

OFFERING MEMORANDUM

FOURPLEX IN SANTA PAULA

129 E SANTA ANA STREET | OFFERED AT \$1,295,000



BEACHSIDE PARTNERS
Multi-Family Advisors

THE HENRY GROUP



PROPERTY OVERVIEW —



129 E SANTA ANA STREET | SANTA PAULA, CA 93060

PROPERTY DESCRIPTION

129 E Santa Ana St presents a rare opportunity for an investor or owner-user to acquire a well-located fourplex in Santa Paula offered at only 11.7x current rents. Situated on a 10,417 SF lot the property features a detached 3BD/2BA 1950's-built residence with a two-car garage plus a separately accessed triplex constructed in the 1970s. The triplex consists of (1) 2BD/1BA unit and (2) 1BD/1BA units, each benefiting from its own single-car garage. Each dwelling is separately metered for gas and electricity and has separate water heaters. There is an on-site common laundry room with leased machines.

Located just off HWY 126 the property provides convenient access throughout the region and is less than one mile from a variety of retail, shopping, and community amenities including Starbucks, Rite Aid, Superior Grocers, Isbell Middle School, and Glen City Elementary School. The proximity to major transportation routes, everyday shopping, and local schools enhances its appeal within the Santa Paula rental market.

PROPERTY FACTS

PRICE	\$1,295,000
UNITS	4
UNIT MIX	(1)3BD/2BA detached SFR, (1) 2BD/1BA, (2) 1BD/1BA
APN	105-0-101-095
CONSTRUCTION	1950 & 1970
BUILDING SIZE	3,629 SF (per public record)
LOT SIZE	10,417 SF lot (per public record)
PARKING	(1) two-car garage + (3) one-car garages
UTILITIES	4 electric, 4 gas, 1 water meter
LAUNDRY	Common laundry room
MONTHLY RENTS	\$9,191
GRM	11.7



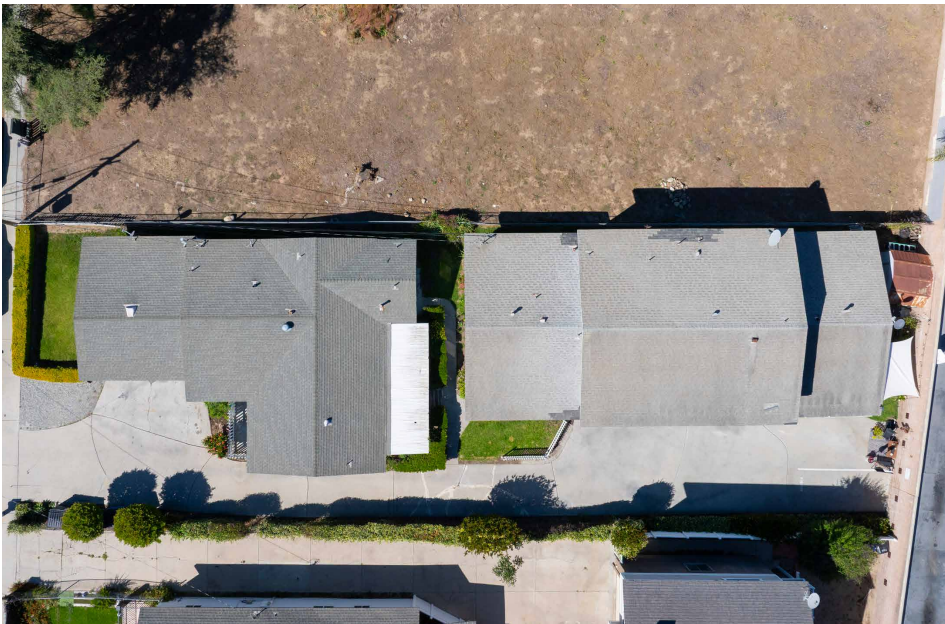


PROPERTY HIGHLIGHTS

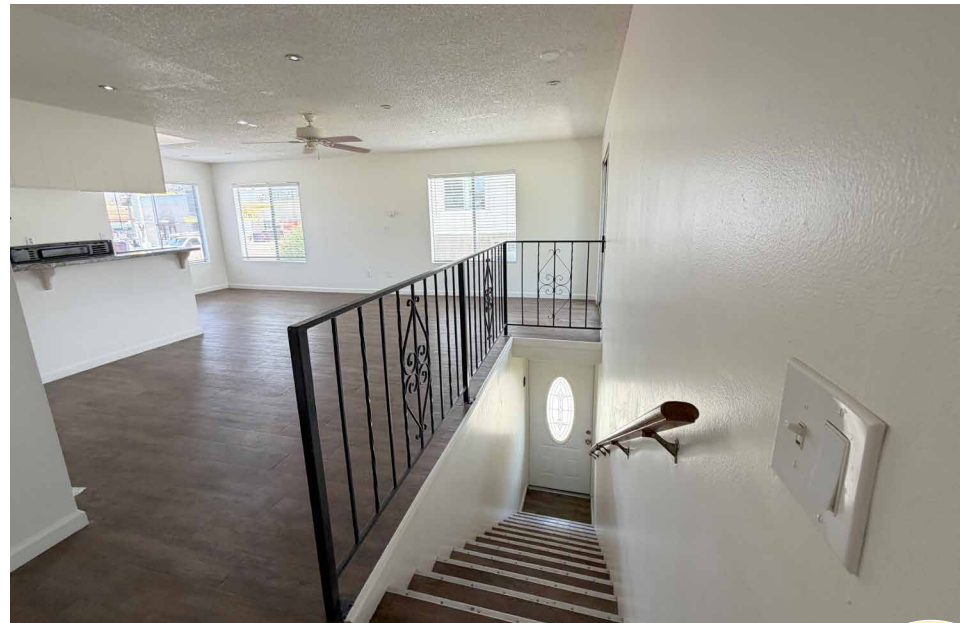
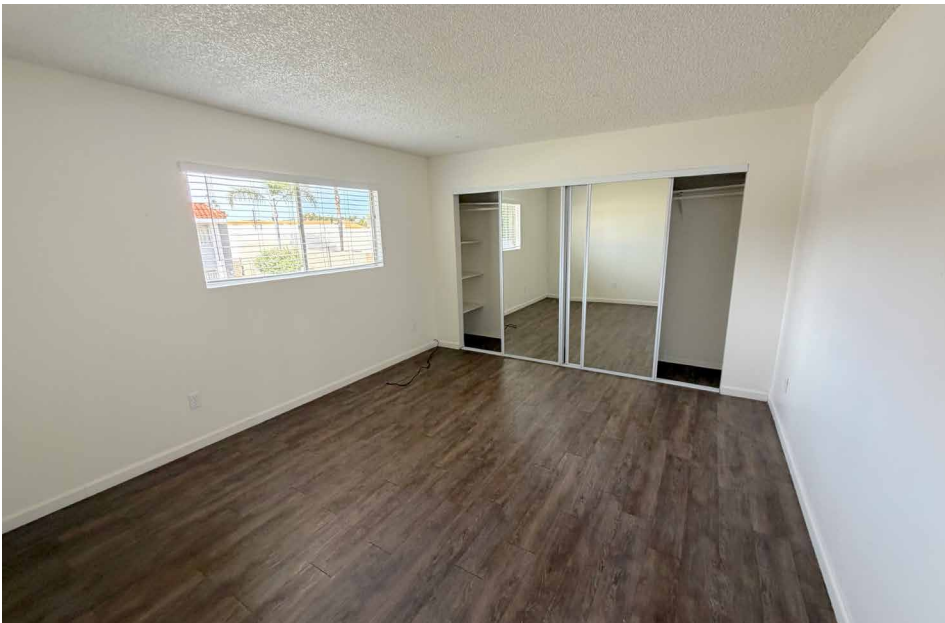
- Four-unit property on large 10,417 SF lot
- Detached 3BD/2BA residence and separately accessed triplex w/ (1) 2BD/1BA & (2) 1BD/1BA units
- 4 Garages offer parking, storage or potential ADU conversion opportunity
- Low turnover market place with strong tenant demand
- Easy access to HWY 126 and less than 1 mile to a variety of retail, shopping, and community amenities, including Starbucks, Rite Aid, Superior Grocers, Isbell Middle School & Glen City Elementary School



EXTERIOR PHOTOS



UNIT B INTERIOR PHOTOS





FINANCIALS



FINANCIAL ANALYSIS

FINANCIAL SUMMARY

UNITS	4 Units
PRICE	\$1,295,000
PRICE/UNIT	\$323,750
PRICE/SF	\$357
GRM (CURRENT)	11.7
GRM (PROFORMA)	11.2

INCOME ANALYSIS

UNITS	CURRENT RENTS	MARKET RENTS
(1) 3BD/2BA	\$2,800	\$2,950
(1) 2BD/1BA	\$2,250	\$2,350
(1) 1BD/1BA	\$1,995	\$2,125
(1) 1BD/1BA	\$2,106	\$2,125
MONTHLY RENTAL INCOME	\$9,151	\$9,550
LAUNDRY MO INCOME (EST)	\$40	\$40
TOTAL MONTHLY INCOME	\$9,191	\$9,590
ANNUAL GROSS INCOME	\$110,292	\$115,080
LESS VACANCY (3%)	-\$3,309	-\$3,452
EFFECTIVE GROSS INCOME	\$106,983	\$111,628

EXPENSE ANALYSIS

	CURRENT RENTS	% OF EGI	MARKET RENTS	% OF EGI
PROPERTY TAXES (1.149%)	\$14,880	13.9%	\$14,880	13.3%
INSURANCE (ACTUAL)	\$4,546	4.3%	\$4,546	4.1%
GAS (ACTUAL 2025)	\$716	0.7%	\$716	0.6%
ELECTRICITY (ACTUAL 2025)	\$281	0.3%	\$281	0.3%
WATER/SEWER (ACTUAL 2025)	\$6,774	6.3%	\$6,774	6.1%
TRASH (ACTUAL 2025)	\$4,025	3.8%	\$4,025	3.6%
OFF-SITE MANAGEMENT (5%)	\$5,343	5.0%	\$5,581	5.0%
LANDSCAPE (ESTIMATE)	\$1,800	1.7%	\$1,800	1.6%
REPAIRS & MAINTENANCE (\$650/UNIT)	\$2,600	2.4%	\$2,600	2.3%
RESERVES (\$250/UNIT)	\$1,000	0.9%	\$1,000	0.9%
SPECIAL TAX ASSESSMENTS (ACTUAL)	\$99	0.1%	\$99	0.1%
TOTAL ANNUAL EXPENSES	\$42,063	39.4%	\$42,301	37.9%
NET OPERATING INCOME	\$64,804		\$69,327	





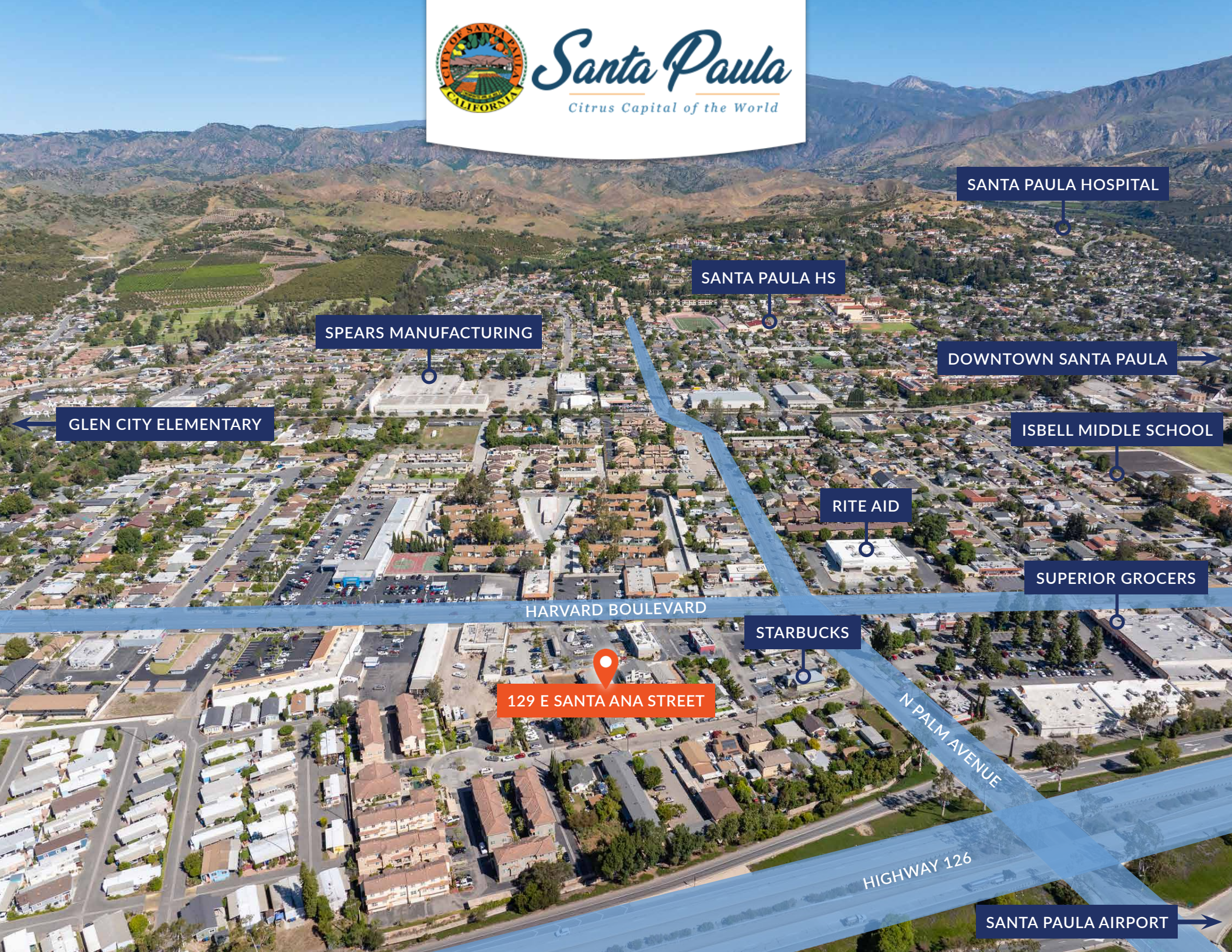
LOCATION



129 E SANTA ANA STREET



Santa Paula
Citrus Capital of the World



SANTA PAULA HOSPITAL

SANTA PAULA HS

SPEARS MANUFACTURING

DOWNTOWN SANTA PAULA

GLEN CITY ELEMENTARY

ISBELL MIDDLE SCHOOL

RITE AID

SUPERIOR GROCERS

HARVARD BOULEVARD

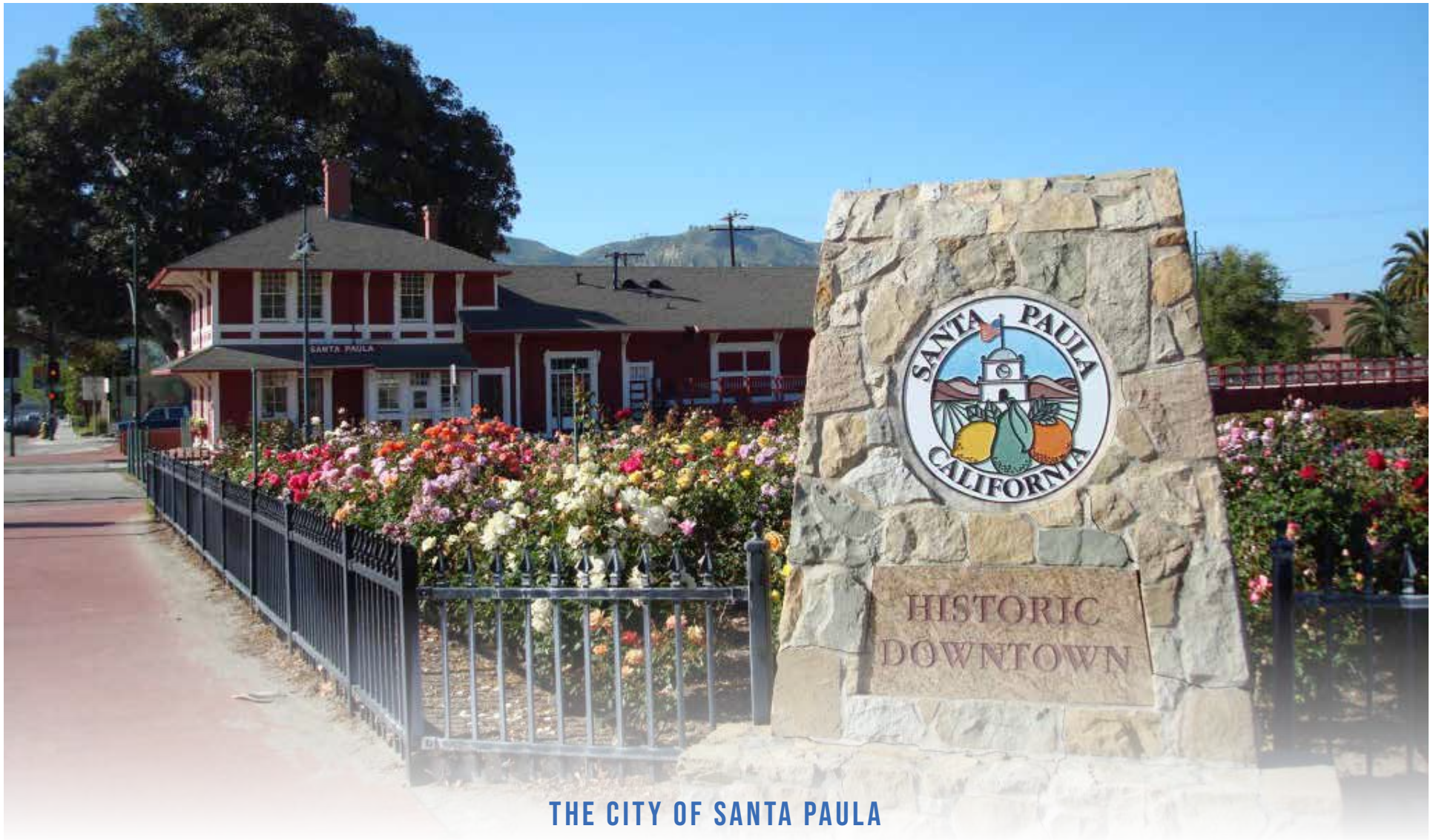
STARBUCKS

129 E SANTA ANA STREET

N PALM AVENUE

HIGHWAY 126

SANTA PAULA AIRPORT



THE CITY OF SANTA PAULA

Known as the “Citrus Capital of the World,” the city of Santa Paula is located 14 miles east of the beaches in Ventura, 65 miles northwest of Los Angeles and is the geographic center of Ventura County. It is surrounded by rolling hills and mountain peaks in addition to lemon, orange and avocado groves. Citrus and avocados originating from Santa Paula are distributed across the country. Santa Paula covers an area of 4.6 square miles and has a population of about 30,000. Residents and tourists alike enjoy the small town feel, pleasant climate, charming airport and affordably priced housing.





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