

OFFERING MEMORANDUM

BIRDBATH BUNGALOWS

142-146 S ANN STREET | OFFERED AT \$2,495,000



BEACHSIDE PARTNERS
Multi-Family Advisors

THE HENRY GROUP



PROPERTY OVERVIEW



142-146 S ANN STREET | VENTURA, CA 93001

PROPERTY DESCRIPTION

The Birdbath Bungalows at 142-146 S Ann St is a rare collection of three thoughtfully renovated standalone cottages nestled within one of Ventura's most sought-after coastal neighborhoods. Reimagined in 2023, the property combines classic beach bungalow charm with modern functionality through extensive improvements including upgraded electrical and plumbing systems, renovated interiors, in-unit laundry, inviting front porches, lush landscaping with automated irrigation systems, gas-grounded fire pits, and private outdoor living areas for each residence.

Situated on an 10,000 SF lot, the property consists of (2) 2-bedroom/1-bathroom cottages and (1) 1-bedroom/1-bathroom cottage, each with its own entrance and yard, creating privacy and separation from the other residences. The property also features seven on-site parking spaces accessed via an alley, and a separately gated yard at the rear of the site providing space for continued storage or future development potential.

Just moments from Ventura's beaches, pier, neighborhood cafés, and the vibrant shops and restaurants along Main Street, The Birdbath Bungalows offers an exceptional coastal lifestyle in an unbeatable location. The property currently operates through a combination of nightly and short-term stays, which presents a buyer with immediate flexibility to continue with shorter-term stays, transition the residences to long-term market-rate rentals, or owner-occupy one cottage while generating income from the remaining residences.

PROPERTY FACTS

PRICE	\$2,495,000
142 S ANN STREET [THE MOROCCAN]	2-bedroom/1-bathroom 912 SF
144 S ANN STREET [THE BIRDHOUSE]	2-bedroom/1-bathroom 712 SF
146 S ANN STREET [THE BOATHOUSE]	1-bedroom/1-bathroom 456 SF
APN	073-0-152-230
CONSTRUCTION	1918 (renovated 2023)
BUILDING SIZE	2,080 SF (per ownership records)
LOT SIZE	10,000 SF (per public record)
PARKING	Seven (7) reserved spaces
UTILITIES	3 electric meters, 3 gas meters, 1 water meter
LAUNDRY	Each residence equipped with in-unit washer & dryer
STORAGE	Equipment shed and yard space securely fenced at rear of site



PROPERTY HIGHLIGHTS

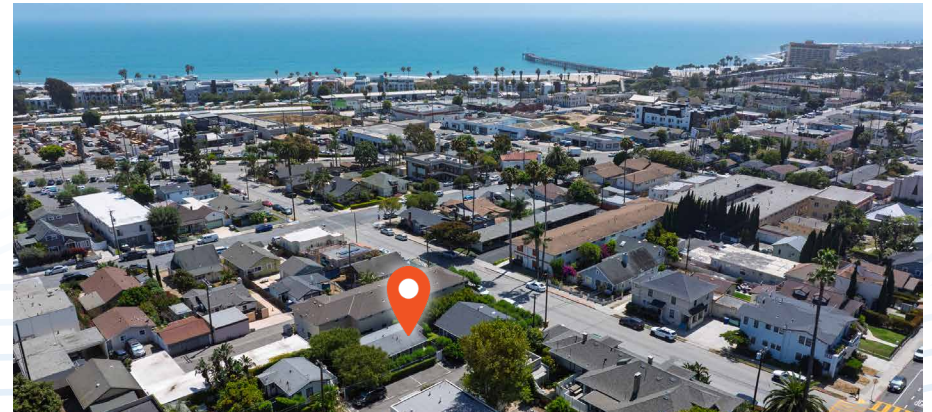


COASTAL CHARM & MODERN COMFORT

Three beautifully renovated standalone cottages offering modern interiors, in-unit laundry, private outdoor spaces, inviting front porches, and lush landscaped grounds with gas fire pits.

IDEAL LOCATION

Just a few walkable blocks from the eateries and retail sites located on Main Street and Front Street, and 1.0 mile from the Ventura Pier and the iconic Surfer's Point.



OWNER FLEXIBILITY

All residences currently operate as short term rentals or 30+ day stays, providing a buyer with exceptional flexibility to transition the property to long-term market-rate rentals, continue with a shorter-term rental operation, or owner-occupy one of the residences. Other rental options could include family retreat compound or employee housing.



UNIQUE OPPORTUNITY TO OWN NEIGHBORING PROPERTIES

142 S Ann Street is available for purchase individually or can be acquired together with the neighboring parcel 1106 E Santa Clara Street providing increased scale, operational efficiencies, and a larger market presence. All furniture, decor and personal property is separately available for sale.

Property videos ([click to view](#)) | [142 S Ann Street](#) | [1106 E Santa Clara Street](#)

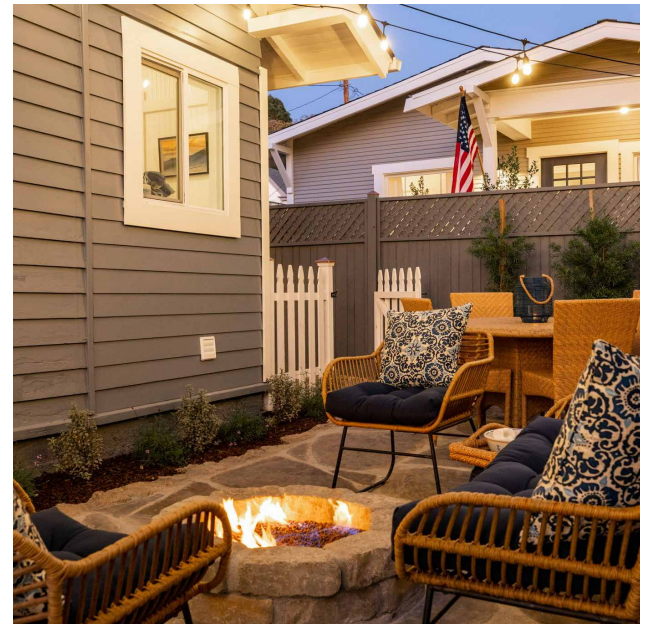
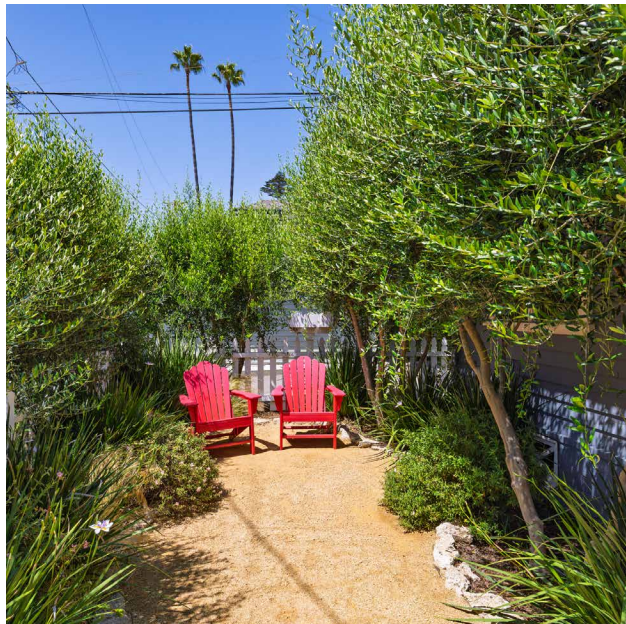




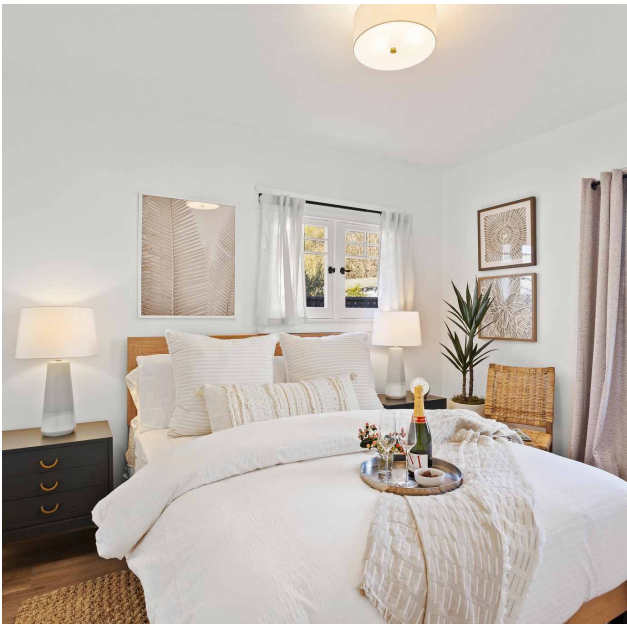
PROPERTY PHOTOS —



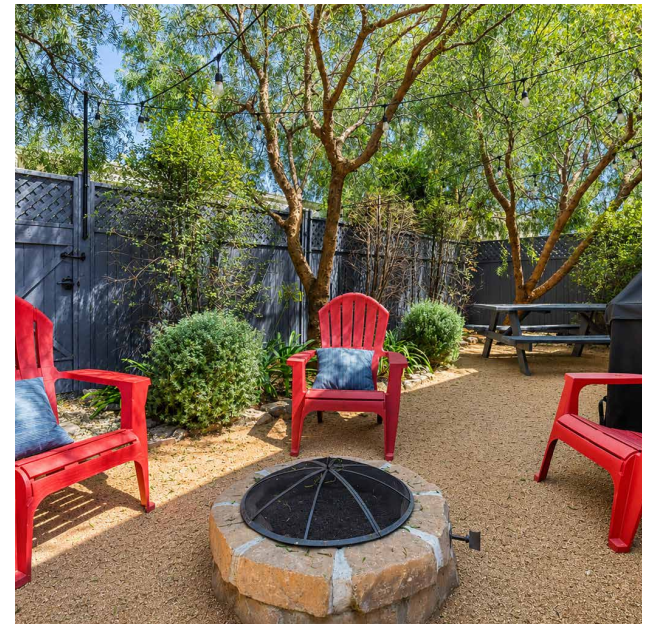
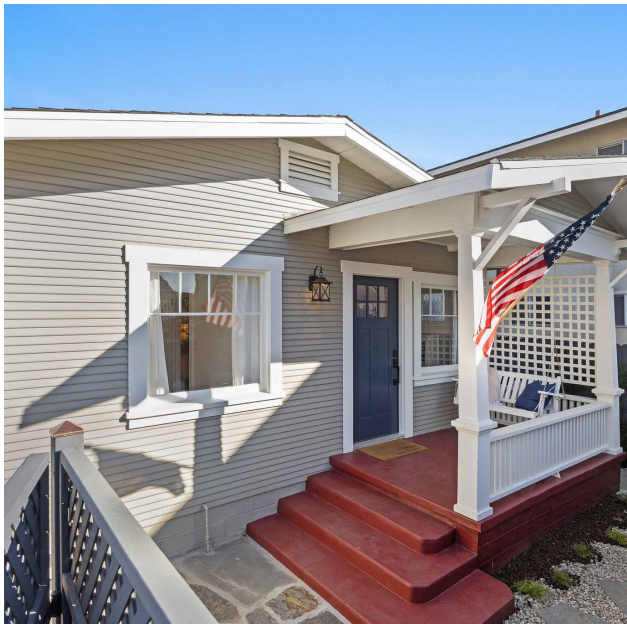
THE MOROCCAN | 142 S ANN STREET | 2-BEDROOM, 1-BATHROOM | EXTERIORS



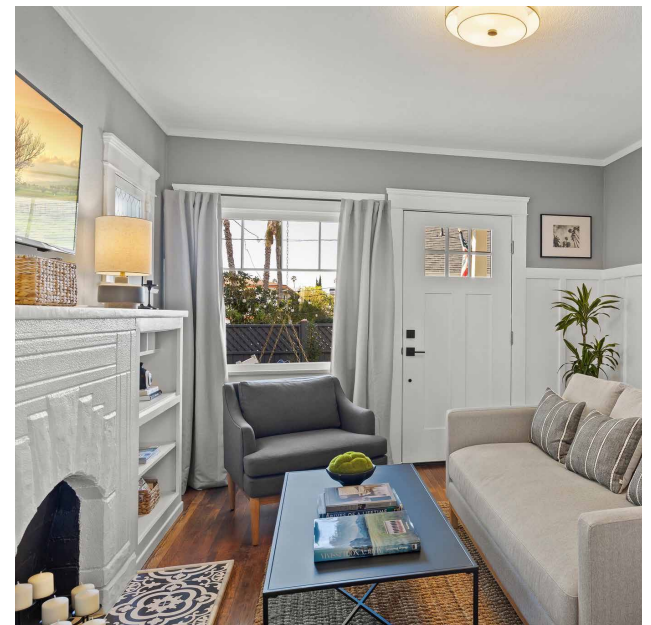
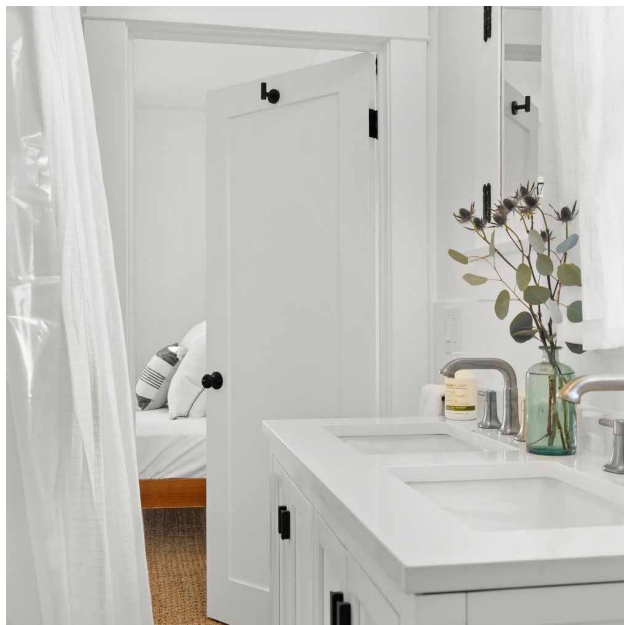
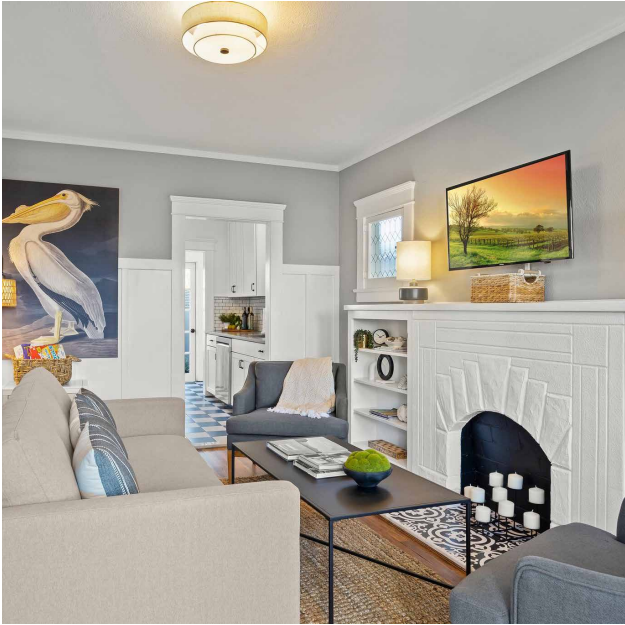
THE MOROCCAN | 142 S ANN STREET | 2-BEDROOM, 1-BATHROOM | INTERIORS



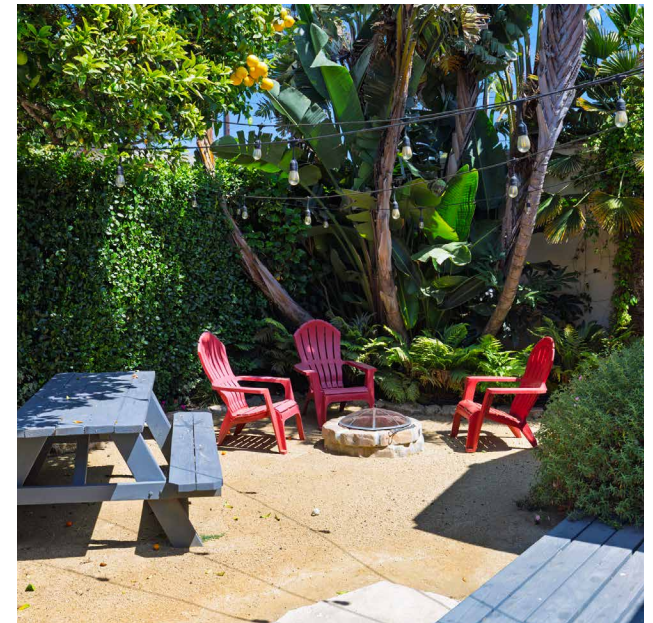
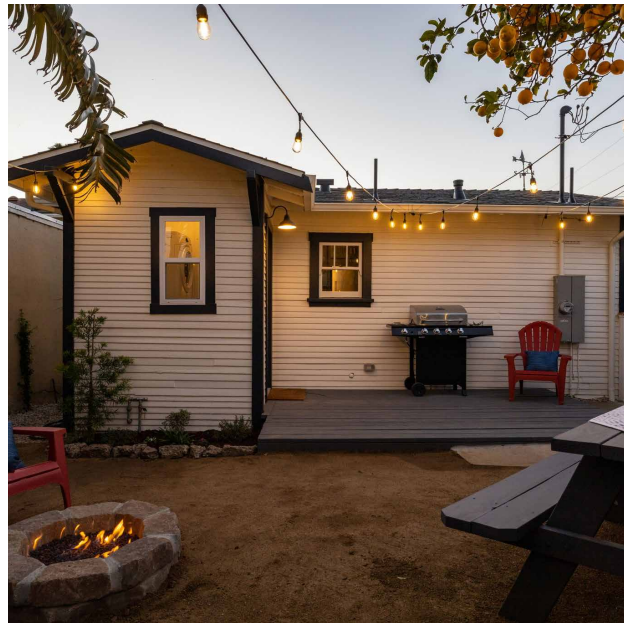
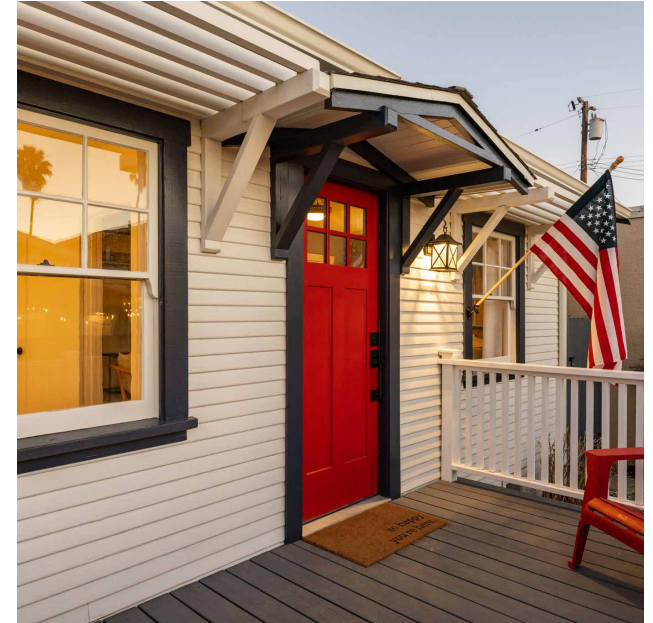
THE BIRDHOUSE | 144 S ANN STREET | 2-BEDROOM, 1-BATHROOM | EXTERIORS



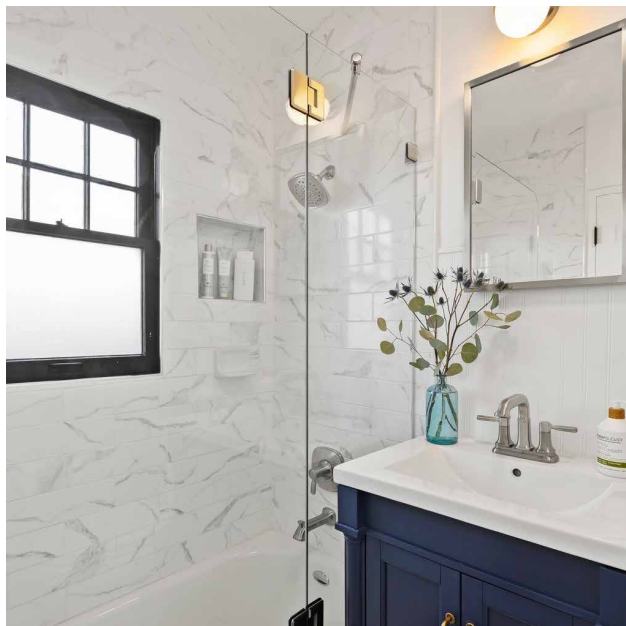
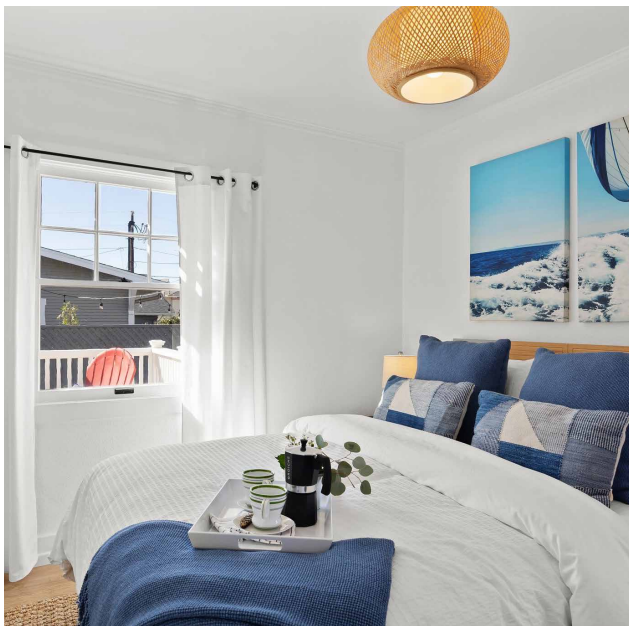
THE BIRDHOUSE | 144 S ANN STREET | 2-BEDROOM, 1-BATHROOM | INTERIORS



THE BOATHOUSE | 146 S ANN STREET | 1-BEDROOM, 1-BATHROOM | EXTERIORS



THE BOATHOUSE | 146 S ANN STREET | 1-BEDROOM, 1-BATHROOM | INTERIORS





LOCATION



CITY OF VENTURA



LURE FISHHOUSE | FINNEY'S
VENTURA COAST BREWING
JAGUAR MOON | TRADE DESK HQ
MAJESTIC THEATER

PATAGONIA HQ

FAIRGROUNDS

SURFER'S POINT

PLAZA PARK

PED. BRIDGE TO BEACH & PIER

TOPPERS PIZZA | FRONTSIDE CAFE
TRANSMISSION BREWING

PROSPECT COFFEE ROASTERS

S ANN STREET

SANTA CLARA STREET

MAIN STREET

1106 E SANTA CLARA STREET

142-146 S ANN STREET

CITY OF VENTURA

TOPPERS PIZZA | FRONTSIDE CAFE
TRANSMISSION BREWING

PED. BRIDGE TO BEACH & PIER

SURFER'S POINT

SPENCER MAKENZIE'S
FISH CO | URBANE CAFE

E THOMPSON BLVD

META STREET

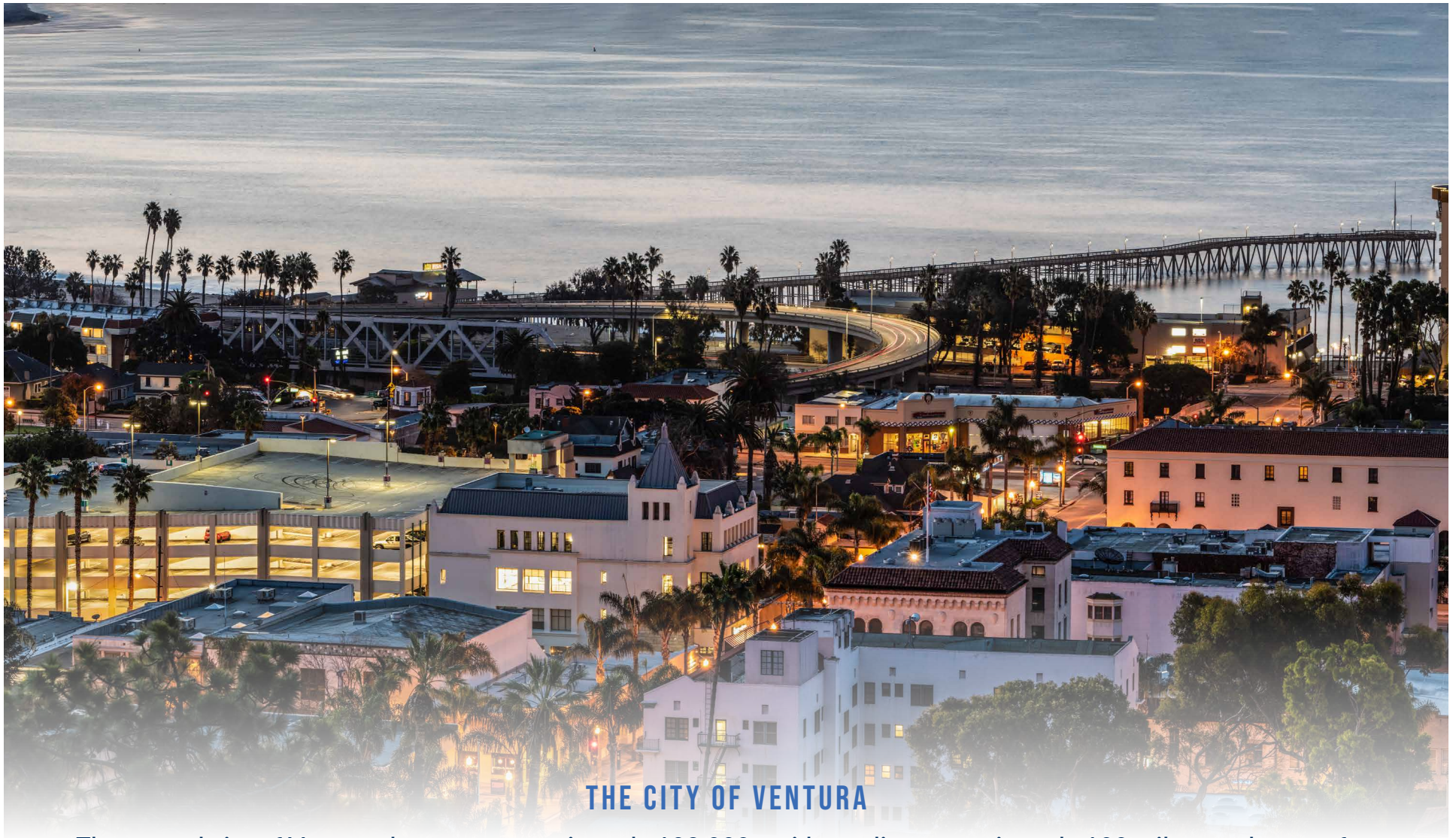
GASWORKS | ROOM SERVICE COFFEE
MOTHERS TACOS | RUFF HOUSE BBQ
TESLA SUPERCHARGER

S ANN STREET

142-146 S ANN STREET

1106 E SANTA CLARA STREET

SANTA CLARA STREET



The coastal city of Ventura, home to approximately 109,000 residents, lies approximately 100 miles northwest of Los Angeles and 25 miles south of Santa Barbara. The picturesque city is known for its beautiful surfing beaches, vibrant walkable downtown, arts scene and laid back vibe. Popular spots include the long wooden pier at Surfer's Point, the 1809 Mission San Buenaventura and fine restaurants downtown, hillside hiking trails and the Ventura Harbor with its access to the stunning Channel Islands National Park. It also has its own local Community College with approximately 14,000 students. Despite recent increases in rents and home sale prices Ventura remains relatively affordable compared to other southern California coastal communities.





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