



Sabado Tarde Rd

Del Playa Dr

6663 & 6685

6685

Del Playa Dr

6663

Del Playa Dr

LEASED
INVESTMENT

DEL PLAYA DRIVE

GOLETA, CALIFORNIA
SANTA BARBARA

PRESENTED BY

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Voit

REAL ESTATE SERVICES

6663 & 6685

DEL PLAYA DRIVE | GOLETA, CA

INVESTMENT OVERVIEW

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PROPERTY PHOTOS

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AREA OVERVIEW

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THE OFFERING

Voit Real Estate Services is pleased to offer the rare opportunity to purchase two (2) four-plex properties of beach front student housing. The Del Playa Drive properties are being sold together and generate excellent cash flow. The properties are located in “Isla Vista,” the beach side community catering to University of California Santa Barbara (UCSB) students.

- **Investment Property**
- **Well Maintained Buildings** 6663 has a complete under structure slab reinforcement. 6685 does not require one at this time.
- **Location** Exceptional location

PROPERTY DESCRIPTION

| | 6663 Del Playa Dr. | 6685 Del Playa Dr. |
|---------------|--|-------------------------------------|
| Description | Four Unit Building: 2: 4 Bedroom / 2: 3 Bedroom | Four Unit Building: 4: 3 Bedroom |
| Building Size | 5,190 SF | 4,200 SF |
| Land Size | 10,890 SF | 9,583 SF |
| Parking | Tandem 10 Car | Tandem 8 Car |
| Tenant | Multiple | Multiple |
| Construction | Wood Frame Stucco | Wood Frame Stucco |
| Condition | Good | Good |
| APN | 075-202-005 | 075-202-035 |
| Zoning | SR-M-8 | SR-M-8 |

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INVESTMENT OVERVIEW

PREMIER SANTA BARBARA LOCATION

- Santa Barbara is located about 90 miles west-northwest of Los Angeles, along the Pacific coast. This stretch of coast along southern Santa Barbara County is sometimes referred to as “The American Riviera”, presumably because its geography and climate are similar.
- Isla Vista is an unincorporated community in Santa Barbara County, California. It is on the south coast of Santa Barbara County, which has some of the highest housing prices in the United States. The majority of residents are college students at nearby University of California, Santa Barbara (UCSB, located to the east of the community) or at Santa Barbara City College.
- According to the United States Census Bureau, the city has a total area of 42.0 square miles, of which 19.5 square miles of it is land and 22.5 square miles of it, or 53.61%, is water.



\$7,200,000
OFFERING PRICE



\$447,410
NOI



\$760
PRICE PER SQUARE FOOT



6.2%
CAP RATE



TROPHY
PROPERTIES



100%
LEASED

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DEL PLAYA DRIVE | GOLETA, CA

INVESTMENT OVERVIEW

INCOME ANALYSIS

| INCOME | 6663 DEL PLAYA | 6685 DEL PLAYA | 2024 | 2025/2026 | |
|--------------------------------------|----------------|----------------|------------|------------|----------|
| Scheduled Market Rent | \$334,070 | \$290,780 | \$624,850 | \$695,040 | |
| Parking Income | \$1,523 | \$2,880 | \$4,403 | \$5,280 | |
| Gross Scheduled Income | \$335,593 | \$293,660 | \$629,253 | \$700,320 | |
| Less: Vacancy & Reserves (3%) | (\$10,068) | (\$8,810) | (\$18,878) | (\$21,010) | |
| Total Operating Income (EGI) | \$325,525 | \$284,850 | \$610,375 | \$679,310 | |
| EXPENSES | | | | | PER UNIT |
| Repairs & Maintenance | \$23,525 | \$22,808 | \$46,333 | \$47,723 | \$5,965 |
| Total Management Fee | \$16,276 | \$14,243 | \$30,519 | \$32,993 | \$4,124 |
| Total Utilities | \$20,552 | \$11,056 | \$31,609 | \$33,189 | \$4,149 |
| Total Professional Services | \$500 | \$314 | \$814 | \$3,600 | \$450 |
| Total Real Estate Taxes (1.04804%) | \$34,952 | \$34,952 | \$69,904 | \$75,458 | \$9,432 |
| Total Property & Liability Insurance | \$19,469 | \$19,469 | \$38,938 | \$38,938 | \$4,867 |
| Total Expenses | \$115,274 | \$102,842 | \$218,116 | \$231,901 | \$28,987 |
| NET OPERATING INCOME | \$210,25 | \$182,008 | \$392,259 | \$447,410 | |

LEASE SUMMARY

| 6663 DEL PLAYA | | OCCUPANCY PER UNIT | RENT 2025/2026 | RENT PER PERSON | UTILITIES PAID | PARKING PER MO. | CURRENT LEASE ENDS |
|----------------|-----------|-----------------------|-------------------|--------------------|----------------|-----------------|-----------------------|
| 1 | 3 BR/2 BA | 6 | \$6,700.00 | \$1,133.33 | W/T/L | \$40.00 | 9/13/2025 |
| 2 | 3 BR/2 BA | 6 | \$6,800.00 | \$1,133.33 | W/T/L | \$50.00 | 9/13/2025 |
| 3 | 4 BR/2 BA | 8 | \$8,850.00 | \$1,125.00 | W/T/L | \$40.00 | 9/13/2025 |
| 4 | 4 BR/2 BA | 8 | \$9,000.00 | \$1,125.00 | W/T/L | \$50.00 | 6/14/2025 |
| GROSS | | | \$31,350.00 | | | | |
| 6685 DEL PLAYA | | | | | | | |
| 1 | 3 BR/2 BA | 6 | \$6,720.00 | \$1,120.00 | W/T/L | \$80.00 | 6/14/2025 |
| 2 | 3 BR/2 BA | 6 | \$6,600.00 | \$1,120.00 | W/T/L | \$60.00 | 6/14/2025 |
| 3 | 3 BR/2 BA | 6 | \$6,600.00 | \$1,120.00 | W/T/L | \$60.00 | 6/14/2025 |
| 4 | 3 BR/2 BA | 6 | \$6,650.00 | \$1,120.00 | W/T/L | \$60.00 | 6/14/2025 |
| GROSS | | | \$26,570.00 | | | | |

*Note: Lease Summary provided by Wolfe Associates



6663 & 6685

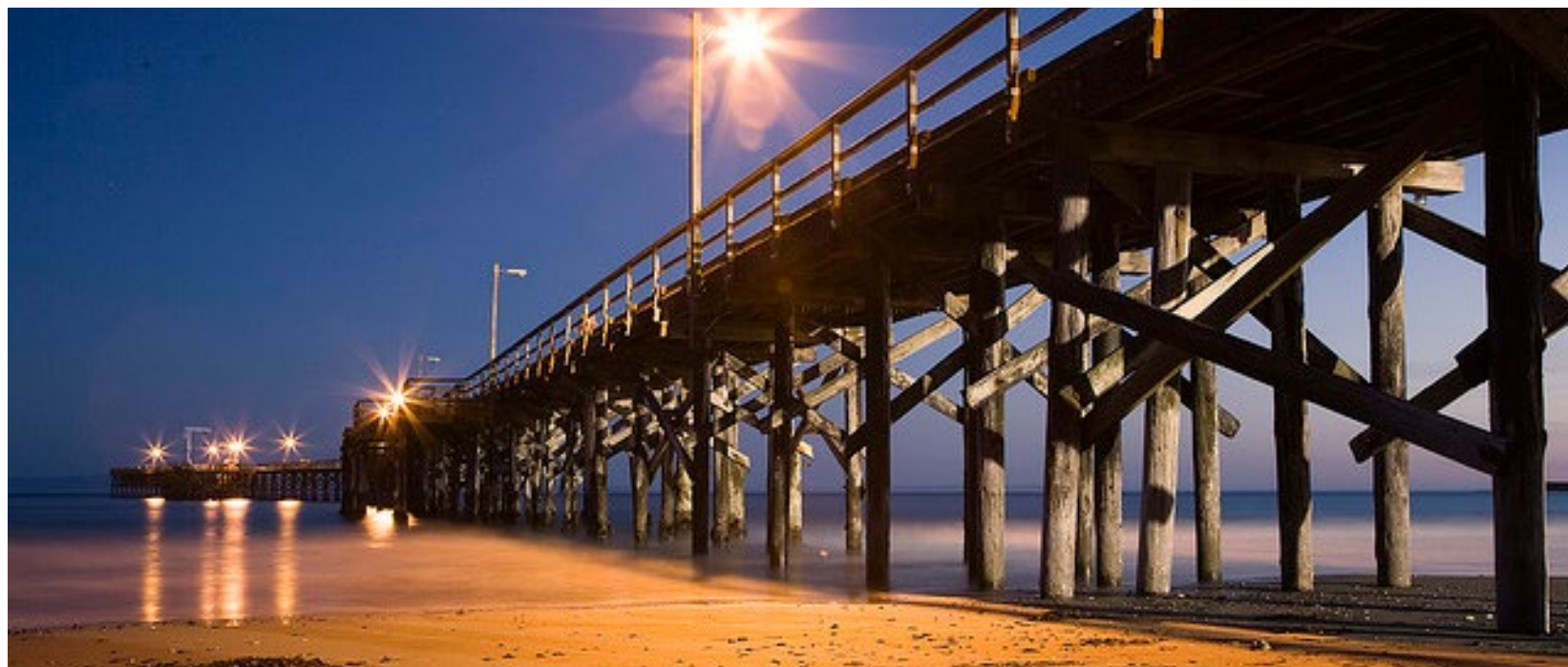
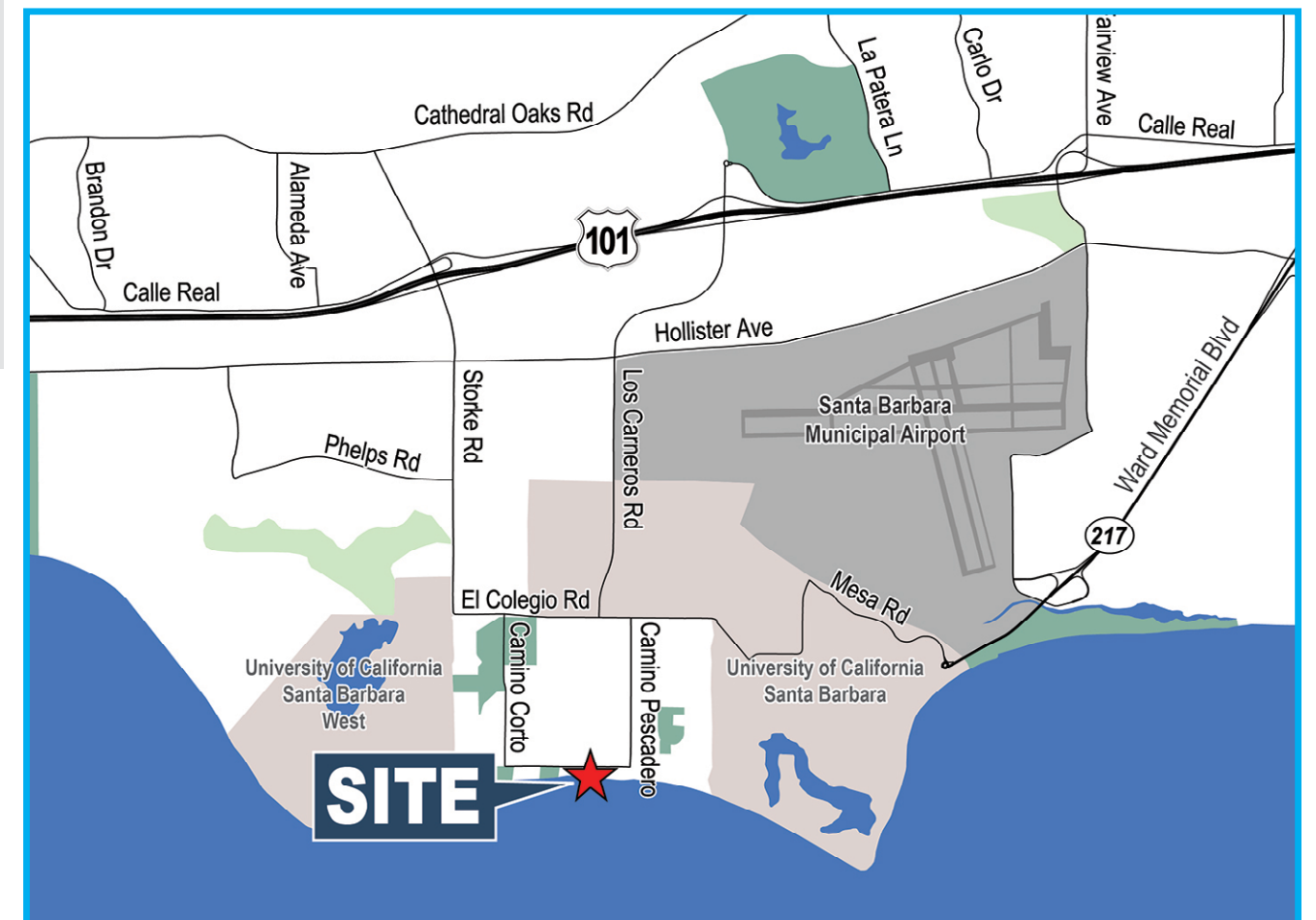
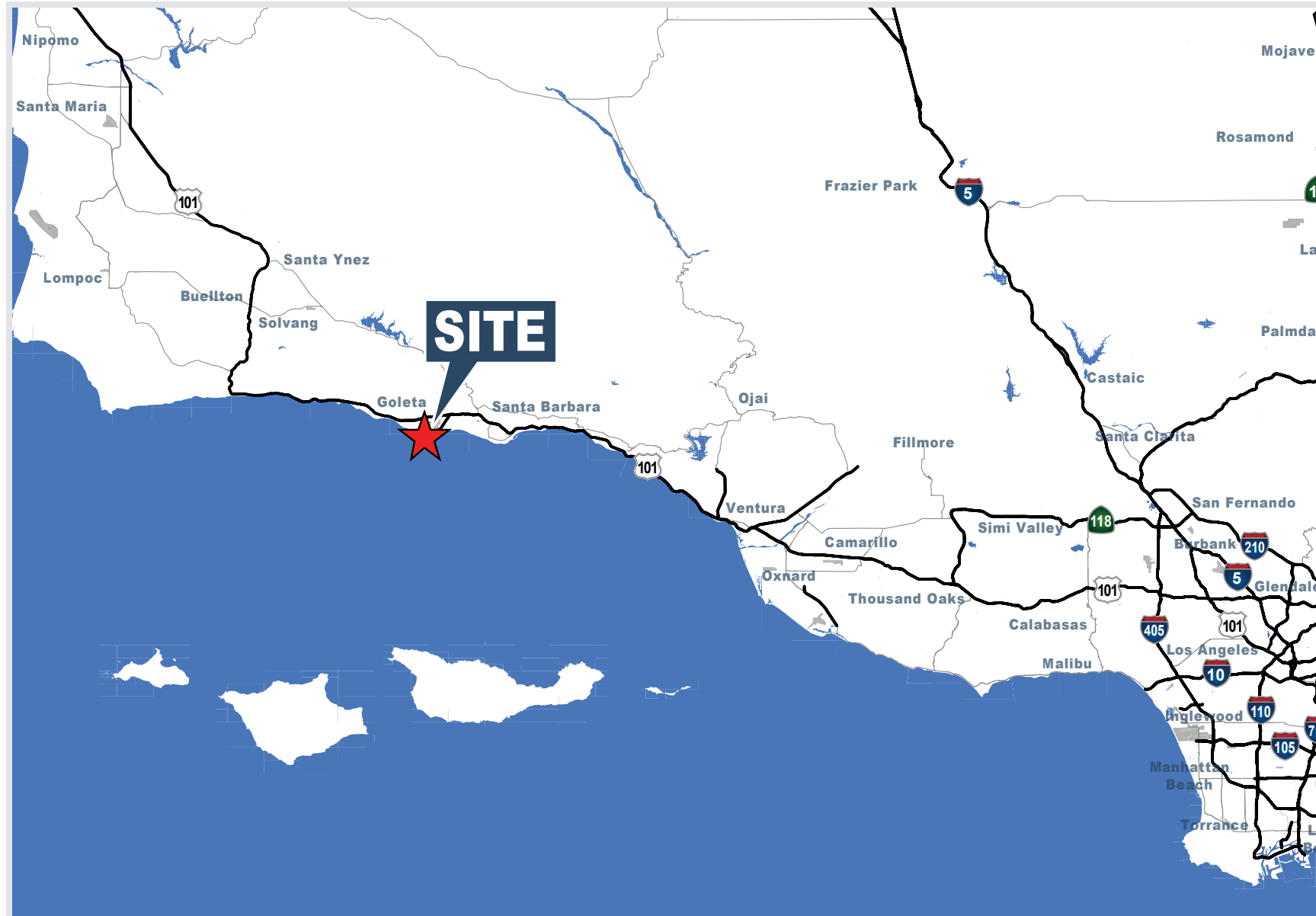
DEL PLAYA DRIVE | GOLETA, CA



AREA OVERVIEW

AREA OVERVIEW

LOCATION MAP





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DEL PLAYA DRIVE | GOLETA, CA



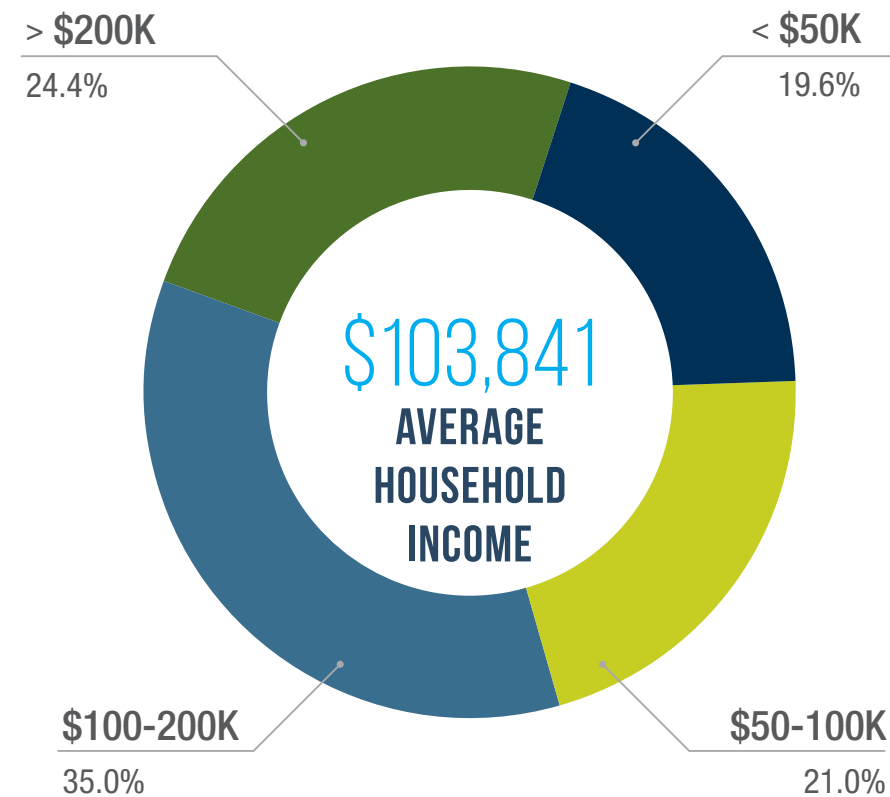
AREA OVERVIEW

CITY OF GOLETA

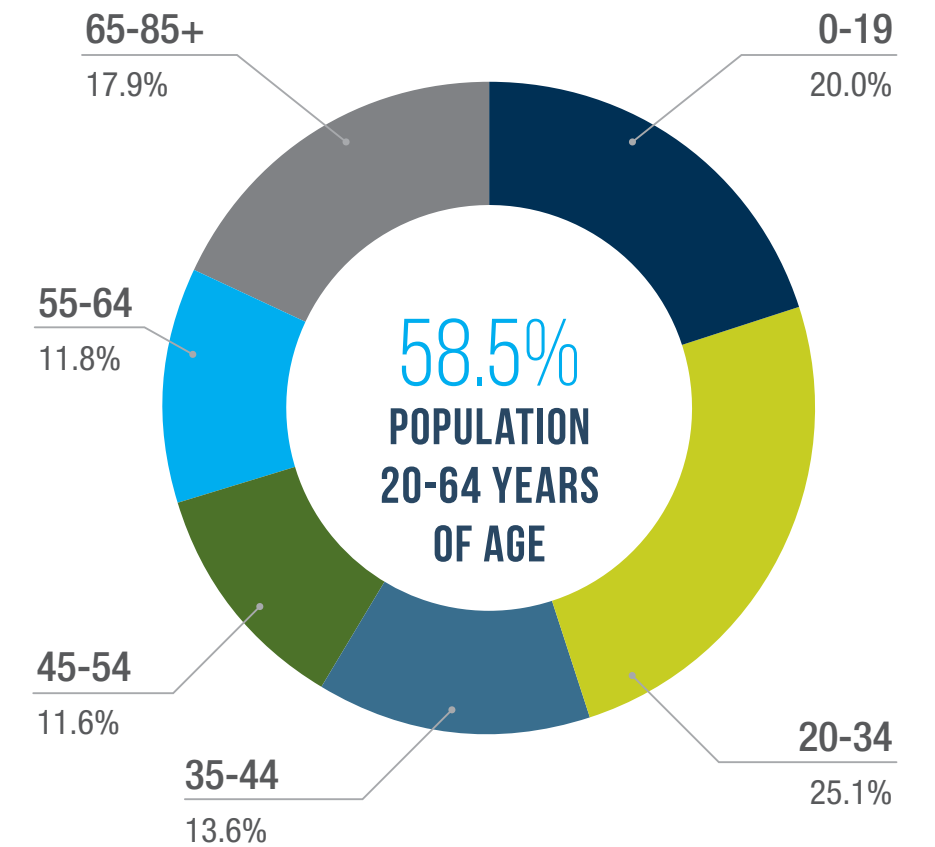
Goleta is a city in southern Santa Barbara County, California, United States. It was incorporated as a city in 2002, after a long period as the largest unincorporated populated area in the county. As of the 2000 census, the census-designated place (CDP) had a total population of 55,204. A significant portion of the census territory of 2000 did not include the newer portions of the city. The population of Goleta was 32,690 at the 2020 census. It is known for being close to the University of California, Santa Barbara (UCSB), campus.

DEMOGRAPHICS

HOUSEHOLD INCOME



AGE DISTRIBUTION



32,072
POPULATION



1,967
JOBS IN AVALON



23.5%
HIGHER EDUCATION DEGREE



11,972
HOMES



\$1,271,358
AVERAGE HOME VALUE



\$184,377
AVERAGE HOUSEHOLD INCOME



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AREA OVERVIEW



SANTA BARBARA COUNTY

Santa Barbara is a coastal city in Santa Barbara County, California, of which it is also the county seat. Situated on a south-facing section of coastline, the longest such section on the West Coast of the United States excepting Alaska, the city lies between the steeply rising Santa Ynez Mountains and the Pacific Ocean. Santa Barbara's climate is often described as Mediterranean, and the city has been dubbed "The American Riviera". According to the 2020 U.S. census, the city's population was 88,665.

In addition to being a popular tourist and resort destination, the city has a diverse economy that includes a large service sector, education, technology, health care, finance, agriculture, manufacturing, and local government. In 2004, the service sector accounted for 35% of local employment

EDUCATION

Area institutions of higher learning include the University of California, Santa Barbara, Santa Barbara City College, Westmont College, and Antioch University Santa Barbara. The city is served by Santa Barbara Municipal Airport and train service is provided by Amtrak, which operates the Pacific Surfliner, which runs from San Diego to San Luis Obispo.

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