

FOR SALE

3 Units in Santa Maria

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804 N Bradley Rd

SANTA MARIA, CA



3 Units in Santa Maria featuring a detached house, a duplex, and 3 carports with storage cabinets. All units are 2Bed/1Bath with washer/dryer hookups, newer tile floors throughout, and many new dual pane windows.

Buildings sit on a corner lot with a large, fenced, common backyard. New roof on duplex in 2017.

Great opportunity for a first time investor or to add to an existing portfolio.

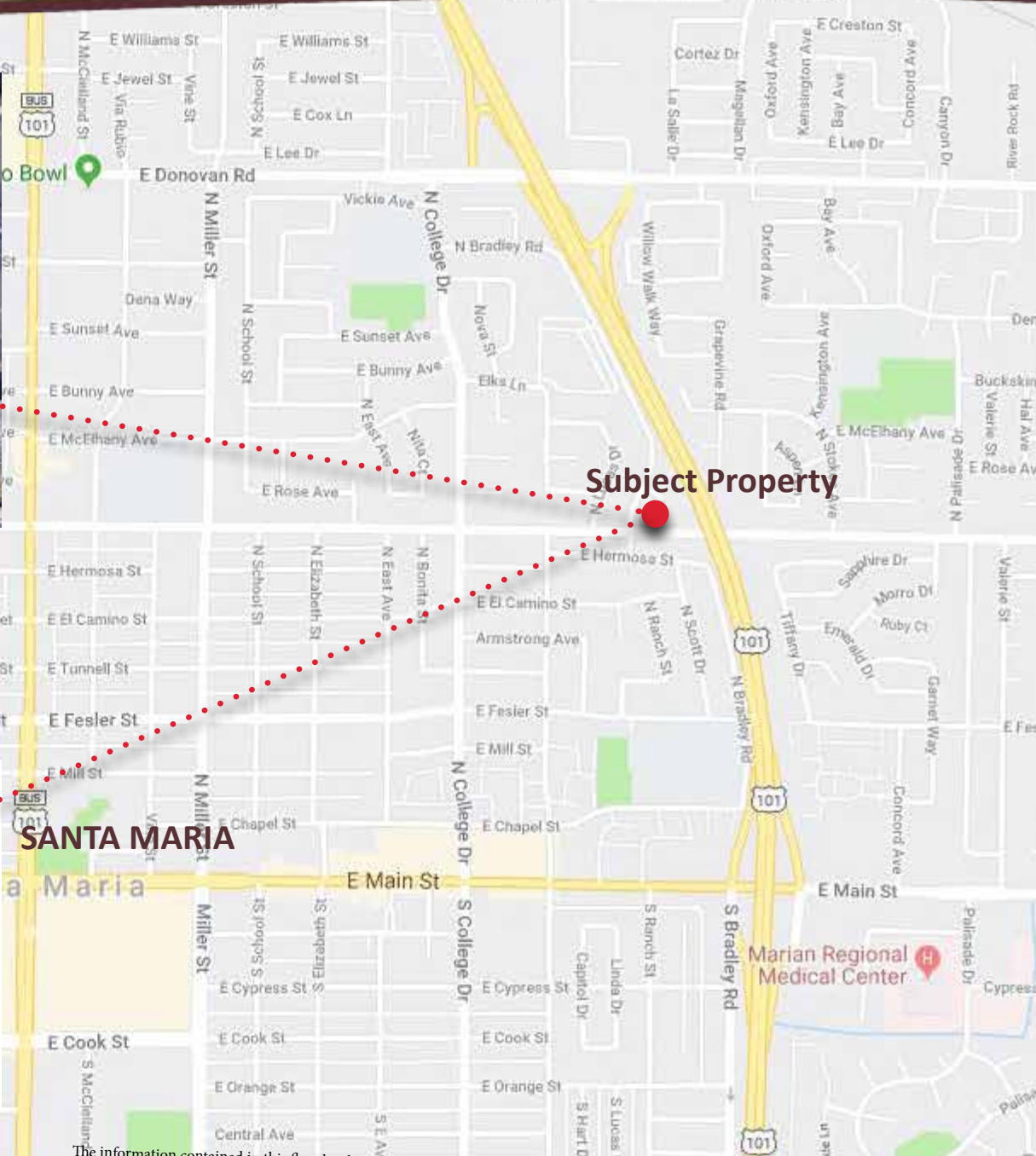
EXECUTIVE SUMMARY

Price: \$749,000
Units: 3
Gross Income: \$57,840
GRM: 12.95

PROPERTY DETAILS

Unit Mix: (3) 2Bed/1Bath
Lot Size: 7,840 SF (Tax Records)
Parking: 3 Carports
APN: 121-283-003
Zoning: R2

FOR SALE: 804 N Bradley, Santa Maria, CA



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.



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804 806 Bradley Rd
Rent Roll

Unit #	Bed	Bath	Sep Mtr Elec	Sep Mtr Gas	Actual Rent per Month	Market Rent	Security Deposit	Lease Start	Lease Termination	Comments
804	2	1	x	x	\$1,625	\$1,625	\$ 1,700.00	8/14/2019	8/14/2020	Section 8
806A	2	1	x	x	\$1,600	\$1,600	\$ 1,600.00	11/16/2018	11/16/2019	Section 8
806B	2	1	x	x	\$1,595	\$1,600	\$ 2,000.00	4/5/2019	4/21/2020	Section 8
					\$4,820	\$4,825	\$ 5,300.00			