

201

BATH STREET

PROPERTY VIDEO



PRESENTED BY BEACHSIDE PARTNERS



201 Bath Street

PRESENTED BY

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PROVEN LEADERS IN SANTA BARBARA & VENTURA REAL ESTATE INVESTMENTS
WWW.BEACHSIDEPARTNERS.COM



201 BATH STREET

Once in a lifetime does an opportunity to acquire a trophy property in Santa Barbara's historic and coveted West Beach come along. This beautiful beach retreat is located just two blocks from the ocean at West Beach, walking distance to the Santa Barbara Pier, Santa Barbara Harbor, fantastic world class dining and so much more. Potential tenants/guests enjoy the new State Street Promenade, Sterns Wharf, The Funk Zone, Santa Barbara Farmer's Market, Moxi Museum, and Chase Palm Park's Summer Concerts Series.

This meticulously maintained property has been historically run as short-term rentals with long-term tenants sprinkled in. So many options for this location present themselves; keep running as it is, use as executive apartment suites, or transform into a boutique hotel. All suites are beautifully appointed with high-end designer appliances: wolf cook tops, subzero refrigerators and, dishwashers. The designer's flare shows with the beautifully fully furnished appointments, high ceilings, washers/dryers, granite countertops, limestone floors, hardwood floors, custom cabinets, Waterford fireplaces, gorgeous spa like bathrooms, private patios/balconies, air conditioning, large gas grills, and venetian fountains. The benefits continue with off street parking, 6 garages and a full basement for housekeeping. And, so much more. The layout of 201 Bath lends itself to multiple uses or configurations: Ownership's exclusive use of the two third-floor penthouses; use each floor as a residence, create townhouse layout; or use as twelve individual executive apartment suites. Benefits continue with the ability to add additional 3000 square feet of new living space that could be configured as one or two additional suites. This opportunity is due to the unique set back at the front of the property.

PROPERTY FACTS

Address:	201 Bath Street, Santa Barbara, CA 93101
Price:	\$14,495,000
Units:	12
Unit Mix:	2 (2bed/1bath) 7 (1bed/1bath) 3 (Studios)
Zoning:	R-MH (R-4) - Residential Multi-Unit and Hotel
APN:	033-031-019
Building Area:	8,300 SF
Site Area:	15,246 SF (0.35 Acres)
Parking:	6 garage spaces and 7 outside private parking spaces

\$14,495,000
List Price





Investment Highlights

Turn-Key 12-Unit Short-Term Rental

Property has been operating as a lucrative short-term rental. Rental income has been increasing significantly year by year. Opportunity for new owner to build upon an already successful and established short term rental business by improving revenues.

Completely Upgraded

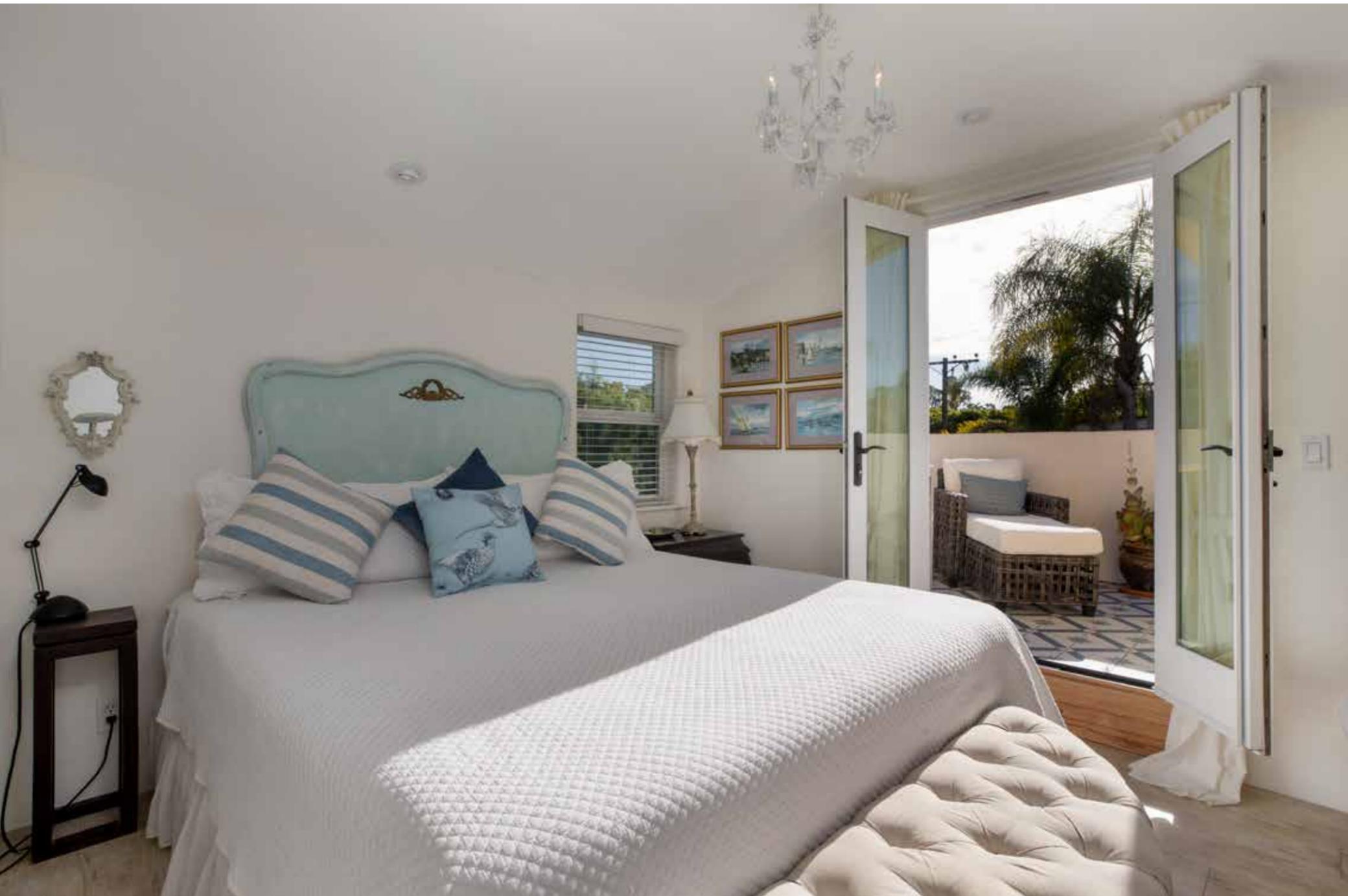
Owners have completely renovated the rental over the years. Major renovations roof, security system, copper plumbing, electrical, new windows and doors and significant tastefully done interior cosmetic upgrades to flooring paint, kitchens and baths plus finishes. This is ready for new ownership to take over without the worry of deferred maintenance.

Prime West Beach Location

Located in the most desirable location in Santa Barbara, the Historic West Beach Area, steps away from the Beach, Stearns Wharf, Harbor, the public swimming pool with large kiddie pool, Las Banos Public Pool, World-class dining, and downtown shops, including our own local farmer's market. Leave your car and parking worries behind.

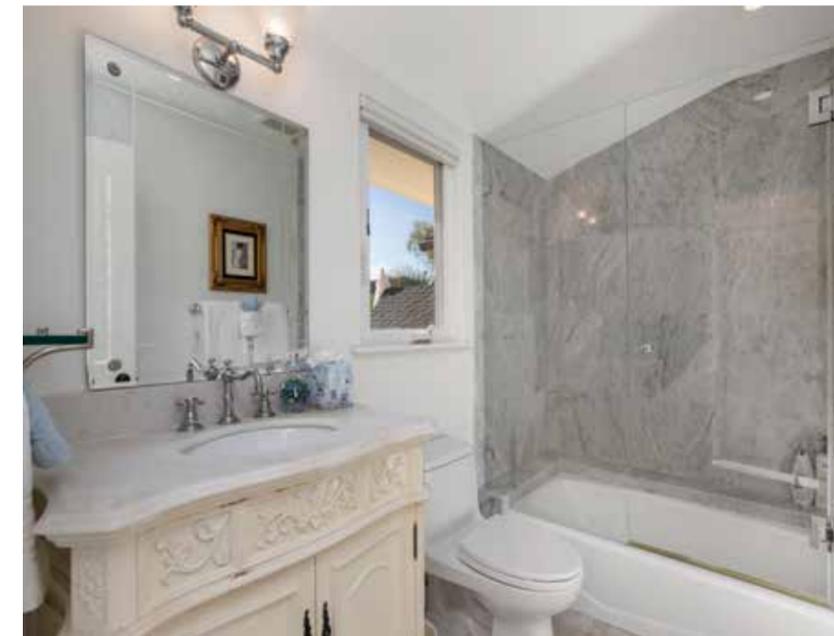
Owner-User Opportunity

Great owners' unit available within the complex. Ability to live in West beach and take advantage of rental income. Become an on-site caretaker. Ownership has taken the preliminary steps to converting to a hotel.



INTERIORS

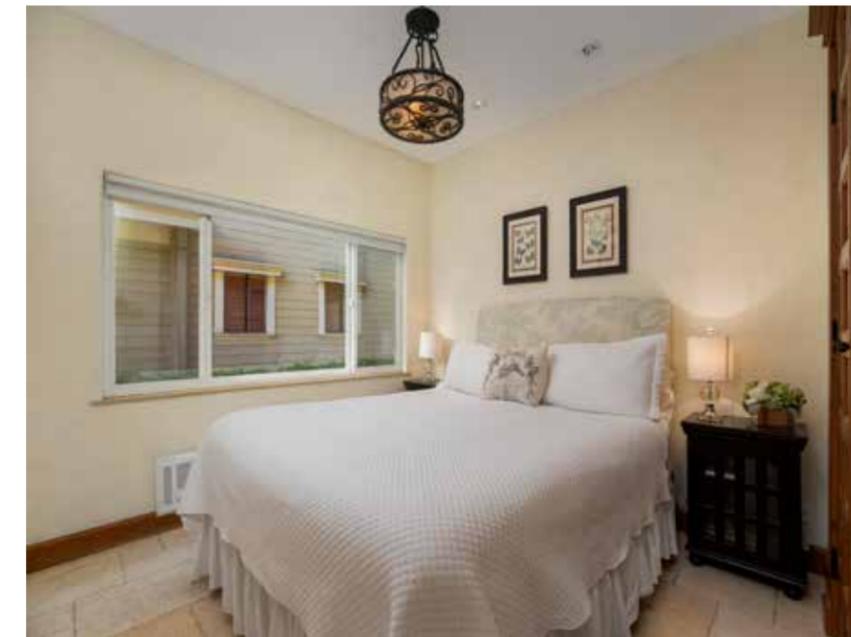
Open concept gourmet kitchens that include gorgeous granite counters, limestone floors, PJ Mulligan cabinets, modern lighting, high end appliances which includes a washer and dryer in each of the units.





INTERIORS

Inviting living rooms provide a wonderful area for gatherings with friends and family that include beautiful Waterford fireplaces for added ambiance.





EXTERIORS

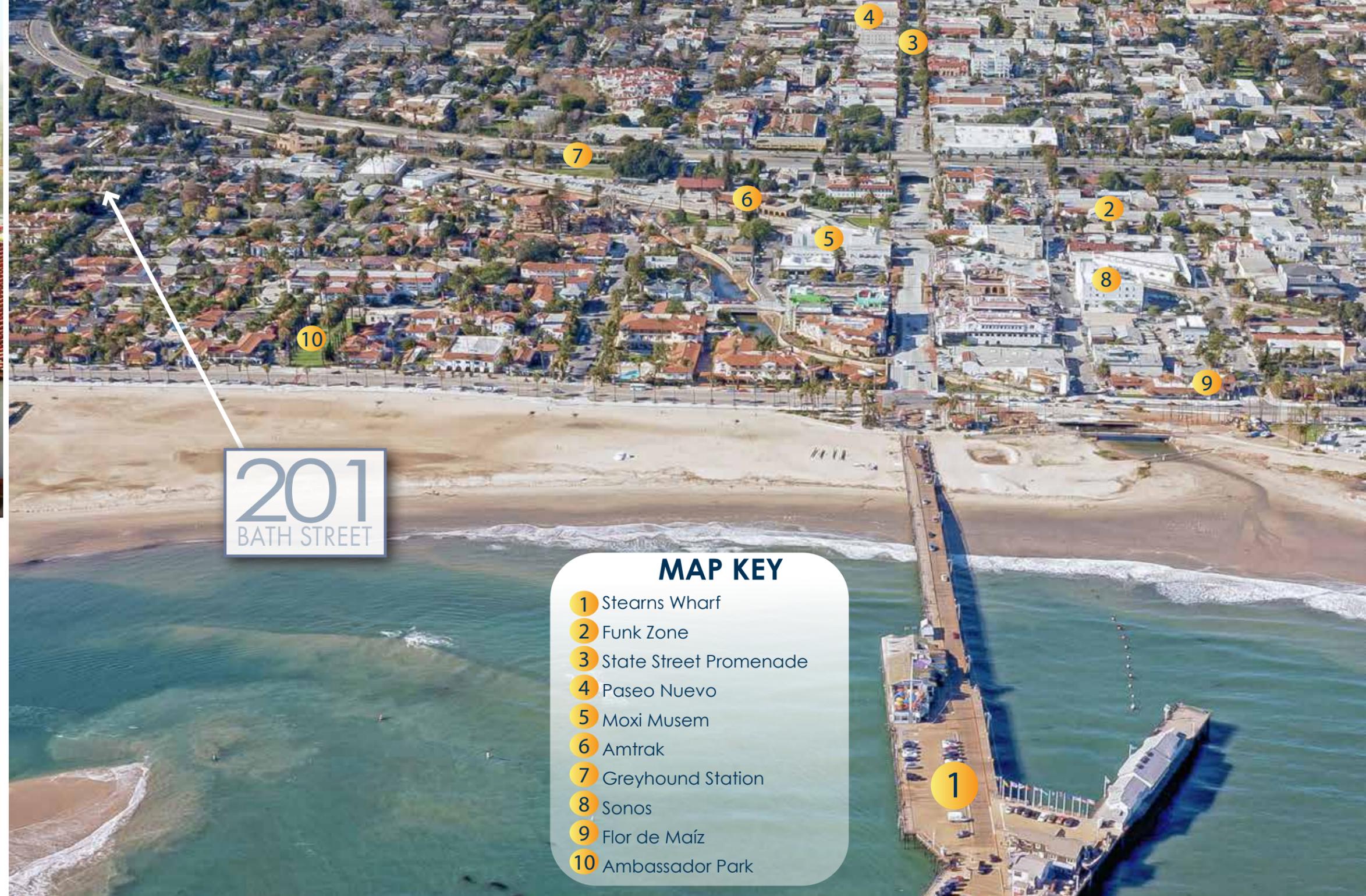
Private patios and balconies are appointed with beautiful outdoor furnishings, barbeques and lush landscaping for guests to enjoy the year round perfect weather.





SANTA BARBARA TOURISM

Santa Barbara is a premier resort destination with our beautiful beaches, majestic mountains and colorful culture. World class dining, tranquil accommodations and close proximity to wine country attract visitors from around the world. The local economy is fueled by the travel and tourism sector. Tourist spends approximately \$1.9B annually directly benefiting the leisure and hospitality industry which creates roughly 26,614 jobs. Locals from neighboring counties are drawn to the new State Street Promenade, Funk Zone, museums, gorgeous beaches along with multitude of events which happen throughout the year.



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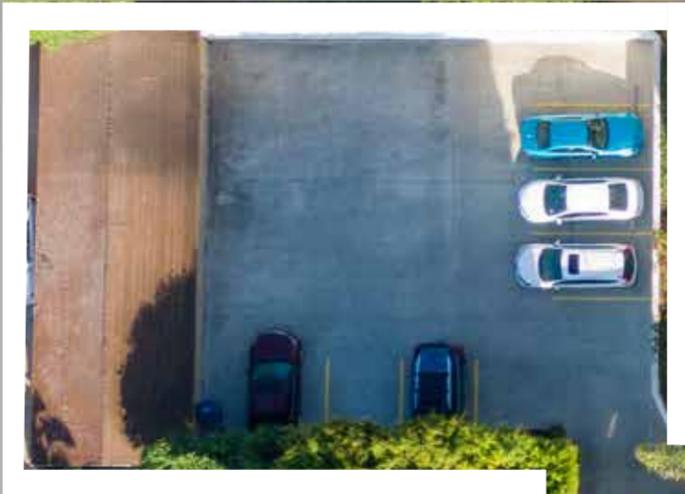
MAP KEY

- 1 Stearns Wharf
- 2 Funk Zone
- 3 State Street Promenade
- 4 Paseo Nuevo
- 5 Moxi Museum
- 6 Amtrak
- 7 Greyhound Station
- 8 Sonos
- 9 Flor de Maíz
- 10 Ambassador Park



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CONTACT LISTING TEAM TO RECEIVE FULL OFFERING MEMORADUM



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CONFIDENTIALITY AGREEMENT

This CONFIDENTIALITY AGREEMENT ("Agreement") is made and agreed to by Beachside Partners, hereinafter known as the "Owner's Agent", and

hereinafter known as the "Prospective Purchaser" and/or "Purchaser's Agent".

Beachside Partners has been retained on an exclusive basis with respect to the offering for sale - 201 Bath Street, Santa Barbara, CA (Property). The owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Beachside Partners.

The obligation of confidentiality undertaken pursuant to this Agreement shall survive the terms of any listing agreement between the Owner and Beachside Partners. Prospective Purchaser has requested information from Beachside Partners for the purpose of evaluating a possible acquisition of the Property. The information requested, much of which is highly confidential, only to those potential purchasers who sign this Agreement.

The parties agree, in consideration of the covenants and agreements contained herein, as follows:

- 1. Prospective Purchaser will not disclose, permit the disclosure of, release, disseminate, or transfer any information obtained hereunder ("Information") to any other person or entity.*
- 2. If Prospective Purchaser is a corporation, partnership, limited liability company, or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the Information and who are specifically aware of the Agreement and agree to honor it.*
- 3. This Agreement applies to all Information received from the Owner and/or Beachside Partners, now or in the future, which is not readily available to the*

general public. Prospective Purchaser understands that all Information shall be deemed confidential, valuable, and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and/or Beachside Partners.

4. All Information shall be used for the sole purpose of evaluating the potential acquisition of the Property, and it shall not at any time or in any manner be used for any other purpose.

5. Prospective Purchaser shall not contact directly any persons concerning the Property other than Beachside Partners without their written permission. Such persons include, without limitation, Owner's employees, suppliers and tenants.

6. Neither the Owner or Beachside Partners make any representation or warranty, express or implied, as to the accuracy or completeness of any information provided by them. Prospective Purchaser assumes full and complete responsibility for confirmation and verification of all Information received and expressly waives all rights of recourse against Landlord and Landlord's Agent with respect to the same.

7. The persons signing on behalf of Prospective Purchaser represents that they have the authority to bind the party for whom they sign.

8. This Agreement shall be governed and construed in accordance with the laws in the State of California.

9. The Potential Purchaser acknowledges that the Property has been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by owner against Potential Purchaser prior there to.

Prospective Purchaser Signature _____ *Date* _____

Print Name _____

Agent Signature _____ *Date* _____

Print Name _____