



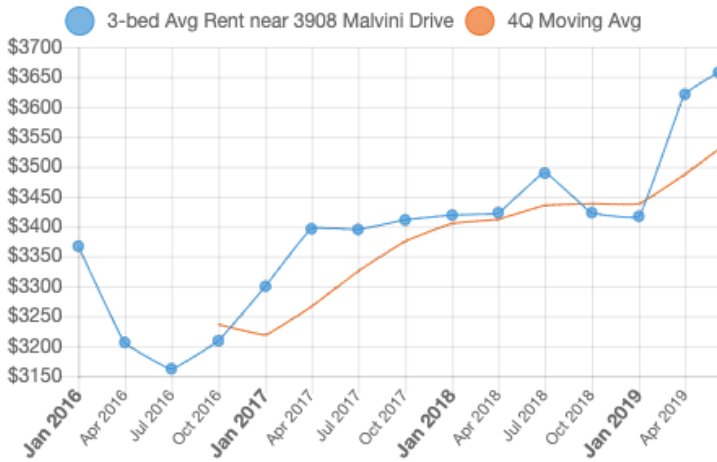
3908 Malvini Drive San Jose, California 95118

Results based on 30, 3-bedroom rentals seen within 6 months in a 1.00 mile radius.

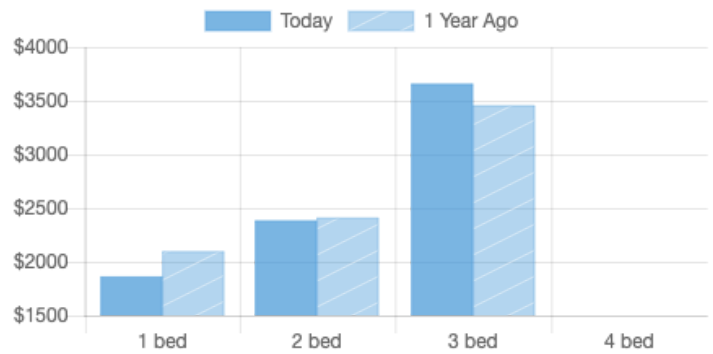
AVERAGE	MEDIAN	\$3,175-\$4,345	\$3,350-\$3,998
\$3,658 $\pm 2\%$	\$3,500	80%	60%

Report generated: 06 Jun 2019

Historical Trend Line



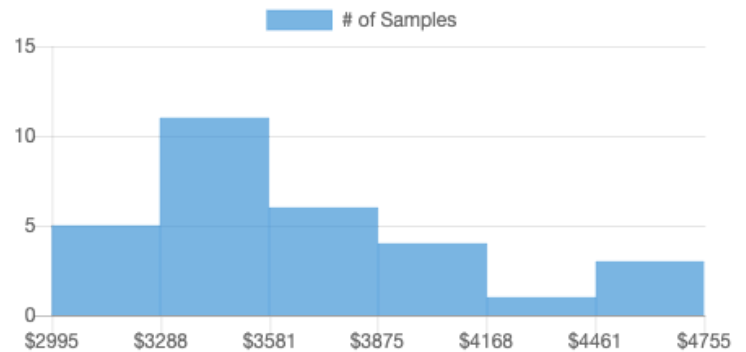
Average Rent by Bedroom Type



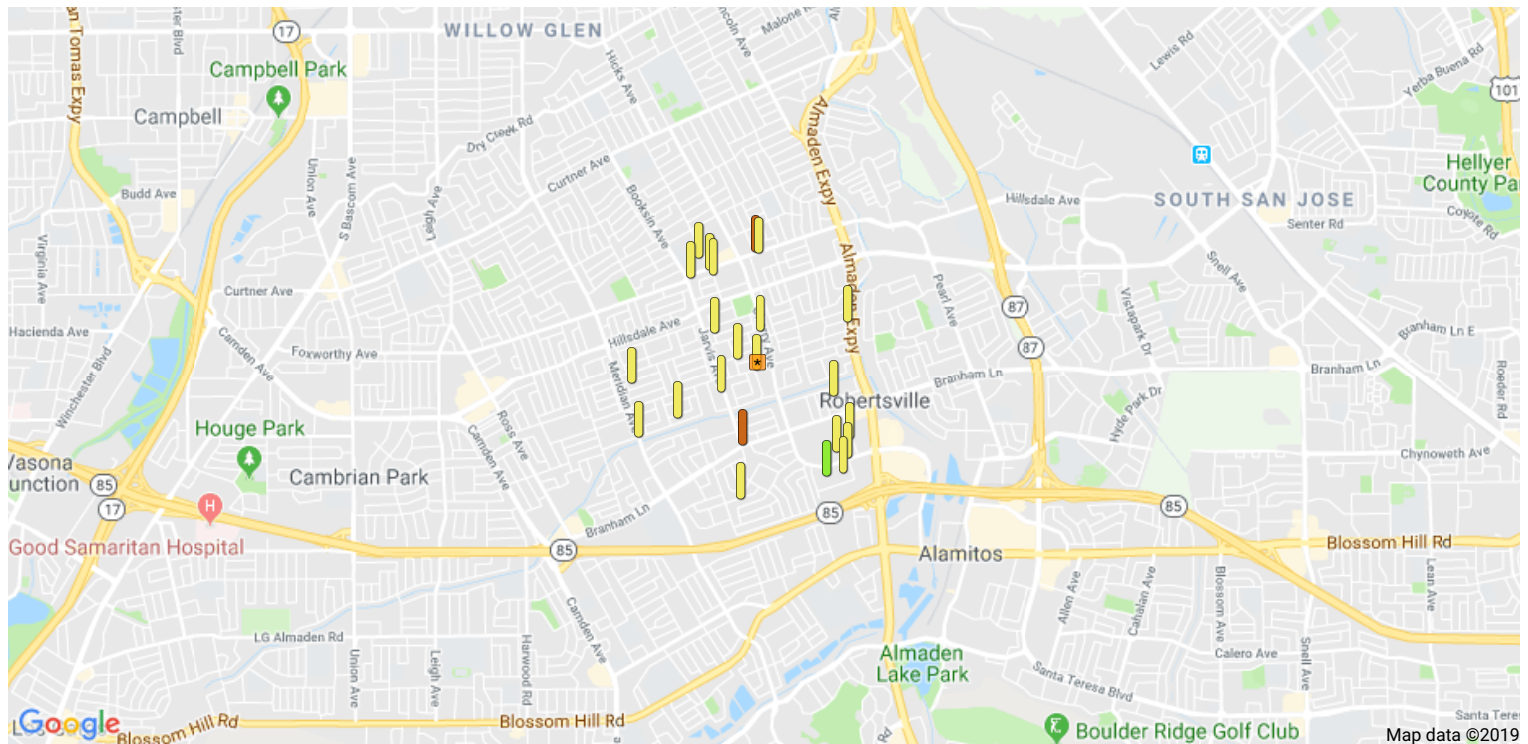
Summary Statistics

Sample Size	30
Min	\$2,995
Max	\$4,750
Median	\$3,500
Mean (\bar{x})	\$3,658
Standard Deviation (s)	\$450
10th / 20th Percentile	\$3,175 / 3,350
80th / 90th Percentile	\$3,998 / 4,345

Rent Distribution



Sample of Listings Used



Address	Distance	Rent	Size	\$/ft ²	Beds	Baths	Bldg Type	Last Seen
Speak Ln & Quail Run	0.84 mi	\$3,400	1,420 ft ²	\$2.39/ft ²	3 bed	2.0ba	Townhouse	Jun 2019
3000 Jarvis Ave	0.83 mi	\$3,675	1,400 ft ²	\$2.63/ft ²	3 bed	2.0ba	Duplex	Jun 2019
Jeffery Ave & Plummer Ave	0.77 mi	\$3,500	1,600 ft ²	\$2.19/ft ²	3 bed	2.0ba	House	May 2019
3733 Almaden Rd	0.75 mi	\$3,200	1,400 ft ²	\$2.29/ft ²	3 bed	2.0ba	Duplex	May 2019
1418 Luning Dr	0.96 mi	\$3,350			3 bed	1.5ba	Apartment	May 2019
3547 Cherry Ave	0.28 mi	\$4,000	1,200 ft ²	\$3.33/ft ²	3 bed	2.0ba	House	May 2019
3908 Malvini Dr	0.0 mi	\$3,600	1,450 ft ²	\$2.48/ft ²	3 bed	2.0ba	House	May 2019
1503 Jarvis	0.31 mi	\$3,500	1,392 ft ²	\$2.51/ft ²	3 bed	2.0ba	House	May 2019
1542 Hallcrest Dr	0.68 mi	\$3,495	6,131 ft ²	\$0.57/ft ²	3 bed	2.0ba	House	May 2019
1455 Church Dr	0.16 mi	\$4,195	1,713 ft ²	\$2.45/ft ²	3 bed	3.0ba	House	May 2019
Jarvis Ave & Branham Ln	0.57 mi	\$6,500*	1,406 ft ²	\$4.62/ft ²	3 bed	2.0ba	House	May 2019
Foxworthy Ave & Lansford Ave	0.86 mi	\$4,495	2,505 ft ²	\$1.79/ft ²	3 bed	2.5ba	House	Apr 2019
1362 Foxworthy Ave	0.85 mi	\$3,490			3 bed	2.0ba	House	Apr 2019
Prosper Ave & Montmorency	0.59 mi	\$3,900	1,728 ft ²	\$2.26/ft ²	3 bed	2.0ba	House	Apr 2019
1187 Cherryview Ln	0.98 mi	\$3,395	1,494 ft ²	\$2.27/ft ²	3 bed	2.5ba	Townhouse	Apr 2019
Foxworthy Ave & Lansford Ave	0.86 mi	\$4,750	95,125 ft ²	\$0.05/ft ²	3 bed	2.5ba	House	Mar 2019
1462 Foxworthy Ave	0.81 mi	\$3,750	1,363 ft ²	\$2.75/ft ²	3 bed	2.0ba	House	Mar 2019
1452 Carrington Cir	0.92 mi	\$3,495	1,493 ft ²	\$2.34/ft ²	3 bed	2.5ba	Townhouse	Mar 2019
Meridian Ave & Hallbrook Dr	1.0 mi	\$3,495	1,316 ft ²	\$2.66/ft ²	3 bed	2.0ba	House	Mar 2019
Foxworthy Ave & Lansford Ave	0.86 mi	\$4,750	2,505 ft ²	\$1.90/ft ²	3 bed	3.0ba	House	Mar 2019
Hauck Dr & Invicta Way	0.41 mi	\$3,800	1,202 ft ²	\$3.16/ft ²	3 bed	2.0ba	House	Mar 2019

Address	Distance	Rent	Size	\$/ft ²	Beds	Baths	Bldg Type	Last Seen
4984 Edgar	0.83 mi	\$3,700			3 bed	2.0ba	Apartment	Mar 2019
Cherry Ave & Cherryview Ln	0.92 mi	\$3,150	1,537 ft ²	\$2.05/ft ²	3 bed	2.5ba	Townhouse	Feb 2019
1600 Willowdale Dr	0.92 mi	\$3,650	1,324 ft ²	\$2.76/ft ²	3 bed	2.0ba	House	Feb 2019
4951 Cherry Ave	0.92 mi	\$2,995	1,030 ft ²	\$2.91/ft ²	3 bed	2.0ba	Apartment	Jan 2019

**This price appears to be an outlier and was excluded*

Subject Property Details

3908 Malvini Drive, San Jose, California 95118

Vitals

Bedrooms	3
Baths	2
Year Built	1965
Property Use Group	Residential

Tax Information

Year Assessed	2018
Assessed Value	\$560,566
Tax Fiscal Year	2018
Tax Rate Area	17108
Tax Billed Amount	\$7,837.88

Sale Information

Assessor Last Sale Date	2000-04-27
Assessor Last Sale Amount	\$415,000
Deed Last Sale Date	2000-04-27
Deed Last Sale Amount	\$415,000

Property Size

Building Area	1,359 ft ²
Lot Area	0.1548 acres
Lot Dimensions	107.0×63.0

Deed Information

Mortgage Amount	\$332,000
Mortgage Date	2000-04-27
Lender Name	WASHINGTON MUTUAL FSB

Other Information

Roof Material	Unknown Or Not Provided
HVAC Cooling Detail	Unknown
HVAC Heating Detail	Yes
HVAC Heating Fuel	Type Unknown

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