



Tiffany Villa

\$1,995,000

**530 North 2nd Street
San Jose, CA 95112**

MLS #ML82045855



Superlative Japantown 1898 Victorian 7-Plex



\$196,620 GSI 10.15 GRM
\$125,465 NOI 6.29% Cap Rate

- Impeccably Updated and Maintained During 21+ Years Pride of Ownership!
- Ideal Unit Mix + 8 Rentable Storage Units + Common Laundry Room!
- 6 Off-Street Parking Spaces
- 4,088 Total SF on a 5,672 SF Lot



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It's Real Estate... but simple.

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CA BRE #01926166

Tiffany Villa in the very heart of Silicon Valley has very easy access to the entire South Bay Area! Beautifully upgraded units with authentic Victorian character, outstanding curb appeal and relaxing shaded common backyard. Buyers will appreciate this TURNKEY asset's abundant cash flow, low vacancy operating history and pride of ownership condition. Great 1031 exchange property with outstanding demographics in a terrifically strong rental market.



Tiffany Villa - 530 North 2nd Street, San Jose, CA 95112

Rent Roll

Apartment Unit	Beds/Baths	Monthly Rent	Last Rent Increase	Lease Expires
#1	0/1	\$1,900	11/1/25	10/31/26
#2	1/1	\$2,200	10/1/25	9/30/26
#3	1/1	\$2,200	9/3/25	3/31/27
#4	0/1	\$1,995	1/1/26	12/31/26
#5	2/1	\$2,625	8/1/25	60 Day Notice
#6	2/1	\$2,625	3/1/21	M-to-M
#7	0/1	\$1,800	6/15/26	M-to-M
Apartments:		\$15,345		

Storage Unit				
#1	N/A	\$155	5/1/20	M-to-M
#2	N/A	\$140	2/21/20	M-to-M
#3	N/A	\$50	6/7/24	M-to-M
#4	N/A	\$150	1/11/25	M-to-M
#5	N/A	\$100	1/8/26	M-to-M
#6	N/A	\$175	2/28/20	M-to-M
#7	N/A	\$125	Owner	
#8	N/A	\$145	11/10/25	M-to-M
Storage:		\$1,040		

Total Monthly Income:	\$16,385
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Total Annual GSI:	\$196,620
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Operation

Gross Scheduled Income (GSI)	\$196,620
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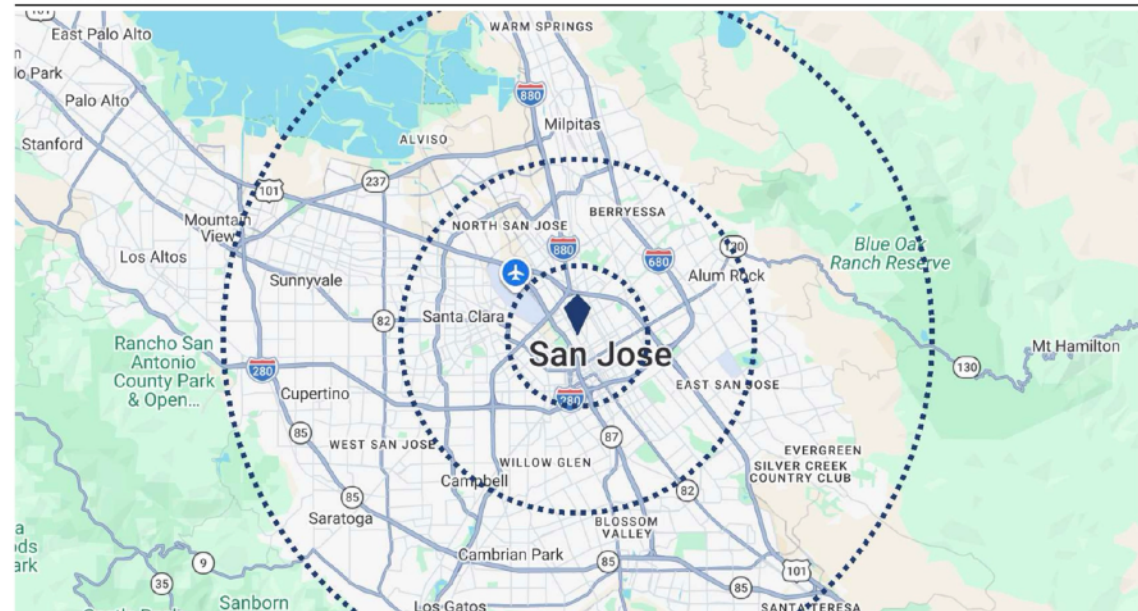
Real Estate Taxes	(Est. @ LIST Price)	-27,731
Management	(@ 5% GSI)	-9,831
Vacancy Allowance	(@ 3% GSI)	-5,899
Insurance		-7,188
Utilities		-12,802
Maintenance		-1,500
Trash		-3,955
Landscape		-1,200
Miscellaneous		-1,050
Total Expenses		-\$71,155

Net Operating Income (NOI)	\$125,465
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530 N 2nd St

Population (2 mi)	Avg. HH Size (2 mi)	Avg. Age (2 mi)	Med. HH Inc. (2 mi)
113,765	2.4	37	\$112,277

DEMOGRAPHIC RADIUS RINGS



Population	2 Mile	5 Mile	10 Mile
2025 Population	113,765	676,246	1,585,750
2030 Population	117,556	690,719	1,618,615
Pop Growth 2025-2030	3.3%	2.1%	2.1%
2025 Average Age	37	39	40
Households			
2025 Households	42,186	226,935	534,202
2030 Households	43,731	232,301	545,980
Household Growth 2025-2030	3.7%	2.4%	2.2%
Median Household Income	\$112,277	\$132,464	\$156,869
Average Household Size	2.4	2.8	2.8
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$1,046,384	\$1,063,283	\$1,097,795
Median Year Built	1979	1975	1974



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... but simple.*[®]



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**30 years
Residential
Commercial**