

Riviera Development Opportunity Santa Barbara, CA



\$2,200,000

1609-1615 Grand Avenue

1609-1615 Grand Avenue are 2 adjacent parcels in Santa Barbara's lower Riviera. They represent a unique opportunity to build up to 4 new ocean and city view homes in one of Santa Barbara's best residential areas. Opportunities to develop multiple-home groupings in mature and valued neighborhoods of Santa Barbara are very rare.

The parcels have the R-2 zoning designation, allowing the potential for up to 4 new units or homes total across the 2 lots. Please review the information in this piece as a starting point, but a serious buyer is advised to consult a land-use planner and architect with experience in development in the City of Santa Barbara. A preliminary land-use report is available, along with a local architect's renderings and floorplans of a feasible 4-home layout that maximizes profitability. The development analysis below is based on this layout, with comparable sales available to show the \$1050/SF build-out value.

R-2 Zoning			
Units Allowed per Lot (or fee simple with condo plan)*	Two (2) - detached or attached	Fee Simple Units Allowed on 2 Contiguous R-2 Lots with Condo Plan*	Four (4) - detached or attached
Front Yard Setback	15' min. 1 st story, 20' for higher	Interior and Rear Yard Setback	6' minimum for all heights
Separation Between Units	15' minimum	Open Space and Private Yards	See R-2 zoning rules***
Height Limit**	30' maximum	* Consult a land-use planner and/or architect for feasibility of a new subdivision and layout possibilities for units. ** Neighborhood standards may result in lower approved heights depending on location on the property. *** R-2 zoning rules are in the City of Santa Barbara Municipal Code, Section 28.18.	

Development Analysis Example

Cost Estimates	
Purchase Price	\$2,200,000
Number of Units (detached)	Four (4)
Land Cost Per Unit	\$550,000
Average Unit Size	2290 SF
Construction Cost Per Square Foot	\$350/SF
Construction Cost Per Unit	\$800,000
Soft Costs Per Unit (architects, consultants, permits, fees)	\$200,000
Holding/Financing Costs Per Unit	\$50,000
Total Costs Per Unit	\$1,600,000
Total Project Costs	\$6,400,000

Revenue Estimates	
Average Sale Price Per Square Foot	\$1050/SF
Average Unit Size	2290 SF
Average Sale Price Per Unit	\$2,400,000
Number of Units	Four (4)
Total Gross Revenues	\$9,600,000
Sales (4%) / Marketing (0.8%) / Closing (0.4%)	\$500,000
Total Net Revenues	\$9,100,000
Total Net Profit	\$2,700,000
Annual Return (ROI) @ \$2.35M Purchase - 3 Years	40.9%
Annual Return (ROI) @ \$2.35M Purchase - 4 Years	30.7%

When considering development potential, a buyer should review current land-use codes and the property attributes, there can be no guarantee of the specifics of an approved project

\$2,200,000

Santa Barbara's Riviera

An Incomparable Location in a World-Class Community

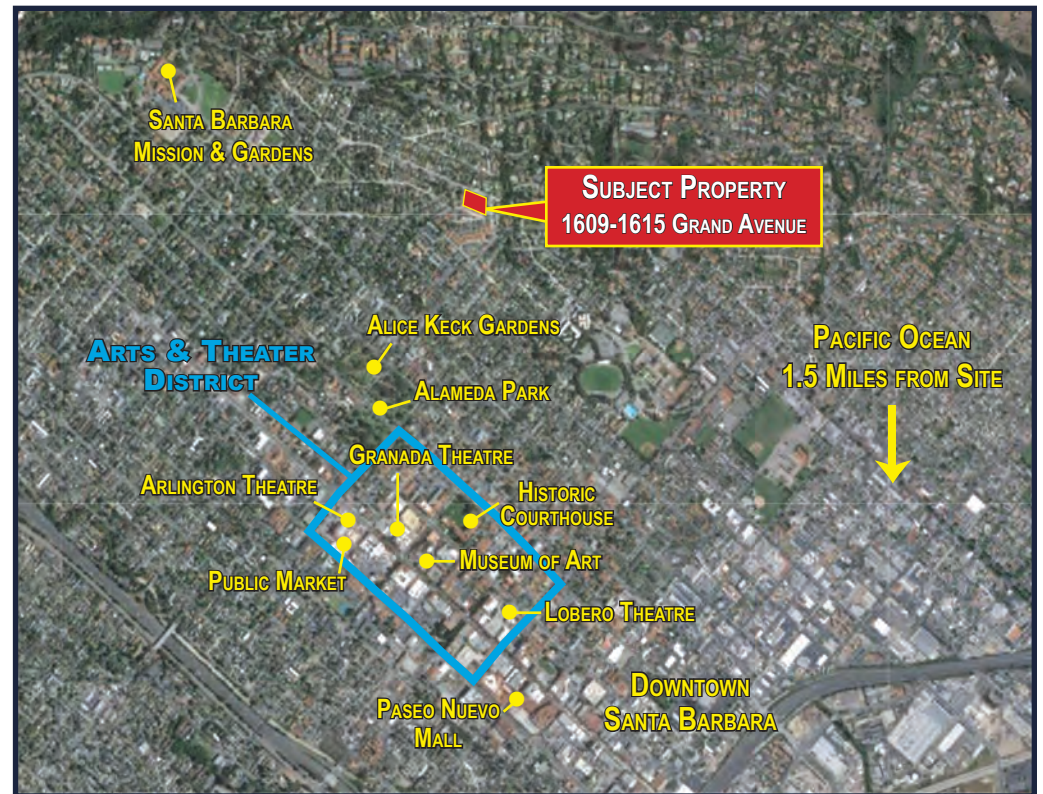
The parcels at 1609 and 1615 Grand Avenue are at the beginning of Santa Barbara's Riviera, just above the Upper East neighborhood.

The premium location combines a proximity to downtown theaters, restaurants, Public Market, boutique shopping, beautiful parks and the Santa Barbara Mission, with the beginning of the Riviera hillside offering big city and ocean views. There is no other area in the city that provides this combination of location and views, both of which are highly valued by buyers of new construction in Santa Barbara.

Santa Barbara, California is one of the most desirable destinations in the world for tourists and vacation home buyers, as well as for re-locating retirees and successful entrepreneurs. The city offers a year-round moderate coastal climate, abundant sunshine, natural beauty between the ocean and mountains and a small-scale yet vibrant seaside community full of fine dining, arts, recreation and renowned architecture. Santa Barbara stands alone, yet is easily accessible by its own airport and just a 2-hour drive from Los Angeles and 5 hours from the Bay Area.

Property Data	
Address	1609-1615 Grand Avenue Santa Barbara, CA 93103
Parcel Numbers	027-270-038 & 027-270-037
Lot Sizes	10,454 SF each (20,908 total)

Note that the parcels could also be sold separately for \$1,200,000 each. The driveway easement through the adjoining property off of California Street is 28 feet wide and can provide access to both 1609 & 1615 Grand Avenue.



1609-1615 Grand Avenue, Santa Barbara, CA



Historic Courthouse



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Los Angeles



Waterfront and Mountains



Ken Switzer

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