

6768 TRIGO ROAD

ISLA VISTA CA 93117

**PREMIER STUDENT HOUSING
INVESTMENT OPPORTUNITY**

**4-Plex just blocks from UCSB campus
with recent renovations
Offered at \$2,700,000**



Co-listed by

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UC SANTA BARBARA

6768
TRIGO ROAD



Premier Student Housing Investment Opportunity

OFFERED AT

\$2,700,000

Premier Isla Vista 4-plex on the 6700 block of Trigo. Each of the four units are oversized single level (2 bed/2 bath) units with open floorplans. Complete with 8 striped parking spaces and laundry facilities. The second floor units enjoy private balconies. Each of the four primary bedrooms can accommodate three full sized beds. With the ability to increase rents in the coming school years and the potential to add 2 ADUs (Buyer to confirm with Land Use Consultant) this makes for the ideal Isla Vista student housing investment opportunity.

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OPPORTUNITY HIGHLIGHTS

Land Size

±7,405 SF

Price Per Unit

\$675,000/Unit

Unit Mix

(4) 2 Bedrooms; 2 Baths

NOI

Approx. \$111,487 ('24-'25 Rents)
Approx. \$131,630 ('25-'26 Rents)

Cap Rate

4.129% ('24-'25 Rents) • 4.88% ('25-'26 Rents)

GRM

14.24 ('24-'25 Rents) • 13.04 ('25-'26 Rents)

ADU's

Potential To Add 2 ADUs (Buyer to verify)

APN

075-141-035

Zoning

SR-M-18

Parking

8 Marked Spaces
(Buyer to verify permitted spaces)

Laundry

On-Site Washer/Dryer

Recent Improvements

Freshly painted exterior
Slurry-seal & re-stripped parking lot
Electrical panels for all 4 units & laundry room replaced in October 2024
Balcony work related to SB 721 completed Sept. 2024
Granite kitchen countertops added to all units in 2023

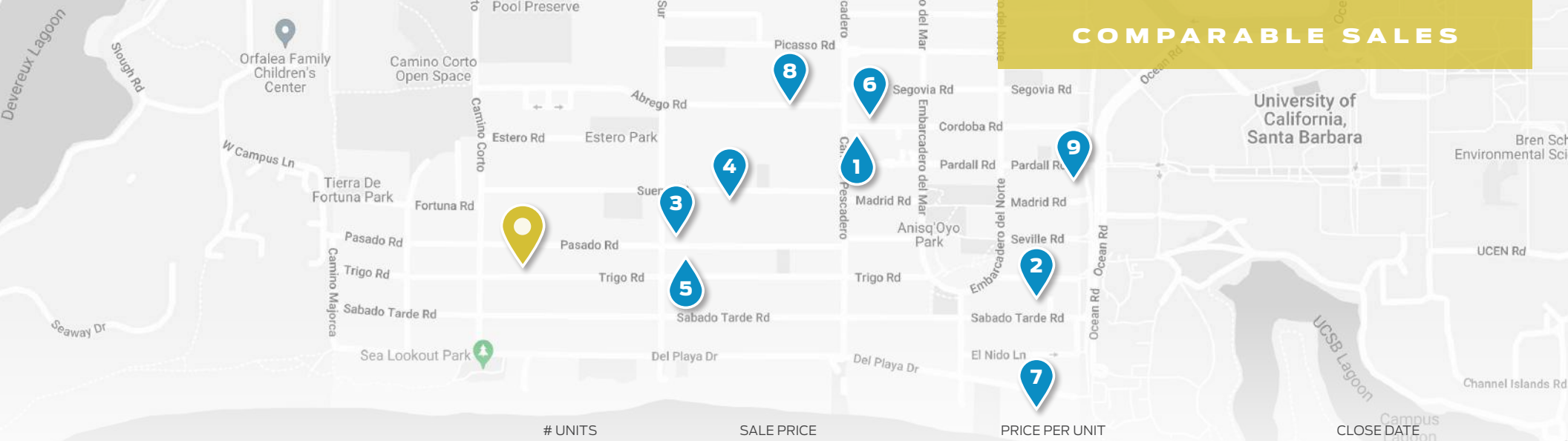
CSO

2.5%

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COMPARABLE SALES



		# UNITS	SALE PRICE	PRICE PER UNIT	CLOSE DATE
1	6591 Cordoba Rd.	5	\$2,935,000	\$587,000	11/22/2024
2	6523 Trigo Rd.	8	\$4,275,000	\$534,375	10/31/2024
3	948 Camino Del Sur	3	\$2,850,000	\$950,000	09/17/2024
4	6657 Sueno Rd.	3	\$2,700,000	\$900,000	04/26/2024
5	6692, 6753 Trigo Rd. & 6765 Sabado Tarde Rd.	5	\$4,795,000	\$959,000	07/01/2022
6	6590 Cordoba Rd.	6	\$2,100,000	\$350,000	03/15/2022
7	6529 Del Playa Dr.	5	\$3,370,000	\$674,000	12/22/2021
8	6639 Abrego Rd.	5	\$4,500,000	\$900,000	11/23/2021
9	6509 Pardall Rd.	4	\$2,600,000	\$650,000	02/01/2021

AVERAGE				\$722,708	
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SUBJECT PROPERTY 6768 TRIGO RD		4	\$2,700,000	\$675,000	—
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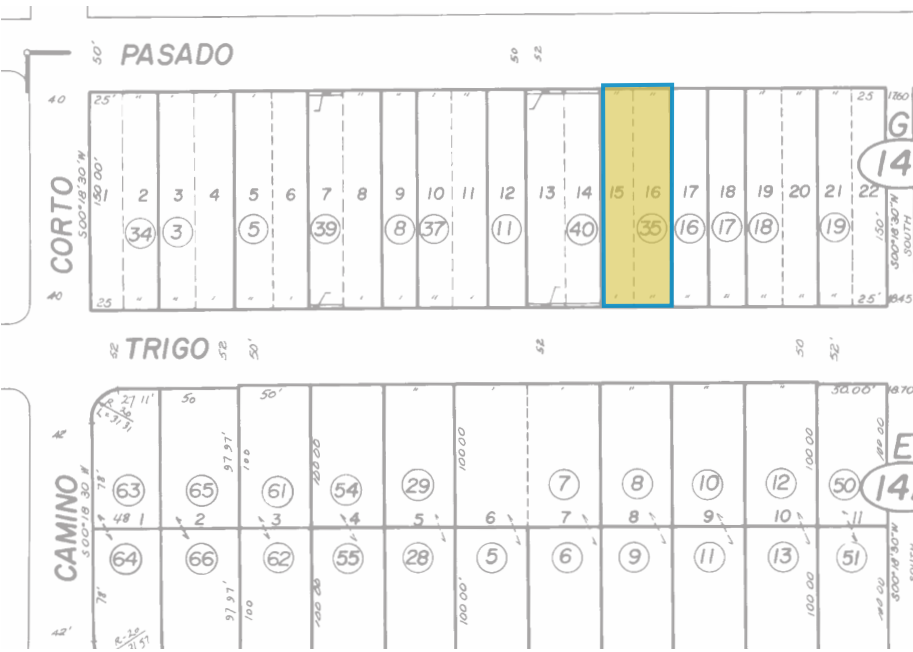


6768 TRIGO RD

ISLA VISTA
CALIFORNIA
93117

FOR SALE

4-plex in the premier student housing
community of Isla Vista adjacent to the University
of California, Santa Barbara



RENT ROLL & FLOOR PLAN

UNIT	UNIT MIX	CURRENT RENT	MARKET
1	2BD/2BA	\$3,800	\$4,400
2	2BD/2BA	\$3,800	\$4,400
3	2BD/2BA	\$3,997	\$4,400
4	2BD/2BA	\$4,200	\$4,400
TOTAL	4 Units	\$15,797	\$17,600

INCOME ANALYSIS

	CURRENT	MARKET	
Annual Income:	\$189,564	\$211,200	
Vacancy Factor	2%	2%	
Effective Gross Income:	\$185,773	\$206,976	
Estimated Annual Expenses	CURRENT	%	MARKET
Real Estate Taxes (est. at 1.1%)	\$29,700	16.0%	\$29,700
Insurance	\$9,500	5.1%	\$9,500
Utilities - Electricity	\$235	0.1%	\$235
Utilities - Water/Sewer	\$3,983	2.1%	\$3,983
Utilities - Trash	\$4,664	2.5%	\$4,664
Landscaping	\$1,915	1.0%	\$1,915
Property Mgt (5% of EGI)	\$9,289	5.0%	\$10,349
Repairs/Maintenance	\$13,800	7.4%	\$13,800
Reserves (\$300/Unit)	\$1,200	0.6%	\$1,200
TOTAL	\$74,286	40.0%	\$75,346
NET OPERATING INCOME:	\$111,487		\$131,630

PRICING SUMMARY

		CAP RATE	GRM	CAP RATE	GRM
PURCHASE PRICE:	\$2,700,000	4.129%	14.24	4.88%	13.04
PRICE/UNIT:	\$675,000				



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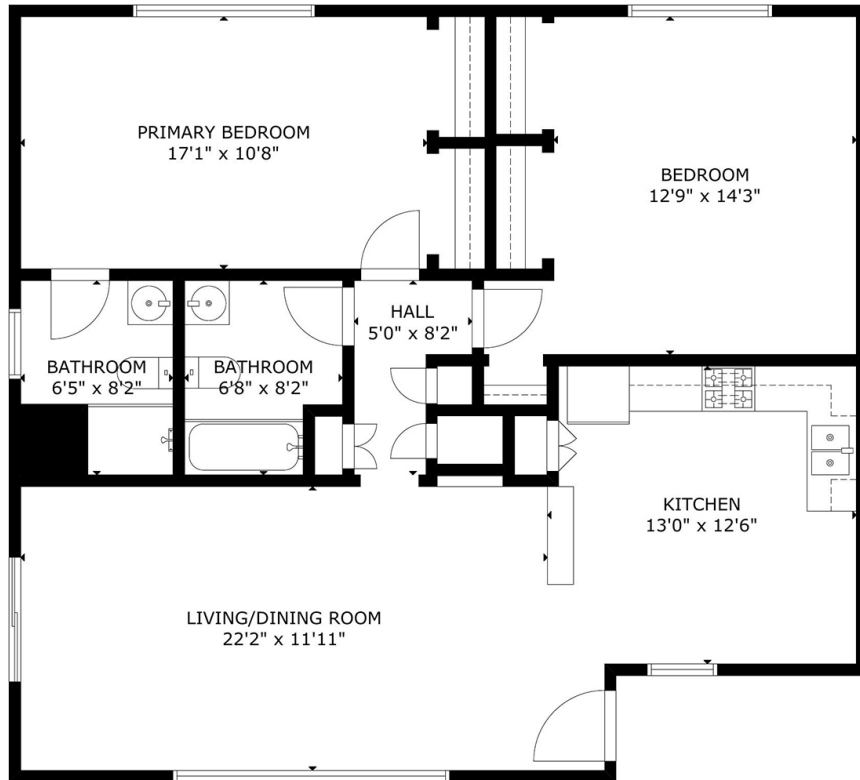
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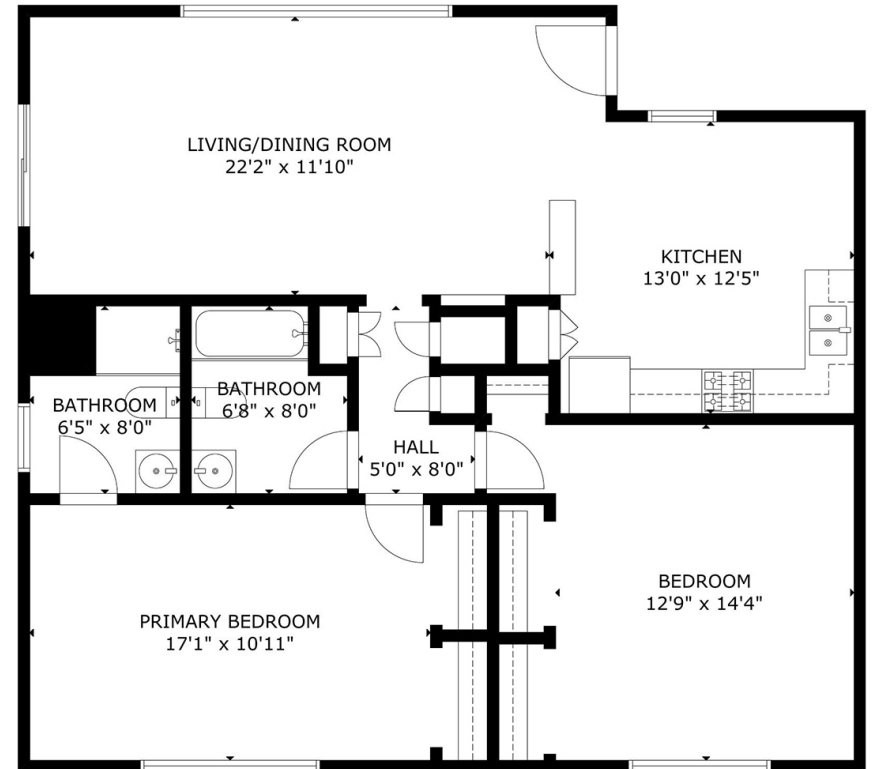


Unit 1 • ±1,137 SF



Not to scale

Unit 2 • ±1,137 SF



Not to scale

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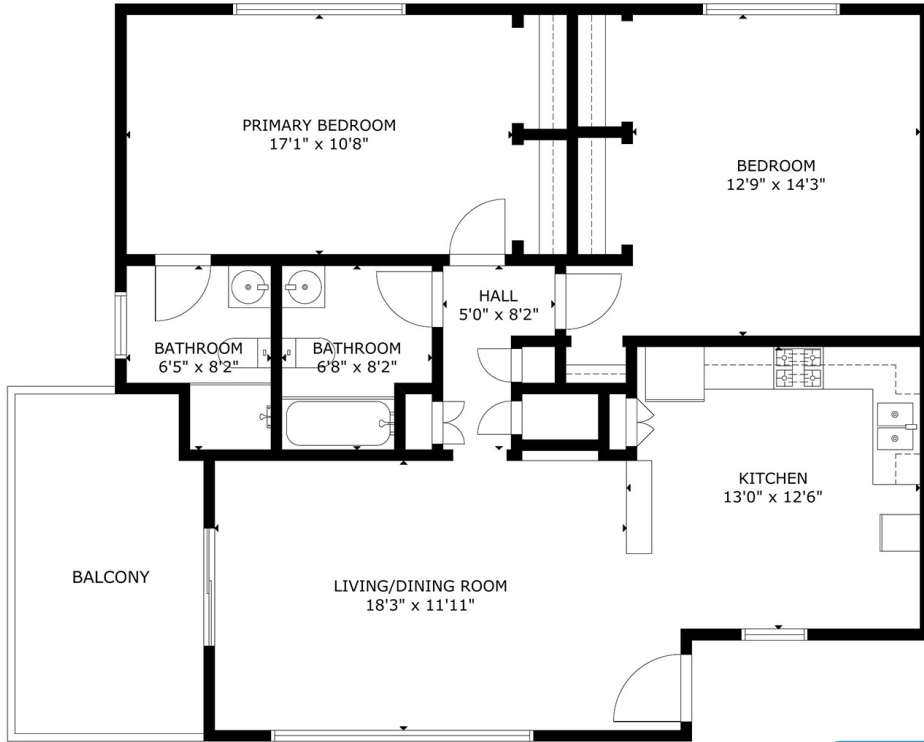
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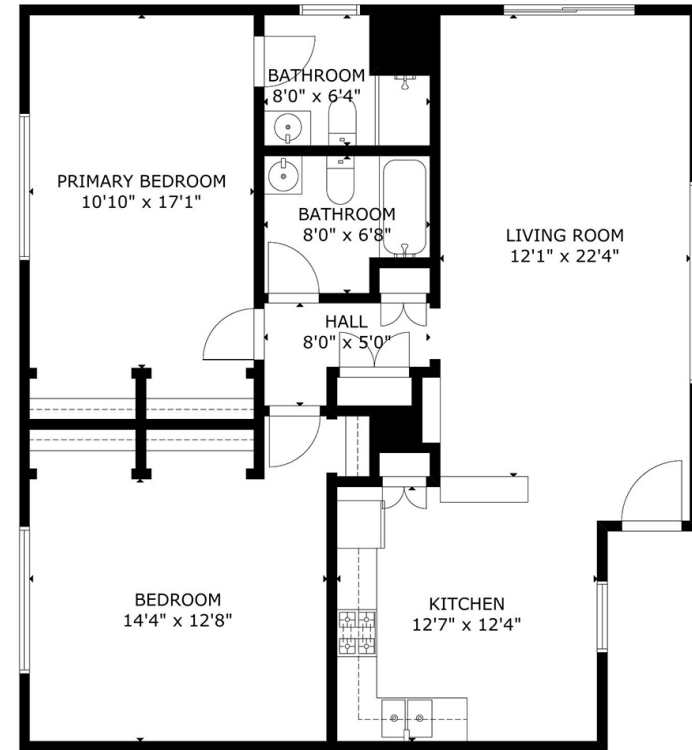


Unit 3 • ±1,080 SF



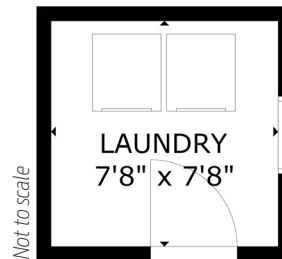
Not to scale

Unit 4 • ±1,141 SF



Not to scale

Laundry Room • ±75 SF



Not to scale

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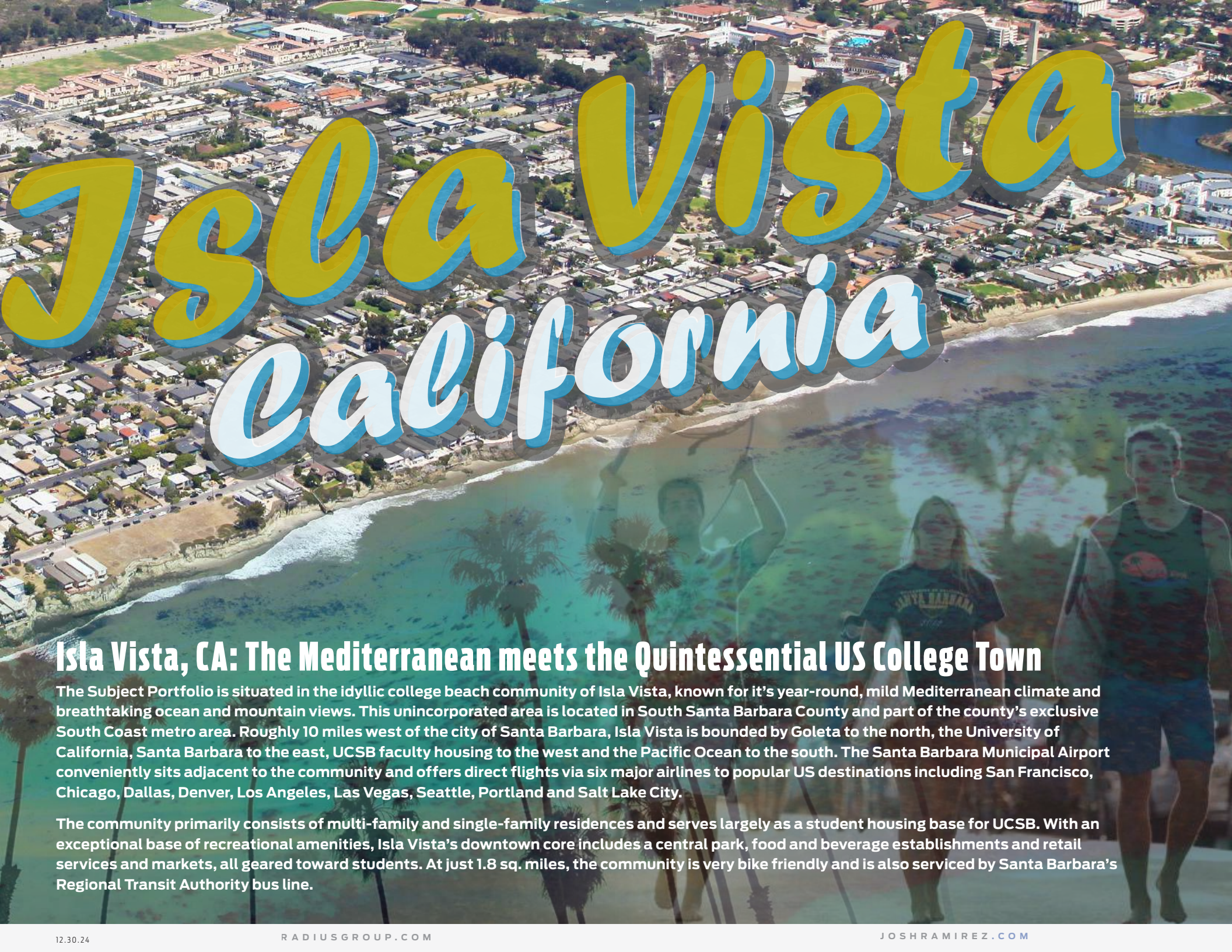
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 **RADIUS**
Commercial Real Estate

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Isla Vista California

Isla Vista, CA: The Mediterranean meets the Quintessential US College Town

The Subject Portfolio is situated in the idyllic college beach community of Isla Vista, known for its year-round, mild Mediterranean climate and breathtaking ocean and mountain views. This unincorporated area is located in South Santa Barbara County and part of the county's exclusive South Coast metro area. Roughly 10 miles west of the city of Santa Barbara, Isla Vista is bounded by Goleta to the north, the University of California, Santa Barbara to the east, UCSB faculty housing to the west and the Pacific Ocean to the south. The Santa Barbara Municipal Airport conveniently sits adjacent to the community and offers direct flights via six major airlines to popular US destinations including San Francisco, Chicago, Dallas, Denver, Los Angeles, Las Vegas, Seattle, Portland and Salt Lake City.

The community primarily consists of multi-family and single-family residences and serves largely as a student housing base for UCSB. With an exceptional base of recreational amenities, Isla Vista's downtown core includes a central park, food and beverage establishments and retail services and markets, all geared toward students. At just 1.8 sq. miles, the community is very bike friendly and is also serviced by Santa Barbara's Regional Transit Authority bus line.

Forbes #5

Ranked No. 5 among all public colleges by
Forbes Magazine 2023 and the *US News & World
Report 2023–2024* ranking #12.

4.0

The University of California, Santa
Barbara boasts a 4.0 Average
Acceptance GPA, a high benchmark
achieved by only the top echelon
students in the country

UCSB: One of the nation's premier public universities

The University of California, Santa Barbara boasts a sprawling campus situated on 1,055 acres along the pristine California coastline about 100 miles northwest of Los Angeles.

Newsweek has named UCSB one of the country's "hottest colleges" twice in the past decade, and Forbes Magazine ranks UCSB number 5 among all public colleges in its 2023 "America's Top Colleges" guide.

The university offers over 200 majors, degrees and credentials and boasts an **on-campus student enrollment totaling approximately 25,034**. Additionally, UCSB remains one of the toughest 4-year institutions to get into, demonstrated by its **stringent 26% acceptance rate versus the 68% national acceptance rate**.

UCSB's renowned current and former faculty includes 6 Nobel Laureates, 49 members and fellows of the prestigious American Academy of Arts and Sciences, 60+ Guggenheim Fellowships, an elusive honor intended for individuals who have demonstrated exceptional capacity for productive scholarship or exceptional creative ability in the arts, and 29 faculty members bestowed with election to the National Academy of Engineering, which is among the highest professional distinctions accorded to an engineer; these are just a few of the distinctions that place UCSB among the top tier of the country's most desirable universities for undergraduate and graduate students.

Not to be outdone by the university's intellectual prowess, **the UCSB Gauchos sports teams are highly regarded in Division I college athletics**. A member of the Big West Conference and Mountain Pacific Sports Federation, the Gauchos perennially elicit top recruits from around the world drawn to the university's acclaimed water polo, swimming, soccer, baseball and volleyball programs.



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6870 TRIGO ROAD

ISLA VISTA



UC SANTA BARBARA
MAIN CAMPUS

PACIFIC OCEAN

Close to having it all

While Isla Vista certainly enjoys its own unique brand of cool, youthful California coastal vibe apart from its larger neighbors Goleta and Santa Barbara, residents have easy access to all the creature comforts within a short walk, bike ride or drive. Mere footsteps from UCSB, the predominantly sub-24-year-old community largely made up of full-time college students also benefits from numerous neighborhood dining and shopping staples within its own streets, as well as three major shopping centers and the Santa Barbara Municipal Airport within a half mile. The US 101 Freeway is just a few minutes away, while those without a car can quickly hop on the Santa Barbara MTD busline to get by. And the nature lovers who simply crave the great outdoors are satiated by ideal surf & sand beaches and numerous jaw-dropping biking, running and walking trails, all just beyond their doorstep.

PRIME CENTRAL LOCATION

Just a few minutes north of Santa Barbara on California's sunny Central Coast. Under 100 miles from LA to the south and a short 325-mile flight to San Francisco.

BURGEONING TECH HUB

Ideal location with high quality of life caters to fresh young talent from UCSB with its acclaimed engineering program — key reasons the area has become a major Tech hub.

NUMEROUS NEARBY AMENITIES

Three major shopping centers within a half mile of Isla Vista offer numerous dining and shopping options, plus two high quality hotels close by.

DIRECT FLIGHTS TO WESTERN U.S. & MORE

Easy access to the region's only commercial airport serviced by six national airlines with direct flights to major West Coast cities plus Chicago, Dallas and Salt Lake City.

SURF, SUN, HIKE

Boards and bikes abound as Isla Vista caters to an active outdoor lifestyle with stunning beaches and wide open spaces. Nearby More Mesa offers a nature preserve, vast network of trails, access to Santa Barbara's most isolated beach, and breathtaking views of the Pacific Ocean and Channel Islands. The breaks off Campus Point offer surfheads year-round swells and some of the best surf on the Central Coast.

