

FOR SALE

6670 Sueno Rd., Isla Vista, CA
Duplex near UCSB



Best numbers on the Santa Barbara South Coast! A recent price reduction produces a 13.30 GRM and a 5.17% cap. rate! These are the best numbers for any multifamily property available on the Santa Barbara South Coast! This duplex is picture-perfect with beautiful landscaping and extensive remodeling. The tenants pay all utilities except refuse. Proposed zoning may be beneficial for this large parcel. Planned and approved UCSB enrollment increases through 2025 make for a stable future.

PRICE REDUCTION!

Price:	\$2,095,000
Unit Mix:	A – 3+1.75, B – 4+4
Income:	\$13,125 / mo. leased 6/17 to 6/18 A – \$4,725, B – \$8,400
GRM / Cap. Rate:	13.30 / 5.17%
A.P.N. #:	075-101-005
Building Area:	3,092 SF total approx. (A – 1,209 SF, B – 1,883 SF approx.)
Land Area:	.27 acres – 11,781 SF approx. 82.29' width x 150' (net) depth
Zoning:	Current – SR-H-18 Proposed – Mixed Res-25
Parking:	Open
Year Built:	Original home – circa 1934 Remodel and addition – circa 1995

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INVESTMENTS
www.CentralCoastInvestments.com

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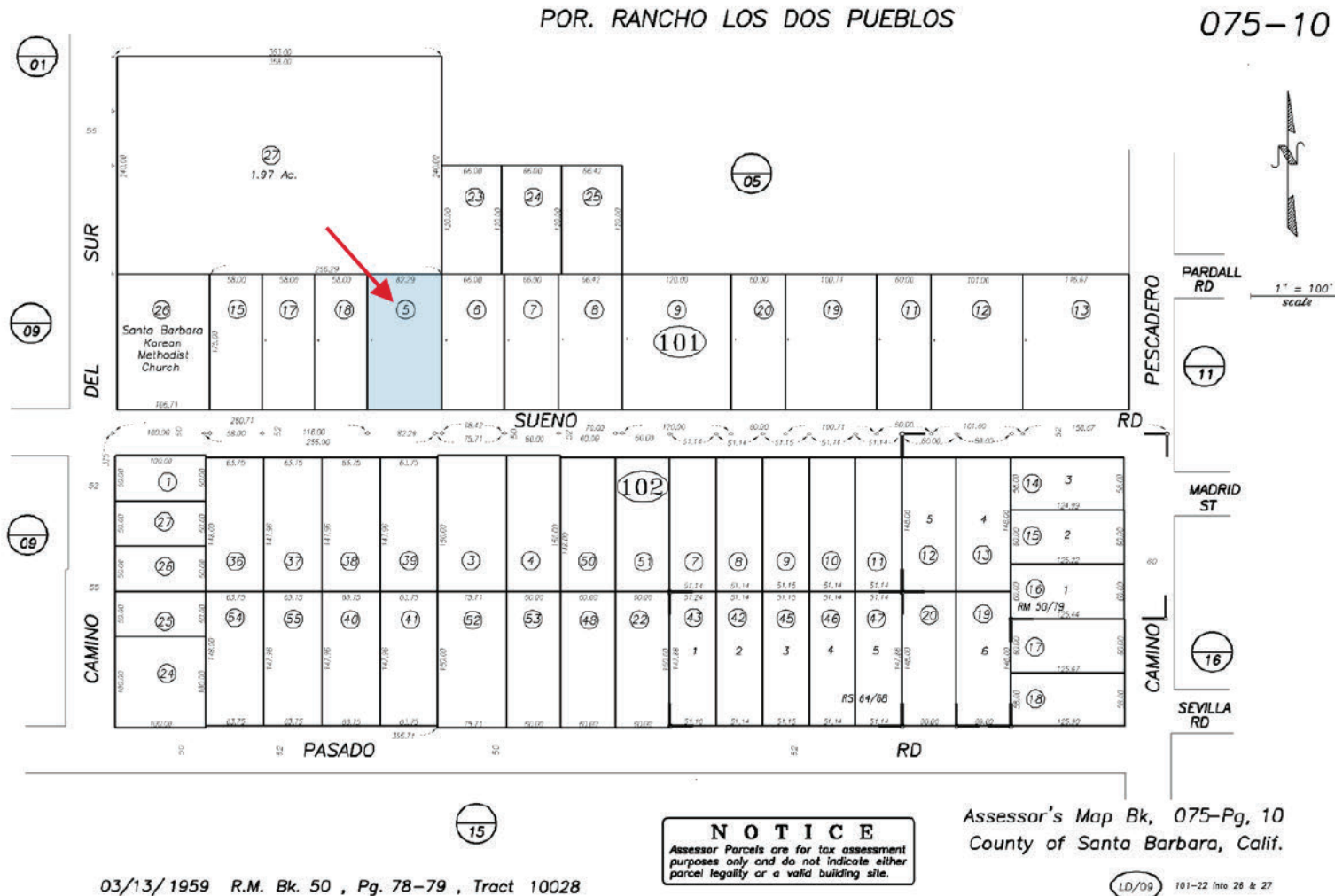


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Investment Property Analysis

6670 Sueno Rd.



Financing	Amount	Term	Interest	Mo. Pmt.	Yr. Pmt.	Int. Est.	Loan Type
	\$1,500,000	30 Yrs.	4.25%	\$7,379	\$88,549	\$63,750	10/1 AML

Income	Unit #	Bdrms.	Baths	6/17-6/18
	A	3	1.75	\$4,725
	B	4	4	\$8,400

Monthly Income: \$13,125

Total Monthly Income: \$13,125
 Gross Scheduled Income: \$157,500
 Less: Vacancy Est. 1% (\$1,575)
 Gross Operating Income: \$155,925

Item	Total	% GOI
R.E. Tax 1.00% Est.	\$20,950	13.4%
R.E. Tax - Other Current tax bill	\$1,915	1.2%
Licenses Est.	\$161	0.1%
Insurance *	\$3,600	2.3%
Utilities * Elec. tenants	\$1,200	0.8%
Gas tenants		
Water tenants		
Sewer in tax bill		
Refuse \$1,200		
Advertising Est.	\$100	0.1%
Maintenance \$1,500/Unit Est.	\$3,000	1.9%
Reserves \$1,500/Unit Est.	\$3,000	1.9%
Grounds *	\$2,400	1.5%
Off-Site Mgt. 6.0% Est.	\$9,356	6.0%
Resident Mgr. *	\$0	0.0%
Pest Control Est.	\$100	0.1%
Other Est.	\$1,800	1.2%
* Info. provided by owner		
Total Expenses	\$47,581	30.5%

Expenses

Executive Summary

Purchase Price	\$2,095,000	
Down payment	\$595,000	28%
New Loan	\$1,500,000	72%

	Current	%
GRM	13.30	
Cap. Rate	5.17%	

Number of Units	2
Price Per Unit	\$1,047,500
Building SF	3,092
Price Per SF	\$678
Expense Per Unit	\$23,790.71

	Current	%
Gross Scheduled Income	\$157,500	
Gross Operating Income	\$155,925	
Expenses	\$47,581	30.5%
NOI	\$108,344	
Loan Payments	\$88,549	
Debt Service Coverage	1.22	

Cash Flow - Before Tax	\$19,794	3.3%
Cash Flow - After Tax	\$23,288	3.9%
Overall Return	\$48,087	8.1%

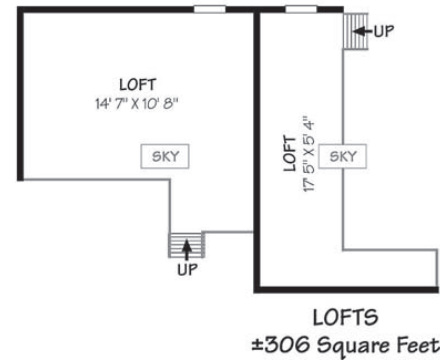
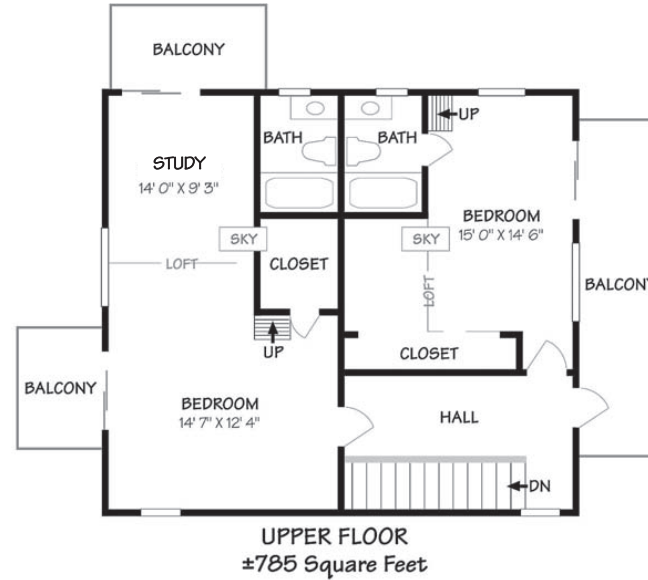
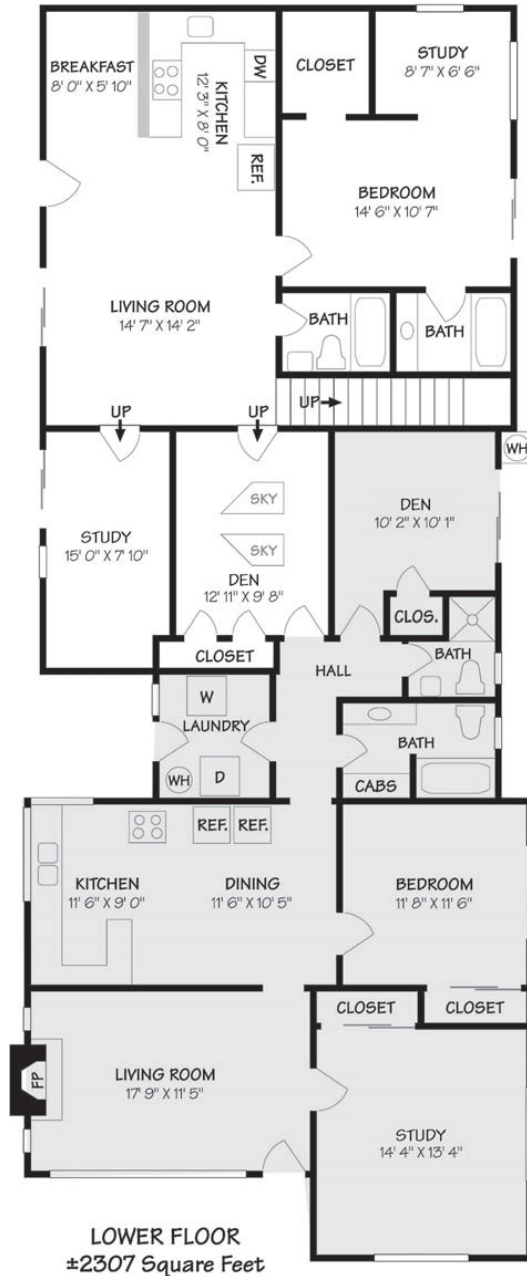
After Tax

Cost Recovery	% Est.	Amount	Type	Totals
Land	30.00%	\$628,500	N/A	N/A
Improvements	70.00%	\$1,466,500	27.5 Yr. SL	\$53,327
Personal Property	0.00%	\$0		\$0
Total Value	100%	\$2,095,000		\$53,327
Taxable Income From This Property (NOI - Int. & Cost Recovery)				(\$8,734)
Tax Impact of This Property (x 40% tax rate est.)				\$3,493
Plus Before Tax Cash Flow				\$19,794
After Tax Cash Flow				\$23,288
Return				3.9%
Equity Buildup				\$24,799
Equity Income				\$48,087
Overall Return				8.1%

The Amount And Percentages Shown Herein Are Estimates Based On Information Believed To Be Reliable. No Representation Is Made As To Past Or Future Income Or Expenses Actually Realized

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6670 SUENO

±3398 Square Feet

Scale: 5 ft. 10 ft. 15 ft. 20 ft. 25 ft.
This information is compiled from sources deemed reliable but accuracy is not guaranteed.
David Heidelberg • Design & Graphics • 805-965-4857 • Santa Barbara

NOTE: Shaded area is Unit A

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Available Reports:

The following reports are available on request:

- Preliminary Title Report from First American Title
- Current Natural Hazards Disclosure Report

Requested Format for Offers:

The following format for offers is suggested:

- CAR forms
- Submit offer with evidence of down payment funds and lender qualification letter
- Deposit of \$70,000 or more
- Quick escrow
- As-is purchase



All data herein is from sources believed to be reliable, but is not guaranteed. The buyer is responsible for verifying all data.