

OFFERING MEMORANDUM

# PARKVIEW APARTMENTS

*Exceptional Investment Opportunity  
20-Unit Apartment Complex in San Jose*

4567-4575 HAMILTON AVE, SAN JOSE, CA 95130

 **Kidder  
Mathews**

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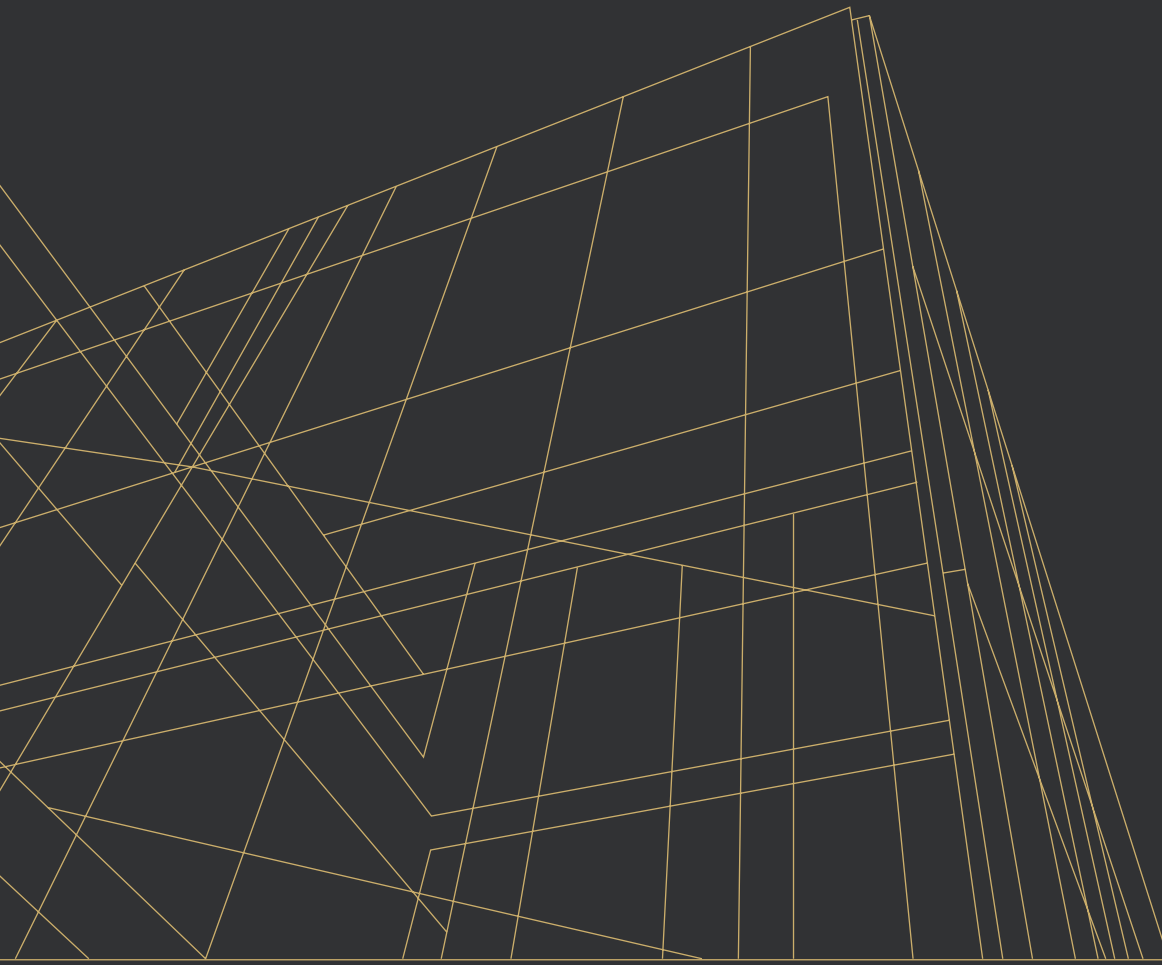
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# EXECUTIVE SUMMARY

# PRIME OFFERING IN WEST SAN JOSE

*Kidder Mathews is pleased to present Parkview Apartments, a well-maintained twenty-unit apartment community located in West San Jose.*

This property presents a compelling investment opportunity supported by Silicon Valley's strong employment base and proximity to top-rated school districts.

Originally built in 1963, the property consists of 15,209 gross rentable square feet (per county assessor) situated on a 21,000 square foot lot. The unit mix features ten (10) one-bedroom/one-bathroom units, eight (8) two-bedroom/one-bathroom units, one (1) two-bedroom/two-bathroom units, and one (1) three-bedroom/two-bathroom units.

Ideally located a block from Westgate Center, Parkview Apartments sits near the borders of Campbell and Saratoga. The property is located near major tech employers and education institutions. 4567-4575 Hamilton Avenue offers investors a rare opportunity to acquire an asset in one of the nation's most supply-constrained and strongest rental markets.

## 20 UNITS

TOTAL

## ±15,209 SF

NET RENTABLE AREA



|                   |                                            |
|-------------------|--------------------------------------------|
| ADDRESS           | 4567-4575 Hamilton Ave, San Jose, CA 95130 |
| NET RENTABLE AREA | ±15,209 SF                                 |
| GROSS LAND SIZE   | ±20,996 SF/ 0.48 AC                        |
| YEAR BUILT        | 1963                                       |
| PARKING           | 20 covered                                 |
| PARCEL NO.        | 307-04-067                                 |
| ZONING            | R3, San Jose                               |
| ASKING PRICE      | \$6,250,000                                |

## INVESTMENT HIGHLIGHTS

### PRIME LOCATION

Situated in West San Jose, the property is located a block from Westgate Center and is near the borders of Campbell and Saratoga. This provides easy access to major tech employers and top-rated school districts.

### DESIRABLE UNIT MIX

The property features a diverse unit mix, including 1-, 2-, and 3-bedroom units, catering to a wide range of potential tenants.

### RECENT IMPROVEMENTS

New exterior paint (2025), upgraded mailboxes (2025), SB721 compliance (2025).

### ON-SITE AMENITIES

The community offers on-site laundry facilities, dedicated covered parking, and ample courtyard and common area space for residents.

### STRONG RENTAL MARKET

The property is located in Silicon Valley, which is known for its strong employment base and a highly constrained rental market. This offers a rare opportunity to acquire an asset in a desirable location with strong rental demand.

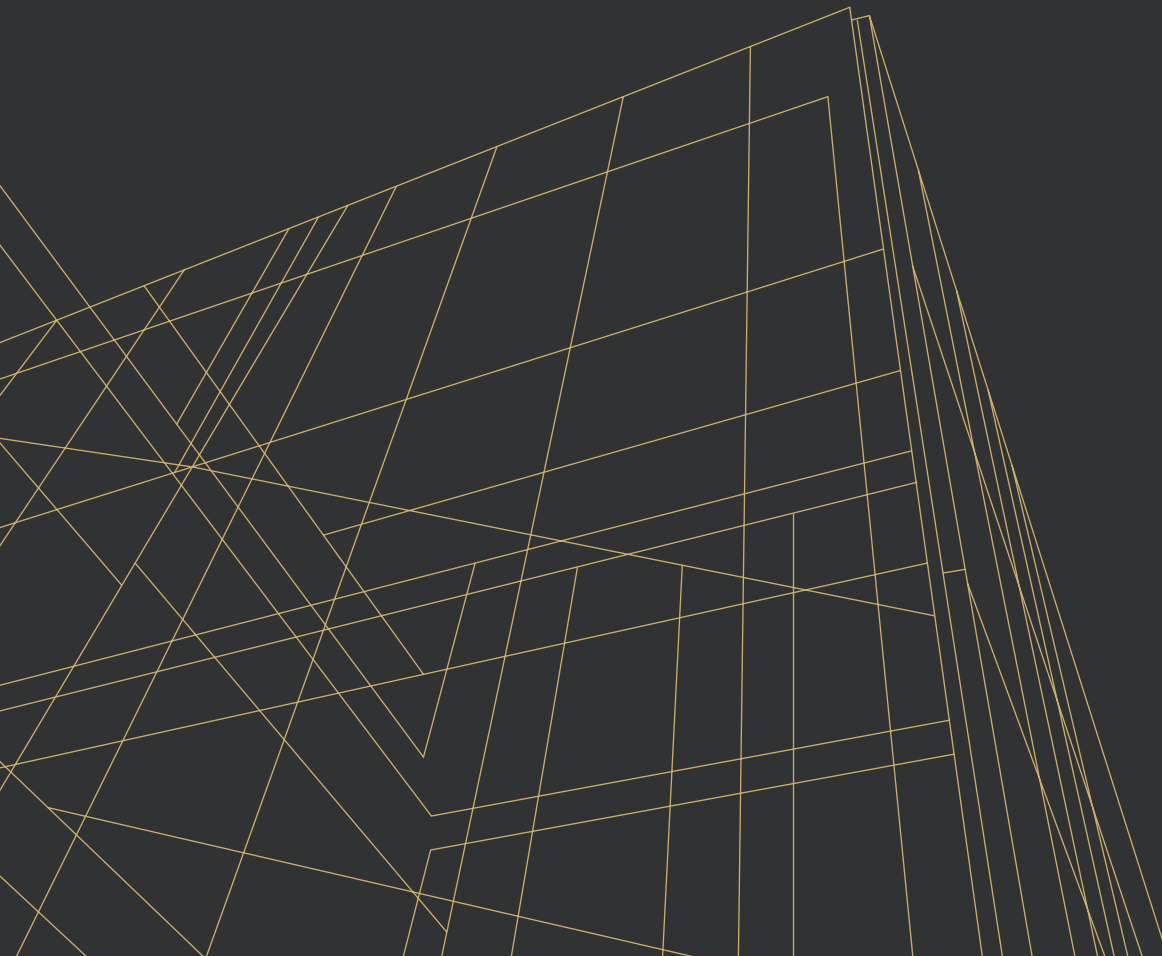










An abstract line drawing in a light gold color, depicting a complex, multi-faceted building facade. The lines intersect to form a grid of various-sized rectangles and trapezoids, creating a sense of depth and architectural structure. The drawing is positioned on the left side of the page, extending from the bottom towards the top.

# LOCATION OVERVIEW

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*Section 02*

## NEIGHBORHOOD FEATURES

Located in the desirable West San Jose neighborhood, the Parkview Apartments at 4567 Hamilton Avenue offer residents a prime location with a wealth of amenities. The area is known for its strong employment base, excellent schools, and proximity to a variety of retail, dining, and recreational opportunities.

DEMOGRAPHICS

POPULATION

|                              | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|--------|---------|---------|
| 2025 TOTAL                   | 28,078 | 212,829 | 532,339 |
| 2030 PROJECTION              | 26,597 | 204,272 | 512,802 |
| 2020 CENSUS                  | 27,221 | 207,444 | 520,537 |
| PROJECTED GROWTH 2024 - 2029 | -1,480 | -8,557  | -19,537 |
| AVERAGE AGE                  | 39.7   | 40.3    | 39.8    |

EMPLOYMENT & INCOME

|                        | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------|-----------|-----------|-----------|
| 2024 AVERAGE HH INCOME | \$221,592 | \$244,138 | \$254,272 |
| TOTAL BUSINESSES       | 987       | 10,127    | 24,386    |
| TOTAL EMPLOYEES        | 7,162     | 82,290    | 188,658   |

EDUCATION

|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| SOME HIGH SCHOOL    | 2.2%   | 2.8%    | 2.7%    |
| HIGH SCHOOL DIPLOMA | 13.0%  | 11.3%   | 10.7%   |
| SOME COLLEGE        | 15.4%  | 11.8%   | 11.4%   |
| ASSOCIATE           | 6.9%   | 6.5%    | 6.0%    |
| BACHELOR'S          | 30.5%  | 31.0%   | 31.8%   |
| GRADUATE            | 28.5%  | 32.9%   | 33.9%   |

HOUSEHOLDS

9,986  
1 MILE

78,261  
3 MILES

196,270  
5 MILES

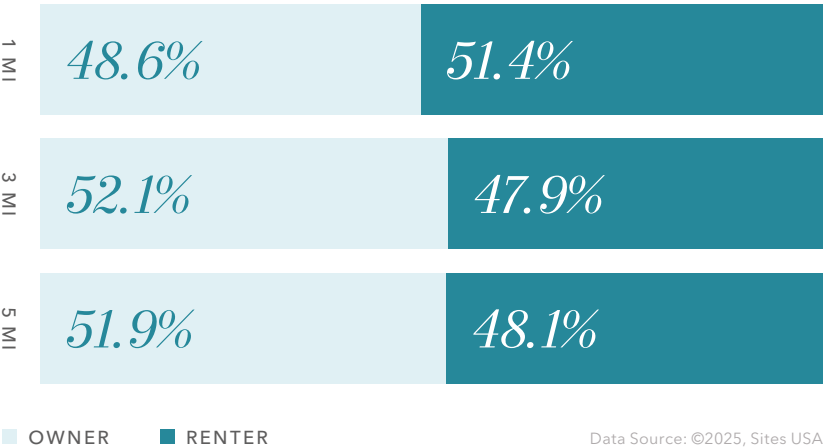
2030 PROJECTED GROWTH

-0.6%  
1 MILE

-0.4%  
3 MILES

-0.3%  
5 MILES

OWNER VS. RENTER OCCUPIED



Data Source: ©2025, Sites USA

# SURROUNDING *AMENITIES*

*West San Jose is at the heart of Silicon Valley, providing residents with easy access to some of the world's leading technology companies.*

## EMPLOYMENT

Major tech employers are located nearby and in the broader Santa Clara County, making the property an attractive option for tech professionals.



## SCHOOLS

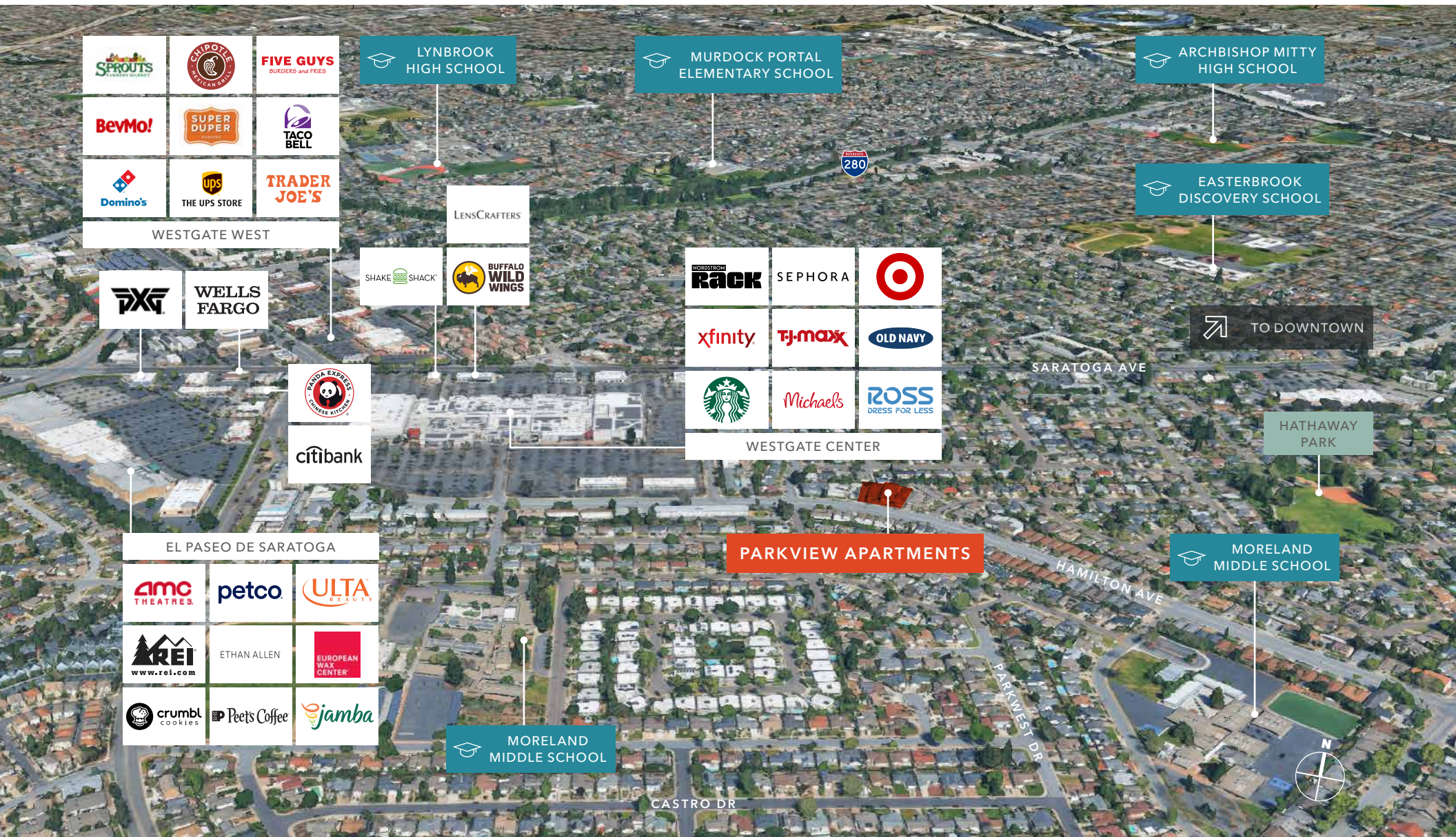
The area is served by well-regarded school districts, a key draw for families. The property is assigned to:

- Moreland School District
- Campbell Union High School District
- Latimer Elementary School (K-8) is just 0.3 miles away.
- Prospect High School (9-12) is located approximately one mile from the property.

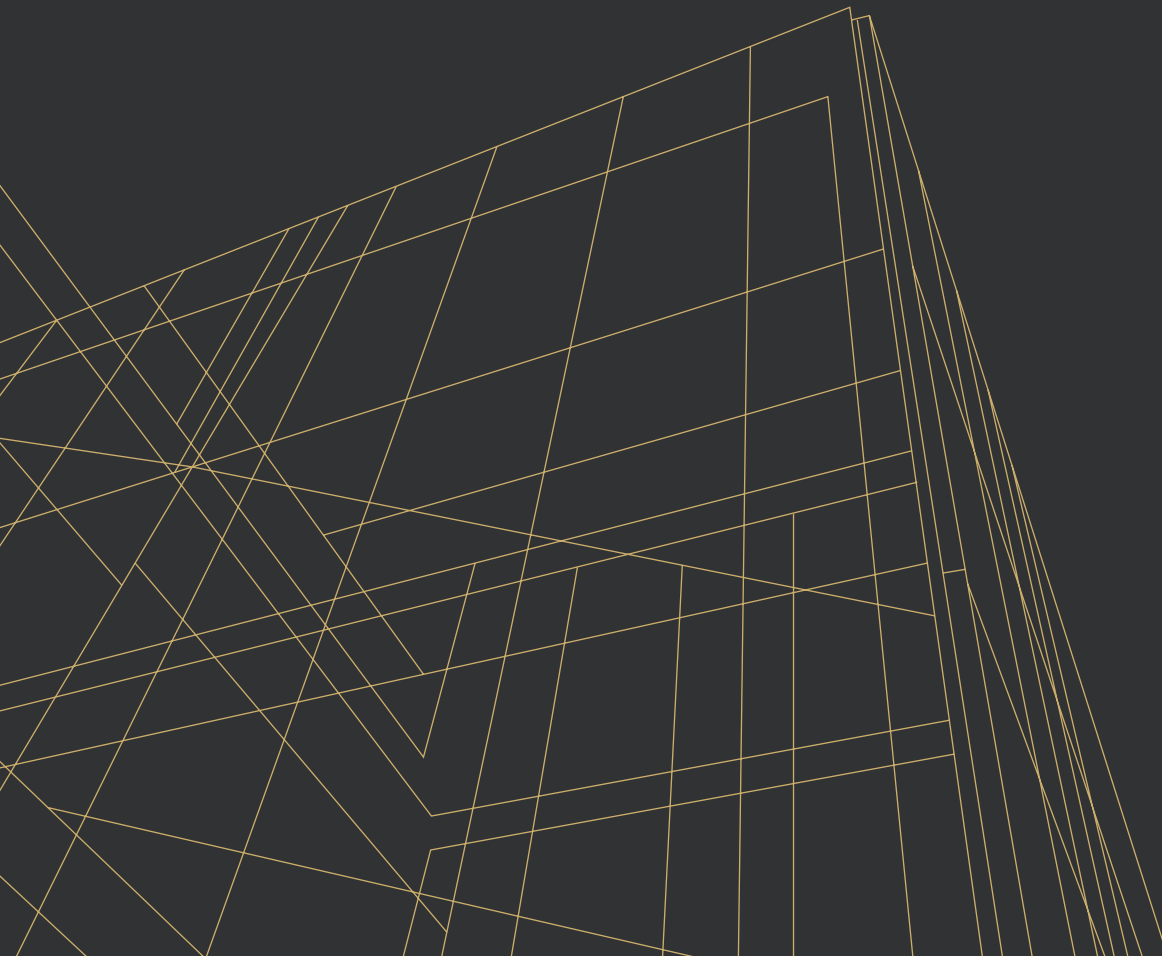
## NEARBY RETAIL

- Westgate Center
- Santana Row

## LOCATION OVERVIEW







# FINANCIAL ANALYSIS

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*Section 03*

## RENT ROLL

|              |           | SF             | Current Rent/Mo | Current Rent/SF/Mo | Potential Rent/Mo | Potential Rent/SF/Mo |
|--------------|-----------|----------------|-----------------|--------------------|-------------------|----------------------|
| <b>Total</b> |           | <b>±15,209</b> | <b>\$37,164</b> | <b>\$2.44</b>      | <b>\$44,350</b>   | <b>\$2.92</b>        |
| Unit         | Unit Type | SF             | Current Rent/Mo | Current Rent/SF/Mo | Potential Rent/Mo | Potential Rent/SF/Mo |
| 1            | 3BD/2BA   | ±1,271         | \$2,187         | \$1.72             | \$2,550           | \$2.01               |
| 2            | 2BD/1BA   | ±800           | \$1,902         | \$2.38             | \$2,300           | \$2.88               |
| 3            | 1BD/1BA   | ±650           | \$1,567         | \$2.41             | \$2,100           | \$3.23               |
| 4            | 1BD/1BA   | ±650           | \$1,750         | \$2.69             | \$2,100           | \$3.23               |
| 5            | 2BD/1BA   | ±800           | \$2,050         | \$2.56             | \$2,300           | \$2.88               |
| 6            | 2BD/2BA   | ±925           | \$1,902         | \$2.06             | \$2,400           | \$2.59               |
| 7            | 2BD/1BA   | ±800           | \$1,730         | \$2.16             | \$2,300           | \$2.88               |
| 8            | 1BD/1BA   | ±650           | \$1,567         | \$2.41             | \$2,100           | \$3.23               |
| 9            | 1BD/1BA   | ±650           | \$1,845         | \$2.84             | \$2,100           | \$3.23               |
| 10           | 2BD/1BA   | ±800           | \$1,761         | \$2.20             | \$2,300           | \$2.88               |
| 11           | 2BD/1BA   | ±800           | \$1,902         | \$2.38             | \$2,300           | \$2.88               |
| 12           | 1BD/1BA   | ±650           | \$1,850         | \$2.85             | \$2,100           | \$3.23               |
| 13           | 2BD/1BA   | ±800           | \$1,811         | \$2.26             | \$2,300           | \$2.88               |
| 14           | 2BD/1BA   | ±800           | \$1,823         | \$2.28             | \$2,300           | \$2.88               |
| 15           | 1BD/1BA   | ±650           | \$1,850         | \$2.85             | \$2,100           | \$3.23               |
| 16           | 2BD/1BA   | ±800           | \$1,902         | \$2.38             | \$2,300           | \$2.88               |
| 17           | 1BD/1BA   | ±650           | \$1,895         | \$2.92             | \$2,100           | \$3.23               |
| 18           | 1BD/1BA   | ±650           | \$1,960         | \$3.02             | \$2,100           | \$3.23               |
| 19           | 1BD/1BA   | ±650           | \$2,060         | \$3.17             | \$2,100           | \$3.23               |
| 20           | 1BD/1BA   | ±650           | \$1,850         | \$2.85             | \$2,100           | \$3.23               |



## PRICING DETAIL

## SUMMARY

|                   | Current            |
|-------------------|--------------------|
| <b>Price</b>      | <b>\$6,250,000</b> |
| Number of Units   | 20                 |
| Price Per Unit    | \$312,500          |
| Price Per SF      | \$410.94           |
| Gross SF          | 15,209             |
| Lot Size          | 0.48 Acres         |
| Approx Year Built | 1963               |

## RETURNS

|          | Current | Market |
|----------|---------|--------|
| Cap Rate | 4.01%   | 5.66%  |
| GRM      | 14.01   | 10.87  |

| # of Units | Unit Type | SF/Unit | Scheduled Rents | Market Rents |
|------------|-----------|---------|-----------------|--------------|
| 1          | 3 Bedroom | ±1,271  | \$2,187         | \$2,550      |
| 9          | 2 Bedroom | ±814    | \$1,865         | \$2,311      |
| 11         | 1 Bedroom | ±650    | \$1,819         | \$2,100      |

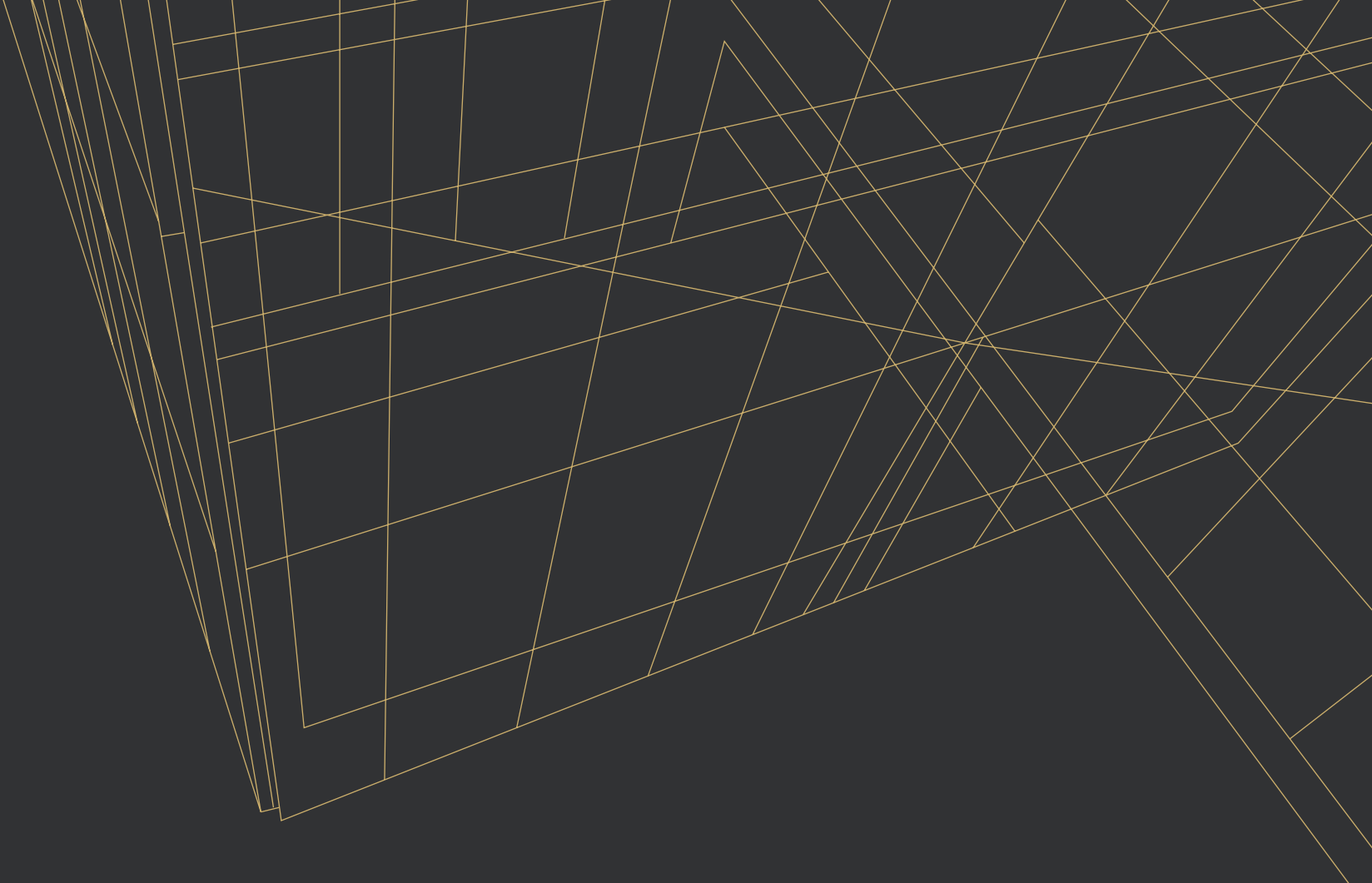
## OPERATING DATA

## INCOME

|                                  |              | Current          |              | Market           |
|----------------------------------|--------------|------------------|--------------|------------------|
| <b>Gross Scheduled Rent</b>      |              | <b>\$445,968</b> |              | <b>\$574,776</b> |
| Less: Vacancy/Deductions         | 3.0%         | \$13,379         | 3.0%         | \$17,243         |
| Total Effective Rental Income    |              | \$432,589        |              | \$557,533        |
| Other Income                     |              | \$9,163          |              | \$9,200          |
| Effective Gross Income           |              | \$441,752        |              | \$566,733        |
| Less: Expenses                   | 43.3%        | \$191,358        | 37.5%        | \$212,694        |
| <b>Net Operating Income</b>      |              | <b>\$250,394</b> |              | <b>\$354,039</b> |
| Cash Flow                        |              | \$250,394        |              | \$354,039        |
| Net Cash Flow After Debt Service | 4.01%        | \$250,394        | 5.66%        | \$354,039        |
| <b>Total Return</b>              | <b>4.01%</b> | <b>\$250,394</b> | <b>5.66%</b> | <b>\$354,039</b> |

## EXPENSES

|                                         |                  |                  |
|-----------------------------------------|------------------|------------------|
| Real Estate Taxes (Ad Valorem)          | \$73,750         | \$73,750         |
| Insurance                               | \$21,151         | \$22,000         |
| Utilities - Electric                    | \$9,984          | \$9,984          |
| Utilities - Water & Sewer               | \$23,041         | \$23,041         |
| Trash Removal                           | \$4,597          | \$4,597          |
| Repairs & Maintenance est. (\$750/Unit) | \$15,000         | \$15,000         |
| Landscaping                             | \$5,000          | \$5,000          |
| Special Tax Assessments                 | \$10,112         | \$10,112         |
| On-Site Manager Comp                    | \$21,350         | \$12,000         |
| Business License Fee                    | \$5,373          | \$5,373          |
| Contract Services                       | \$2,000          | \$3,500          |
| Management Fee                          | \$0              | \$28,337         |
| <b>Total Expenses</b>                   | <b>\$191,358</b> | <b>\$212,694</b> |
| Expenses/Unit                           | \$9,568          | \$10,635         |
| Expenses/SF                             | \$12.58          | \$13.98          |



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