



ANDERSON
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148 Campbell Street,
Santa Cruz, CA, 95060
4 Houses On One Lot

Presented by Anderson Christie, inc.

115 Knight Street, Santa Cruz, CA 95060 | www.andersonchristie.com | 831-515-8421

148 CAMPBELL STREET



Fantastic investment opportunity in a unique fourplex with upside potential. Seize the chance to own a rare multi-residential fourplex featuring four individual detached homes, each with 2 bedrooms. Located just minutes from the beach and downtown, this fourplex presents an excellent opportunity for investors seeking rental income in Santa Cruz's thriving rental market or homeowners looking to offset their mortgage payments. Unlike typical multi-family properties, the four separate homes each have their yard, which provides enhanced privacy and comfort for individuals and tenants to enjoy the California sunshine in their own outdoor space, ideal for relaxing or entertaining. With room for value-added improvements and increasing market rents, this property presents a lucrative opportunity for growth and increased ROI. Don't miss out on this exceptional investment opportunity with close proximity to downtown attractions, including the Santa Cruz Beach Boardwalk, Pacific Avenue shops, and vibrant nightlife.

148 CAMPBELL STREET



Rent Roll 148 Campbell Street (11/1/2024)

Address	SQ FT	Base Rent	Per Sq ft.
144 Campbell St.	750	\$2,887.50	\$3.85
148 Campbell St.	750	\$2,520.00	\$3.36
302 Broadway St.	573	\$2,467.50	\$4.30
306 Broadway St.	600	\$2,992.50	\$4.98
	2,673	\$10,867.50	

Information presented in this pro-forma was provided by the Seller. Some non-recurring expenses have been removed. Anderson Christie, Inc. makes no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase by relying on his or her own professional advisors.

PHOTOGRAPHY



FINANCIALS

148 Campbell Street, Santa Cruz, 95060

Actual Rent

Purchase Price

\$1,899,000.00

Gross Rent	\$130,410.00	\$10,867.50 Monthly
Property Tax	\$23,820.00	
Insurance	\$3,000.00	
Maintenance	\$2,400.00	
Business License	\$160.00	
Utilities	\$3,600.00	
Total Expenses	\$32,980.00	

Net Income

\$97,430.00

Cap Rate

5.13%

Pro-Forma Rent

Purchase Price

\$1,899,000.00

Gross Rent	\$157,200.00	\$13,100.00 Monthly
Property Tax	\$23,820.00	Pro Forma Rent Roll
Insurance	\$3,000.00	\$3,200.00
Maintenance	\$2,400.00	\$3,200.00
Business License	\$160.00	\$3,200.00
Utilities	\$3,600.00	\$3,500.00
Total Expenses	\$32,980.00	\$13,100.00

Net Income

\$124,220.00




Cap Rate

6.54%

148 Campbell Street

Santa Cruz, California, 95060

Commute to **Downtown Santa Cruz**

 1 min  6 min  2 min  10 min

Walk Score
92

Walker's Paradise

Daily errands do not require a car.

Transit Score
38

Some Transit

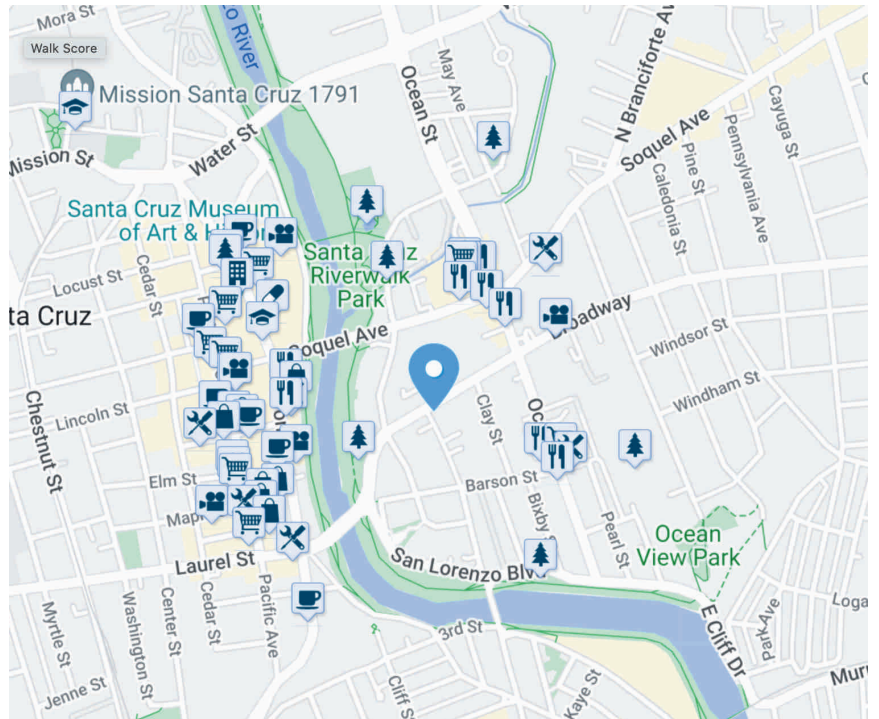
A few nearby public transportation options.

Bike Score
99

Biker's Paradise

Daily errands can be accomplished on a bike.

- Restaurants:**
Golden Palace .2 mi
- Coffee:**
Santa Cruz Waffle Shop .2 mi
- Bars:**
The Blue Lagoon .05 mi
- Groceries:**
Lloyd's Liquors .2 mi
- Parks:**
Mimi De Marta Park .1 mi
- Schools:**
New Horizons School .3 mi
- Shopping:**
More Music .07 mi
- Entertainment:**
The 418 Project .2 mi
- Errands:**
Tonic Salon & Spa .04 mi





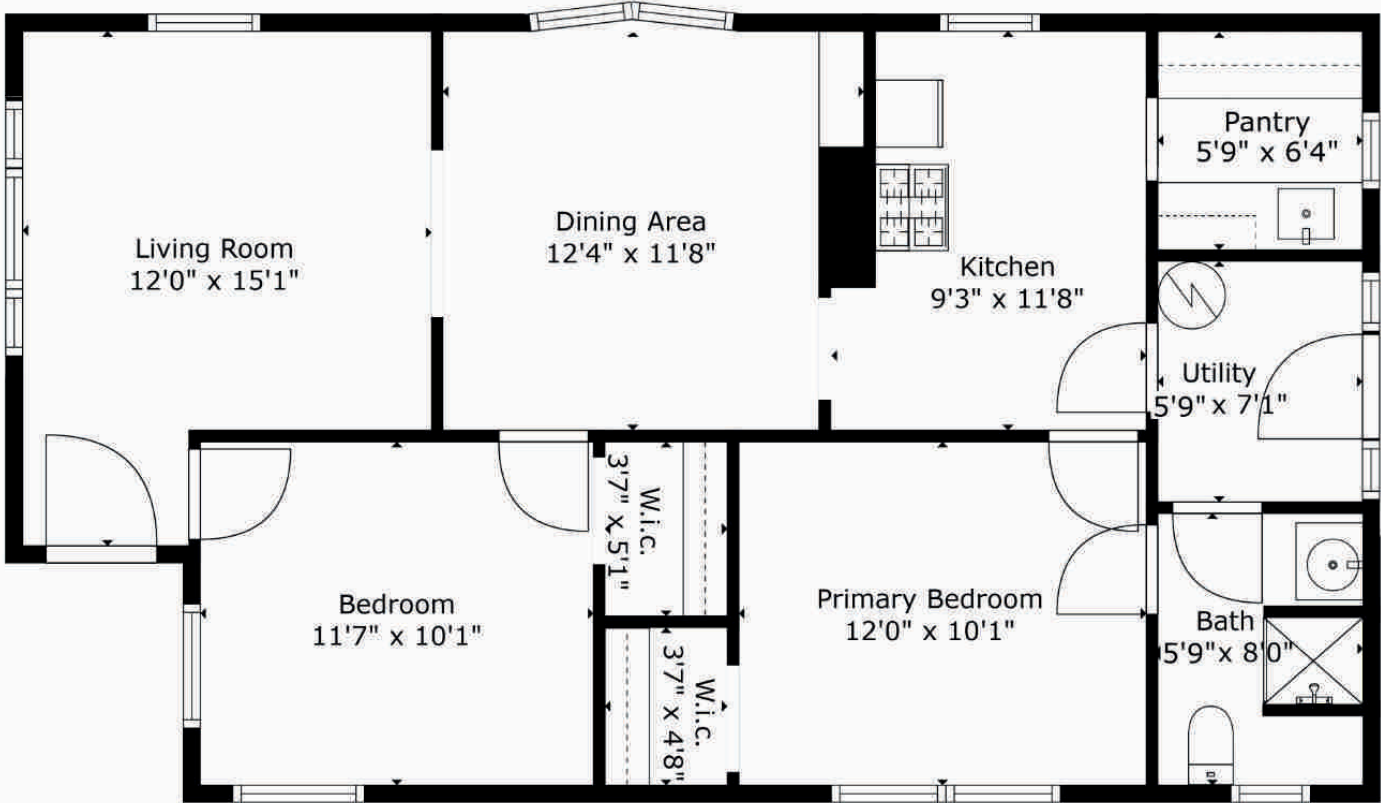
Disclaimer

This packet has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property presented. It does not present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Anderson Christie, Inc. has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel or building, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines; only a surveyor can determine the actual boundary lines. If any of these issues are important to Buyer's decision to purchase, then Buyer should consider investigating the property independently.

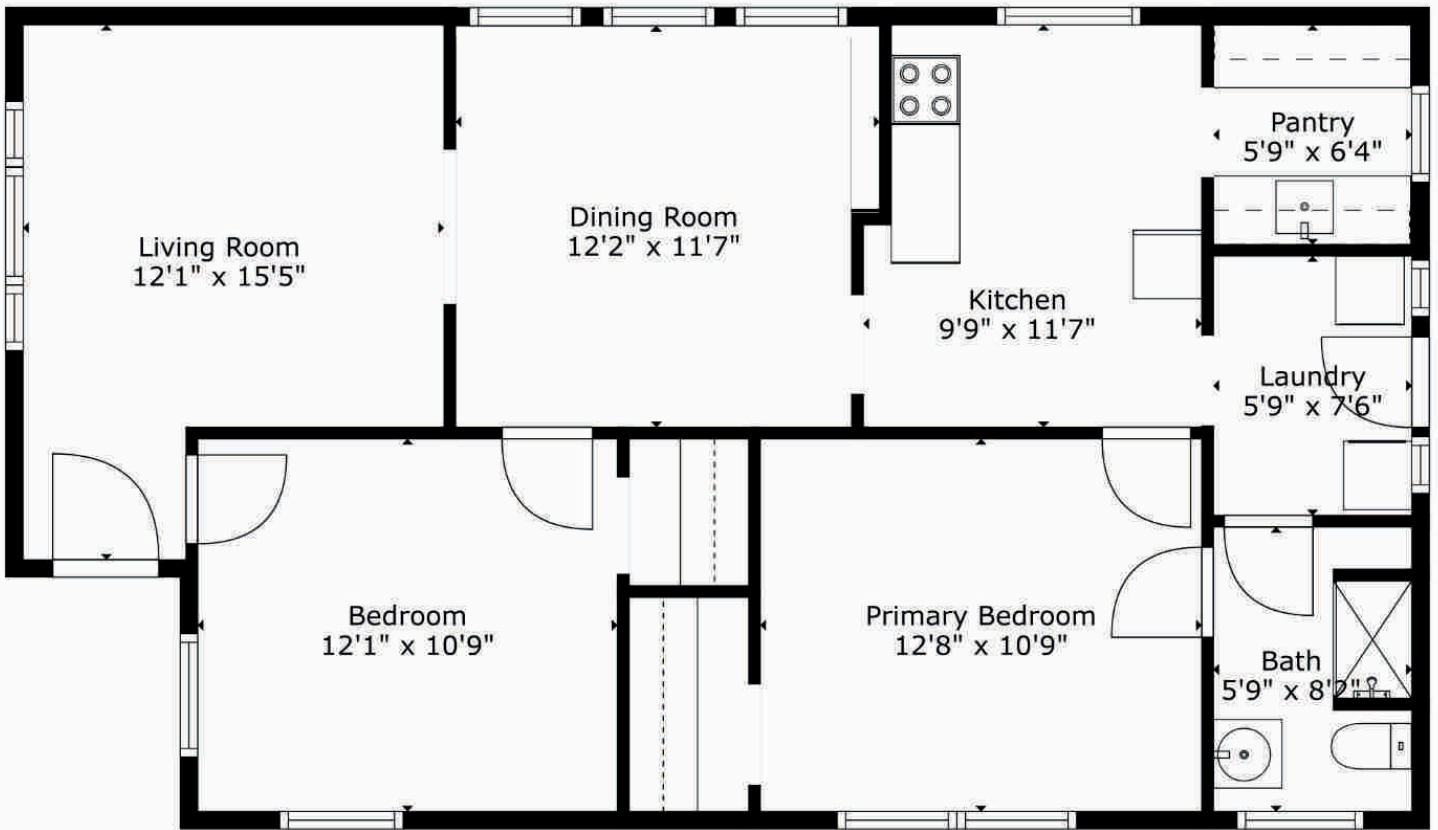
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144 CAMPBELL STREET SUBJECT LAYOUT



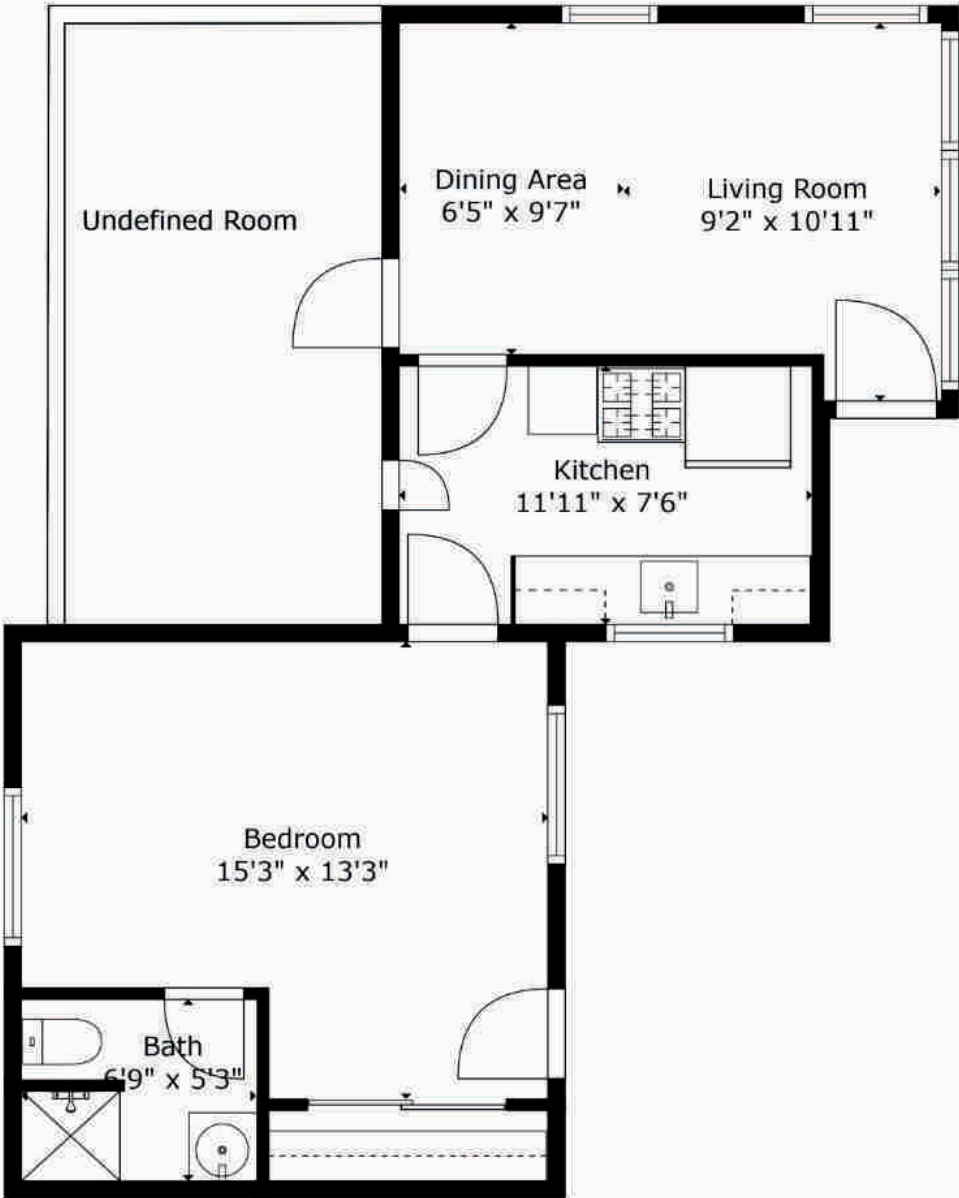
Measurements Are Approximated, Deemed Reliable But Not Guaranteed

148 CAMPBELL STREET SUBJECT LAYOUT



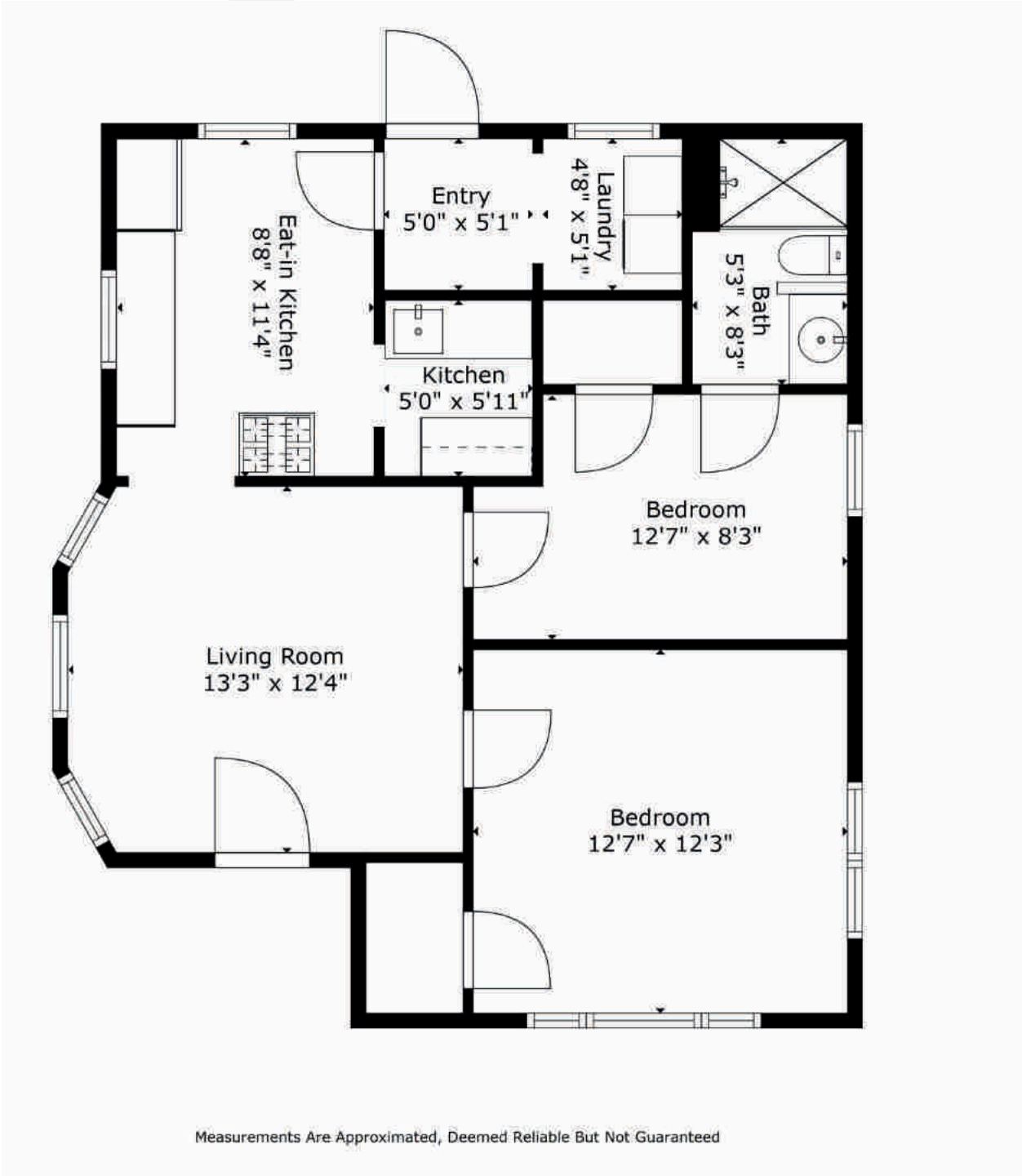
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302 BROADWAY STREET SUBJECT LAYOUT



Measurements Are Approximated, Deemed Reliable But Not Guaranteed

306 BROADWAY STREET SUBJECT LAYOUT



Measurements Are Approximated, Deemed Reliable But Not Guaranteed

