OFFERING MEMORANDUM

FOURPLEX IN CARPINTERIA [2 UNITS VACANT]

5387 8TH STREET | OFFERED AT $1,947,000

SELLER MOTIVATED TO CLOSE PRIOR TO YEAR-END

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 single-car garage. Unit C, the largest one-bedroom unit, and Unit D, a studio, are currently vacant offering immediate opportunity to lease up units at market rate or an owner-occupant to utilize this vacant one-bedroom unit as a residence or vacation retreat. Additionally, the garage and carport areas may present potential for ADU conversion, subject to city review and approvals.

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:	$1,947,000
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

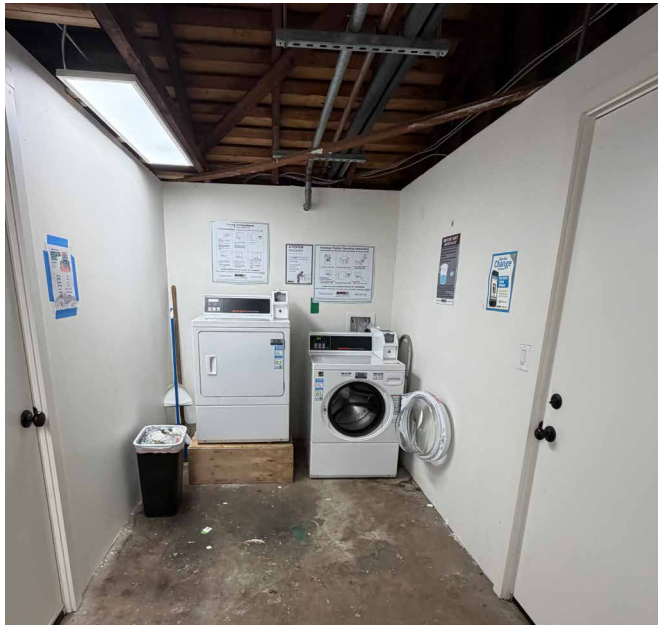
- Rare Carpinteria fourplex located two blocks from beach and 0.5 mi from Linden Ave
- Unit C and Unit D are currently vacant
- Unit C, the largest one-bedroom unit, offers an owner-occupant the flexibility to utilize the unit as a primary residence or vacation retreat while benefiting from a consistent 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

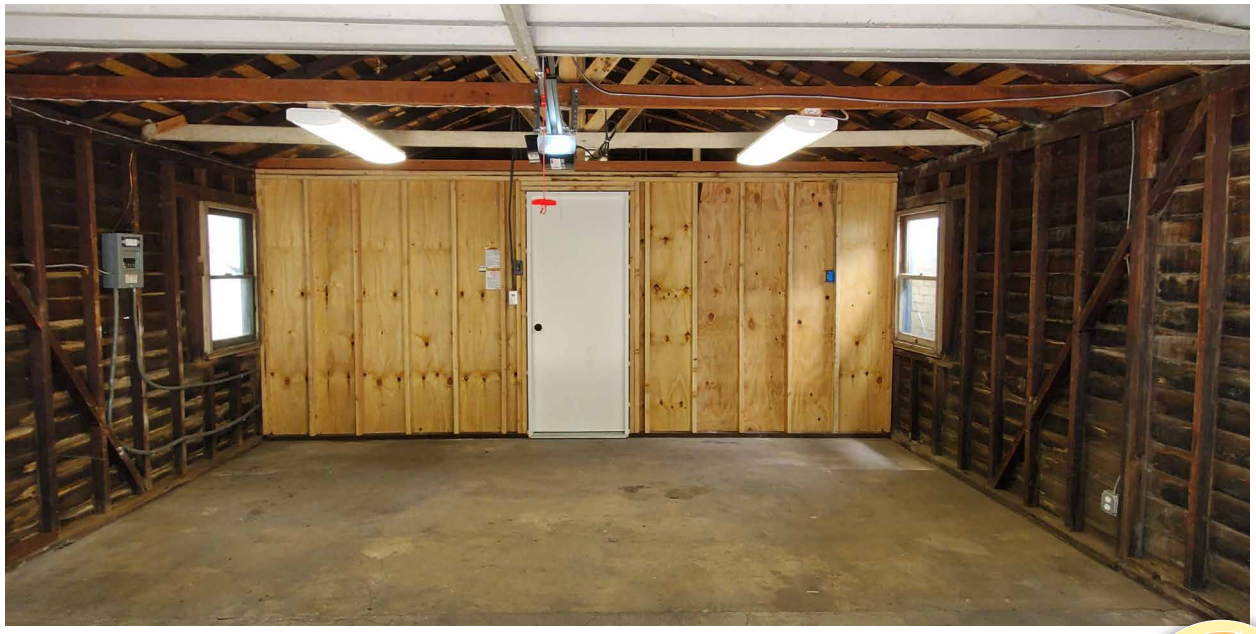
EXTERIORS

NICK HENRY | PARTNER
805.705.7311 | Nick@BeachsidePartners.com

JASON LIEHR | ASSOCIATE AGENT
805.406.6463 | Jason@BeachsidePartners.com

PARKING, GARAGE & LAUNDRY ROOM





NICK HENRY | PARTNER
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UNIT A

NICK HENRY | PARTNER
805.705.7311 | Nick@BeachsidePartners.com

JASON LIEHR | ASSOCIATE AGENT
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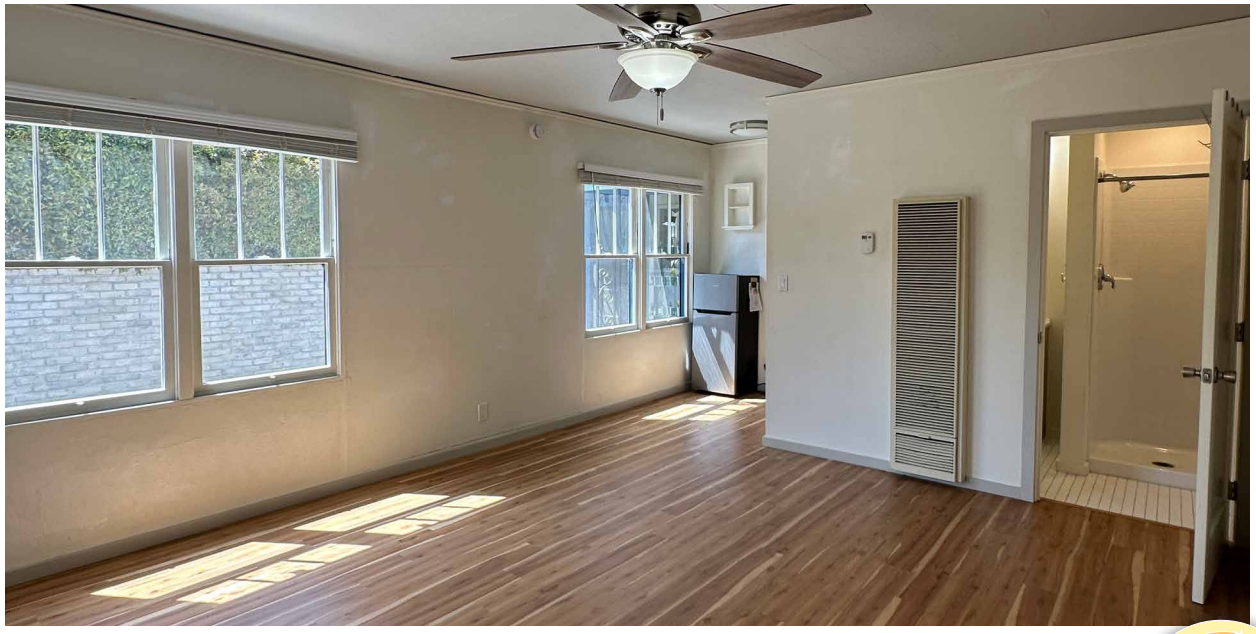
UNIT B



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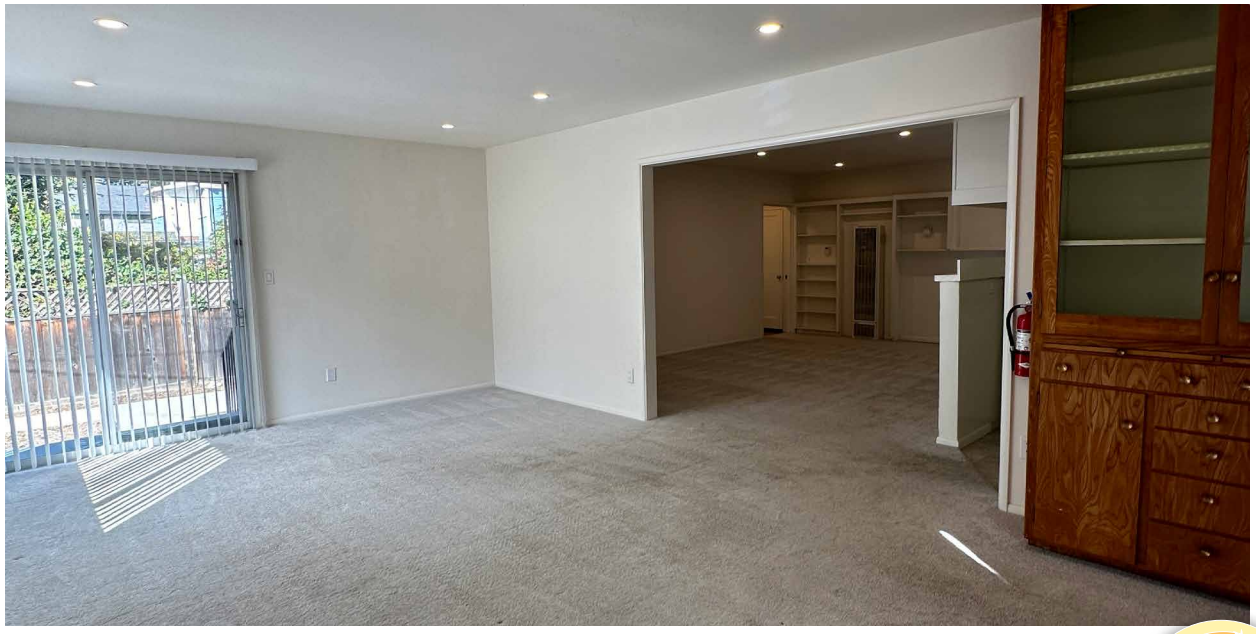
UNIT C



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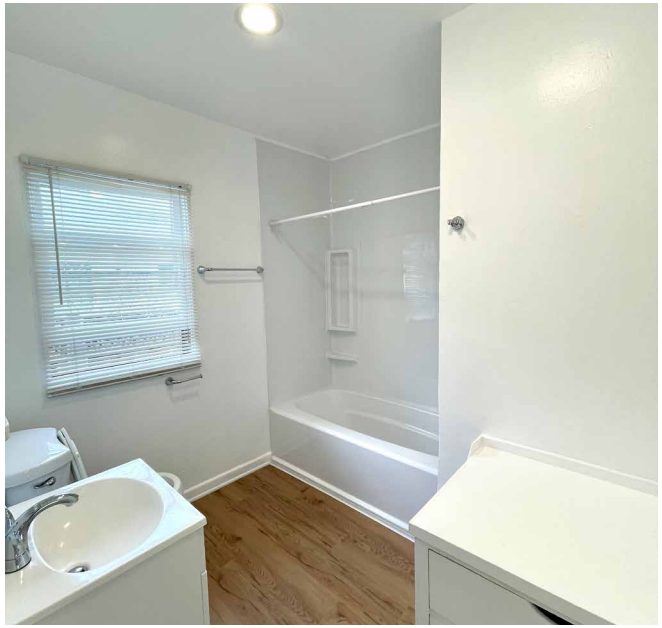
UNIT D



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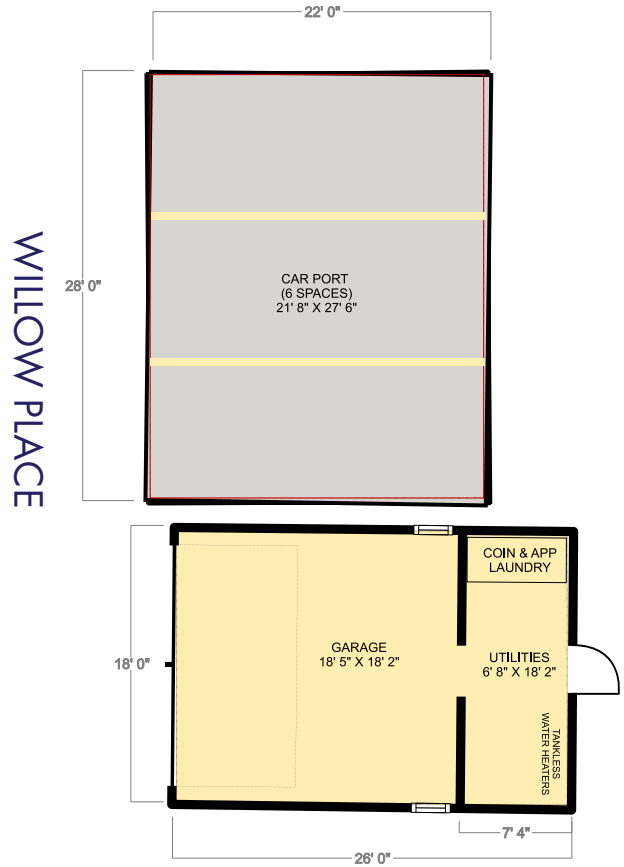
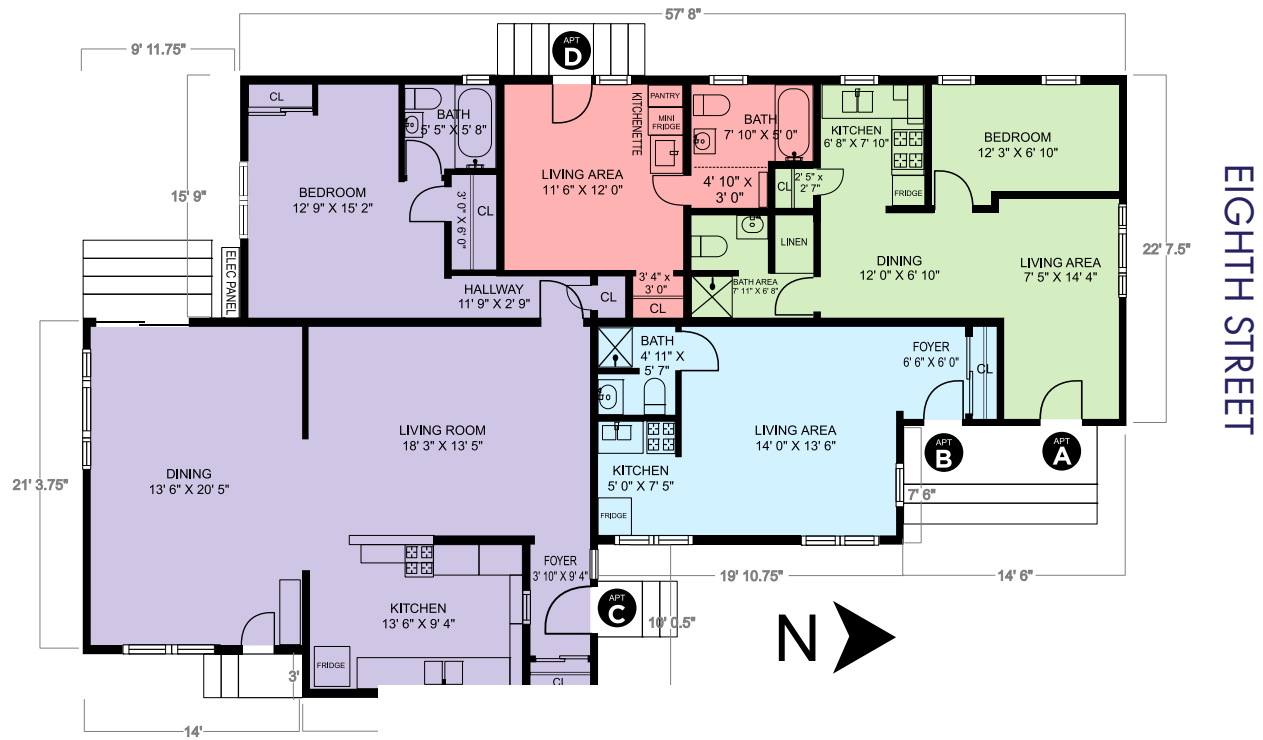
FLOOR PLANS

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.

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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.

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CITY OF CARPINTERIA, CALIFORNIA
INCORPORATED 1965
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 Salt Marsh Nature Park
Aliso Elementary
ALISO ELEMENTARY SCHOOL
Carpinteria State Beach
ISLAND BREWING
TRAIN STATION
LINDEN SQUARE
8TH STREET
SMART & FINAL
5387 8th St
CARPINTERIA MIDDLE SCHOOL
5387 8TH STREET
Carpinteria Middle School
LINDEN AVENUE
LUCKY LLAMA COFFEE
CASITAS PLAZA
101
1
101
Hwy 101

RENT ROLL

UNIT	UNIT MIX	CURRENT RENT [1]	MARKET RENT	LEASE TERM
UNIT A	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	1BD/1BA	*$3,500*	$3,500	Vacant
UNIT D	Studio	*$2,350*	$2,350	Vacant
MO. RENTAL INCOME		$10,545	$11,150	
LAUNDRY INCOME [2]		$76	$76	
GROSS MO. INCOME		$10,621	$11,226	
GROSS ANNUAL INCOME		$127,448	$134,708	
GROSS RENT MULTIPLIER		15.3	14.5	

NOTES:

1. Current Rent column assumes lease up of Unit C at $3,500 and Unit D at $2,350.
2. Laundry income reflects the monthly average income received from January-June 2026

Information contained herein has been obtained from the property owner, property management 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

*Total rent and GRM for 5387 8th St reflect an assumed lease up rate of $3,500/mo for Unit C and $2,350 for Unit D

Map	Address	# of Units	Sales Price	Price/Unit	Unix Mix	Rents	GRM	Sales Date
1	2019 Bath St, Santa Barbara	4	$2,040,000	$510,000	(2) 2BD/1BA, (2) 1BD/1BA	$10,921	15.6	6/5/26
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	2128 Bath St, Santa Barbara	4	$2,250,000	$562,500	(4) 2BD/1BA	$11,572	16.2	12/17/25
4	2228 De La Vina, Santa Barbara	3	$2,125,000	$708,333	(1) 3BD/3BA, (1)2BD/1.5BA, (1) Studio	-	-	10/22/25
5	21 E Arrellaga St, Santa Barbara	3	$1,953,000	$651,000	(2) 2BD/1BA, (1) 1BD/1BA	$4,600	35.4	1/27/26
6	1424 De La Vina, Santa Barbara	3	$1,850,000	$616,667	(1) 2BD/2BA, (2) 1BD/1BA	-	-	6/29/26
7	4837 7th St, Carpinteria	2	$1,900,000	$950,000	(1) 3BD/1BA, (1) 2BD/1BA	-	-	6/9/26
8	4928 8th St, Carpinteria	4	$3,000,000	$750,000	(1) 3BD/2BA, (3) 2BD/1BA	$13,470	18.6	8/19/26
9	5139 8th St, Carpinteria	2	$1,975,000	$987,500	(1) 2BD/1BA, (1) 2BD/1.5BA	-	-	8/9/26
★	**5387 8th St, Carpinteria**	**4**	**$1,947,000**	**$486,750**	**(2) 1BD/1BA, (2) Studios**	**$10,621**	**15.3**	**Subject**

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

FOURPLEX IN CARPINTERIA

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NICK HENRY
Cell 805.705.7311
Nick@BeachsidePartners.com
DRE 01748131

JASON LIEHR
Cell 805.406.6463
Jason@BeachsidePartners.com
DRE 02152826