

ADULT DAY CARE HOME

580 South 6th Street, San Jose, CA 95112

FOR SALE

\$898,000



Building Size 4,656 Sq. Ft.

Lot Size 8,160 Sq. Ft.

Shown By Appointment Only

Maggy Slavova, Broker
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DRE License # 01387995

www.GoldenTrustRealty.com

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Property Description

Property Description and Highlights

Two-story professional building located in the heart of down town San Jose in the historical Reed District next to San Jose State University. The building is licensed for Adult Day Program for Developmentally Disabled and it is suitable for 48 clients.

The first floor has spacious living space with a fire place, kitchen, utility and storage rooms and 2 rooms/offices with bathrooms. Second floor has 6 rooms and 4 and ½ bathroom. Dual-pane windows were installed in all building, wood floors in some rooms.

The full basement can be used as storage. The building is equipped with central air-conditioning, central heating and handicap ramps. There is one-car detached garage, six to eight tandem carports and entertainment/barbecue area in the back yard.

Possible residential use. Zoning and building use must be verified by the buyer.

Square Feet		Stories	2
Sq. ft.	4,656	Units	8
Building sq. ft.	4,656	Number of buildings	1
Lot size	8,160	Structure	Other
Acreage	0.18	Improvement percent	76.28%

Characteristics:

Universal Land Use:	Nursery School	County Use Code:	Daycare Facilities
Lot Frontage:	68	Lot Depth:	120
Lot Acres:	.1873	Style:	L-Shape
Building Sq Ft:	4,656	Stories:	2
Construction:	Wood	Condition:	Average
Quality:	Average	Total Units:	8
Year Built:	1925		



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Property Overview

Property Information and Overview

Property Overview			
Property Use	Corpuz Training Center	Property Address	580 S. 6 th Street, San Jose, CA 95112
Cross Street	Reed	Parcel Number	472-28-039
Market	San Jose Metro	Sub Market	Central San Jose
Year Built	1925	Year Renovated	2006
Zoning	CP	Garage/Carport	6-8 Carports - Tandem
HVAC	Central AC and Heating	Fireplaces	1
Fire Sprinklers	Yes	Parking	Street
No. of Stories	2	Occupancy	Owner
Internet Access	Free Downtown Internet	Ownership	Fee Simple
Lot Dimensions	68x120	Building SF	4,656
Foundation	Concrete perimeter	Roof Type	Composition , Shingle
Framing	Wood	Roof Age	Approximately 15 years old
Exterior	Stucco	Basement	Full Basement
Utilities	Master gas/electric/ water meters	Flooring	Wood, Tiles, Linoleum



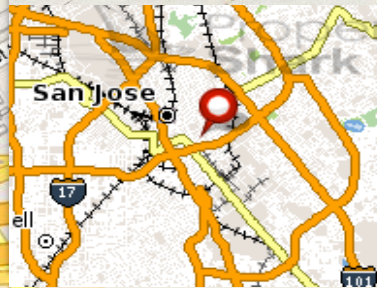
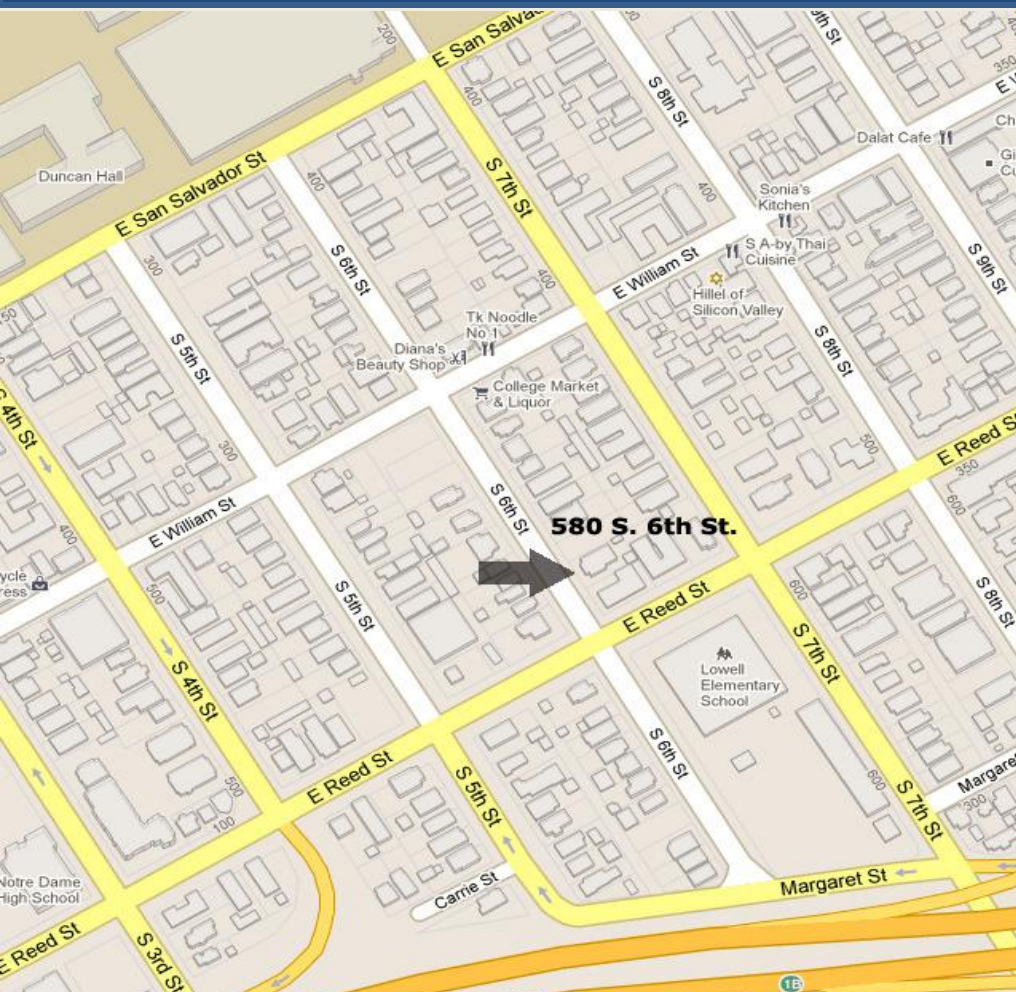
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Location Maps



Location Info:

School District:	San Jose
Census Tract:	5016.00
Carrier Route:	C005
Zoning:	*RM
Map Page/Grid:	834-C7



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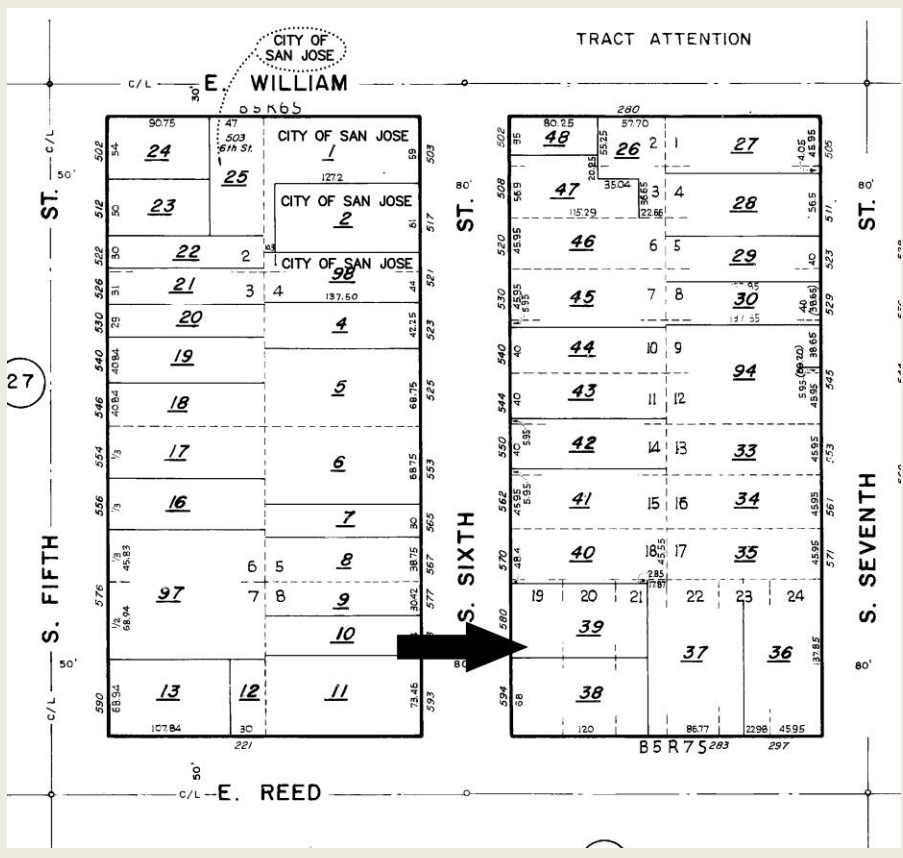
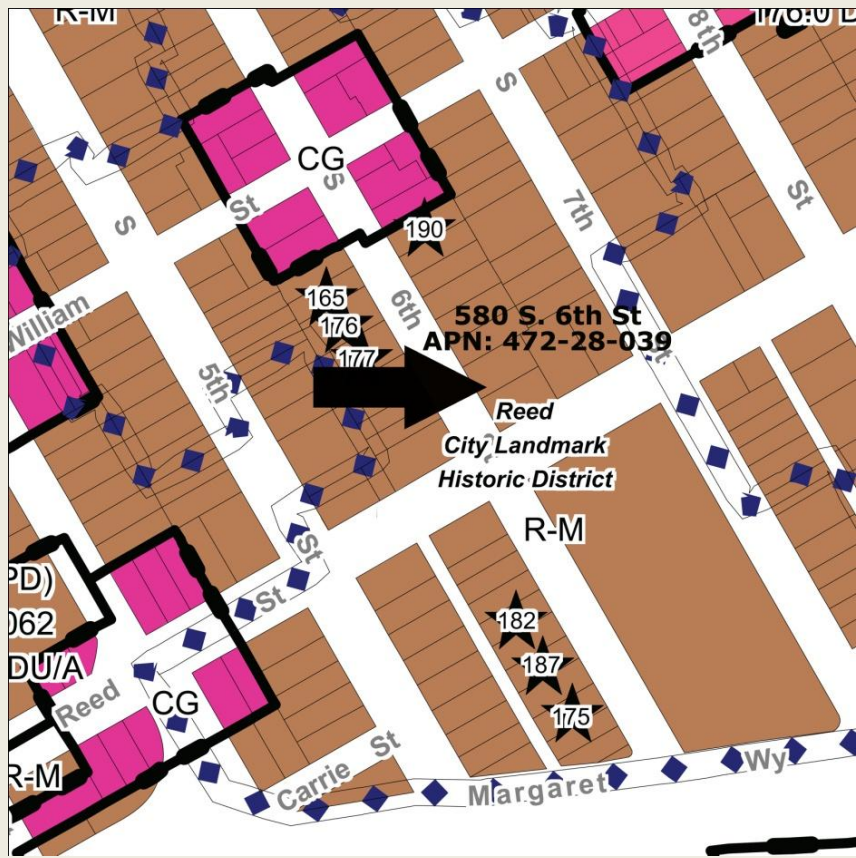
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Parcel and Zoning Maps



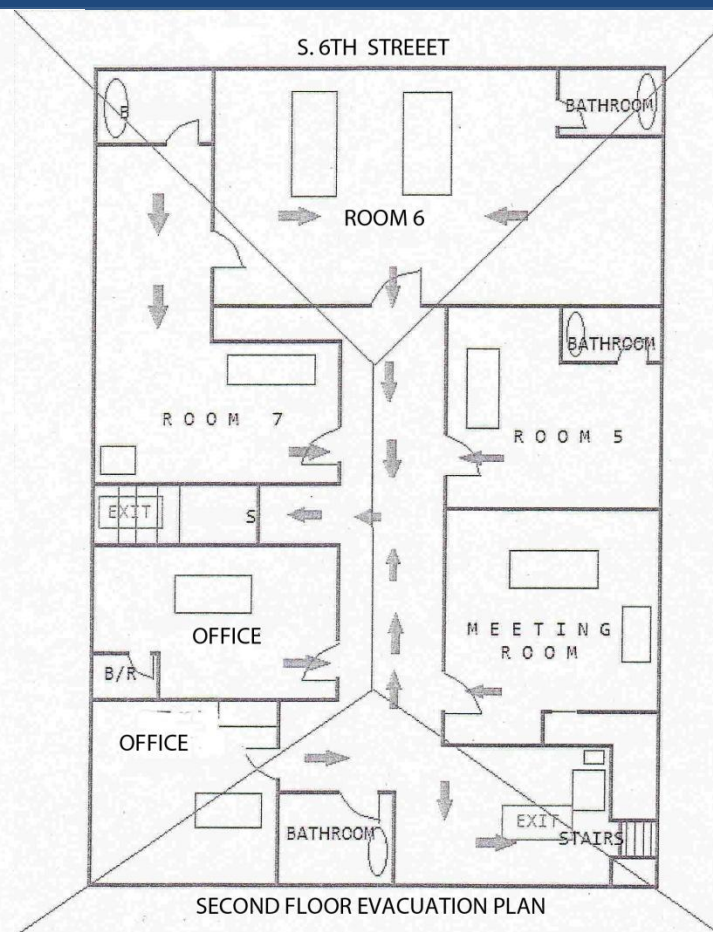
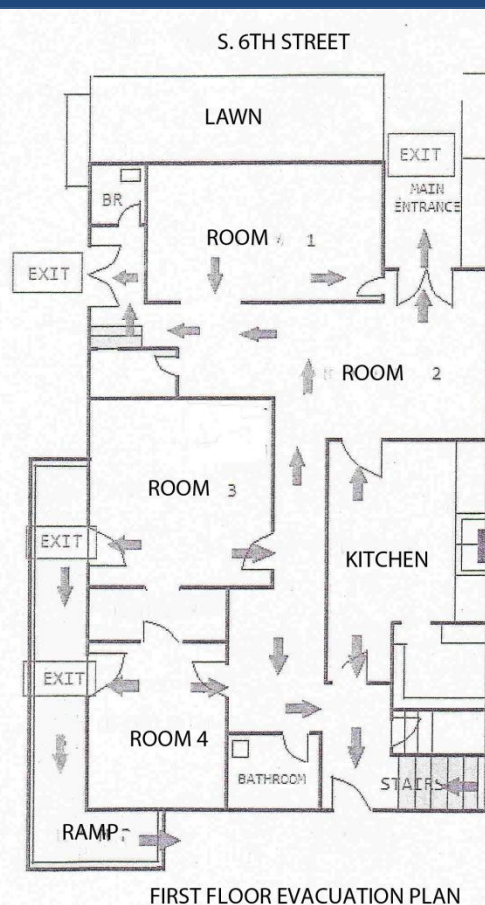
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Floor Plans Evacuation Maps



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Demographics

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Housing

Owners	14%
Average occupants per room	1
Average year structure built	1967
Average year moved in	1996
Average units in structure	17

Wealth

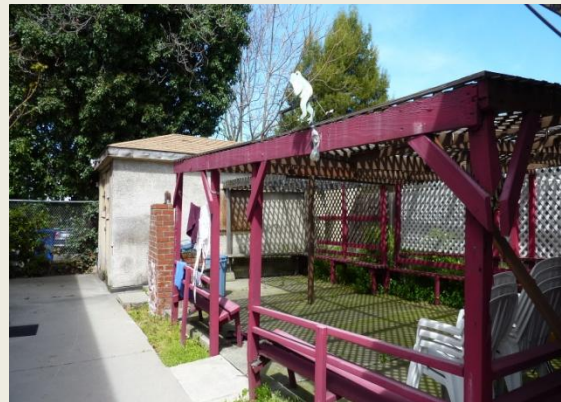
Median house value	\$300,000
Median rent	\$827
Renters spending <35% of income on housing	75%
Owners spending <50% of income on housing	81%
Population in poverty	25%

Education

College graduates	20%
High school graduates	12%

Other

Average age	31
Citizens	84%
English speakers	19%



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Financial Information

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General Information

Listing Price	\$898,000	Total Units	8
Current CAP		Building SF	4,656
Current GRM		Lot Size	0.18 acres
Price per SF	\$192	No. of Buildings	1
Price per Unit		Loan Amount	\$718,400
Expenses per SF	\$8	Down Payment	\$179,600

Expenses Summary

Property Taxes	\$5,738
Property Insurance	\$12,000
Management	\$0
Maintenance	\$4,000
Advertising	\$300
Legal / Professional	\$5,600
Utilities	\$10,500
Total	\$38,138



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Interior - First Floor



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Interior - Second Floor



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