

Client Full - All Photos



MLS #: **ML82014798**
 Apprx.Bldg: 2,263 SqFt (Tax)
 Apprx Lot: 23,827 SqFt (Tax)
 Apprx Acres: 0.547 Acres
 Age/Yr Blt: 79/1946 (Tax)
 Stories:
 Parcel#: 078-142-07-000
 DOM: 132
 Trnsf Tx: No
 POS Ord.:
 Walk Score: [44](#)

9969 Alba Road, Ben Lomond 95005

County: Santa Cruz
 Land Use: Quadruplex
 Class: Comm. Five or More Units
 Special Info: Not Applicable
 City Limit: No
 Incorp: No
 Public:

Status: **Active**
 Orig Price: \$895,000
 List Price: **\$745,000**
 Sale Price:
 \$/SqFt: \$329.21

Dates:
 Original: 09/03/2025
 List: 09/03/2025
 Sale:
 COE:

Fixer-upper multi-residential income opportunity in the heart of the Santa Cruz Mountains. This property offers incredible value and includes a spacious adjacent parcel, bringing the total lot size to 1+ acre. The main structure features six units, complemented by a detached cottage for a total of seven income-producing residences. Conveniently situated in Ben Lomond near countless amenities.

Showing & Location

Map		School	
X Street:	Highway 9	Elem:	/ San Lorenzo Valley Unified
Directions:	Limited parking on busy road.	Middle:	San Lorenzo Valley Middle
		High:	San Lorenzo Valley High School / San Lorenzo Valley Unified

Features

Accessibility:	None	Energy Sav:	
Communications:		Ext. Amenities:	
Cooling:	None		
Flooring:		Foundation:	Post & Pier, Other
Heating:	Gas, Wall Furnace	Roof:	Composition, Shingle, Other
Amenities:		Style:	
Kitchen:		View:	
		Lot Desc:	
Laundry:			
Other Rooms:		Garage:	0
Security:	None	Carpport:	0
Pool:	No,	Open Parking:	4
Constr Type:		Features:	On Street, Parking Area
		E.V. Hookup:	

Unit Information

of Buildings:2
 # Total Units:
 # Leased Unit:0

Complex/HOA

Com Name:
 Amenities:

#Units in Com:
 C. Restrictions: None

Multiple Family Financing

Expense (Yearly)	Income (Yearly)	Other Financial Information
R.E. Taxes: \$10,241	Rental: \$92,280	Data Source: Owner
Insurance: \$22,519	Vacancy Allowance %: 0	Est GRM: 8
Landscape: \$0	Other: \$0	Est Cap Rate: 6.930
Maintenance: \$0	Other Include: Lease	
Management: \$0	Income Gross Schedule: 92,280	
Other: \$0	Income Annual Gross: \$92,280	
Trash: \$1,513	Est Net Income: \$51,613	
Utilities: \$6,394		
Total: \$40,667		
Listing Includes: None		
Exp Tenant: Rent Only		
Op Exp Include: Fee - Property Tax, Insurance, Utilities		

Utilities

Sewer:	Septic Standard	Electricity:	Public
Water:	Public	Meters:	Separate Other

Contact Information

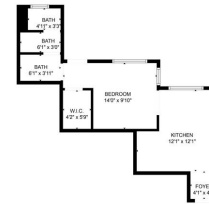
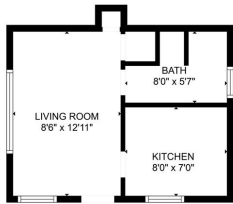
History

Click Arrow for Property History

ML82014798	01/08/2026	ListPrice	\$795,000	\$745,000	\$745,000	S1955.1	Bailey Properties
ML82014798	11/09/2025	ListPrice	\$895,000	\$795,000	\$795,000	S1955.1	Bailey Properties
ML82014798	09/03/2025	Status		A (\$895,000)	\$895,000	S1955.1	Bailey Properties
ML82014798	08/28/2025	Status		A (\$895,000)	\$895,000	S1955.1	Bailey Properties

Additional Photos

Click Arrow for Photos



Disclaimer: The above information is deemed to be accurate but not guaranteed. Source: MLSListings ; ©2026 MLSListings Inc.
*Data provided by Realist®, compiled by CoreLogic® from public and private sources, and accuracy of the data is deemed reliable but not guaranteed.