

**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: 167  
 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: **\$695,000**  
 Sale Price:  
 \$/SqFt: \$307.11

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. Seller previously started and invested in permit process to renovate/repair structures. County of Santa Cruz indicates Four-Plex (Quadruplex) + Detached Cottage. 2 Septic Systems on property (both passed inspection and will need to have electrical re-connected prior to usage). APN 078-142-06-000 is included in the sale. Contact listing agent to schedule showings, review disclosures/reports, and for more information!

Showing & Location

<b>Map</b>		<b>School</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

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	Carport:	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:	#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:	7.430
Maintenance:	\$0	Other Include:	Lease		
Management:	\$0	Income Gross Schedule:	92,280		
Other:	\$0	Income Annual Gross:	<b>\$92,280</b>		
Trash:	\$1,513	<b>Est Net Income:</b>	<b>\$51,613</b>		
Utilities:	\$6,394				
<b>Total:</b>	<b>\$40,667</b>				
Listing Includes:	None				
Exp Tenant:	Rent Only				
Op Exp Include:	Fee - Property Tax, Insurance, Utilities				

Utilities

Sewer: Septic Standard  
 Water: Public

Electricity: Public  
 Meters: Separate Other  
**Contact Information**

Listed By: Nick Bailey, Bailey Properties

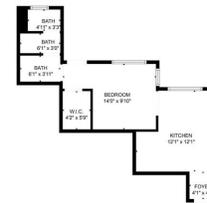
**History**

**Click Arrow for Property History**

ML82014798	02/04/2026	ListPrice	\$745,000	\$695,000	\$695,000	S1955.1	Bailey Properties
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**



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