

SWOT Analysis of 5231 Eileen, San Jose, CA 92129

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1. Strengths

(Internal, Positive Factors)

- No title issue, good for transfer
- Strategically located, prime English Estate or Country Lane location
- Expansive Ranch style home of high design quality: 4 feet width hallway, wide stairs, double fireplaces
- Wide, rectangle lot
- Prospect High is a good school
- 1 and a half stories, with a basement (unfurnished)
- Amble storage
- Spacious backyard
- Great potential for addition or ADUs
- Walkable to Murdock Park and Trade Joe's
- It seems to have some drainage work on the back and east side.

2. Weaknesses

(Internal, Negative Factors)

- Need mold remediation in attic, crawlspace, cost unknown <- ongoing or historical moisture intrusion

- Active termites(subterranean and dry wood), fungus damage in multiple areas (window trim, garage jambs, half toilet, laundry room underlayment). Total cost <20K
- Multiple prior crack repairs in foundation, good thing is it is vertical crack. Structure work history found: SPQ, done in 2013. Total cost <30K
- Drainage, moisture barrier, plumbing leak related repair, crawlspace encapsulation <40K
- In need for new HVAC and plumbing upgrade

3. Opportunities

(External, Positive Factors)

- Hard to find similar offerings with such a low list price, poised to enjoy value appreciation
- Winter market is slow, and as of now the market is slightly favoring buyers
- Still considered move-in ready to some degree

4. Threats

(External, Negative Factors)

- Not all past items done with permits
- A small chance to have appraisal shortage, if the final price is over 2.7