

**Nick Bailey**

Ph: 831-706-7349

www.NickBailey.realestate

NBailey@BaileyProperties.com

Lic # 02042562

**Bailey Properties****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**

<b>Map</b>		<b>School</b>	<b>Features</b>
X Street:	Highway 9	Elem: / San Lorenzo Valley Unified	
Directions:	Limited parking on busy road.	Middle: San Lorenzo Valley Middle	
		High: <b>San Lorenzo Valley High School</b> / San Lorenzo Valley Unified	
Accessibility:	None	Energy Sav:	
Communications:		Ext. Amenities:	
Cooling:	None	Foundation: Post & Pier, Other	
Flooring:		Roof: Composition, Shingle, Other	
Heating:	Gas, Wall Furnace	Style:	
Amenities:		View:	
Kitchen:		Lot Desc:	
Laundry:			
Other Rooms:		Garage: 0	
Security:	None	Carport: 0	
Pool:	No,	Open Parking: 4	
Constr Type:		Features: On Street, Parking Area	
		E.V. Hookup:	

**Unit Information**

# of Buildings: 2  
 # Total Units: 7  
 # Leased Unit: 0

**Complex/HOA**

Com Name:	#Units in Com:
Amenities:	C. Restrictions: None

**Multiple Family Financing**

<b>Expense (Yearly)</b>	<b>Income (Yearly)</b>	<b>Other Financial Information</b>
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: <b>\$92,280</b>	
Trash: \$1,513	Est Net Income: <b>\$51,613</b>	
Utilities: \$6,394		
<b>Total:</b> \$40,667		
Listing Includes: None		
Exp Tenant: Rent Only		
Op Exp Include: Fee - Property Tax, Insurance, Utilities		

**Utilities**

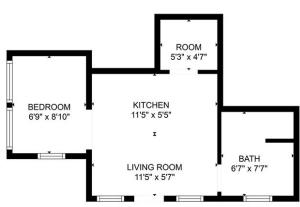
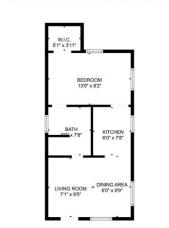
Sewer:	Septic Standard	Electricity:	Public
Water:	Public	Meters:	Separate Other

**Contact Information**

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.

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