



55 & 65 Wright Avenue, Morgan Hill, CA 95037



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.

We do not warrant its accuracy or completeness.



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Property	55 Wright		65 Wright			
Lot Size:	11,390		11,280			
Sq. Ft.	2,232		1,034			
Zoning:	RAM		RAM			
Construction Date	1949		1937			
Units	3		2			
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				
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 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 MH		
Sewer:	\$1,800		\$1,200	Average based on call from City of MH		
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.						
Do not rely on this information.						

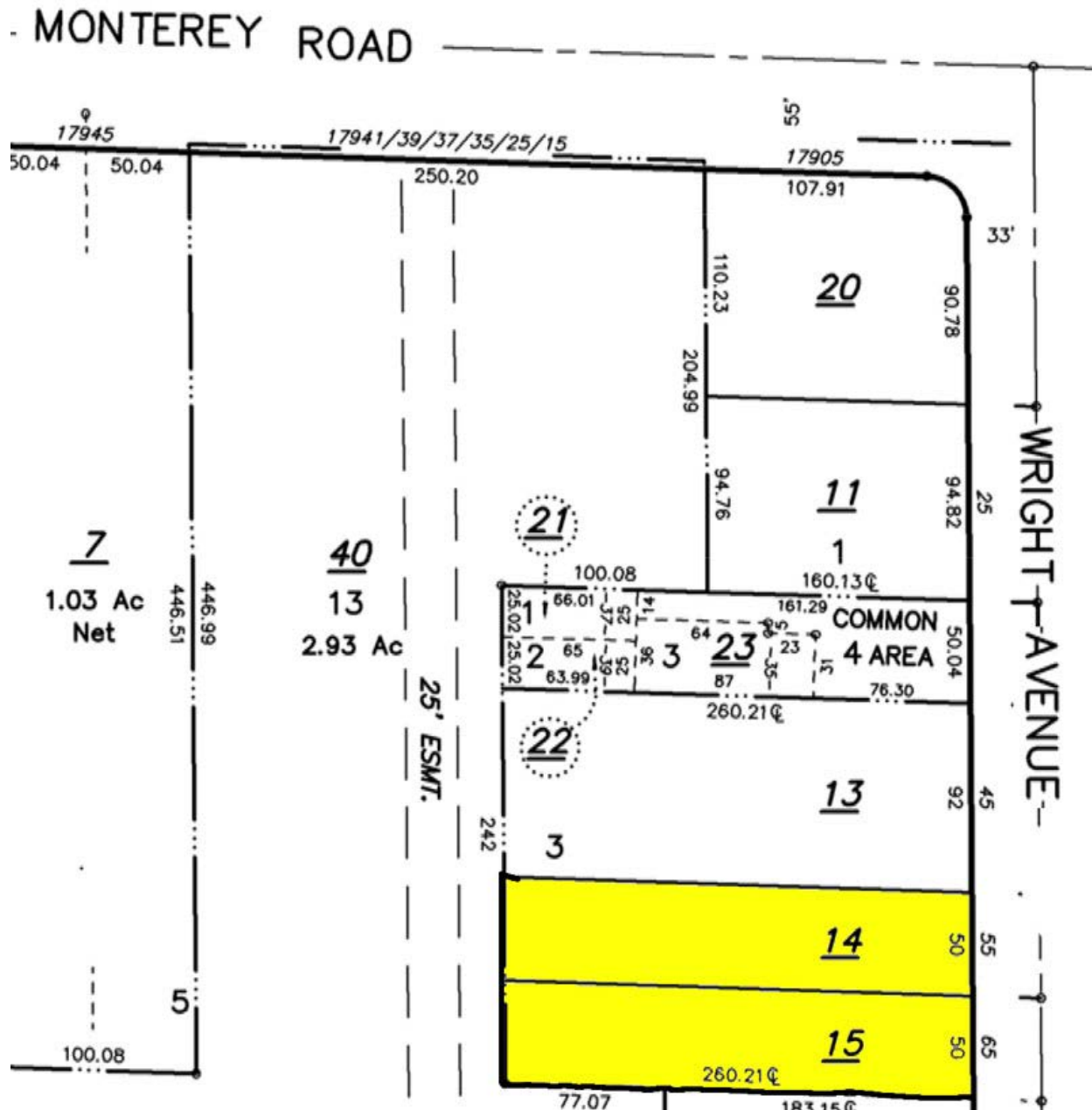
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Plot Map



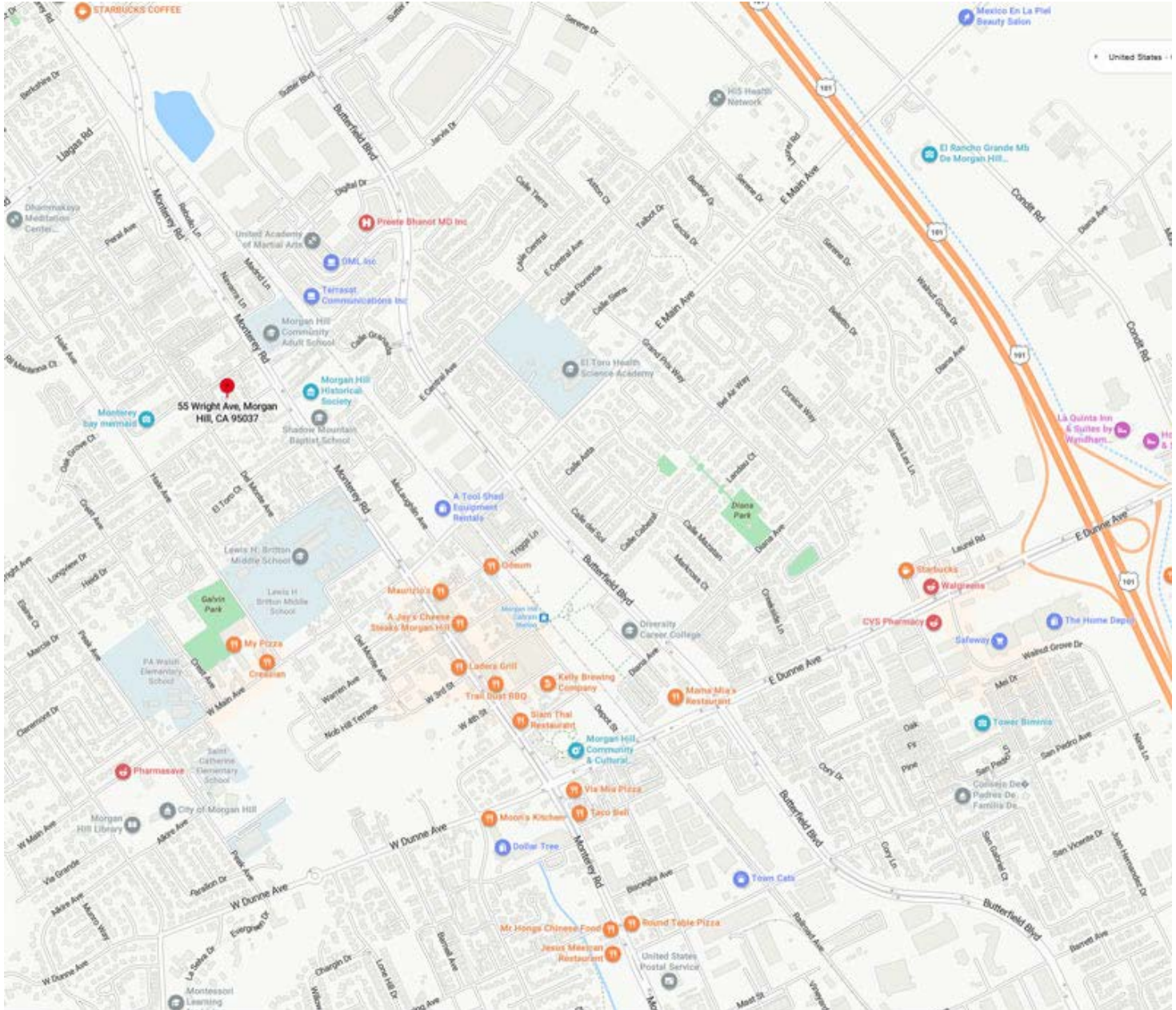
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Area Map



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