



Sabado Tarde Rd

Del Playa Dr

6685

Del Playa Dr

6663

Del Playa Dr

6663 & 6685

LEASED  
INVESTMENT

DEL PLAYA DRIVE

GOLETA, CALIFORNIA  
SANTA BARBARA

PRESENTED BY

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**Voit**  
REAL ESTATE SERVICES



6663 & 6685

DEL PLAYA DRIVE | GOLETA, CA

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## THE OFFERING

Voit Real Estate Services is pleased to offer the rare opportunity to purchase two (2) four-plex properties of beach front student housing. The Del Playa Drive properties are being sold together and generate excellent cash flow. The properties are located in “Isla Vista,” the beach side community catering to University of California Santa Barbara (UCSB) students.

- **Investment Property**
- **Well Maintained Buildings** 6663 has a complete under structure slab reinforcement. 6685 does not require one at this time.
- **Location** Exceptional location

## PROPERTY DESCRIPTION

	6663 Del Playa Dr.	6685 Del Playa Dr.
<b>Description</b>	Four Unit Building: 2: 4 Bedroom / 2: 3 Bedroom	Four Unit Building: 4: 3 Bedroom
<b>Building Size</b>	5,190 SF	4,200 SF
<b>Land Size</b>	10,890 SF	9,583 SF
<b>Parking</b>	Tandem 10 Car	Tandem 8 Car
<b>Tenant</b>	Multiple	Multiple
<b>Construction</b>	Wood Frame Stucco	Wood Frame Stucco
<b>Condition</b>	Good	Good
<b>APN</b>	075-202-005	075-202-035
<b>Zoning</b>	SR-M-8	SR-M-8

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INVESTMENT OVERVIEW

## PREMIER SANTA BARBARA LOCATION

- Santa Barbara is located about 90 miles west-northwest of Los Angeles, along the Pacific coast. This stretch of coast along southern Santa Barbara County is sometimes referred to as “The American Riviera”, presumably because its geography and climate are similar.
- Isla Vista is an unincorporated community in Santa Barbara County, California. It is on the south coast of Santa Barbara County, which has some of the highest housing prices in the United States. The majority of residents are college students at nearby University of California, Santa Barbara (UCSB, located to the east of the community) or at Santa Barbara City College.
- According to the United States Census Bureau, the city has a total area of 42.0 square miles, of which 19.5 square miles of it is land and 22.5 square miles of it, or 53.61%, is water.



**\$7,200,000**  
**OFFERING PRICE**



**\$464,663.00**  
**NOI**



**\$760**  
**PRICE PER SQUARE FOOT**



**6.5%**  
**CAP RATE**



**TROPHY  
PROPERTIES**



**100%**  
**LEASED**



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**DEL PLAYA DRIVE | GOLETA, CA**

**INVESTMENT OVERVIEW**

INCOME ANALYSIS

INCOME	6663 DEL PLAYA	6685 DEL PLAYA	"TOTAL ACTUAL IN PLACE"	
Scheduled Market Rent	\$405,306.00	\$349,920.00	\$755,226.00	
Parking Income	\$1,830	\$2,540	\$4,370	
<b>Gross Scheduled Income</b>	<b>\$407,190.00</b>	<b>\$356,460.00</b>	<b>\$763,650.00</b>	
Less: Vacancy & Reserves (2%)	(\$8,143.00)	(\$7,129.00)	(\$22,788.00)	
<b>Total Operating Income (EGI)</b>	<b>\$399,047.00</b>	<b>\$349,330.00</b>	<b>\$748,377.00</b>	
EXPENSES				PER UNIT
Repairs & Maintenance	\$40,165.88	\$38,033.65	\$78,199.53	\$5,965
Total Management Fee	\$22,112.40	\$18,915.42	\$40,027.82	\$4,124
Total Utilities	\$21,561.02	\$11,306.42	\$32,867.44	\$4,149
Total Professional Services	\$8,213.34	\$10,472.87	\$18,686.21	\$450
Total Real Estate Taxes (1.04804%)*	\$26,250.00	\$48,750.00	\$75,000.00	\$9,432
Total Property & Liability Insurance	\$19,158.09	\$17,849.10	\$37,007.19	\$4,867
<b>Total Expenses</b>	<b>\$137,483.00</b>	<b>\$135,328.00</b>	<b>\$283,214.00</b>	<b>\$28,987</b>
<b>NET OPERATING INCOME</b>	<b>\$261,564.00</b>	<b>\$214,002.00</b>	<b>\$464,663.00</b>	

LEASE SUMMARY

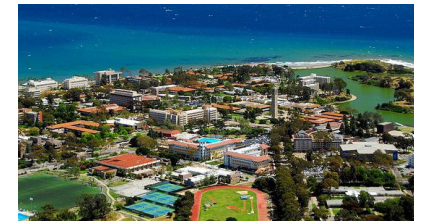
6663 DEL PLAYA		OCCUPANCY PER UNIT	RENT 2025/2026	RENT PER PERSON	UTILITIES PAID	PARKING PER MO.	CURRENT LEASE ENDS
1	3 BR/2 BA	6	\$7,200.00	\$1,200.00	W/T/L	\$40.00	9/11/2027
2	3 BR/2 BA	6	\$7,380.00	\$1,230.00	W/T/L	\$50.00	9/11/2027
3	4 BR/2 BA	8	\$9,600.00	\$1,600.00	W/T/L	\$40.00	9/11/2027
4	4 BR/2 BA	8	\$9,600.00	\$1,600.00	W/T/L	\$50.00	6/12/2027
<b>GROSS</b>			<b>\$33,780.00</b>				
6685 DEL PLAYA		OCCUPANCY PER UNIT	RENT 2025/2026	RENT PER PERSON	UTILITIES PAID	PARKING PER MO.	CURRENT LEASE ENDS
1	3 BR/2 BA	6	\$7,200.00	\$1,200.00	W/T/L	\$80.00	6/13/2026
2	3 BR/2 BA	6	\$7,200.00	\$1,200.00	W/T/L	\$60.00	6/13/2026
3	3 BR/2 BA	6	\$7,380.00	\$1,230.00	W/T/L	\$60.00	6/13/2026
4	3 BR/2 BA	6	\$7,380.00	\$1,230.00	W/T/L	\$60.00	6/13/2026
<b>GROSS</b>			<b>\$29,160.00</b>				

\*Note: Real Estate Taxes based on \$7.2M Listing Price



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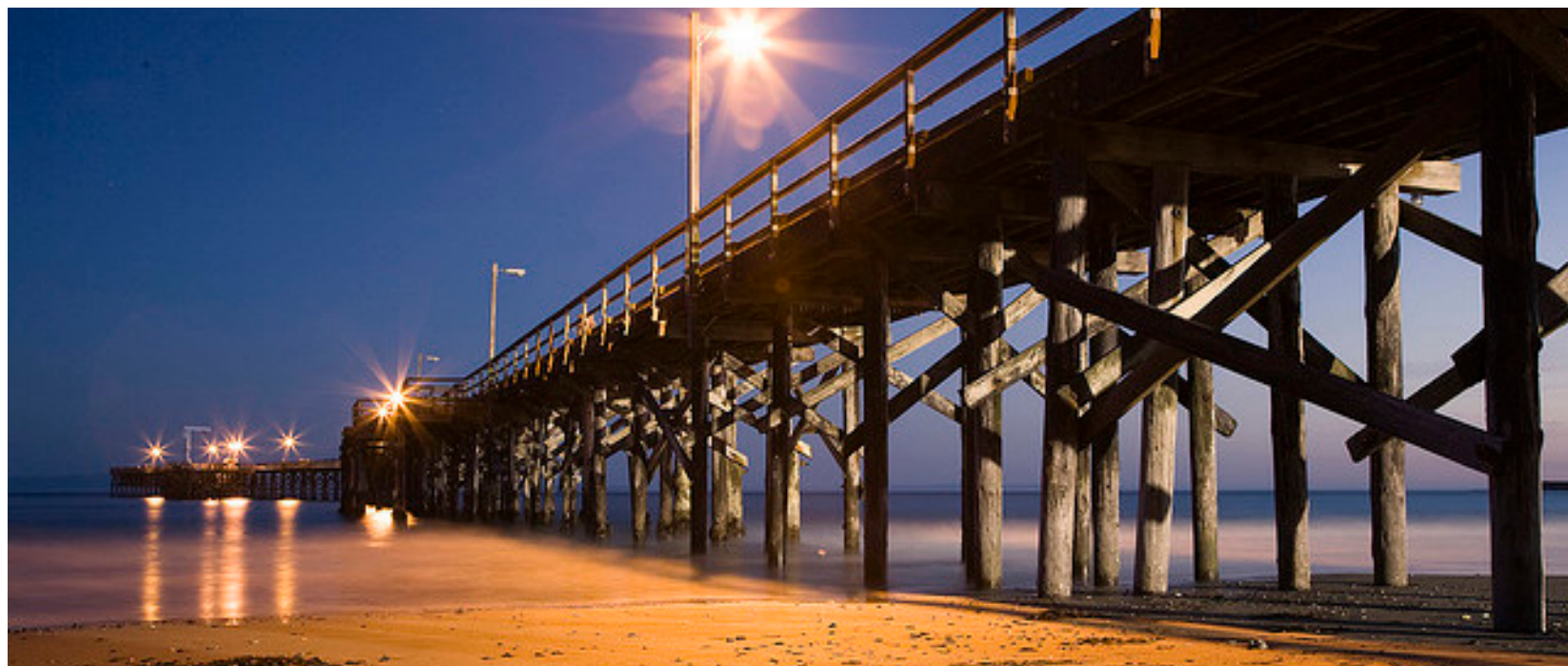
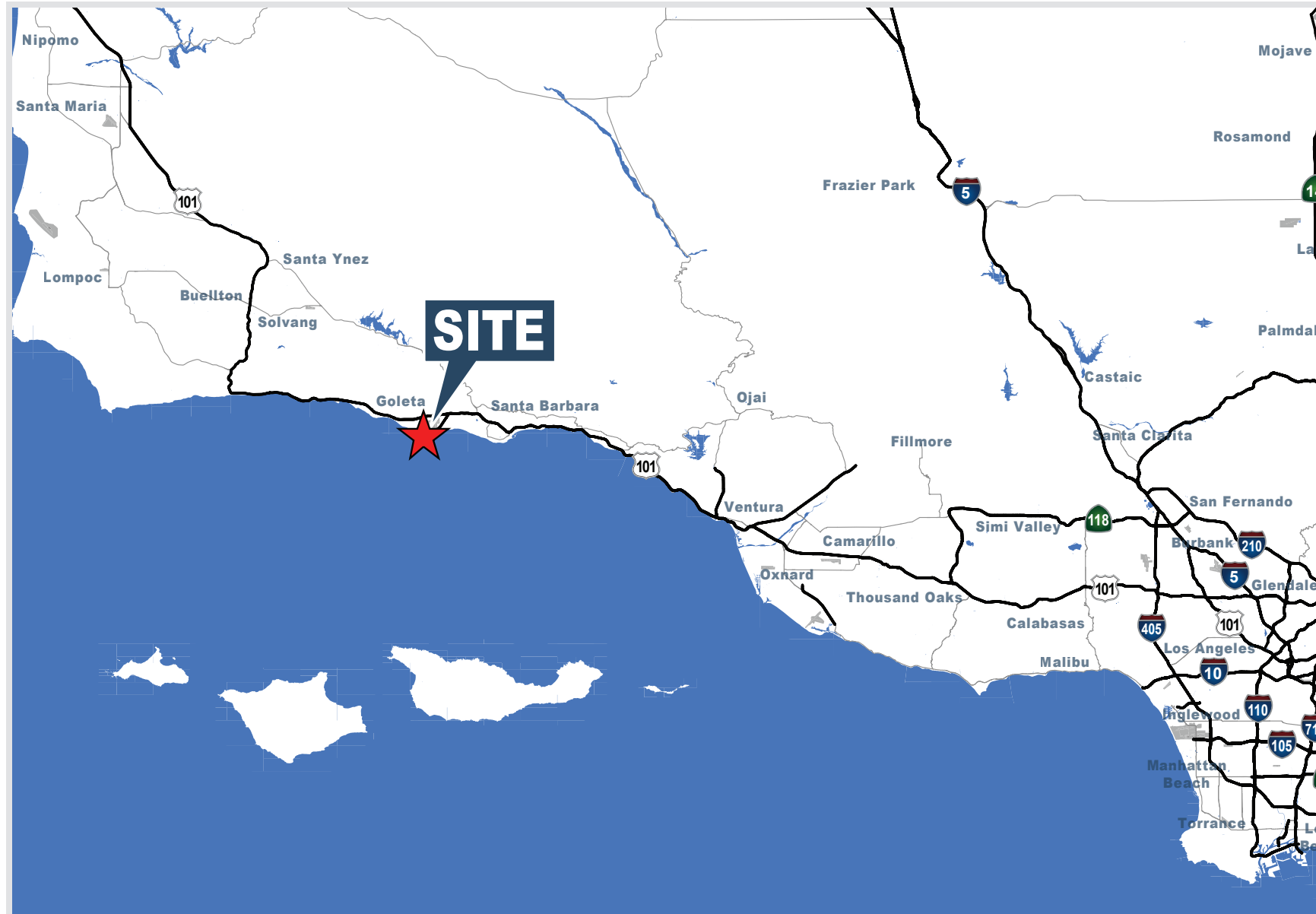
DEL PLAYA DRIVE | GOLETA, CA



AREA OVERVIEW

# AREA OVERVIEW

## LOCATION MAP





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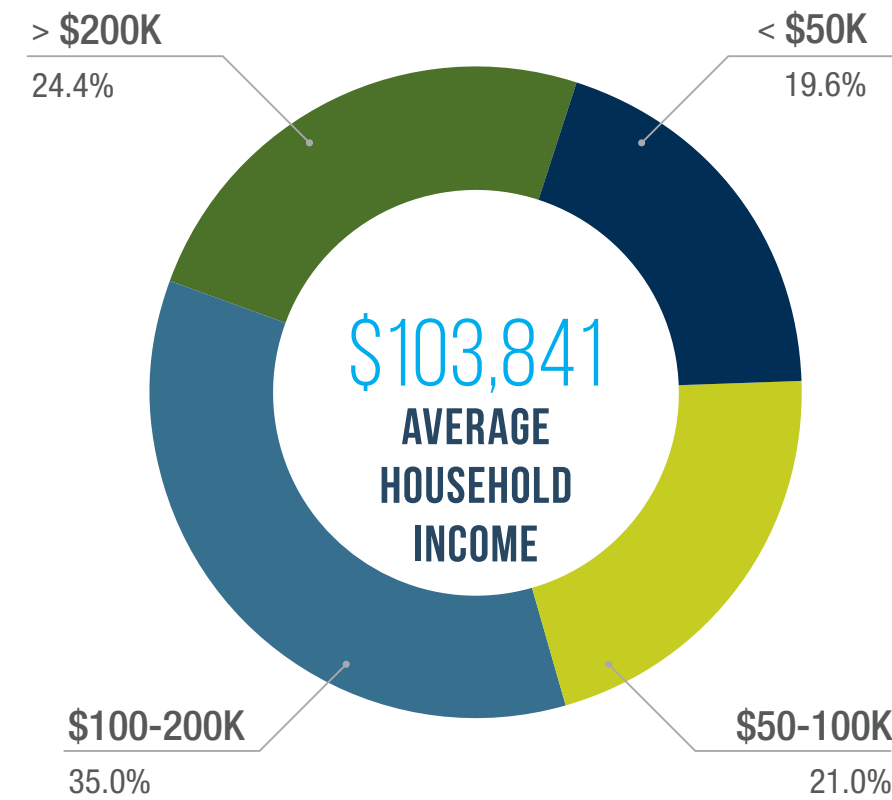
AREA OVERVIEW

## CITY OF GOLETA

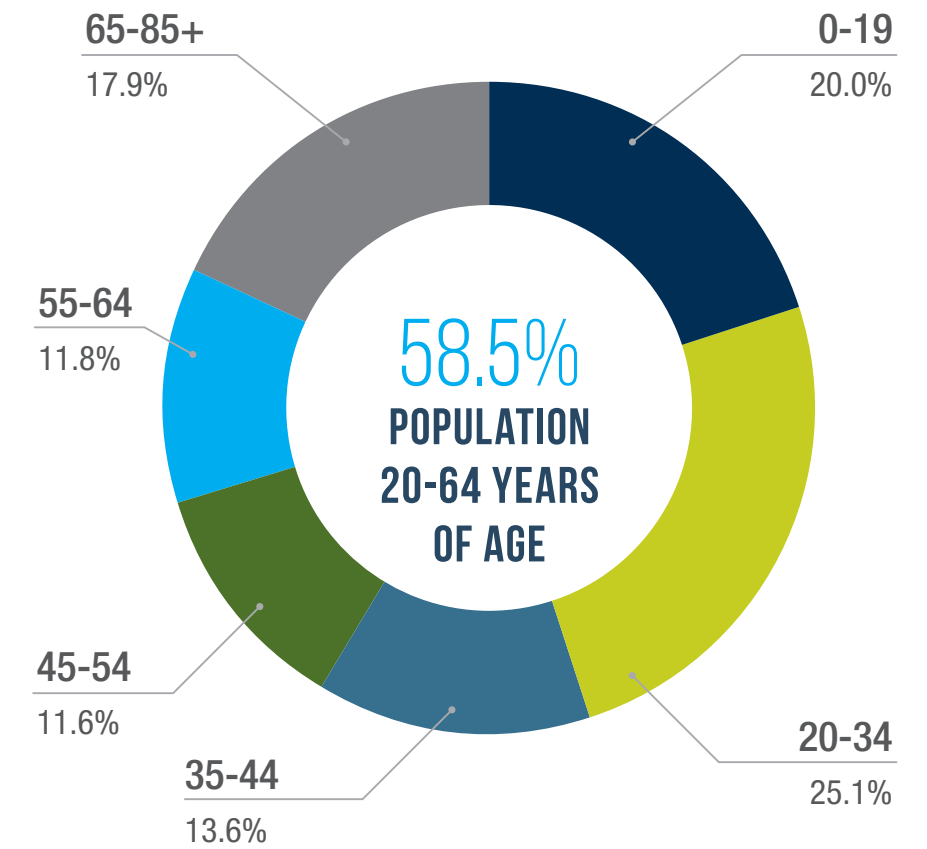
Goleta is a city in southern Santa Barbara County, California, United States. It was incorporated as a city in 2002, after a long period as the largest unincorporated populated area in the county. As of the 2000 census, the census-designated place (CDP) had a total population of 55,204. A significant portion of the census territory of 2000 did not include the newer portions of the city. The population of Goleta was 32,690 at the 2020 census. It is known for being close to the University of California, Santa Barbara (UCSB), campus.

## DEMOGRAPHICS

### HOUSEHOLD INCOME



### AGE DISTRIBUTION



32,072  
POPULATION



1,967  
JOBS IN AVALON



23.5%  
HIGHER EDUCATION DEGREE



11,972  
HOMES



\$1,271,358  
AVERAGE HOME VALUE



\$184,377  
AVERAGE HOUSEHOLD INCOME



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AREA OVERVIEW



## SANTA BARBARA COUNTY

Santa Barbara is a coastal city in Santa Barbara County, California, of which it is also the county seat. Situated on a south-facing section of coastline, the longest such section on the West Coast of the United States excepting Alaska, the city lies between the steeply rising Santa Ynez Mountains and the Pacific Ocean. Santa Barbara's climate is often described as Mediterranean, and the city has been dubbed "The American Riviera". According to the 2020 U.S. census, the city's population was 88,665.

In addition to being a popular tourist and resort destination, the city has a diverse economy that includes a large service sector, education, technology, health care, finance, agriculture, manufacturing, and local government. In 2004, the service sector accounted for 35% of local employment

## EDUCATION

Area institutions of higher learning include the University of California, Santa Barbara, Santa Barbara City College, Westmont College, and Antioch University Santa Barbara. The city is served by Santa Barbara Municipal Airport and train service is provided by Amtrak, which operates the Pacific Surfliner, which runs from San Diego to San Luis Obispo.

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