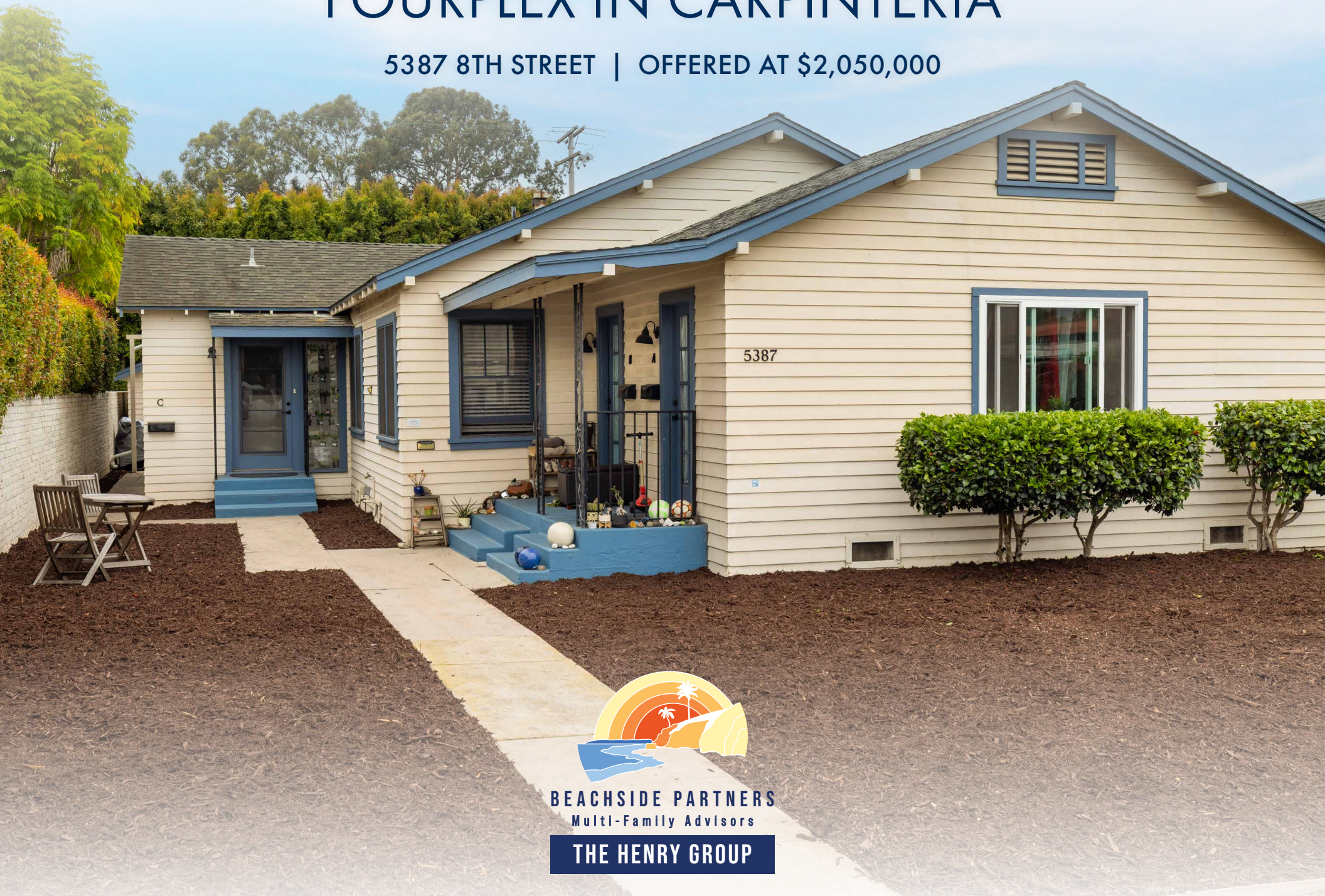


OFFERING MEMORANDUM

FOURPLEX IN CARPINTERIA

5387 8TH STREET | OFFERED AT \$2,050,000



BEACHSIDE PARTNERS
Multi-Family Advisors

THE HENRY GROUP

PROPERTY OVERVIEW



5387 8TH STREET CARPINTERIA, CA 93013

5387 8th Street presents a rare opportunity to acquire a centrally located Carpinteria fourplex, just two walkable blocks from the “World’s Safest Beach” and approximately 0.5 mi from Linden Avenue’s vibrant retail and dining corridor.

The property consists of (2) 1BD/1BA units and (2) studio units with a pay-per-use laundry room, carport parking accessed via a rear alley, and a detached garage. Unit C, the largest one-bedroom unit, will be delivered vacant, offering an owner-occupant the flexibility to utilize the unit as a primary residence or vacation retreat while benefiting from a consistent stream of supplemental rental income, or re-tenanting in a high-demand rental market. Unit D, a studio, is scheduled to be delivered vacant on July 1, 2026. Additionally, the garage and carport areas may present potential for ADU conversion, subject to development standards.

The site has benefited from several recent capital improvements including the installation of foundation retrofit plates for enhanced seismic stability in 2025, as well as a new electrical main panel and sub panel in the garage, a gas meter, and two tankless water heaters installed in 2021. Select units have been updated within the past five years with new wall heaters, vinyl plank flooring, and interior finishes.

Don’t miss this compelling opportunity to acquire a well-located, income-producing asset in the supply constrained coastal market of Carpinteria.

PROPERTY FACTS

Address:	5387 8th Street, Carpinteria, CA 93013
List Price:	\$2,050,000
Units:	4 Units
Unit Mix:	(2) 1BD/1BA, (2) Studios
Livable Area:	±1,850 SF (per floorplan)
Garage & Utility Area:	± 455 SF (per floorplan)
Lot Area:	6,098 SF (per public records)
APN:	003-331-005
Utilities:	(1) gas, (1) electric, (1) water
Laundry:	Onsite, pay-per-use machines
Parking:	Attached garage + carport



PROPERTY HIGHLIGHTS

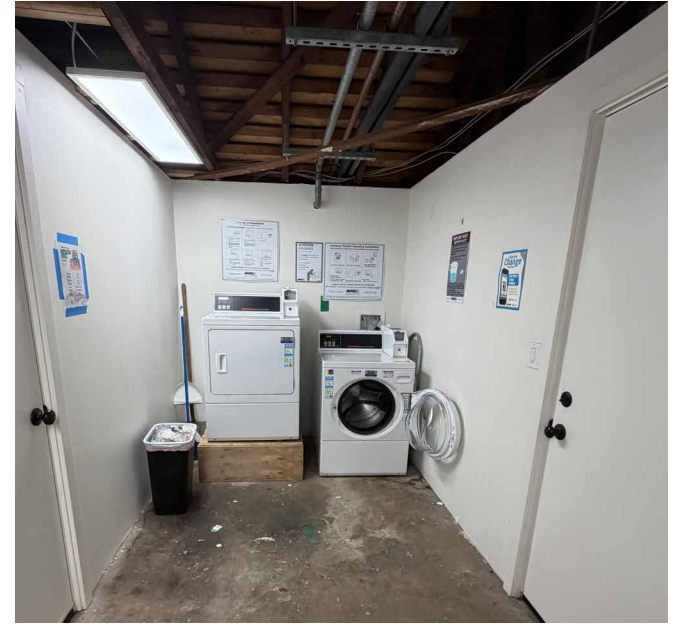
- Rare Carpinteria fourplex located two blocks from beach and 0.5 mi from Linden Ave
- Unit C delivered vacant and Unit D vacant July 1, 2026
- Unit C, the largest one-bedroom unit, offers an owner-occupant the flexibility to utilize the unit as a primary residence or vacation retreat while benefiting from a consistent stream of supplemental rental income, or re-tenanting at market rate
- Select units updated within the past five years with new wall heaters, vinyl plank flooring, and interior finishes
- New electrical main panel and sub panel, a gas meter, and two tankless water heaters installed in 2021



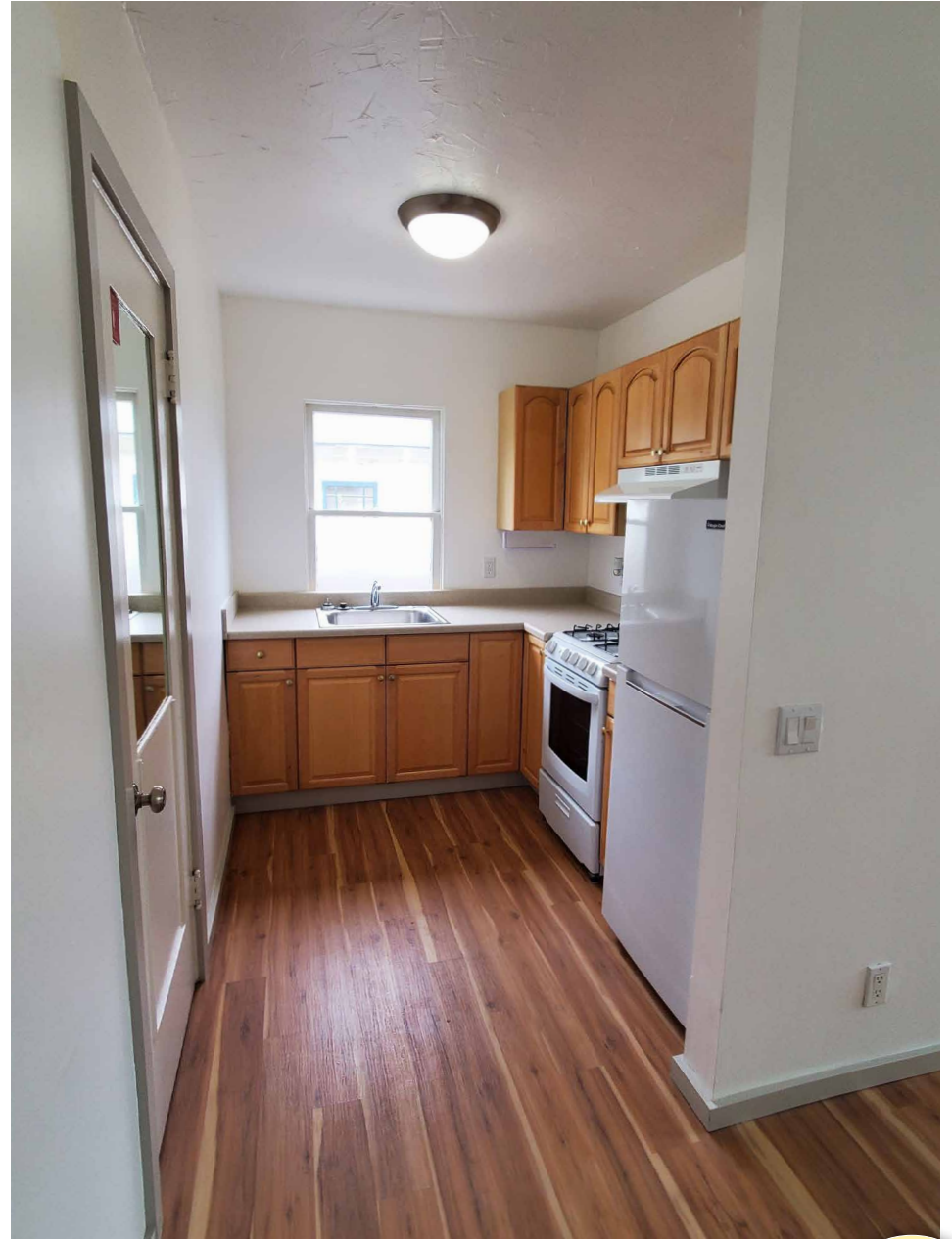
EXTERIORS



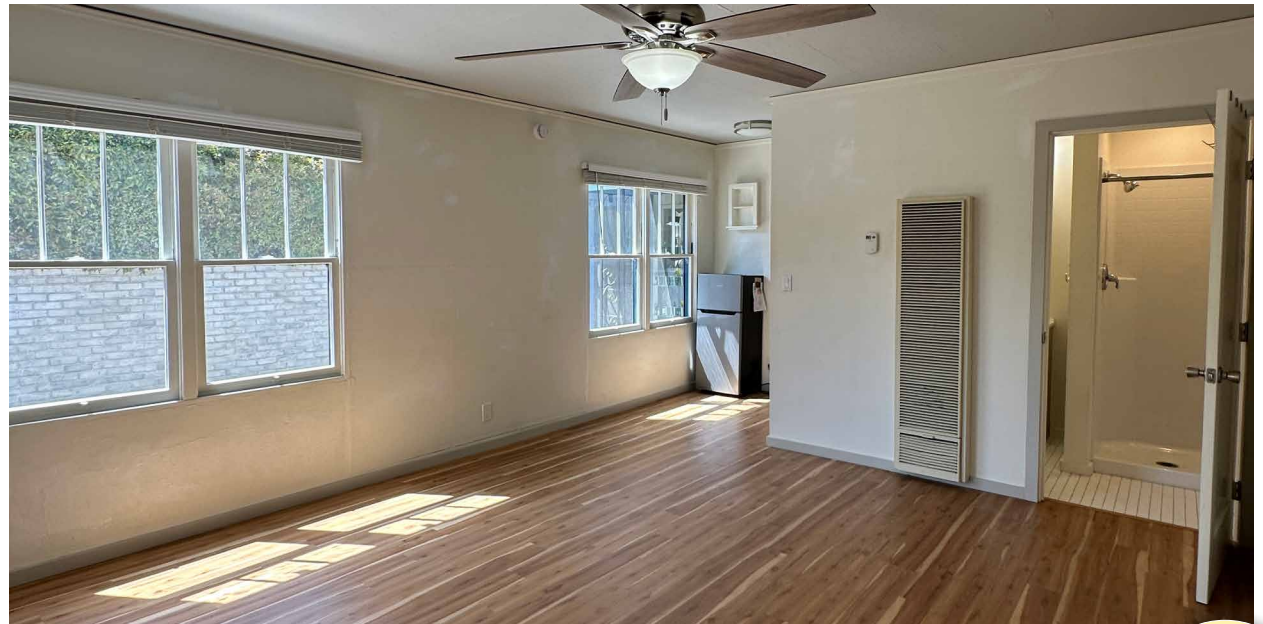
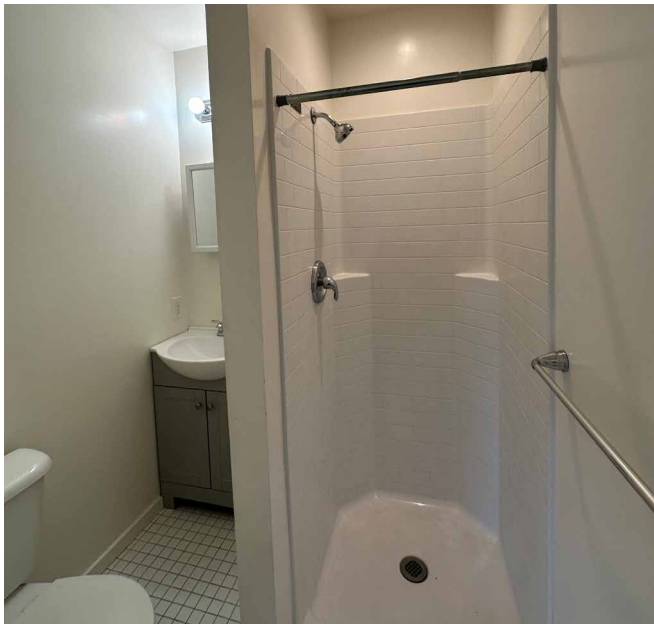
PARKING, GARAGE & LAUNDRY ROOM



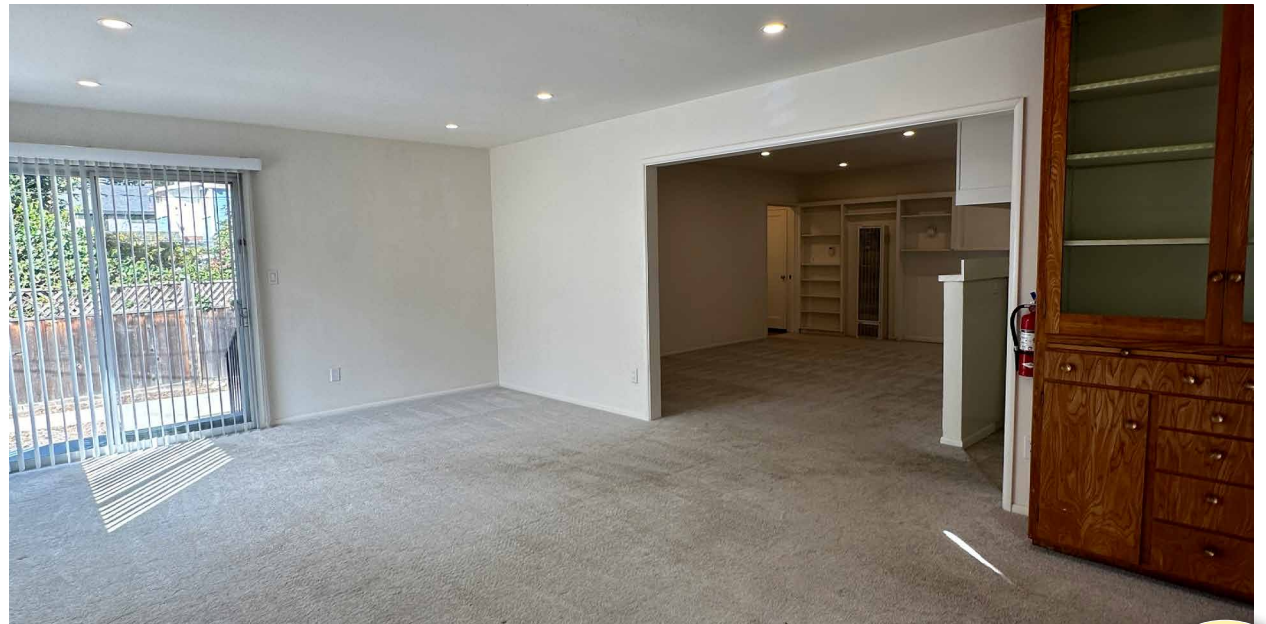
UNIT A



UNIT B



UNIT C



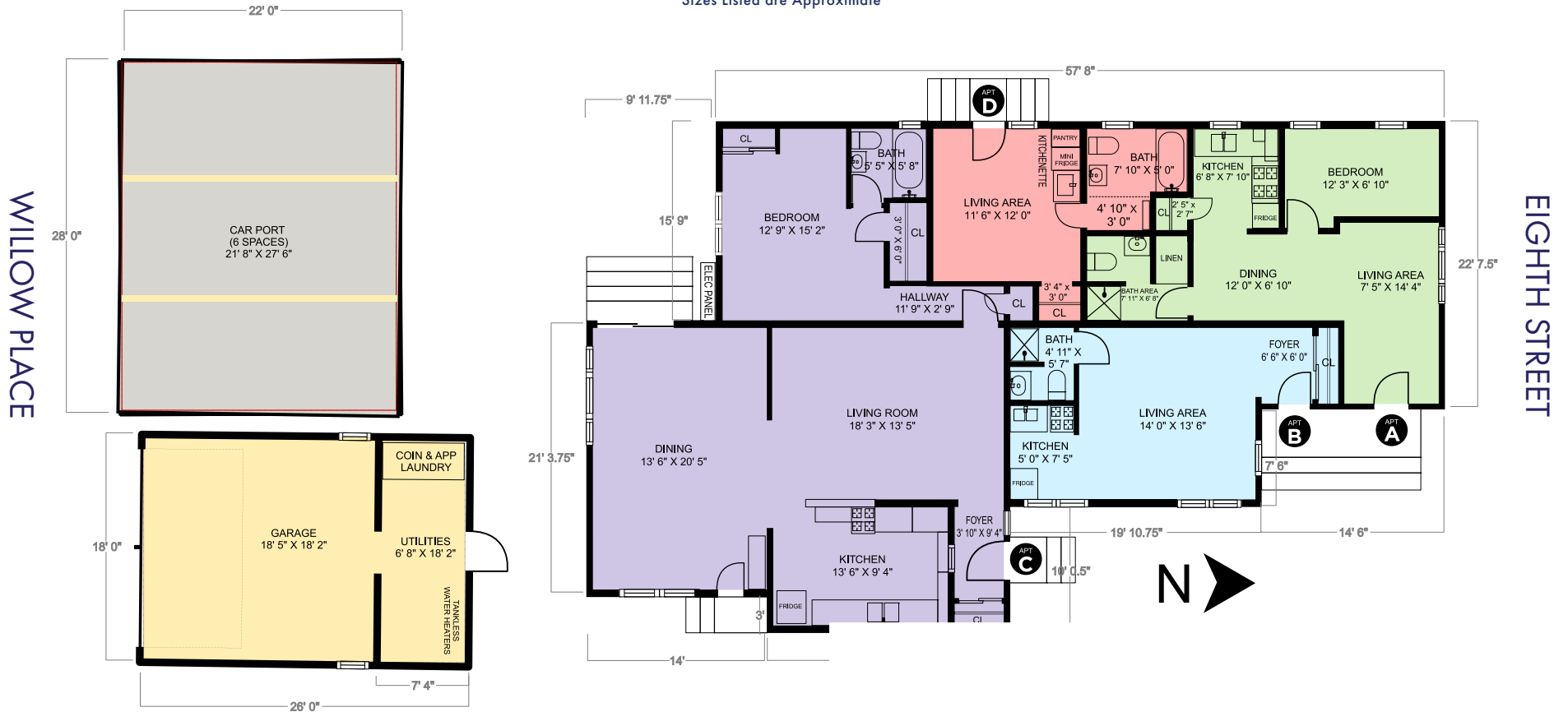
UNIT D



FLOOR PLANS

INTERIOR LIVABLE SF: ±1,850 SF
 GARAGE & UTILITY ROOM SF: ±455 SF
 TOTAL INTERIOR BLD SF: ± 2,305 SF

Sizes Listed are Approximate

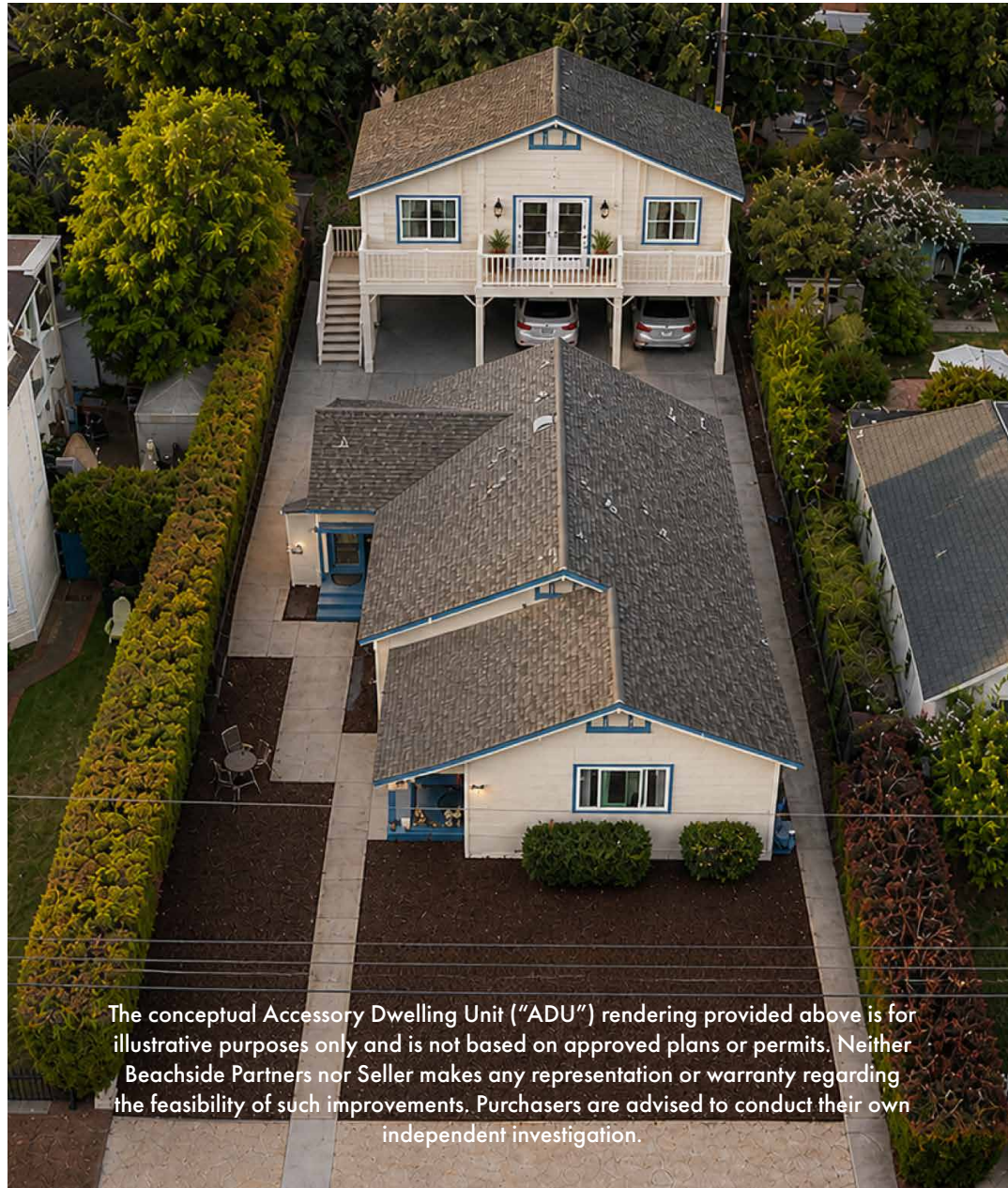


Updated: 02/07/2022

Interior square footage is based upon approximate dimensions provided in floorplan. Buyer to independently verify the accuracy of all measurements and total areas.



ADU RENDERING



The conceptual Accessory Dwelling Unit ("ADU") rendering provided above is for illustrative purposes only and is not based on approved plans or permits. Neither Beachside Partners nor Seller makes any representation or warranty regarding the feasibility of such improvements. Purchasers are advised to conduct their own independent investigation.





CARPINTERIA STATE BEACH

DOWNTOWN
CARPINTERIA

LINDEN AVE:
Linden Square,
Channel Islands Surf
Shop, The Spot, Little
Dom's, Island Brew Co

8TH STREET
5387 8TH STREET



Carpinteria State Beach

Carpinteria Salt Marsh Nature Park

ALISO ELEMENTARY SCHOOL

ISLAND BREWING

TRAIN STATION

LINDEN SQUARE

SMART & FINAL

CARPINTERIA MIDDLE SCHOOL

LUCKY LLAMA COFFEE

5387 8th St

5387 8TH STREET

Carpinteria Middle School

CASITAS PLAZA

Aliso Elementary

8TH STREET

LINDEN AVENUE

Hwy 101

101

101

1

RENT ROLL


UNIT	UNIT MIX	CURRENT RENT	MARKET RENT	LEASE TERM
UNIT A ¹	1BD/1BA	\$2,495	\$2,750	6/1/26-5/31/27
UNIT B	Studio	\$2,200	\$2,550	9/5/25-9/30/26
UNIT C ²	1BD/1BA	\$3,250	\$3,250	Delivered Vacant
UNIT D ³	Studio	\$2,350	\$2,350	Vacates 6/30/26
MO. RENTAL INCOME		\$10,295	\$10,900	
GARAGE INCOME ⁴		\$525	\$525	
GROSS MO. INCOME		\$10,820	\$11,425	
GROSS ANNUAL INCOME		\$129,840	\$137,100	
GROSS RENT MULTIPLIER		15.8	15.0	

NOTES:

1. Unit A rent takes into account rent increase given effective as of 6/1/26
2. Tenant in unit C vacates 5/16/26. Rental rate was \$3,025/month prior to vacating. \$3,250 assumes new market lease up rate
3. Tenant in unit D vacates 6/30/26. Rental rate was \$2,150 prior to vacating. \$2,350 assumes new market lease up rate
4. Garage rented separately as storage for a classic car

Information contained herein has been obtained from the property owner and other sources deemed reliable. Estimated market rents are derived from advertised rental rates at comparable properties throughout Carpinteria. While we do not doubt the accuracy of this information, we do not guarantee it.

SALES COMPARABLES

Map	Address	# of Units	Sales Price	Price/Unit	Unix Mix	Rents	GRM	Sales Date
1	4822 8th St, Carpinteria	4	\$1,637,975	\$409,494	(4) 1BD/1BA	\$5,565	24.5	4/4/23
2	250 Ash Ave, Carpinteria	4	\$2,900,000	\$725,000	(3) 2BD/1.5BA, (1) 1BD/1BA	\$14,163	17.1	8/29/25
3	4946 8th St, Carpinteria	4	\$2,393,750	\$598,438	(1) 3BD/2BA, (1) 2BD/1.5BA, (2) 2BD/1BA	-	-	11/25/24
4	1086 Elm Ln, Carpinteria	2	\$1,795,000	\$897,500	(2) 1BD/1BA	\$5,980	25.0	Active
5	4837 7th St, Carpinteria	2	\$1,895,000	\$947,500	(1) 3BD/1BA, (1) 2BD/1BA	-	-	Pending
	5387 8th St, Carpinteria	4	\$2,050,000	\$512,500	(2) 1BD/1BA, (2) Studios	\$10,820	15.8	Subject

*Total rent and GRM for 5387 8th St reflect an assumed lease up rate of \$3,250/mo for Unit C and \$2,350 for Unit B





THE CITY OF CARPINTERIA

Carpinteria is a charming coastal city located in Santa Barbara County, nestled between the Santa Ynez Mountains and the Pacific Ocean. Known for its relaxed, small-town vibe, Carpinteria offers a beautiful mix of natural beauty, outdoor activities, and a strong sense of community. Beyond its outdoor attractions, the town boasts a vibrant local scene, with boutique shops, art galleries, and cozy cafes lining the streets of its downtown area. Home to approximately 12,828 residents, the city's economy thrives on agriculture, with nearby avocado and flower farms, as well as its proximity to tech industries in Santa Barbara and Ventura. With a mild Mediterranean climate, and close proximity to urban centers like Santa Barbara and Ventura, Carpinteria is a hidden gem on California's Central Coast, offering residents the perfect blend of outdoor adventure, and small-town charm.



BEACHSIDE PARTNERS

MULTI-FAMILY ADVISORS

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