



PERTRIA

COMMERCIAL REAL ESTATE

2643.2655 2695
Mar Vista Drive

Aptos, CA 95003

Asking Price: **\$6,740,000**



Confidentiality & Disclaimer

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pertria and should not be made available to any other person or entity without the written consent of Pertria. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Pertria has not made any investigation, and makes no warranty or representation, with respect to income or expenses, projected financial performance, size and square footage, the presence or absence of contaminating substances, PCBs or asbestos, compliance with State and Federal regulations, physical condition of the improvements, zoning, development potential, or the financial condition, business prospects, intentions, or continued occupancy of any tenant. The information herein has been obtained from sources including seller-provided records, third-party reports, and publicly available data believed to be reliable; however, Pertria has not verified, and will not verify, any of it, nor has Pertria conducted any investigation regarding these matters. This document may not be relied upon as a representation of fact or as the basis for a purchase decision. All prospective purchasers must take appropriate measures to independently verify the information set forth herein.

All materials contained in this Offering Memorandum must be returned or destroyed upon request. Pertria reserves the right to modify, supplement, withdraw, or discontinue the offering at any time without notice. This Offering Memorandum shall be governed by the laws of the State of California.

Investor

A Rare 16-Unit Aptos Investment Opportunity

This 16-unit Aptos multi residential portfolio offers the fundamentals a thoughtful investor looks for: scale, 100% occupancy, strong in-place income, and the advantage of adjacent ownership across three APNs.

Comprised of two neighboring income-producing properties, the portfolio generates more than **\$493,560 in annual rental income** and includes a desirable unit mix of fourteen two-bedroom residences and two studio apartments. The offering provides immediate income, operational efficiency, and future flexibility rarely found in a market with limited multi residential inventory.

Beyond current income, the portfolio allows an investor to evaluate upside through market rent positioning, operating expense review, and net operating income potential, all detailed in the Offering Memorandum.

The location is further strengthened by the new pedestrian and bicycle bridge over Highway 1, scheduled for completion in 2026 at the end of Mar Vista Drive, connecting Seacliff and Aptos, improving access to schools, beaches, and community amenities.

For the investor seeking stabilized income and long-term ownership in one of Santa Cruz County's communities, this is a portfolio worth serious review.



Executive Summary

2643.2655 & 2695 Mar Vista Drive

Aptos, CA 95003

Property Overview

2643.2655 & 2695 is a fully leased, 16-plex located in a desirable Aptos area of Santa Cruz. The offering consists of three APNs positioned along Mar Vista Drive. The property features fourteen two-bedroom one-bath residences and two studio apartments.

The existing improvements include one- and two-story multifamily buildings, along with a residential cottage component, creating a unique residential compound in one of Aptos' established coastal neighborhoods. The location offers convenient access to beaches, dining, University of Santa Cruz, employment, shopping, recreation, and coastal amenities.

A new bicycle and pedestrian crossing over Highway 1 will be completed in 2026 at Mar Vista Drive in Aptos. The bridge is designed to connect the Seacliff and Aptos neighborhoods, schools and beaches and the project is part of the broader Highway 1 Corridor Investment Program to improve connectivity.



Property Facts

Asking Price: \$6,740,000

Property Type: Multifamily 16-Plex

Building Area: 12,391 SF

Lot Size: 40,075 SF

Unit Mix: 14 Two-Bedroom One-Bath Residences & 2 Studios

Cap Rate: 3.92%

GRM: 13.74

Occupancy: 100% Occupied

Monthly Rent: \$41,130
Annual Rent: \$493,560

Parking: 12 carports, 7 open, 4 assigned & garage

Laundry: One laundry room, app-operated

Utilities: Separate gas and electric meters

APNs: 039-191-10, 039-191-16, 039-191-17

SB721: Complete

Appraised Value in 2025: \$7,030,000

Itemized current tenancy as of 08/01/2026

100%

Occupied

16

Units

\$41,130

Monthly Rent

\$493,560

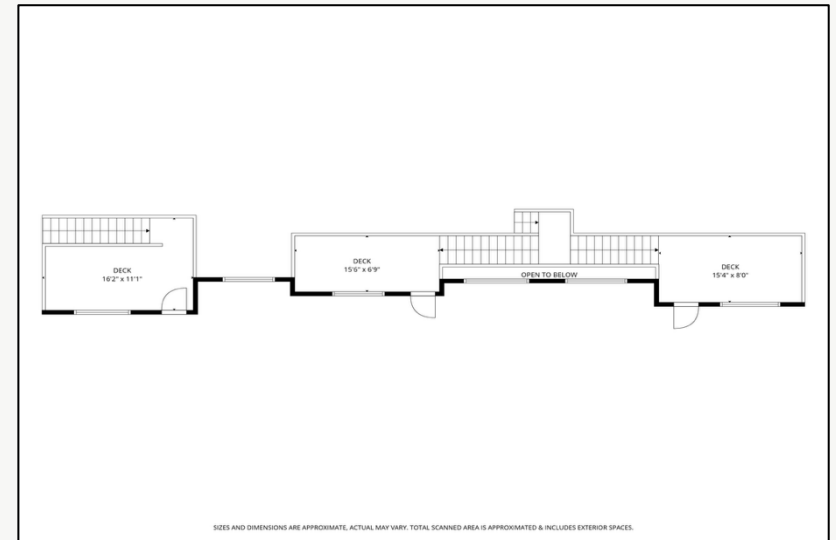
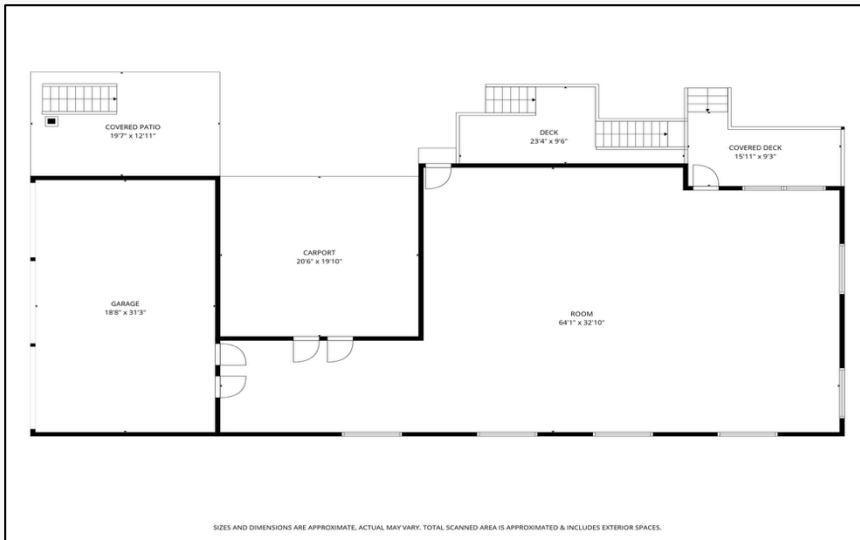
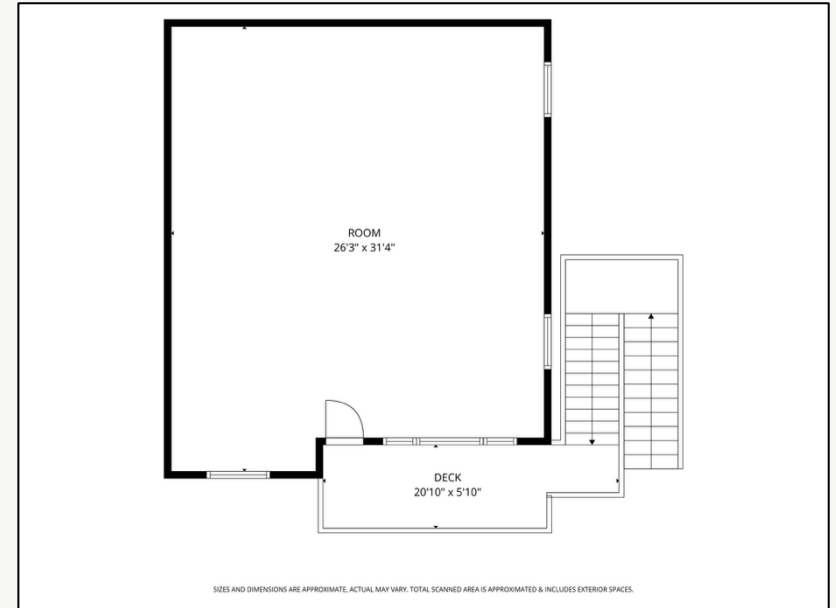
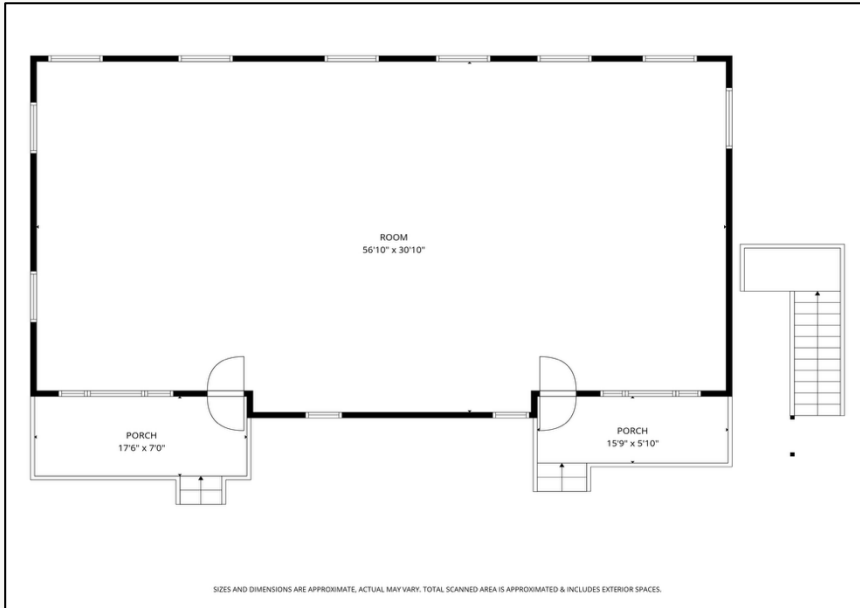
Annualized Rent

PROPERTY / UNIT	SF	BD/BA	STATUS	RENT	LEASE FROM	LEASE TO	DEPOSIT
2655 Mar Vista Drive							
Unit A	650	2/1	Current	\$2,895	04/22/2022	04/21/2027	\$2,675
Unit B	650	2/1	Current	\$2,545	09/01/2020	08/31/2026	\$2,500
Unit C	650	2/1	Current	\$2,455	08/01/2020	08/31/2026	\$1,860
Unit D	868	2/1	Current	\$2,495	08/01/2020	07/31/2027	\$1,875
Unit E	868	2/1	Current	\$2,750	09/22/2025	09/21/2026	\$2,750
Unit F	868	2/1	Current	\$2,595	02/14/2025	02/13/2027	\$2,550
Unit G	868	2/1	Current	\$2,180	08/01/2015	09/15/2026	\$2,000
Unit H	582	0/1	Current	\$2,150	07/15/2022	07/14/2027	\$1,995
Unit 2643	700	2/1	Current	\$3,095	07/01/2025	06/30/2027	\$3,095
Subtotal	6,704	9 Units	100% Occupied	\$23,160	—	—	\$21,300
2695 Mar Vista Drive							
Unit A	860	2/1	Current	\$2,995	08/01/2025	07/31/2026	\$2,995
Unit B	825	2/1	Current	\$2,695	06/14/2024	06/13/2027	\$2,595
Unit C	748	2/1	Current	\$2,525	09/20/2022	11/19/2026	\$2,500
Unit D	375	0/1	Current	\$2,000	02/01/2024	01/31/2027	\$1,895
Unit F	728	2/1	Current	\$2,570	05/01/2022	05/31/2027	\$2,195
Unit G	736	2/1	Current	\$2,665	04/22/2023	04/21/2027	\$2,595
Unit H	747	2/1	Current	\$2,520	06/01/2022	05/31/2027	\$2,000
Subtotal	5,019	7 Units	100% Occupied	\$17,970	—	—	\$16,775
TOTAL	11,723	16 Units	100% Occupied	\$41,130	—	—	\$38,075

Note: SF figures are approximate; excludes balconies and laundry room. Wall thickness and unlabeled circulation may cause variance from actual/gross SF. Buyer to confirm.

Floor Plans - Exterior

2655 Mar Vista Drive

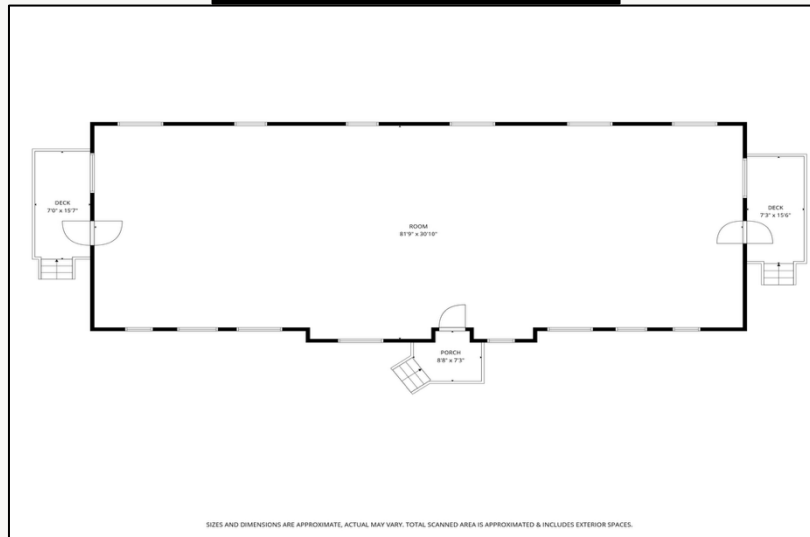


Floor Plans - Exterior

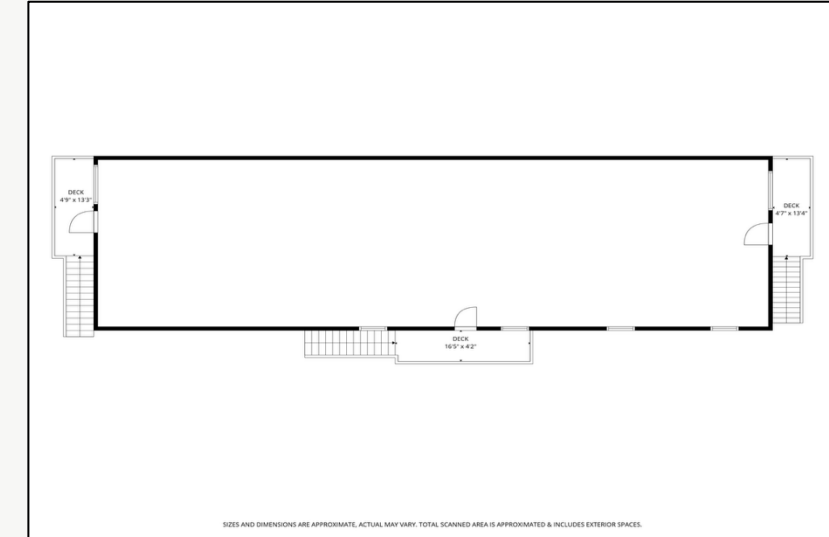
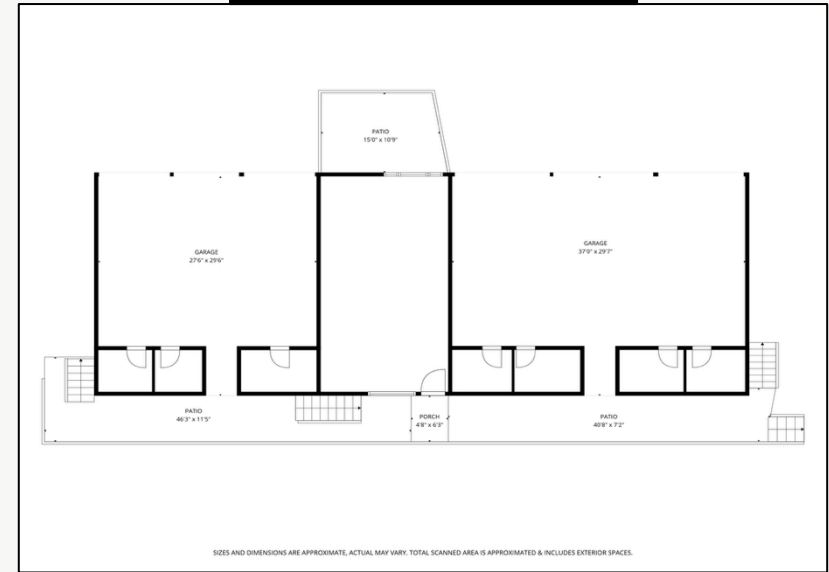
2643 Mar Vista Drive



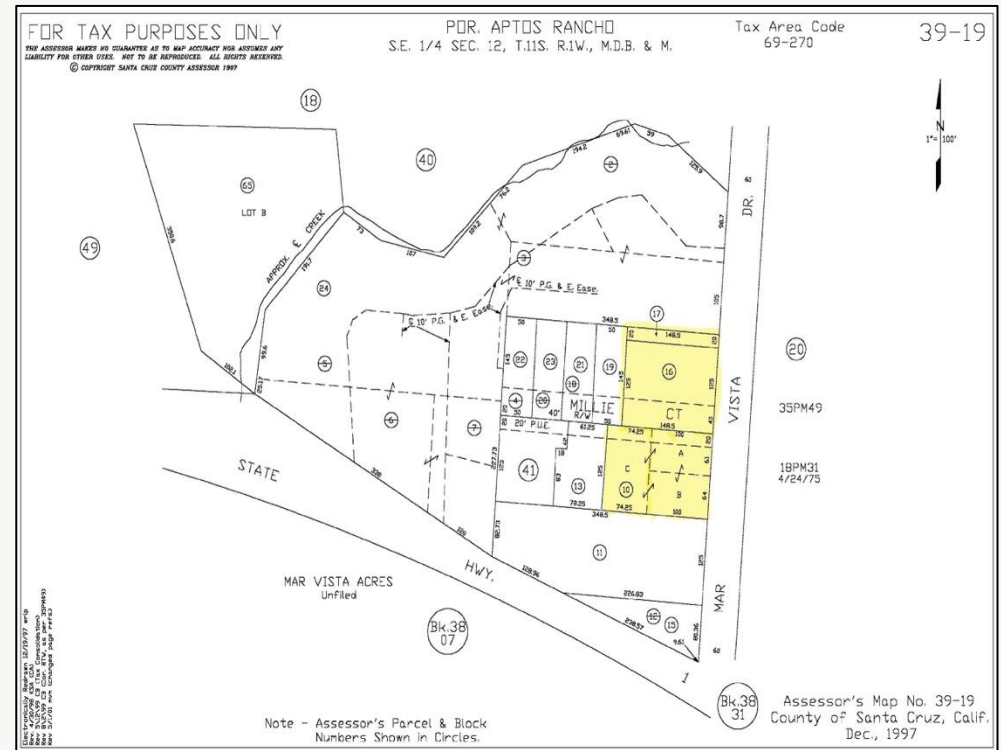
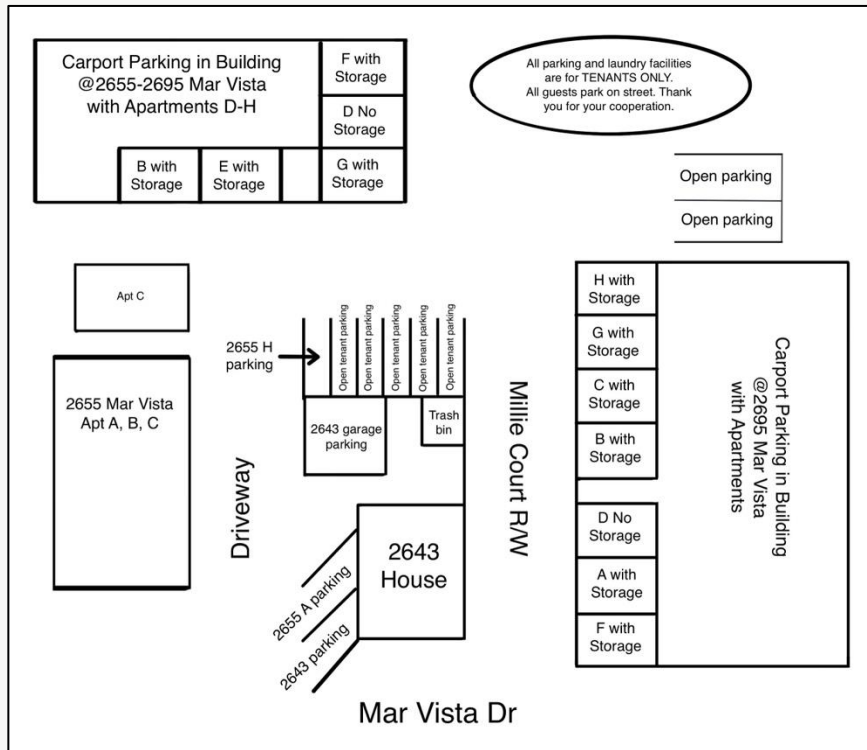
2695 Mar Vista Drive



2695 Mar Vista Drive



Parking Map & Site Reference





Contacts



Helen Pastorino

hpastorino@pertria.com
408.357.7770
DRE 00612357



Chris Crego

ccrego@pertria.com
408.882.7220
DRE 02074134