



1210 & 1220 Juniper Drive, Gilroy

Two 4-Unit Apartment Complexes

Each with Two 2 Bed / 1 Bath Units & Two 2 Bed / 1 Bath Townhouses

\$1,599,000 Each or \$3,198,000 Together



The information set forth herein has been received by us from sources we believe to be reliable.

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COMPLEX NOTES:

- Two rarely available 4-unit multi-family complexes in Gilroy
- These complexes can be purchased individually or together.
- If purchased as an 8-unit complex, the investor can finance with a commercial loan.
- The driveway to the right of 1220 Juniper currently serves both 1210 & 1220 Juniper. If the complexes are sold separately, the 1210 Juniper parking area can be accessed from Westwood Drive.
- Unit 1 is a 2-bedroom / 1-bathroom.
- Units 2 & 3 are 2-bedroom / 1-bathroom townhouse-style apartments.
- Unit 4 is a second-floor 2-bedroom / 1-bathroom apartment.
- The interiors are all similar, with tile kitchen and bathroom counters, tile bathroom surrounds, and a mix of flooring. The upstairs units have lots of storage above cabinets.
- The complex is a short distance from downtown Gilroy, with its many restaurants, banks, stores, gyms, and other services. The property is also close to Safeway, Nob Hill, Starbucks, Walgreens, CVS, Wells Fargo, and Anytime Fitness.
- The complex is 3,605 square feet and was constructed in 1965.
- The units are heated with gas wall furnaces
- Laundry facility with a washer and dryer. The laundry equipment is owned.
- The owner pays for water, sewer, garbage, and common area PG&E. Tenants pay for their own PG&E, cable, and internet.

GILROY:

- The estimated population is 59,520 as per the 2020 Census. The population grew by approximately 22% since the 2010 Census.
- 37% of the workforce commutes to Silicon Valley, which is 34 miles away.
- Gilroy has rail access via Caltrain to the San Jose Metro and Light Rail systems.
- The median sales price of a single-family home as of August 2026 is \$1,100,000.
- Gilroy is known as the Garlic Capital of the World and is home to the annual Garlic Festival held in July.
- Gavilan Community College, with a 7,300-student enrollment, is located in Gilroy.
- The Gilroy Premium Outlet Center has 150 stores and is one of the nation's largest.
- Major employers include: Christopher Ranch, Gilroy Foods, Olam Spices & Vegetables, Headstart Nursery, and Cintas.

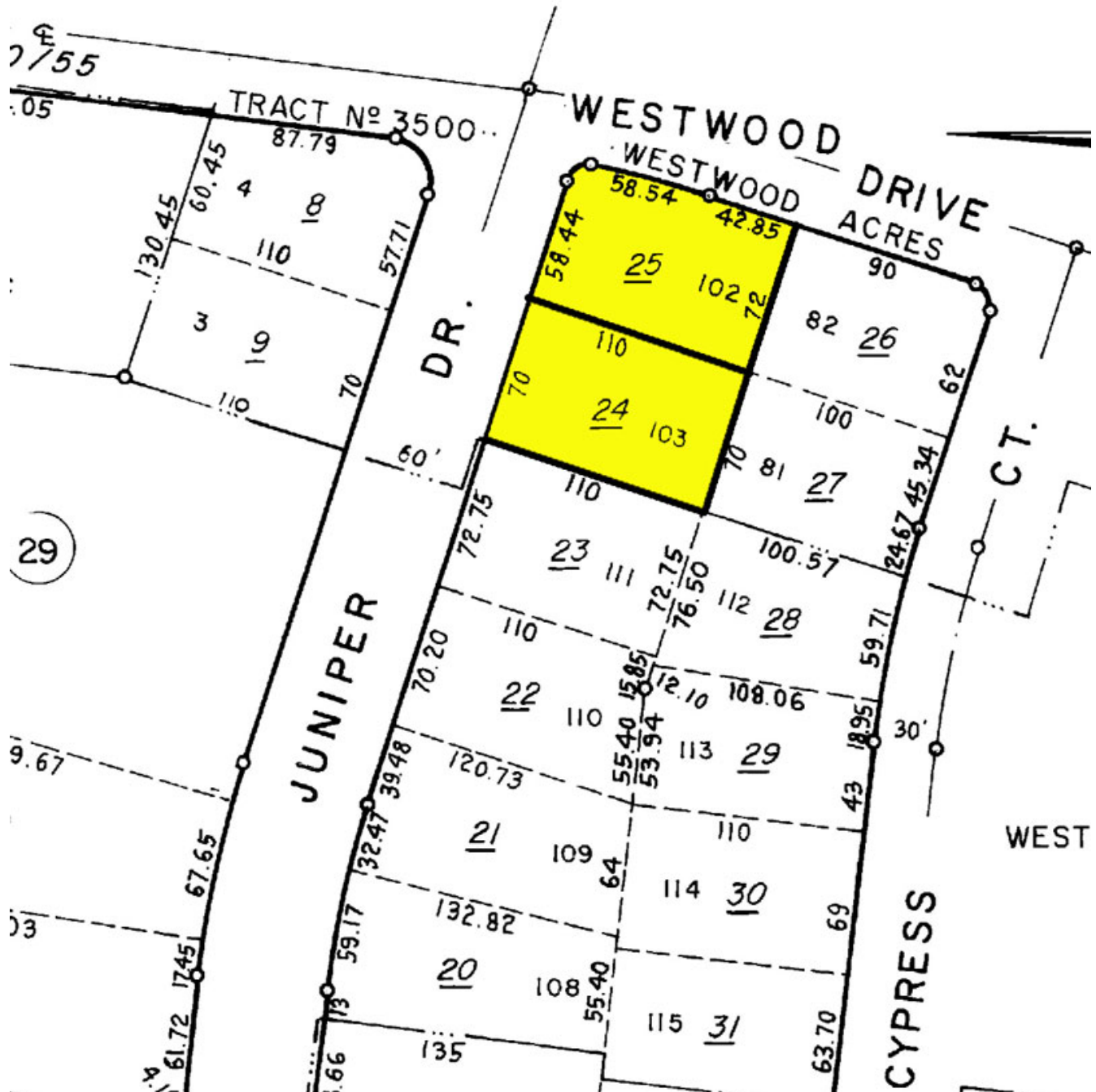
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Parcel Map



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1210 & 1220 Juniper Drive, Gilroy

1210 Juniper Drive Financials

1220 Juniper Drive, Gilroy, CA

Listing Price:	\$1,599,000	Building Sq. Ft:	3,605	Units:	4
Down Payment:	\$499,000	Lot Square Ft:	7,700	Price/Unit:	\$399,750
Loan Amount:	\$1,100,000	APN:	808-02-025	Age:	1965
Gross Rent Multiplier:	14.16	Market GRM:	12.81	Roof:	Composition
Cap Rate:	4.39%	Market Cap:	4.99%		

Rent Roll:		Current Rents	Market Rents
A: Ground level		\$2,600	\$2,600
B: Two story townhouse		\$2,200	\$2,600
C: Two story townhouse		\$2,150	\$2,600
D: Second floor		\$2,600	\$2,600
Monthly Scheduled Rents:		\$9,550	\$10,400
Scheduled Gross Annual Income		\$114,600	\$124,800
Less: Vacancy Factor	3%	\$3,438	\$3,744
Additional Income: Laundry		\$150	\$150
Effective Gross Income:		\$112,962	\$122,856
Less: Expenses			
Property Taxes	1.260%	\$20,147	\$20,147
Repairs & Maintenance	\$1,000	\$4,000	\$4,000
Property Insurance		\$3,300	\$3,300
Garbage:		\$2,700	\$2,700
Property Management	3%	\$3,389	\$3,686
Water & Sewer		\$3,647	\$3,647
PG&E:		\$2,239	\$2,239
Landscaping:		\$2,400	\$2,400
Miscellaneous		\$1,000	\$1,000
Total Expenses:	\$10,706	\$42,822	\$43,119
Net Operating Income		\$70,140	\$79,737

Notes:

1. Property taxes are based on the 2026/2027 property tax bill and reflect new Proposition 13 rates.
2. Repairs and Maintenance is based on \$1,000 per unit per year.
3. Property Insurance is based on Sellers most recent insurance bill.
4. Building square footage is based on Reallist data.
5. Tenants pay PG&E for their units.
6. Owner is paying sewer, water, & garbage.

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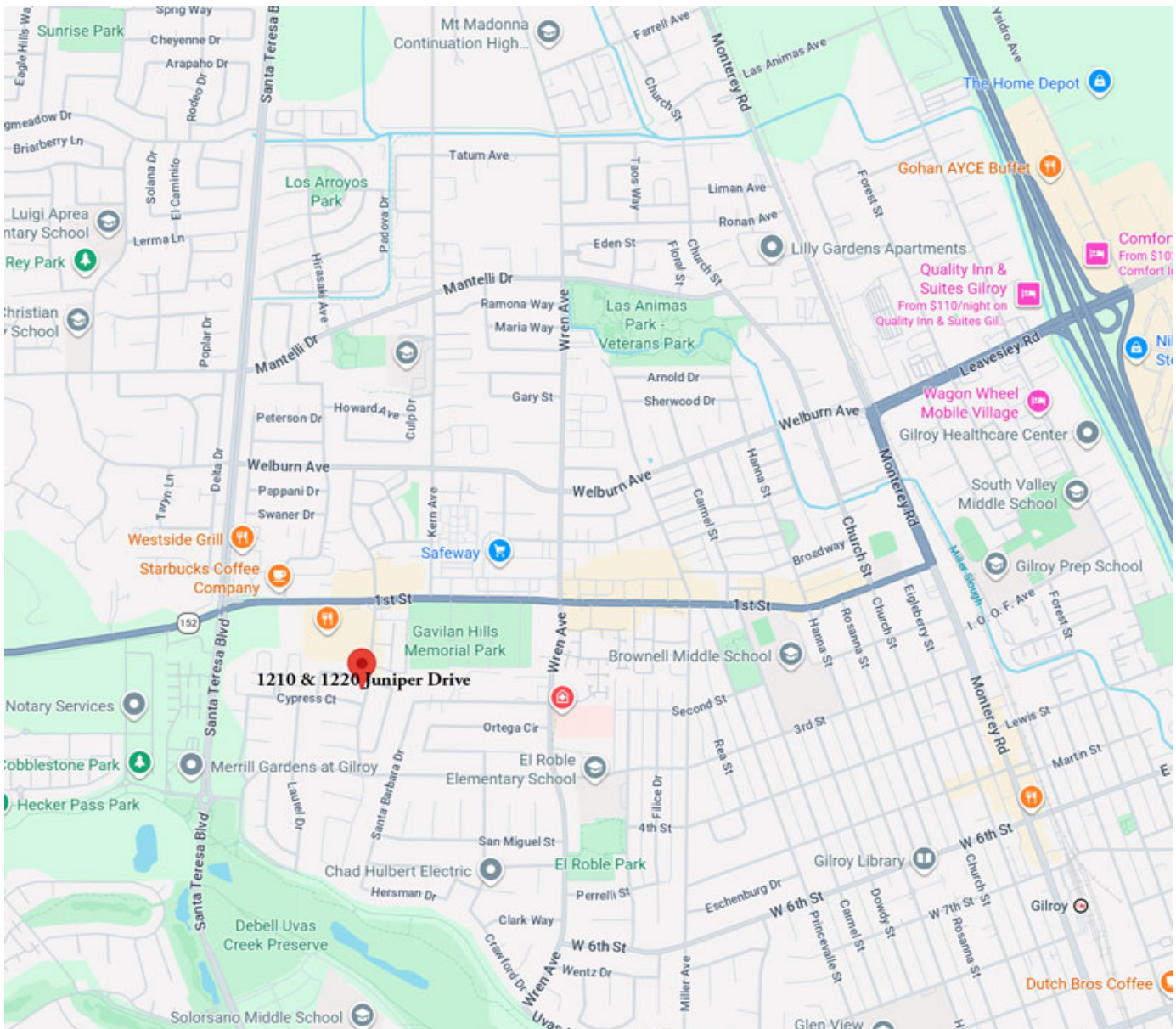
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Area Map



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