



Multi-Family Gem in Gilroy, CA for \$1,950,000



Renz & Renz
Local Roots; National Reach



Exclusively Listed By



GEORGE L. RENZ, CCIM, SIOR, ALC
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BRE License # 00854816

NON-CIRCUMVENTION AND CONFIDENTIALITY AGREEMENT

For: Prospective Clients, Customers, Buyers & Lenders

The Undersigned hereby agrees to the following:

1. Signor understands this **property is residential in use and type**. **Tenants may not be contacted or disturbed**. California laws hinders any site visit without appropriate tenant notice. You may not contact the tenant or any private unit owner directly. You must book any visit to the property through Seller's Broker Renz & Renz.
2. Signor acknowledge that personal and confidential information will be received from **Renz & Renz** regarding the sale, lease or exchange of the Property and/or Affiliated Business and/or Occupants. These materials have been provided by a number of third-parties and neither Renz & Renz or seller warrant their contents or accuracy.
3. All materials provided to any party are considered confidential and these materials should be limited parties essential to the transaction such as lenders. These materials may not be shared, duplicated, or used for any purpose other than for their intended use as disclosure from seller to a potential buyer or vested party.
4. Recognizing that the transaction to sell, lease or exchange this Property and/or Business will involve the receipt of detailed information and that even disclosure of the fact that the Property and/or Business is for sale could cause damage, the Undersigned agrees to protect the Seller Confidentiality. The Undersigned promises not to discuss to any Third Party that the Sellers are seeking to sell, lease or exchange Subject Property and further agrees that the Undersigned will not disclose any facts or other pertinent information learned to (1) any Third Party, including, but not limited to, employees, customers, clients, or other prospective Buyers or (2) anyone other than those persons expressly signed below without written permission from **Renz & Renz**. The Undersigned agrees not to photocopy, or allow to be photocopied, any information provided by Sellers and/or Seller's Agent without written permission from Seller and/or Seller's Agent and further agrees to return said information to Sellers and/or Seller's Agent upon request, without retaining any copies or notes regarding the same. The Undersigned also agrees it will not contact, lease or attempt to lease or sell to any current Lessee on the subject rent roll for a period of one year from the date of this agreement.
5. The Undersigned will not circumvent **Renz & Renz**, either directly or indirectly with the relationships in the subject transactions. Recognizing the value of the association with the Sellers, the Undersigned agrees that the Sellers are the Client or Customer of **Renz & Renz** and it is through that association that the subject information is being obtained and provided to the buyer or buyer's agent. Buyer and/or buyer's agent further agree all negotiations will be handled exclusively through **Renz & Renz** unless expressed written consent to negotiate directly with Seller is obtained from **Renz & Renz**.
6. It is agreed that any overt or covert activities to circumvent or violate the confidentiality of this Agreement, such as contacting the Seller's Banker, Accountant, Attorney, Employees, Suppliers, Competitors or Customers without permission of the Seller or his approved Representative shall be a violation of this Agreement and the violated shall have those Rights and Remedies available by law.
7. The Undersigned prospective Buyer and Buyer's Representative for Said Property and/or Business certify that their sole purpose in requesting and reviewing information is to evaluate the Property and/or Business for purposes related to their desire to purchase same and specifically are not related to any desire to acquire competitive information or advantage.

Accepted and Agreed this _____ Day of _____, 20____.

Buyers Real Estate Agent

Prospective Buyer

Multi-Unit Gem in Gilroy, CA

List Price	\$1,950,000
Rent	\$11,855 Monthly \$142,260 Annually
Building Size	5,294 Sqft
Lot Size	9,450 Sqft
Year Built Main House	Built 1850s/Move-On in 1869/Remodeled in 1980
Year Built Duplex	1980s

Property Highlights

- Excellent Location
- Excellent Demographics
- Ideal Owner-User or Investment
- Below Replacement Cost
- Perfect Multi-Generational Housing
- Below Market Rents



263 5th St – Gilroy CA 95020

Unit	Monthly Rent
Monthly Rent for all units combined	\$11,855
Annual Rent	\$142,260
Vacancy Reserve	\$7,113
Adjusted Gross	\$135,147
Taxes	\$8,799
Insurance	\$6,300
Property Management	\$8,348
Landscaping & Pests Control	\$4,191
Maintenance & Repairs	\$15,838
Utilities (PGE, Water, Garbage)	\$20,696
Total Expenses	\$64,172
Net Annual Income	\$70,975

*Rents are below market.

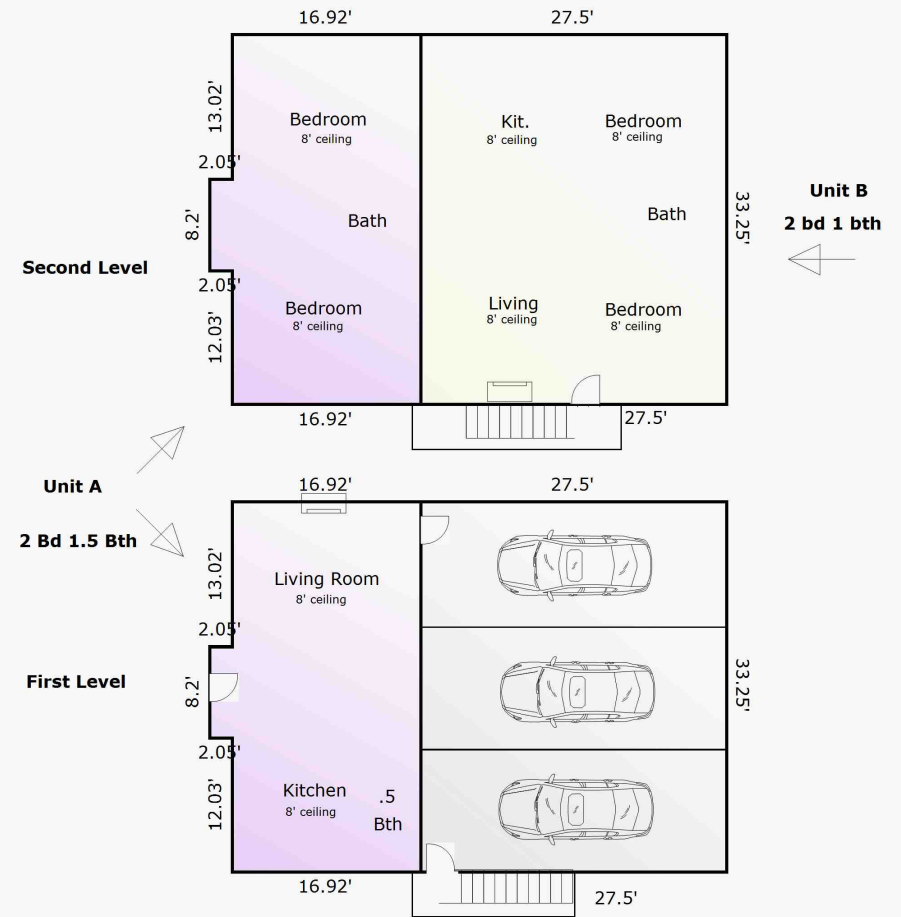
*Utilities are high at this location and tenants do not reimburse owners for utilities—this is not typical. Buyer may look into what recapture options may be possible to reduce utilities & property expenses.

*City appears to show as a main house & duplex. Complete permit status of additional spaces unknown. Duplex A 2/1.5, B 2/1, F 4/2 & C Studio, D 1/1, E 1/1.

Main House



Duplex









Gilroy California

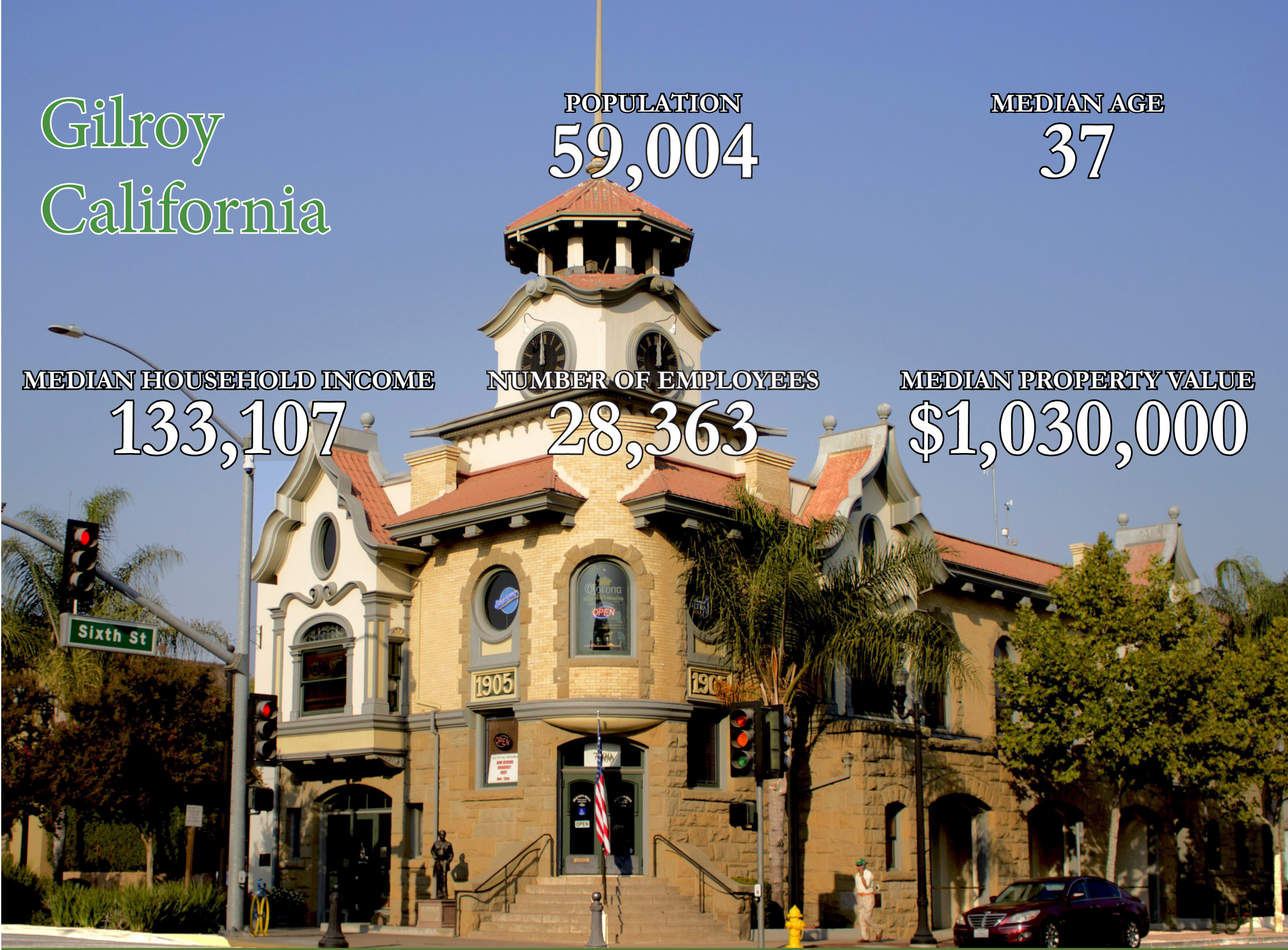
POPULATION
59,004

MEDIAN AGE
37

MEDIAN HOUSEHOLD INCOME
133,107

NUMBER OF EMPLOYEES
28,363

MEDIAN PROPERTY VALUE
\$1,030,000



DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.

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