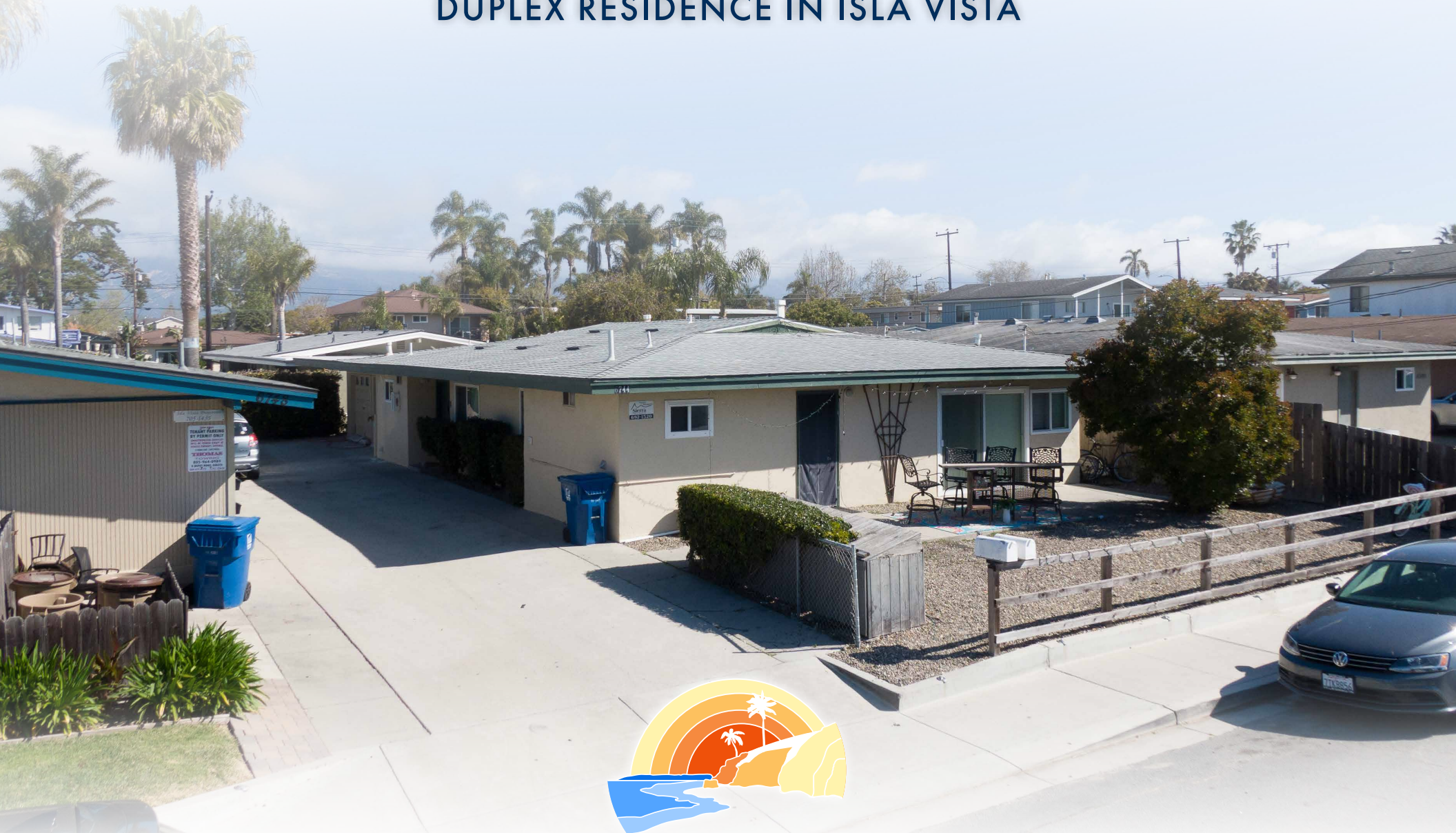


OFFERING MEMORANDUM

6744 SABADO TARDE ROAD

DUPLEX RESIDENCE IN ISLA VISTA



BEACHSIDE PARTNERS
Multi-Family Advisors



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Property Maps
Relative Map of Goleta
The City of Goleta
Santa Barbara Higher Education

PROVEN LEADERS IN REAL ESTATE INVESTMENTS

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PROPERTY OVERVIEW



6744 SABADO TARDE ROAD

ISLA VISTA, CA 93117

Situated in the highly sought-after rental market of Isla Vista, the Turn-Key Duplex on Sabado Tarde offers an exceptional student housing opportunity. Located just moments from the prestigious University of California, Santa Barbara (UCSB), this meticulously remodeled 2-unit property presents a rare 5% cap rate based on current rents. The property features coveted amenities including off-street parking, a fenced backyard, and the potential for an Accessory Dwelling Unit (ADU) on its 4,791 SF parcel. Property is constantly leased at top market rents due to the renovated kitchens and bathrooms, alongside convenient in unit laundry machines and well-designed living spaces.

PROPERTY FACTS

Address:	6744 Sabado Tarde Road, Isla Vista , CA 93117
List Price:	\$1,899,000
Cap Rate & GRM:	5.23% & 13.24 (2024-2025 School Year)
2024/2025 Monthly Rent:	Unit A: \$5,700; Unit B: \$6,000
Lot Size:	4,791 SF lot
APN:	075-142-058
Parking:	Off-Street



FINANCIAL ANALYSIS

INCOME ANALYSIS

UNIT #	UNIT TYPE	CURRENT RENTS	'24-'25 SCHOOL YEAR (LEASE STARTS JUNE 2024)
Unit A	3BD/2BA	\$5,400/mo.	\$5,700/mo.
Unit B	2BD/2BA + Garage	\$5,600/mo.	\$6,000/mo.
RUBS:		\$494	\$494
Monthly Rental Income:		\$11,494	\$12,194
Gross Annual Income:			\$146,333
Less Vacancy (2%):			-\$2,927
EFFECTIVE GROSS INCOME:			\$143,506

EXPENSE ANALYSIS

	2024-2025 % GOI	2024-2025 SCHOOL YEAR
Property Taxes (1.05%):	13.9%	\$19,969
Insurance (estimate):	3.9%	\$5,618
Utilities (estimate):	4.1%	\$5,933
Electricity (estimate):		\$0
Water/Sewer (estimate):		\$2,153
Trash (estimate):		\$3,780
Gas (estimate):		\$0
Maintenance/Repairs (\$350/unit est.):	0.5%	\$700
Grounds (actual):	1.8%	\$2,520
Off-site Management (5% actual):	5.4%	\$7,761
Legal & Accounting (estimate):	0.7%	\$1,000
Reserves (\$250/unit est.):	0.3%	\$500
ANNUAL EXPENSES PER UNIT:		\$22,000/yr.
TOTAL ANNUAL EXPENSES:	30.7%	\$44,001/yr.
NET OPERATING INCOME		*\$99,405/yr.

* Estimated RUBS of \$494/month for Water & Trash.



SALES COMPARABLES

Map	Address	Sales Price	Sales Date	Unit Mix	Condition	Monthly Rents
1	7373 Davenport Rd, Goleta	\$1,710,000	April 2024	(2)3BD/2BA	Good	\$8,794
2	7336 Lowell Place, Goleta	\$1,715,000	March 2024	(2)3BD/2BA	Good	\$8,413
3	6697 Del Playa Dr, Isla Vista	\$2,650,000	Sept. 2023	(1)3BD/2BA + ADU	Very Good	\$12,400
4	6636 Sabado Tarde Rd, Isla Vista	\$1,850,000	Feb. 2023	(2)3BD/1BA	Average	\$8,360
5	6657 Sueno Road, Isla Vista	\$3,000,000	Pending	(1)5BD/2BA, (1)4BD/2BA, (1) 2BD/1BA	Good	\$19,450
	6744 Sabado Tarde Rd, Isla Vista	\$1,899,000	TBD	(1)3BD/2BA (1)2BD/2BA	Very Good	\$11,700



PHOTOS - EXTERIORS



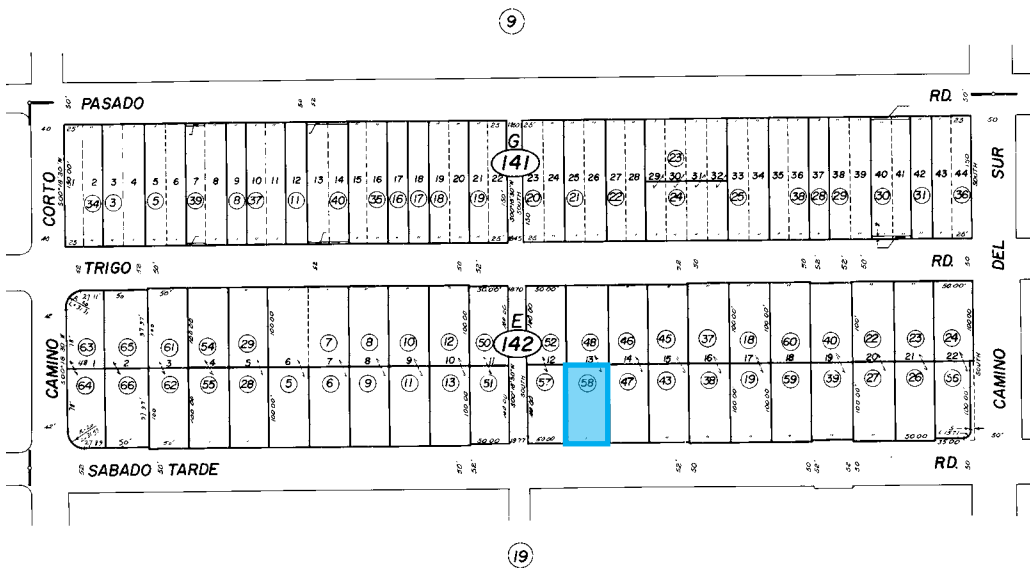
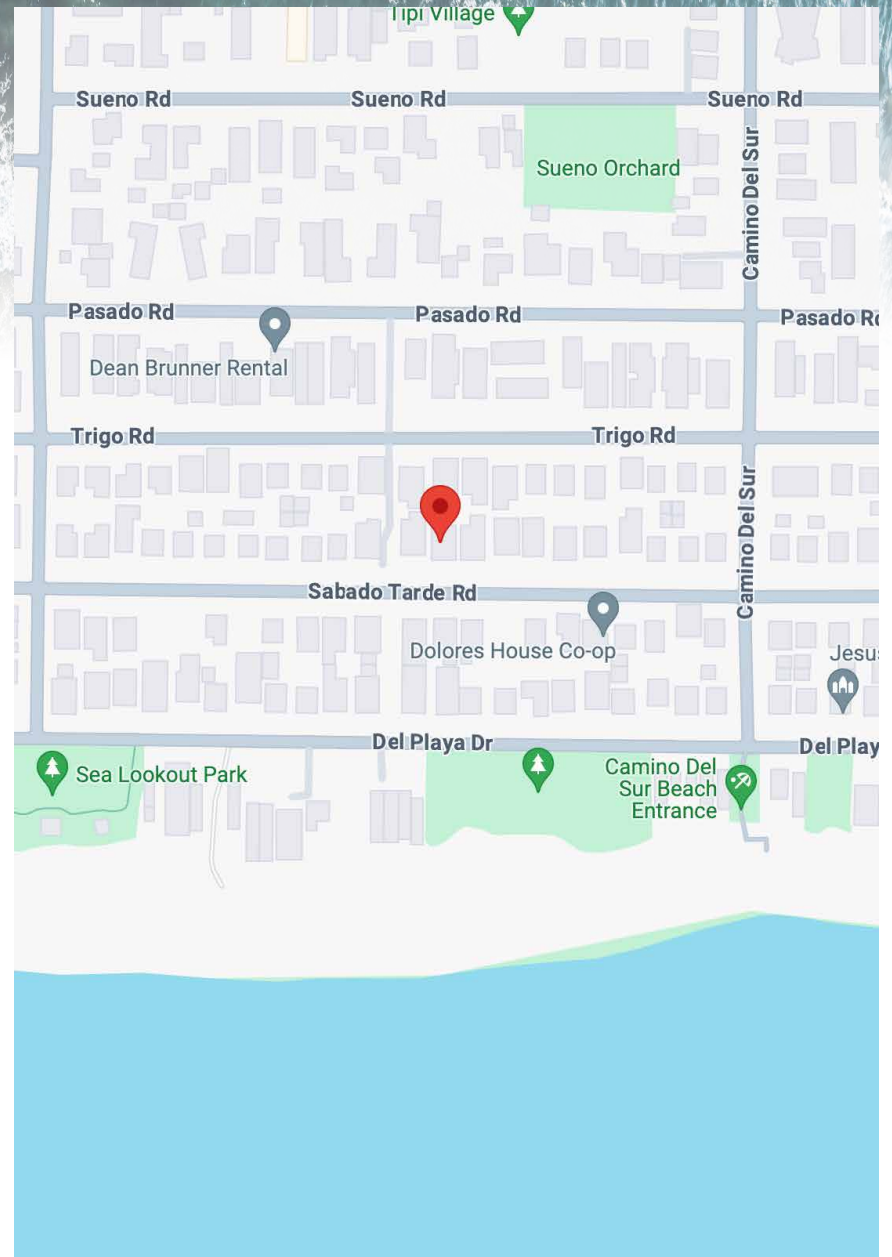
PHOTOS - INTERIORS



LOCATION



MAPS





DOWNTOWN SB
11 MILES | 15 MINUTES

HIGHWAY 217

GOLETA BEACH

SB AIRPORT

101 FREEWAY

UCSB

CAMPUS POINT

ISLA VISTA

6744 SABADO TARDE RD



CAMINO REAL MARKETPLACE

ELLWOOD BLUFFS

DEVEREUX BEACH





THE CITY OF GOLETA

Dubbed 'The Good Land', the Goleta Valley is known historically as a fertile farming region best known for citrus and avocados. In recent years, Goleta has become Santa Barbara County's tech hub, headquartering companies such as Decker's, AppFolio and Yardi, among others. With the recent tech influx, housing development has followed. Home to the ocean-front University of California at Santa Barbara (UCSB) and with a long stretch of unspoiled beach, Goleta brings together natural beauty, culture and an enduring agricultural tradition. Within Goleta, Isla Vista is a unincorporated region that sits adjacent to the University and has its own distinct housing and business profiles. Savvy locals know that Goleta, just up the coast from its glamour neighbor--Santa Barbara--,has its own appeal and charm.





SANTA BARBARA HIGHER EDUCATION

Santa Barbara City College, a 100+ year old institution set on 74 acres, consistently ranks among the top community colleges in the country. Serving over 18,000 students the school offers a wide range of associate degree and certificate programs and is a major feeder school towards UCSB where students often complete their bachelor degree. To the north UCSB, home to over 26,000 students, is amongst the top 4-year programs in the United States and offers over 200 degrees and programs and hosts 12 national research centers. Westmont College is another noteworthy campus situated within the city of Santa Barbara.





BEACHSIDE PARTNERS

MULTI-FAMILY ADVISORS

OFFERING MEMORANDUM

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