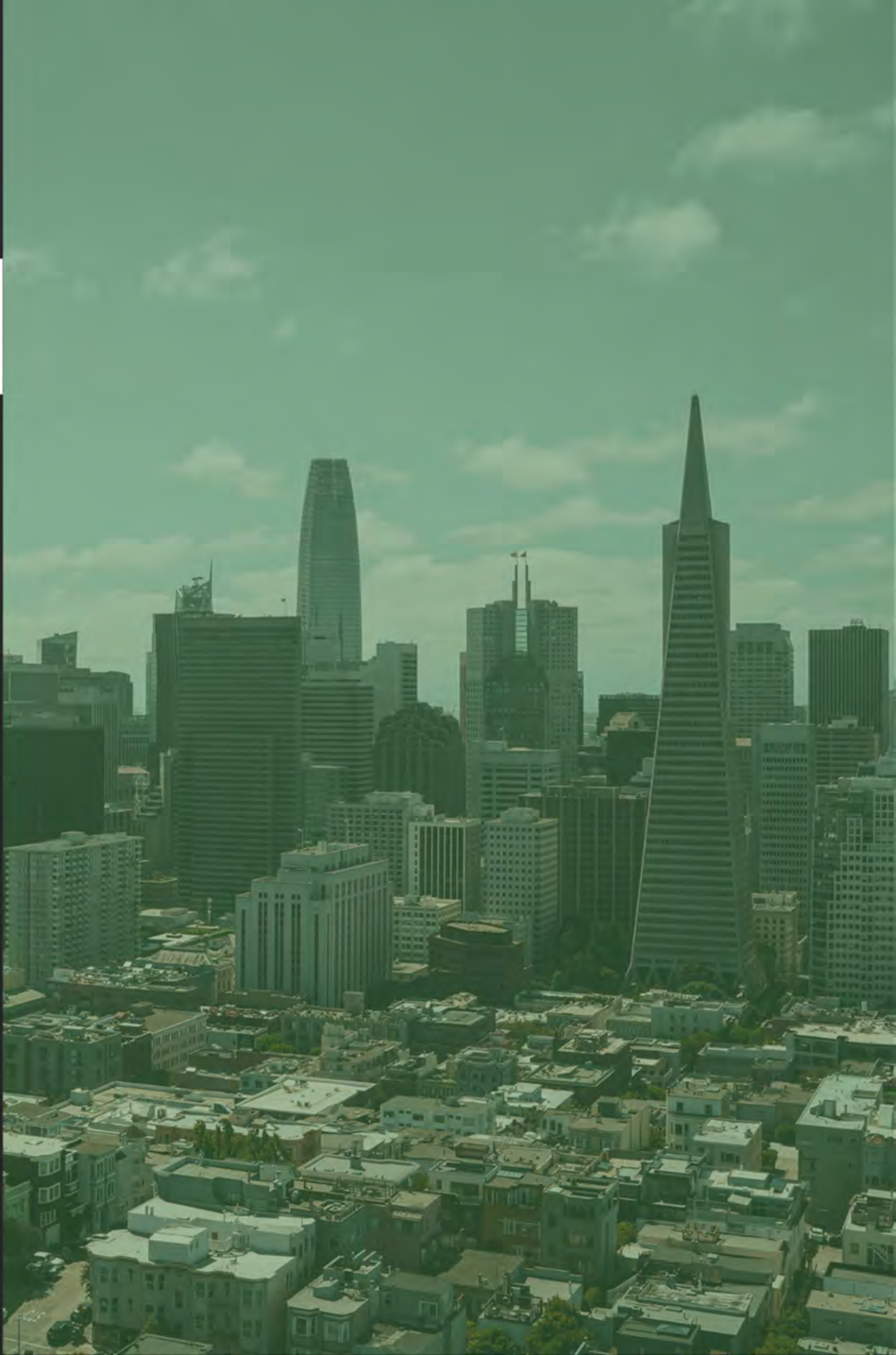
II. Gross Rent Multiplier

III. Price / Unit

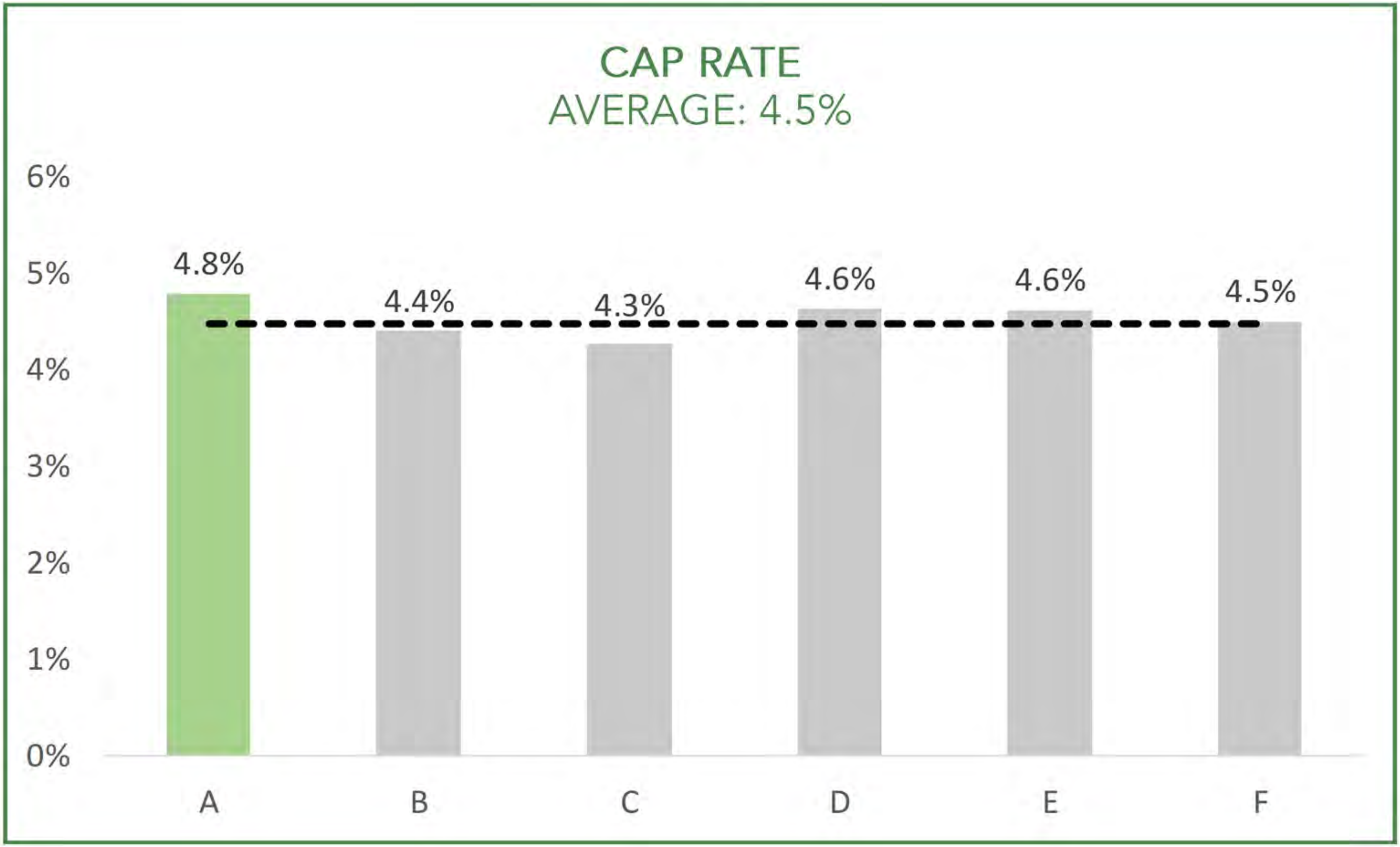
IV. Normalized Price / Unit

V. Price / SF

VI. Price / Land SF



SALE COMPS ANALYSIS



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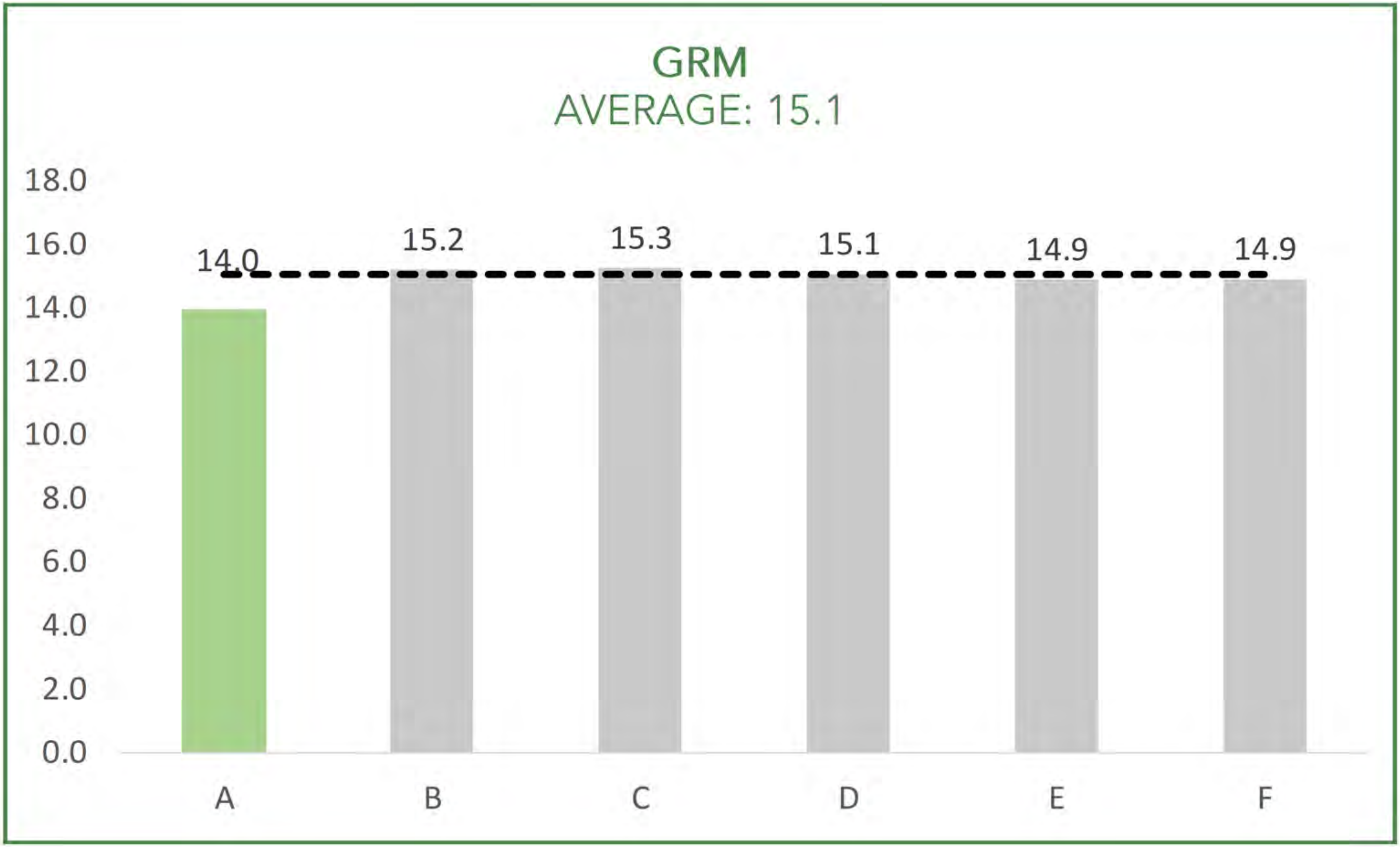

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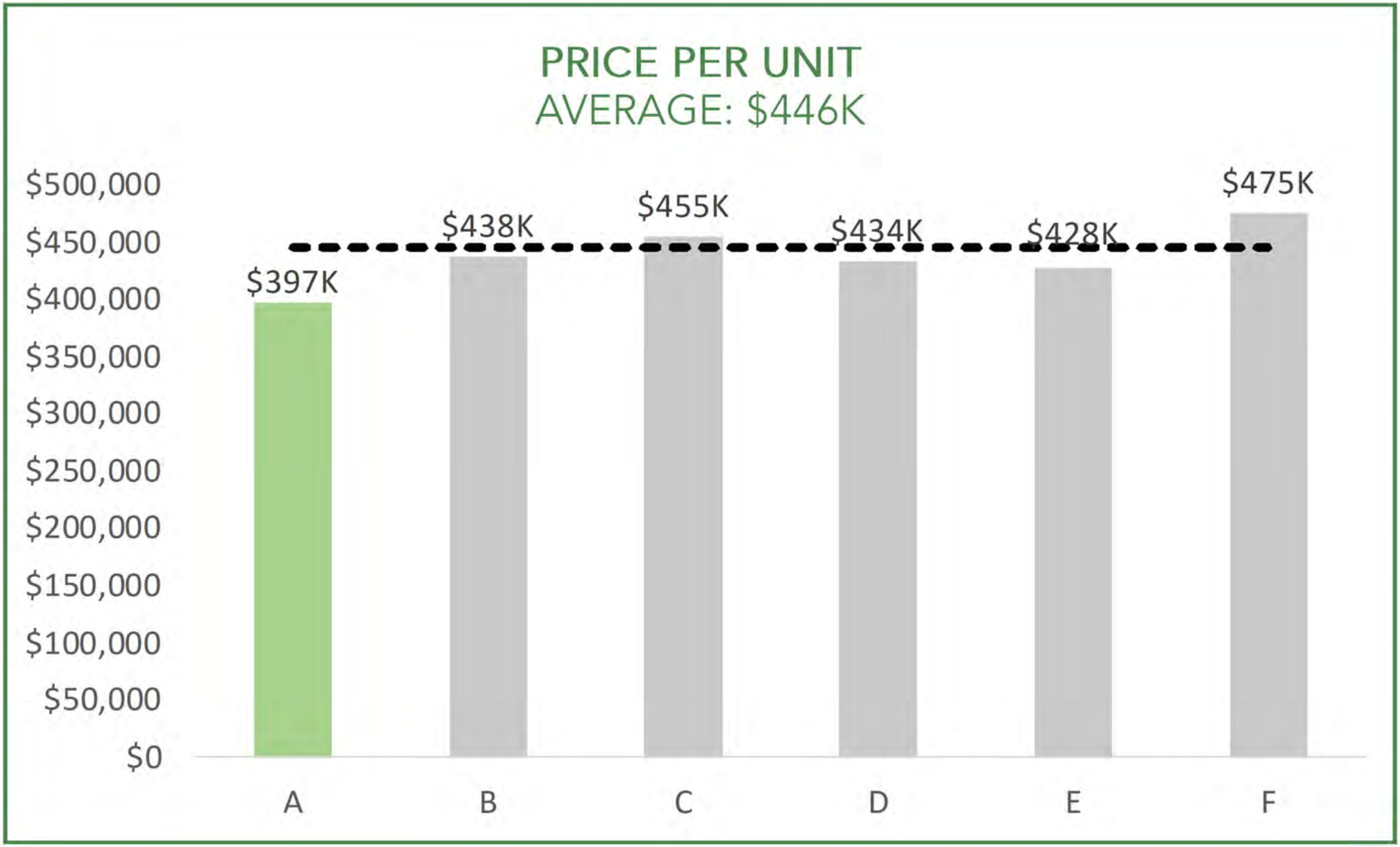

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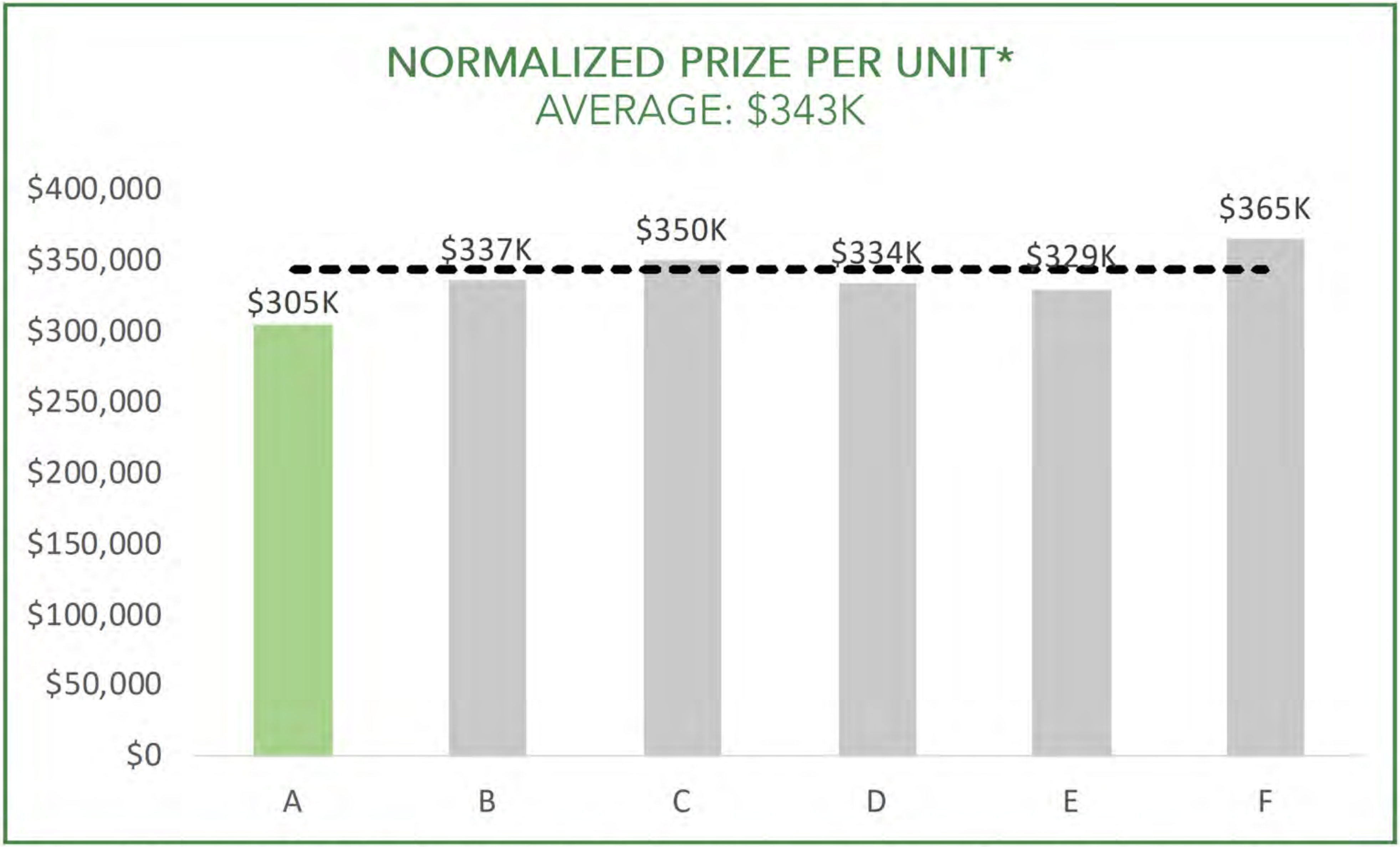
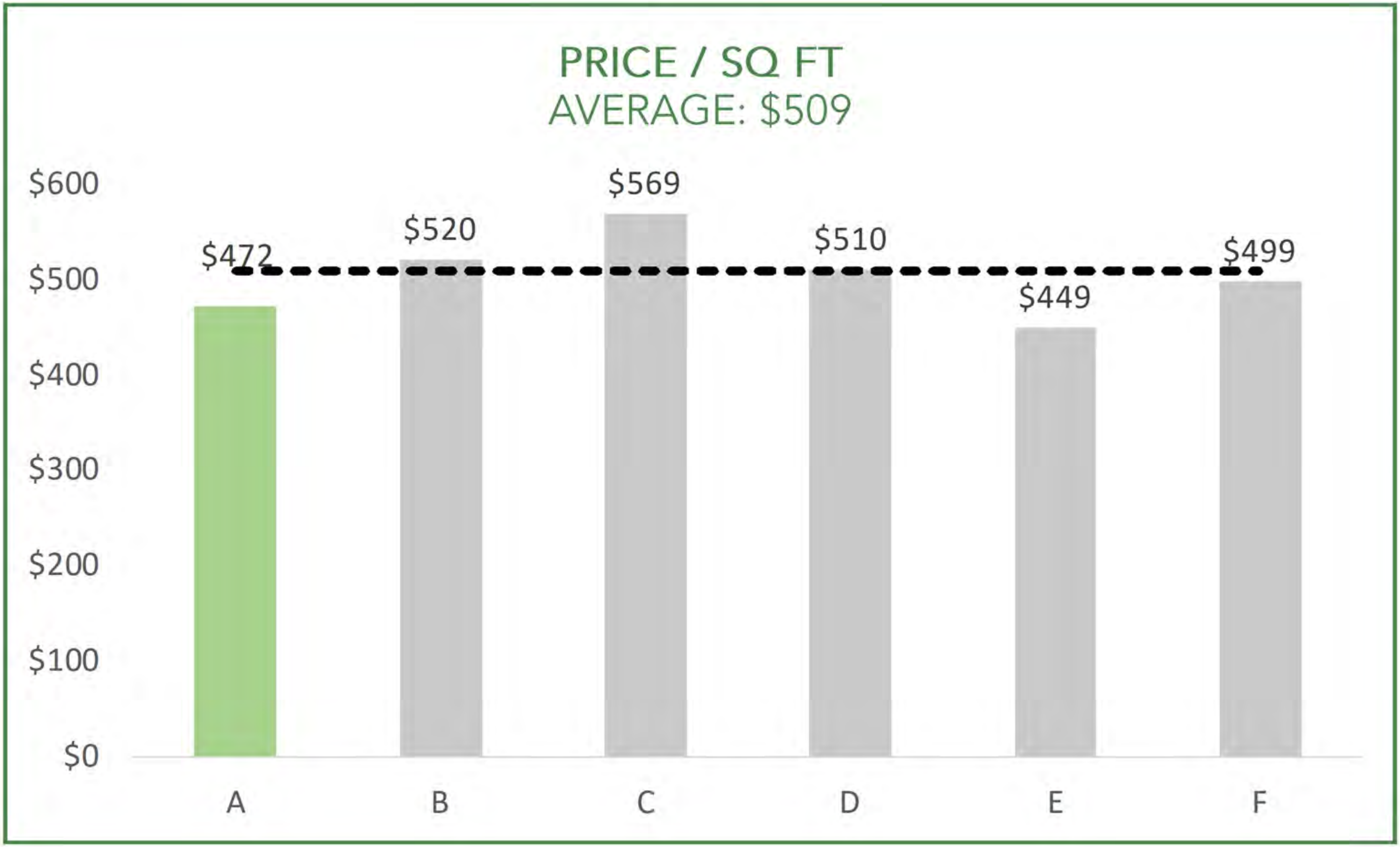


*Normalized price per unit adjust for the number of bedrooms (as # of bedrooms increases, norm PPU decreases). Better unit mix = lower normalized PPU

SALE COMPS ANALYSIS



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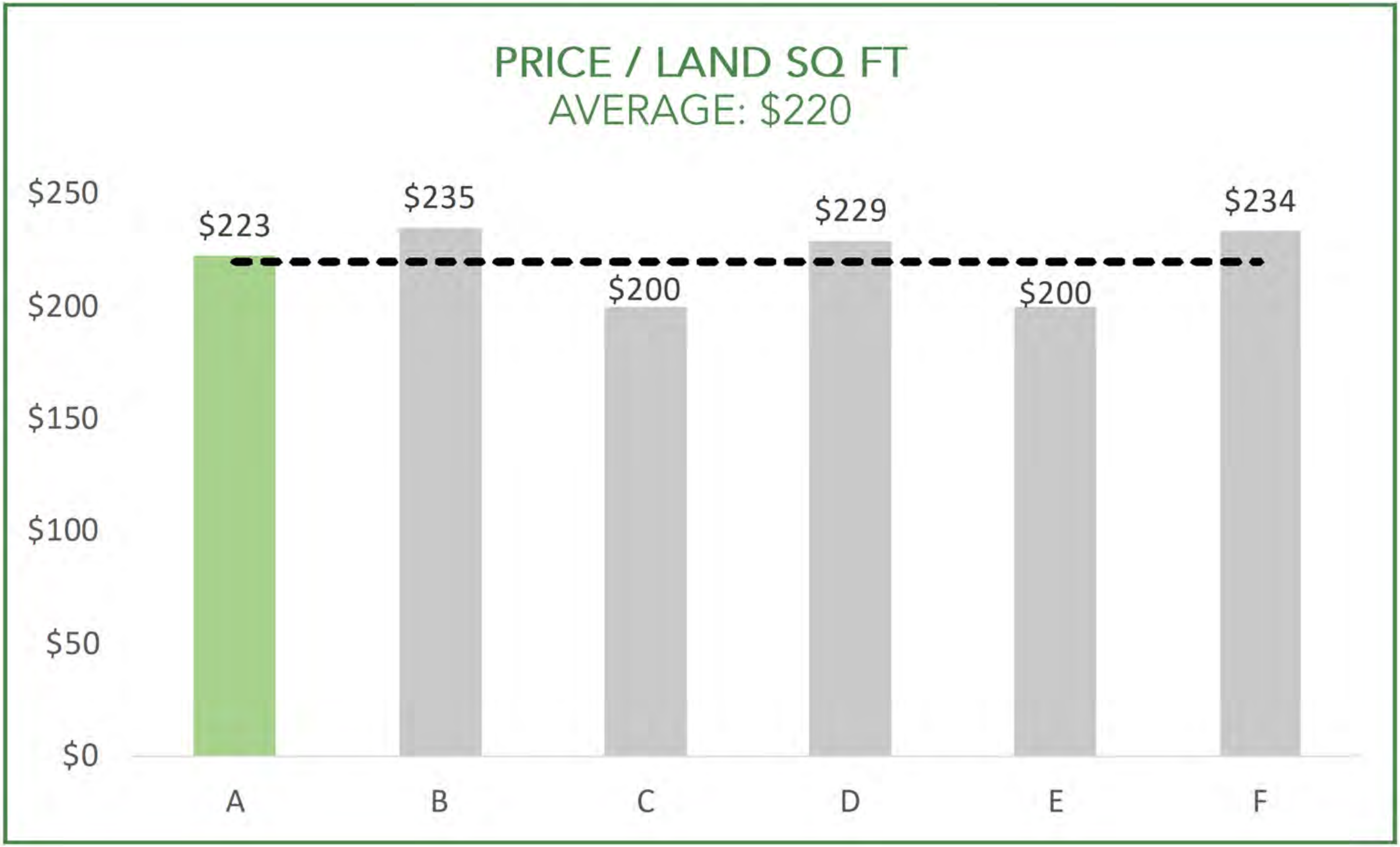

CONFIDENTIALITY AGREEMENT

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Magnify Real Estate ("Magnify") as part of Magnify's efforts to market the real property for sale. Magnify is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Magnify is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Magnify also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Magnify, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient's use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to Magnify

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This Memorandum includes statements and estimates provided by or to Magnify and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates.

Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

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