

FOR SALE

**THREE UNITS
227 YOUNGLOVE ST. SANTA CRUZ**



**Price: \$625,000
Gross Rents: \$3,150 per month
Long Term Tenants
Low Historical Vacancy
Close Proximity to the Beach and UCSC**

PROPERTY TO BE SHOWN BY LISTING BROKER ONLY

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Information presented in this flyer was provided by the Owner. Hirsch and Associates makes no representation as to the accuracy of the information. Tenant/Buyer should use due diligence in investigating the feasibility of entering into a lease or purchase of this property by relying on his own professional advisors.

Property Description

Apn:	004-131-06
Address:	227 Younglove, Santa Cruz, 95060
Location:	Easy Access to Mission St. Corridor, Highway One, UCSC, and West Santa Cruz Beaches. .
Current Use:	Triplex
Zoning:	R1
Parking:	Driveway and Street
Assessor's Use Code:	3 or 4 Units/ 2+ Buildings
Parcel Size:	6,240 sq. ft. (County)
Improvement Size:	2,047 +/-
Improvement Description:	Duplex plus converted Garage
Parking:	On-Site and Street
Meters:	Shared (Utilities Currently Paid by Tenants)
Leases:	Long Term Tenants. All Tenants Would Like to Stay, but are on Month to Month Agreements

Pro Forma Financial

Pro Forma Financial Analysis

Rental Income:

\$3,150/mo \$37,800/ yr

- Vacancy factor (2%)

-\$ 756

Effective Gross Income:

\$37,044/ yr

Expenses:

Insurance

\$2,000 / yr

Property Tax

\$7,000/ yr

All Other

Tenant

Total Owner Expenses

\$9,000

Net Operating Income:

\$28,044

Capitalization Rate @ \$625,000:

4.5%

Gross Income Multiplier:

16.53

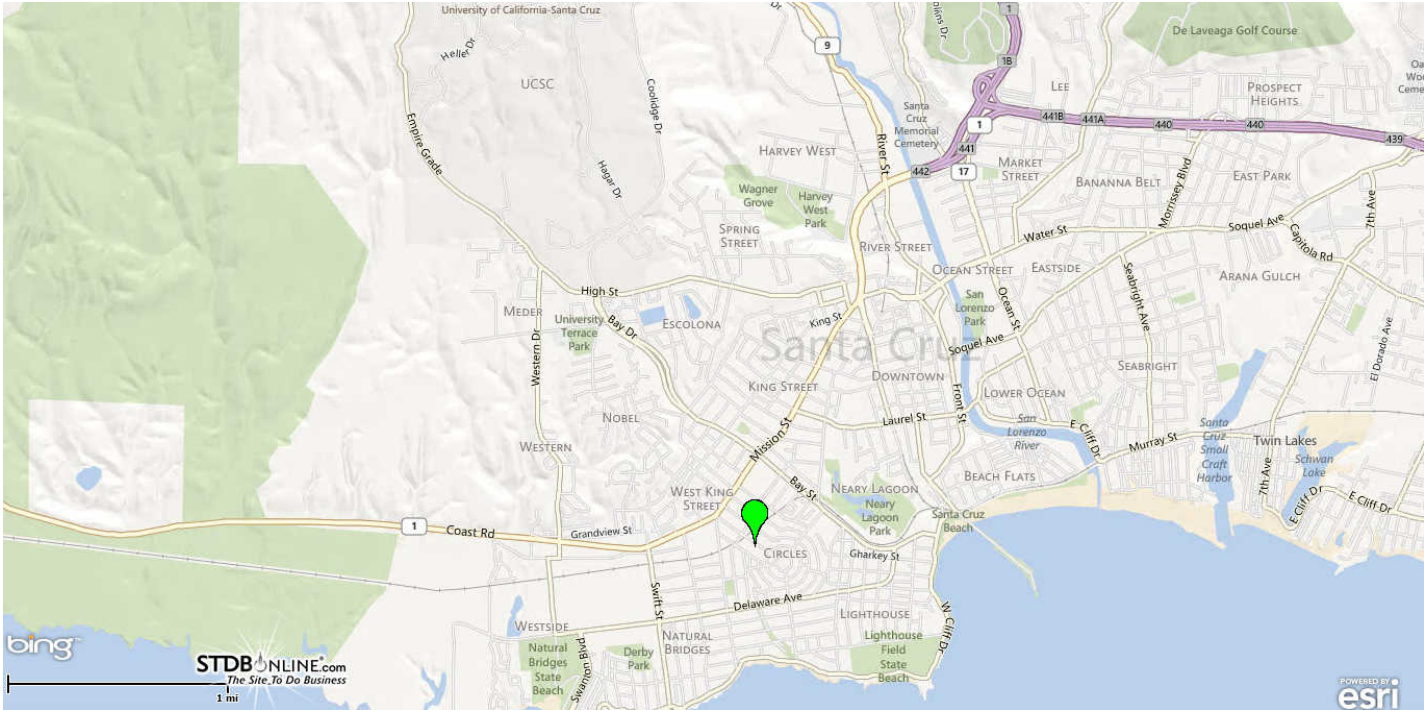
Price Per Unit:

\$208,333

Price Per Foot Building:

\$305

Street Map



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