

FOR SALE

4 Units in Santa Maria

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223 W Newlove Dr

SANTA MARIA, CA



Solid investment property in Santa Maria. Great for first time investor or add to your existing portfolio. Newer roof, dual pane windows, copper plumbing, electrical upgrades, tile floors throughout, and recently remodeled bathrooms. Newly painted exterior. This asset features four 2Bed/1.5Bath apartment units of approximately 850 SF each and 4 carports with extra storage. Conveniently located near shops restaurants, grocery outlets, and transportation.

EXECUTIVE SUMMARY

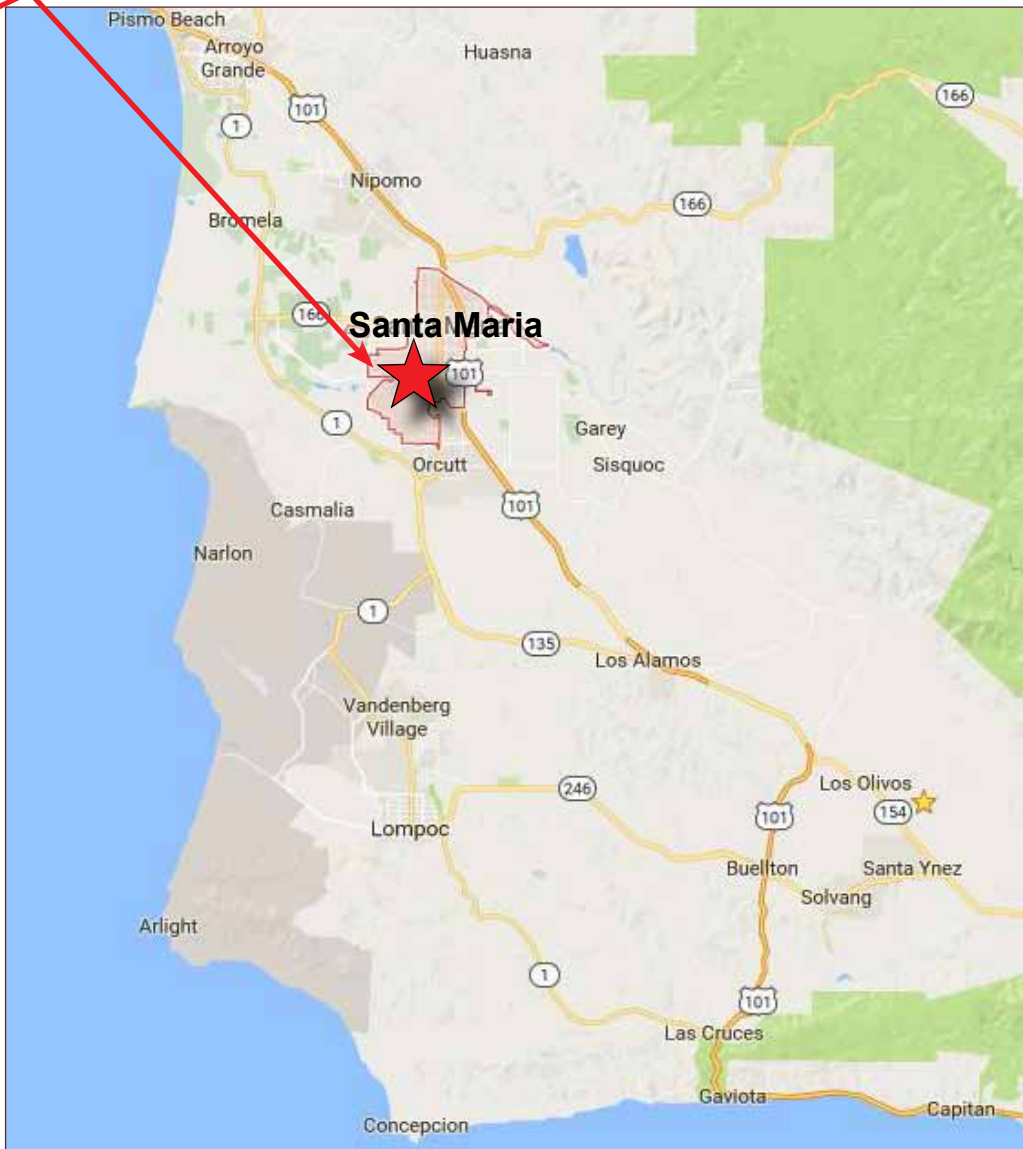
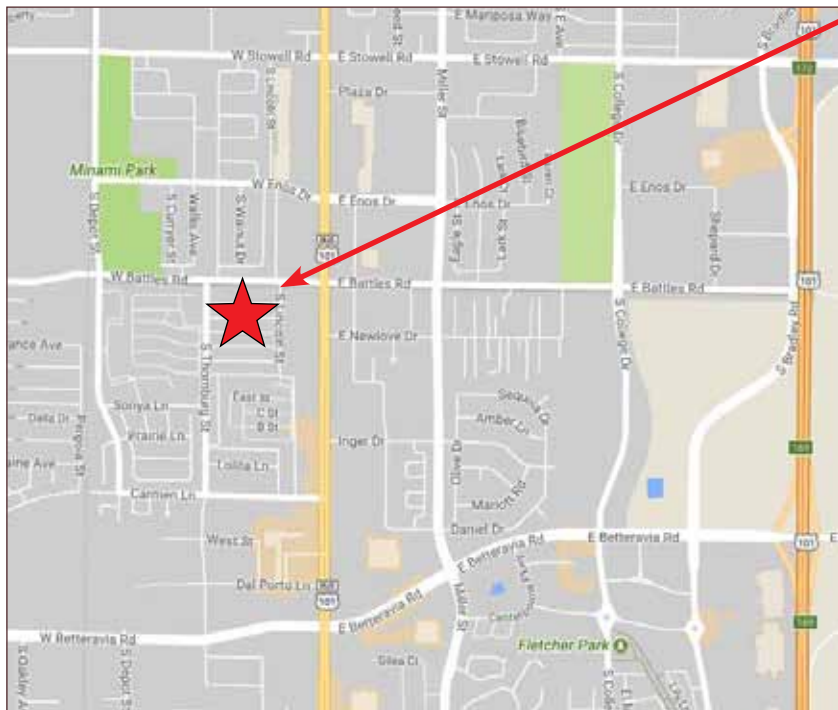
Price: \$695,000
Units: 4
Gross Income: \$62,400
GRM: 11.14
CAP: 5.50%

PROPERTY DETAILS

Unit Mix: (4) 2Bed/1.5Bath
Building Size: ±3,436 SF
Lot Size: ±6,969 SF (Tax Records)
Parking: 4 Covered
Year Built: 1963
APN: 117-462-020
Zoning: R3
CSO: 2.5%

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Subject



RENT ROLL

Unit	Mix	Approx Size	Rent
A	2Bed/1.5Bath	850 SF	\$1,300
B	2Bed/1.5Bath	850 SF	\$1,300
C	2Bed/1.5Bath	850 SF	\$1,300
D	2Bed/1.5Bath	850 SF	\$1,300

effective July 1, 2017

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