

Offering Memo



\$645,000

**10 Unit Development Opportunity
Lompoc CA**

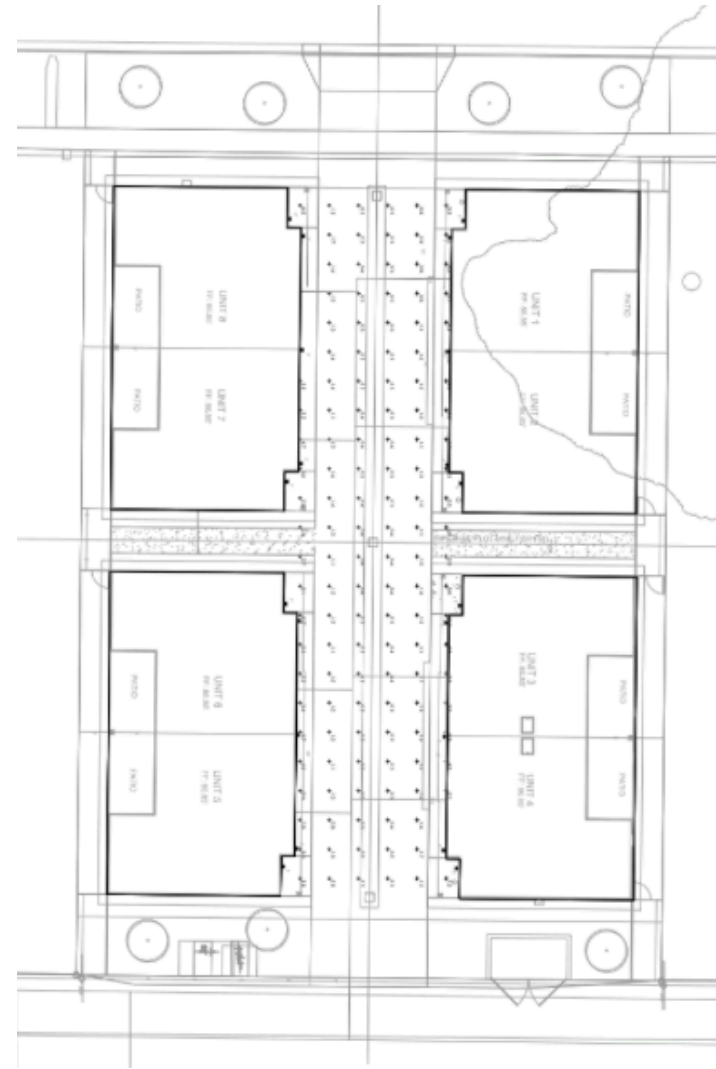


Offering Memo

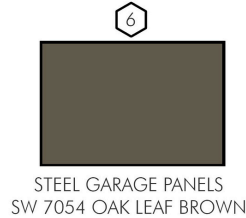
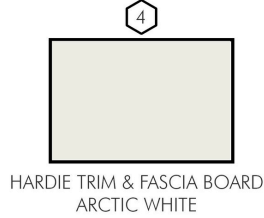
518 N. T Street, Lompoc CA

Executive Summary

This offering consists of a 14,000 sq ft lot and fully approved plans for 8 units, 4 duplexes of 3 bedroom 1 bath units with attached 2 car garages. Plus, the city of Lompoc is agreeable to convert two of the garages to ADUs for a total of 10 units, 8 3bedroom 1 baths and 2 Garage conversion ADUS. In most jurisdictions in California, starting a project at this point saves you three years of planning. Close escrow, pay city fees and start construction.



Offering Memo



Design

These 8 homes were designed with efficient use of land and interior space in mind. Consisting of a garage and bedroom on the ground level and living, kitchen and 2 bedrooms on the second floor, these homes are comfortable and spacious. The exterior boasts an agate stucco finish with Hardie Lap siding defining space and mass.

Offering Memo

518 N. T St.
Lompoc CA

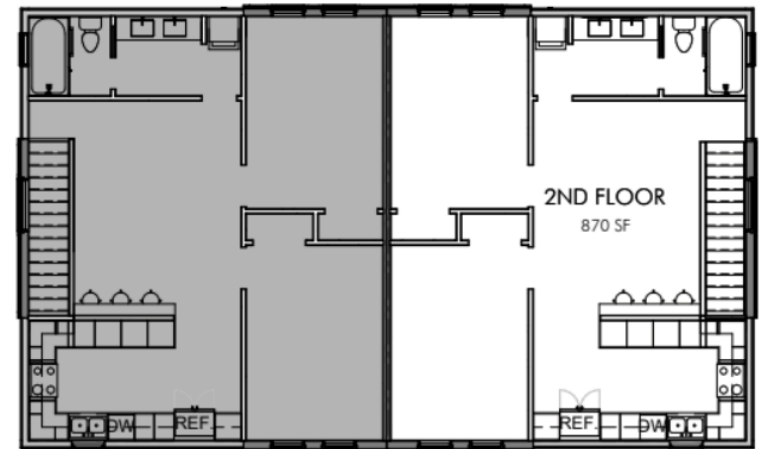
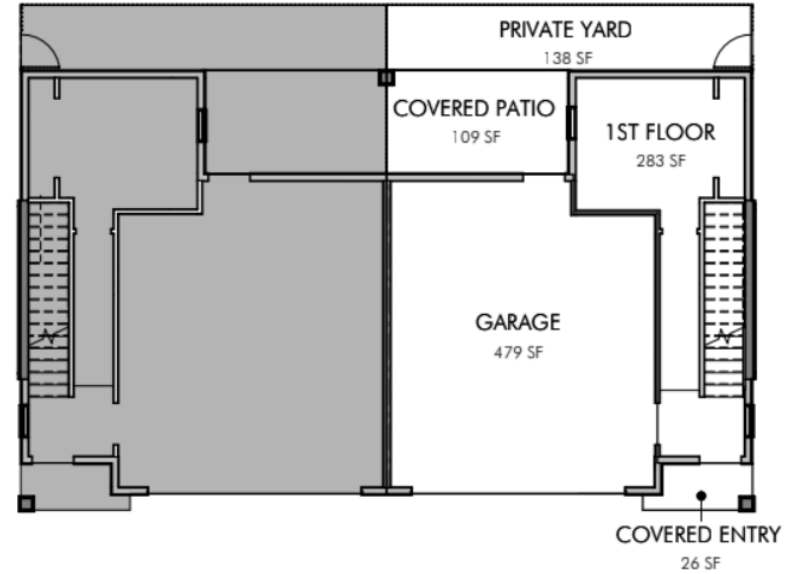
518 N T Street is located in the heart of Lompoc. 9.5 miles to the beach, the city of Lompoc provides a mild mediterranean climate year round. Less than 10 miles from Vandenberg Space Force base with consistently growing Space X launch schedules, 53 miles to Santa Barbara and 27 miles to Santa Maria.



Offering Memo

Operating Proforma

Unit 1	3 bed/1bath	1153 Sqft	\$3,100/m
Unit 2	3 bed/1bath	1153 Sqft	\$3,100/m
Unit 3	3 bed/1bath	1153 Sqft	\$3,100/m
Unit 4	3 bed/1bath	1153 Sqft	\$3,100/m
Unit 5	3 bed/1bath	1153 Sqft	\$3,100/m
Unit 6	3 bed/1bath	1153 Sqft	\$3,100/m
Unit 7	3 bed/1bath	1153 Sqft	\$3,100/m
Unit 8	3 bed/1bath	1153 Sqft	\$3,100/m
ADU1	1bed/1bath	448 Sqft	\$1,800/m
ADU2	1bed/1bath	448 Sqft	\$1,800/m
10 Units	26bed/10bath	10,120 Sq/ft	\$28,400



Offering Memo



For more information contact

Adam Pettit

Commercial / Residential / Development

Direct: 805-637-1343

pettitadam@gmail.com

MB COMMERCIAL

A DIVISION OF MODERN BROKER / REAL BROKER