





55 Wright Avenue | \$1,050,000 | 3 Units

2,232 sq.ft. | 11,390 sq.ft. Lot



65 Wright Avenue | \$950,000 | 2 Units

1,034 sq.ft. | 11,280 sq.ft. Lot

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



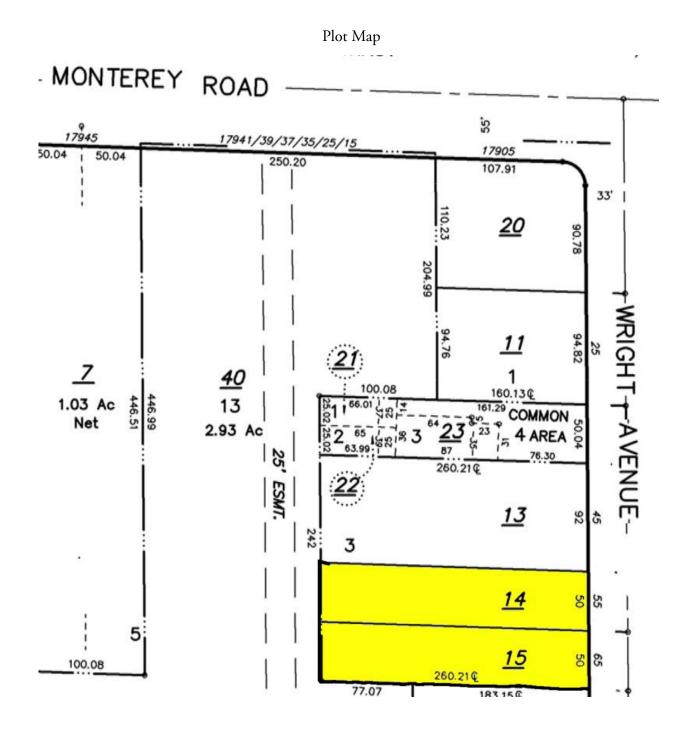


Sewer: \$1,800 \$1,200 Average based on call from City of MI Garbage \$1,512 \$1,008 Recology Misc.: \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$10							
Sq. Ft. 2,232 1,034	Property	55 Wright		65 Wright			
Zoning: RAM	Lot Size:	11,390		11,280			
Construction Date 1949 1937	Sq. Ft.	2,232		1,034			
Units	Zoning:	RAM		RAM			
Price: \$1,050,000 \$950,000 Price / Unit \$350,000 \$475,000 Unit A \$1,655 2 Bed / 1 Bath \$3,100 3 Bed / 2 Bath Unit B. \$1,100 1 Bed / 1 Bath \$1,100 1 Bed / 1 Bath Unit C. \$1,529 3 Bed / 1 Bath \$1,000 1 Bed / 1 Bath Unit C. \$1,529 3 Bed / 1 Bath \$1,000 \$1 Bed / 1 Bath Unit C. \$1,529 3 Bed / 1 Bath \$1,000 \$1 Bed / 1 Bath Unit C. \$1,529 3 Bed / 1 Bath \$1,000 \$1 Bed / 1 Bath \$1,000 \$1 Bed / 1 Bath \$1,000 <td>Construction Date</td> <td>1949</td> <td></td> <td>1937</td> <td></td> <td></td> <td></td>	Construction Date	1949		1937			
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Unit A \$1,655 2 Bed / 1 Bath \$3,100 3 Bed / 2 Bath Unit B. \$1,100 1 Bed / 1 Bath \$1,100 1 Bed / 1 Bath Unit C. \$1,529 3 Bed / 1 Bath \$4,200 \$4,284 \$4,200 \$4,200 \$4,284 \$4,200 \$4,200 \$4,284 \$4,200 \$4,200 \$4,284 \$4,200 \$4	Price:	\$1,050,000		\$950,000			
Unit B. \$1,100	Price / Unit	\$350,000		\$475,000			
Unit C. \$1,529 3 Bed / 1 Bath	Unit A	\$1,655	2 Bed / 1 Bath	\$3,100	3 Bed / 2 Bath		
Total Income \$4,284 \$4,200 \$ Annual Income: \$51,408 \$50,400 \$ Expenses: \$ Property Tax \$12,159 \$10,967 New Prop 13 taxes. Source JCP Reported Insurance \$2,044 \$1,357 Email from insurance agent \$2,000 \$3,000 Estimated \$2,000 \$ PG&E \$0 \$0 Tenant Responsible \$2,000 \$2,000 \$3,312 Average based on call from City of MI \$2,000 Average ba	Unit B.	\$1,100	1 Bed / 1 Bath	\$1,100	1 Bed / 1 Bath		
Annual Income: \$51,408 \$50,400 \$Expenses: \$12,159 \$10,967 New Prop 13 taxes. Source JCP Report Insurance \$2,044 \$1,357 Email from insurance agent Repairs \$2,000 \$3,000 Estimated \$2,044 \$1,357 Email from insurance agent Repairs \$2,000 \$3,000 Estimated \$2,044 \$1,357 Email from City of MI Sewer: \$1,944 \$3,312 Average based on call from City of MI Sewer: \$1,800 \$1,200 Average based on call from City of MI Garbage \$1,512 \$1,008 Recology \$1,512 \$1,008 Recology \$1,510 \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$	Unit C.	\$1,529	3 Bed / 1 Bath				
Expenses: Property Tax \$12,159 \$10,967 New Prop 13 taxes. Source JCP Report Insurance \$2,044 \$1,357 Email from insurance agent Repairs \$2,000 \$3,000 Estimated PG&E \$0 \$0 Tenant Responsible Water: \$1,944 \$3,312 Average based on call from City of MI Sewer: \$1,800 \$1,200 Average based on call from City of MI Garbage \$1,512 \$1,008 Recology Misc.: \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$10	Total Income	\$4,284		\$4,200			
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So So Tenant Responsible	Insurance	\$2,044		\$1,357	Email from insurance agent		
Water: \$1,944 \$3,312 Average based on call from City of MI Sewer: \$1,800 \$1,200 Average based on call from City of MI Garbage \$1,512 \$1,008 Recology Misc.: \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$10	Repairs	\$2,000		\$3,000	Estimated		
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Garbage \$1,512 \$1,008 Recology Misc.: \$100 \$100 Total Expenses: \$21,559 \$20,944 Net Income: \$29,849 \$29,456 Do not rely on any information provided. 1. Zoning is Residential Medium Attached (RAM) per the City of Morgan Hill. 2. Insurance is current billing. 3. Repairs are estimated. 4. Sewer and water are from the City of Morgan Hill - via phone call. You should investigate. 5. Garbage is based on a call to Recology. 6. Rent increase dates: Due in January 2024.	Water:	\$1,944		\$3,312	Average based on call from City of MH		
Misc.: \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$10	Sewer:	\$1,800		\$1,200	Average based on call from City of MH		
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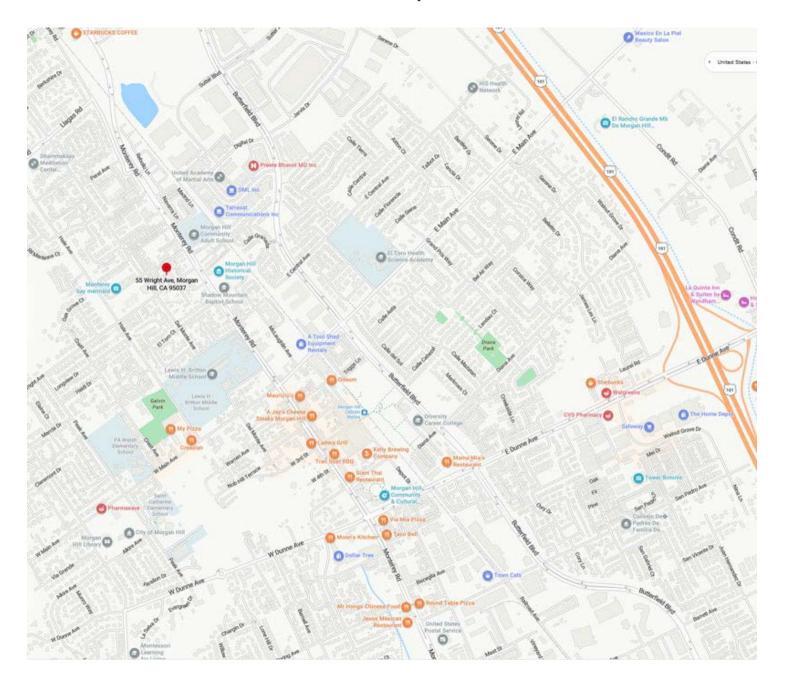


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Area Map



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