



OFFERING MEMORANDUM

2145 Randolph Drive

San Jose, CA 95128 | 7-Unit Multifamily

\$2,649,950

4.45% CAP | 14.97 GRM | 7 Units

BOS
GROUP



Photos may be AI-enhanced



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Property Summary

Bos Group is proud to present 2145 Randolph Drive, a 7-unit multifamily property in West San Jose offered at \$2,649,950. The property consists of (7) 1BR/1BA units totaling 3,740 SF on a 6,600 SF parcel, with current monthly contract income of \$14,680 and 7.29% upside to market. Recent capital improvements include upgraded electrical, dual-pane windows, and an upgraded secured entrance and gate. Residents enjoy 1:1 on-site parking, on-site laundry, storage units, and security cameras. The property is centrally located in Silicon Valley with convenient access to Highways 280, 880, and 17, just 0.8 miles from the Fruitdale VTA Light Rail Station, and minutes from Downtown Campbell, Santana Row, The Pruneyard, and eBay HQ.

4.45%

CAP RATE

14.97

GRM

7.3%

UPSIDE

\$378,564

PRICE / UNIT

\$709

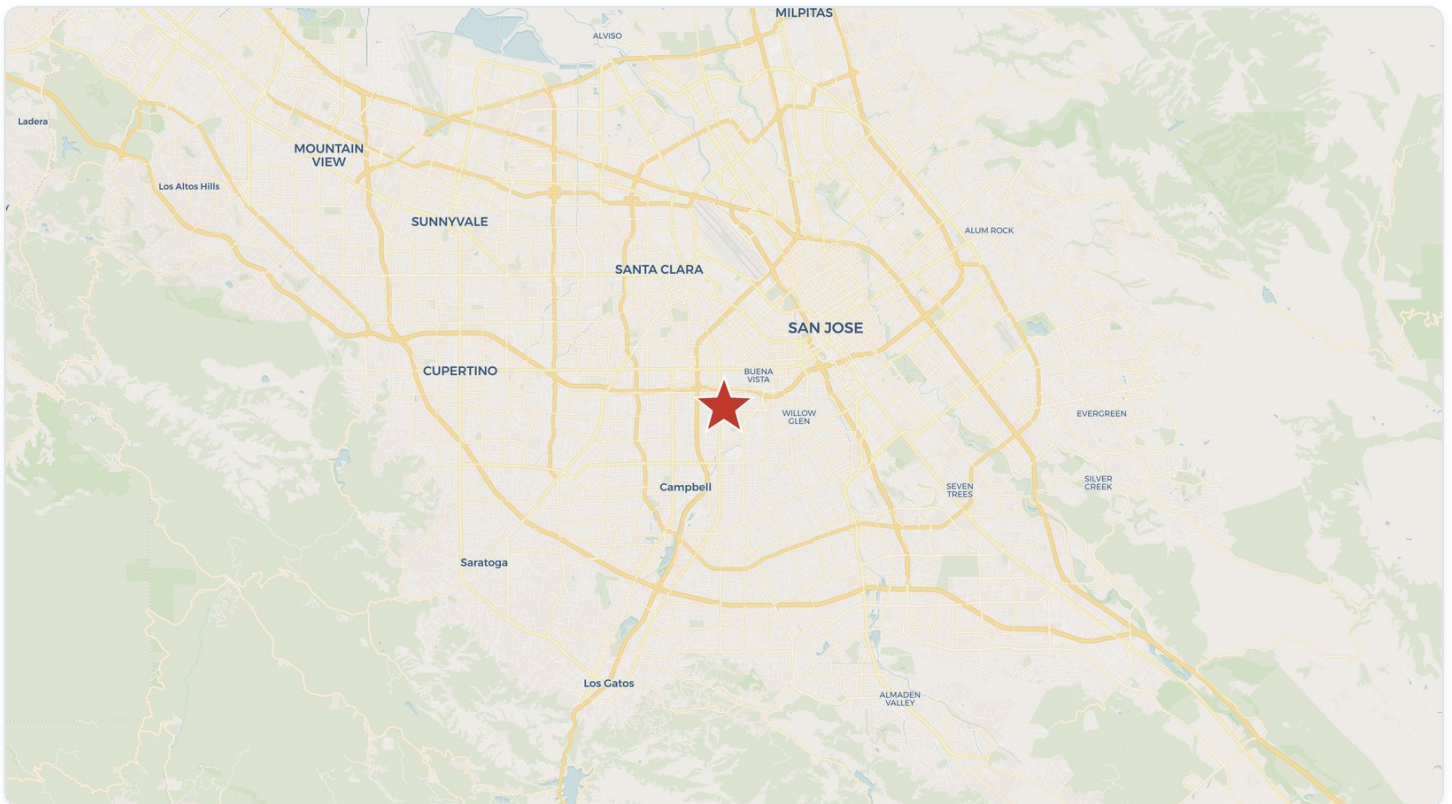
PRICE / SF

INVESTMENT HIGHLIGHTS

- List Price \$2,649,950 | 4.45% CAP | 14.97 GRM
- 1:1 On-Site Parking | On-Site Laundry | Storage Units | Security Cameras
- 0.8 mi to Fruitdale VTA | 0.3 mi to Santa Clara Valley Medical Center

RECENT CAPITAL IMPROVEMENTS

- Upgraded Electrical
- Dual-Pane Windows
- Upgraded Secured Entrance & Gates



Investment Summary

Price	\$2,649,950	First loan	\$1,324,975
Down payment (50%)	\$1,324,975	Interest rate (5yr fixed)	5.80%
Number of units	7	Amortization	30 years
Price / unit	\$378,564	Monthly payment	\$7,774
Square feet	3,740	Annual debt service	\$93,292
Cost / sq. foot	\$709	Debt coverage ratio (DSCR)	1.26
CAP - Current	4.45%		
CAP Rate - Pro Forma	4.63%		
GRM - Current	14.97		
GRM - Pro Forma	14.26		
Year built	1957		
Lot size	6,600 SF		
Parking spaces	7		

Pricing based on recommended list price. Buyer to verify all financial information independently.

Income Summary

Rent Roll

UNIT	TYPE	RENT	MARKET RENT	MOVE-IN DATE	NOTES
1	1x1	\$2,250	\$2,250	Vacant	
2	1x1	\$2,250	\$2,250	Vacant	
3	1x1	\$1,989	\$2,250		
4	1x1	\$2,000	\$2,250		
5	1x1	\$1,989	\$2,250		
6	1x1	\$1,950	\$2,250		
7	1x1	\$2,252	\$2,250		Section 8
Monthly Total		\$14,680	\$15,750		
Annual Total		\$176,160	\$189,000		

Rent roll data provided by property owner. Market rents based on comparable units in the area.

Unit Mix

UNIT TYPE	# OF UNITS	VACANCY	RENT	MARKET RENT	UPSIDE	% OF TOTAL
1x1	7	2	\$2,036	\$2,250	10.5%	100%
Total	7	2	\$14,252	\$15,750	7.3%	100%
Average		28.6%	\$2,036	\$2,250		

Expense Summary

EXPENSE		CURRENT	PRO FORMA
New Property Taxes	1.2172% tax rate	\$32,255	\$32,255
Special Assessments	\$525 /unit	\$3,676	\$3,676
Insurance	\$345 /unit	\$2,412	\$2,412
PG&E	\$192 /unit	\$1,342	\$1,342
Water	\$932 /unit	\$6,525	\$6,525
Trash	\$328 /unit	\$2,298	\$2,298
Repairs & Maintenance	\$750 /unit	\$5,250	\$5,250
Total expenses	\$7,680 /unit	\$53,758	\$53,758
% of EGI		31.31%	30.45%

1. Expenses based on owner-provided financials and market estimates. Buyer to verify all expense information.

2. Any insurance figures shown are estimates and may not reflect current market rates. Prospective buyers should obtain their own insurance quote from a licensed broker.

3. Property tax figures shown are recalculated based on the asking price.

Financial Overview

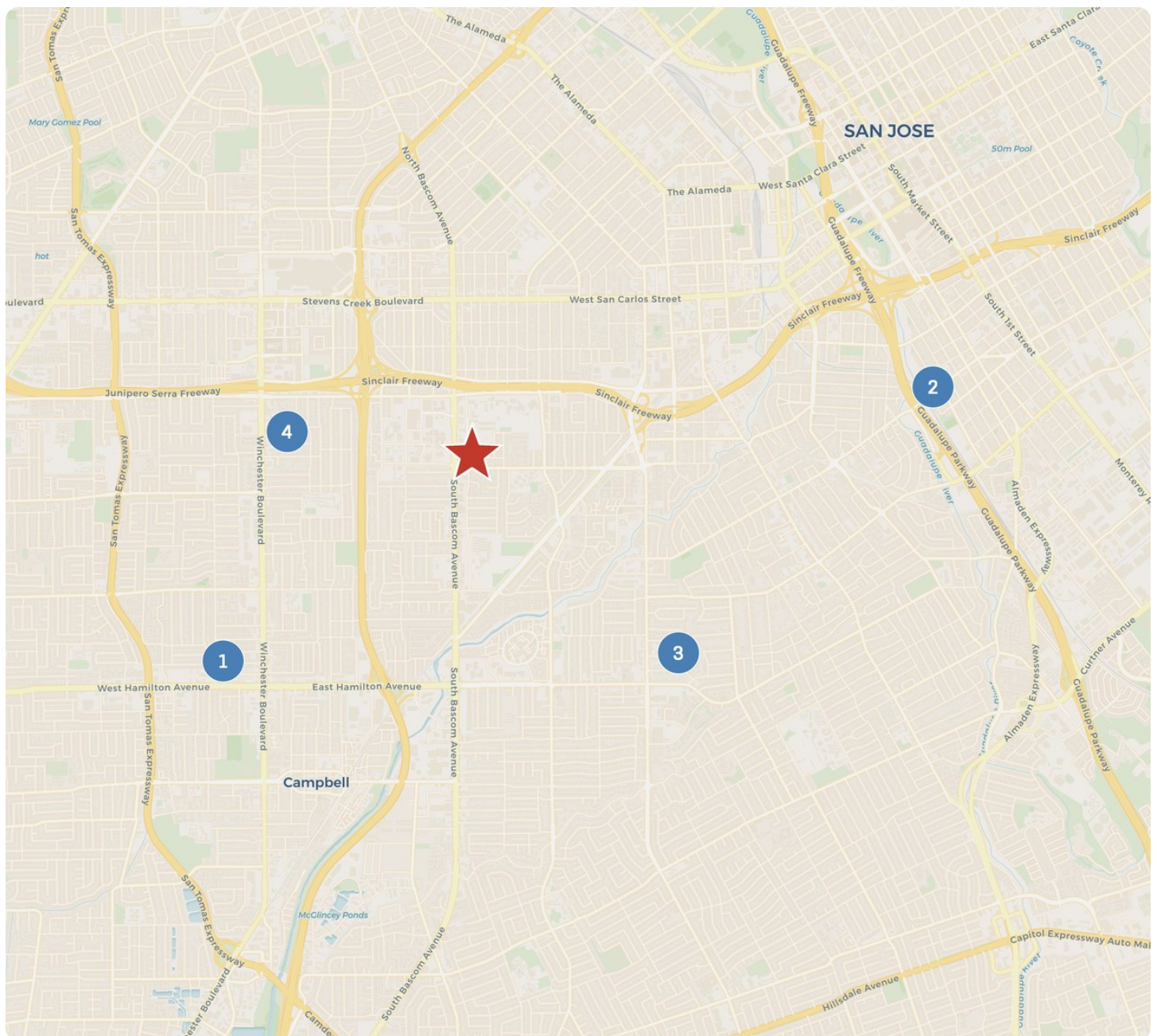
ANNUALIZED OPERATING DATA		CURRENT		PRO FORMA
Potential gross rent		\$189,000		\$189,000
Loss to lease	7.29%	(\$12,840)		\$0
Scheduled rental income		\$176,160		\$184,968
Laundry income		\$840		\$840
Scheduled gross income		\$177,000		\$185,808
Less vacancy rate	3.00%	(\$5,285)	5.00%	(\$9,248)
Effective gross income		\$171,715		\$176,560
Less expenses		(\$53,758)		(\$53,758)
Net operating income		\$117,957		\$122,801
Debt service		(\$93,292)		(\$93,292)
Net cash flow after debt service	1.86%	\$24,665	2.23%	\$29,509
Loan principal reduction		\$16,888		\$16,888
Total investment return	3.14%	\$41,553	3.50%	\$46,397

** Based on recommended list price. **

Operating data based on trailing 12 months and owner-provided financials. Pro forma projections are estimates only.

Sales Comparables

NO.	PROPERTY ADDRESS	SALE PRICE	DATE	BLDG SF	UNITS	GRM	CAP	\$/UNIT	\$/SF
1	3231 Impala Dr	\$1,760,000	09/2025	3,688	6	—	4.33%	\$293,333	\$477
2	357 Willow St	\$2,450,000	10/2025	3,685	10	—	6.47%	\$245,000	\$665
3	1547 Alta Glen Dr	\$2,725,000	08/2025	6,038	7	—	4.77%	\$389,286	\$451
4	2994 Huff Ave	\$3,250,000	04/2025	7,710	12	—	5.34%	\$270,833	\$422
AVERAGE		\$2,546,250		5,280	9	—	5.23%	\$299,613	\$504
2145 Randolph Drive		\$2,649,950		3,740	7	14.97	4.45%	\$378,564	\$709



Exclusively Listed By

COMPASS COMMERCIAL | BOS GROUP CRE



Willem Bos

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Willem Bos is a Senior Vice President at Compass Commercial with over 10 years of experience as a real estate investment professional. He has successfully led his team in trading over \$500 million in multi-family and commercial property assets throughout the East Bay. Willem excels at guiding clients through commercial real estate investments with a deep understanding of the market and a strategic, client-focused approach.



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Brian von Lackum is a Senior Investment Advisor at Compass Commercial with over five years of experience in commercial real estate. Before joining the Bos Group, Brian worked at Newmark in Valuations & Advisory and achieved Certified General Appraisal licensure, appraising properties from \$1M to over \$1B across multifamily, office, industrial, and retail. Born in Marin County and based in San Francisco, Brian brings deep Bay Area market expertise to every transaction.



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