

FOR SALE

4 Units in Santa Maria, CA

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CA Lic #01318215



516 W Church St SANTA MARIA, CA

Bread and Butter fourplex on a large 10,890 SF corner lot. Unit mix includes a detached 2Bed/1Bath house and a triplex with all 1Bed/1Bath units. Each unit is separately metered for gas and electricity. Triplex units have their own washer and dryer hookups. Property also features 3 carports and diagonal street front parking on Church St. The large lot offers investors the opportunity to expand the units or add ADUs. Check with the City of Santa Maria on expansion possibilities.

OFFERING SUMMARY

Price	\$1,100,000
Price Per Unit	\$275,000
Proforma NOI	\$41,710
Proforma GRM	13.70
Proforma CAP	3.79%

PROPERTY DETAILS

Unit Mix	1-2Bed/1Bath House 3-1Bed/1Bath
Building Size	2,675 SF approx.
Parking	Covered & Street
APN	123-035-001
Zoning	R-3



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2901 Grand Ave #D, PO Box 540, Los Olivos, CA 93441-0540

Information contained herein was obtained from sources believed reliable. While we do not doubt its accuracy, we do not guarantee it. Buyer to independently verify.



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AERIAL VIEW



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RENT ROLL

Unit #	Bed	Bath	SF	Current Rent	Current Rent \$/SF	AB 1482 Rent	AB 1482 Rent \$/SF	Market Rent	Market Rent \$/SF
516	2	1	800 SF	\$1,775	\$2.22	\$1,931	\$2.41	\$1,950	\$2.44
518	1	1	625 SF	\$1,545	\$2.47	\$1,681	\$2.69	\$1,600	\$2.56
204	1	1	625 SF	\$1,375	\$2.20	\$1,375	\$2.20	\$1,600	\$2.56
206	1	1	625 SF	\$1,595	\$2.55	\$1,735	\$2.78	\$1,600	\$2.56
4			2,675 SF	\$6,290	\$2.36	\$6,723	\$2.52	\$6,750	\$2.53



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Santa Maria, California

Santa Maria is currently growing at a rate of 0.17% annually, and its population has increased by 0.7% since the most recent census, which recorded a population of 109,742 in 2020. The agricultural areas surrounding the city are some of the most productive in California, with primary crops including strawberries, wine grapes, celery, lettuce, peas, squash, cauliflower, spinach, broccoli and beans. Many cattle ranchers also reside in the Santa Maria Valley.

The Santa Maria area is home to an increasing number of vineyards, wineries and winemakers and is centrally located to both the Santa Ynez and Foxen Canyon areas of Santa Barbara County's wine country as well as San Luis Obispo County's Edna Valley-Arroyo Grande wine country.



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