

202-208 West Quinto Street \$1,295,000

Santa Barbara Prime Location 3 Units



This rare offering consists of a Victorian 2-bedroom/2-bath house plus a 2/1+1/1 1950's-era duplex in a favorable side-by-side 2-building configuration. Each building has its own 2-car garage, the duplex 2-bedroom has a large side yard. Value-add upside for the investor, or a potential great value for an owner-occupant living in the house with duplex income next-door to pay the mortgage. Located within 3 blocks of Cottage Hospital, and within 10-12 blocks of downtown Santa Barbara and Upper State commercial zones. See reverse side for financial estimates.



Single-Level Duplex



Duplex Side Yard



BERKSHIRE HATHAWAY
HomeServices
California Properties
BRE # 01245644

Ken Switzer
805.680.4622

*Berkshire Hathaway HomeServices
Commercial Properties*

202-208 West Quinto Street Investment Analysis

Property Data			
Address	202-208 West Quinto Street, Santa Barbara, CA 93105		
Parcel Number	025-022-012		
Number of Units	3 (in 2 buildings)		
Parking	2 x 2-Car Garages		
Lot Size	6,098 SF		
Zoning	R-4		
Monthly Income			
		2015 Data	Pro-Forma As-Is
House	2-BR / 2-BA	\$2,875	\$3,100
Duplex Right -Side	2-BR / 1-BA	\$1,950	\$2,150
Duplex Left-Side	1-BR / 1-BA	\$1,300	\$1,550
Annual Expenses			
		2015 Data	Pro-Forma As-Is
Property Taxes (new, est.)		\$14,500	\$14,500
Insurance (est.)		\$2,500	\$2,500
Water / Trash		\$3,800	\$4,000
Maintenance / Repairs		\$4,000	\$4,200
Management (6%)		\$4,400	\$4,900
Financial Summary			
		2015 Data	Pro-Forma As-Is
Total Monthly Income		\$6,125	\$6,800
Total Annual Income		\$73,500	\$81,600
Total Annual Expenses		\$29,200	\$30,100
Net Operating Income		\$44,300	\$51,500
Capitalization Rate (@1,295,000)		3.4%	4.0%
Gross Rent Multiplier (@1,295,000)		17.6%	15.9%