

# FOR SALE

## 4-Plex in Solvang

STEVEN R. BATTAGLIA  
805.688.5333  
srb@BattagliaRE.com  
CA DRE #01318215

# 530 Second Pl

## SOLVANG, CA



Rare opportunity to acquire a 4-Plex in the busy City of Solvang. Units are all 1-bedroom/1-bath, two of which were renovated in 2008. Conveniently located near a residential neighborhood that is close to downtown and shopping, restaurants and schools. Includes 4+ offstreet parking spaces. Building is simple and easy to maintain. Call for agent for more details.

### EXECUTIVE SUMMARY

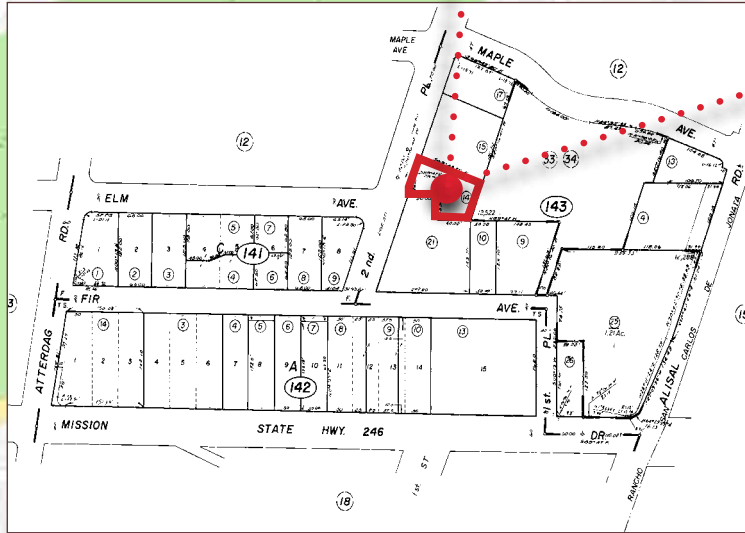
**Price:** \$915,000  
**Units:** 4  
**Gross Income:** \$61,776\*  
**GRM:** 14.81\*

### PROPERTY DETAILS

**Unit Mix:** (4) 1Bed/1Bath  
**Lot Size:** ±8,712 SF (Tax Records)  
**Parking:** 4 Uncovered  
**APN:** 139-143-014  
**Zoning:** DR 20

\* Effective September 1, 2019

# FOR SALE: 530 2nd Pl, Solvang, CA



**DOWNTOWN  
SOLVANG**

The information contained in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we do not guarantee it.

**Photos**



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## Rent Comparables

|   | Address                 | Number of 1-Bedroom Units | Size (SF) | Rent \$             | \$/SF  |
|---|-------------------------|---------------------------|-----------|---------------------|--------|
| ★ | 530 2nd Pl, Solvang *†  | 4                         | 535       | \$1,253 - \$1,334*† | \$2.23 |
| A | 1669 Maple Ave, Solvang | 18                        | 630       | \$1,195             | \$1.90 |
| B | 1624 Elm Ave, Solvang   | 5                         |           | \$1,200             |        |
| C | 1634 Elm Ave, Solvang   | 1                         |           | \$1,200             |        |
| D | 405 5th St, Solvang     | 23                        | 645       | \$1,200             | \$1.86 |
| E | 540 2nd Pl, Solvang     | 1                         | 400       | \$1,325†            | \$3.31 |
| F | 1677 Maple Ave, Solvang | 8                         | 456       | \$1,400             | \$3.07 |

\*Rents effective September 1, 2019

† Includes electric, gas and water utilities



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