



Derrick Ruiz

Probate and Trust Realtor
Inherited property expert
Celebrating 32 years in Real Estate!

1002 Ravenscourt Ave
CAMPBELL, CA 95008

16
of Units

13,312/AS
Sqft

28,000/AS
Lot Size

Income
SP \$4,944,000 **\$ Sold**



Area	1675 San Jose
Subdivision	
List Price Per Sqft	\$413.09
Vacancy	3%
Total Bedrooms	32
Total Bathrooms	16.00
MLS#	16-145102
APN	28215028

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	16	2	1.00	No	\$1,710.00	\$328,320.00	\$383,040.00

Directions: Close to highway 17 off of Bascom Ave close to Del Mar High School.

Remarks: Ravenscourt Apartments is a mid century multifamily building located in the Silicon Valley city of Campbell. The property consists of 4 separate buildings. Each building is 2 stories and has 4 units. Each unit has 2 bedrooms plus 1 bathroom. There is a pool on premises. There are 13,312 square feet of improvements situated on a 28,000 square foot lot zoned R3. There are four 4 car detached covered carports for a total of 16 car parking. There is additional on street parking. There are 2 separate laundry rooms to service the building. Property is separately metered; tenants pay their own gas and electricity. Property is approximately 5 miles from Santa Clara University, 3 miles from San Jose State and 2 miles from San Jose City College. Located close to Highway 17 & 280 and the VTA Light Rail. No rent control.

Agent Remarks: Property is a trust sale but no court confirmation needed, trustee has full authority to sell. Family motivated, offers will be submitted promptly.

Showing Remarks: Call listing agent for more information.

Income Details		Structure Info		Contract Info		DOM 28
Scheduled or Actual	Actual	Type of Units	Garden	List Date	07-18-2016	
Rent Control %		Year Built/Source	1962	List Price	\$5,499,000	
GOI	\$332,520	Stories	2	Orig List Price	\$5,499,000	
Total Expense	\$136,604	Buildings	4	Status Date	10-28-2016	
NOI	\$185,940	Security		Sale Type	Standard	
Gross Income	\$332,520	Sewer		CSO	2%	
Cap Rate		Style		Listing Type	Exclusive Right	
GRM	16.54	Prop Condition		Disclosure	As Is	
Actual AGR		View	No			
Actual GAI		Water				

Land/Parking Info		Community/Development		Sale/Sold Info	
Zoning	R3	Complex/Assoc Name		Contract Date	08-15-2016
Addl Parcel		Tax Mello Roos		Sold Date	10-28-2016
Rent Control		Mgmt. Co. Name		Sold Price	\$4,944,000
Land Type		Mgmt. Co. Phone		Sold Price/SqFt	\$371.39
Parking Type	Carport Detached	Oth. Mgmt. Co. Name		Sale Terms	Cash to New Loan
Total Parking	16	Oth. Mgmt. Co. Phone		SP/LP	89.91%
Covered Parking					
Uncovered Parking					

Interior Features		Exterior Features	
AC/Cooling	Wall Unit(s)	Construction	
Heating	Wall	Exterior Constr	
Equip/Apppl	Range/Oven	Pool	
Flooring		Roofing	
Laundry		Spa	
Laundry Equip		Fence	

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Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. MLSPLUS™ Copyright © 2017 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CalBRE# 00919713