



Colliers

**For Sale**

**\$2,425,000**

**26/27 Cap Rate 6.24%**

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## 6880 Pasado Rd. Isla Vista, CA

6880 Pasado Rd. is a fully-leased two-unit income property in Isla Vista delivering consistent, stabilized cash flow with a steady 6.24% cap rate through the 26/27 lease term.

### Property Overview

- o Price: \$2,425,000
- o Units: 2 (4BD | 2BA main + 3BD | 3BA ADU)
- o Combined Rent: \$17,500/month
  - o 6880 Pasado SFR: \$11,000 (26/27)
  - o ADU: \$6,500 (26/27)
- o CAP Rate: 6.24% (26/27)
- o NOI: \$151,313 (26/27)

**Contact Listing Agents for more information.**

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