

19-UNIT STUDENT HOUSING ASSET

Two buildings <0.5 miles from UC Santa Barbara and the beach

\$11,300,000

Cap Rate ('26/'27) | 5.50%

Price-Per-Unit | \$594,737

Rented by the unit

**6565
SABADO TARDE**

ISLA VISTA, CA 93117

PRESENTED BY **STEVE GOLIS**
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PROPERTY OVERVIEW

Asking Price	\$11,300,000
Number of Units	19
Total Beds / Bedrooms	55 Beds / 30 Bedrooms
Year Built	1967
Building Size	14,188 SF
Lot Size	13,068 SF
Parking	19 Spaces (9 Covered / 10 Uncovered)
Zoning	SR-M-18
Cap Rate (2026/27)	5.50%

UNIT MIX & MARKET INCOME

UNIT TYPE	UNITS	AVG RENT per MO	'26/'27 per MO
1 BD / 1 BA	13	\$2,979	\$38,721
2 BD / 1.5 BA (townhouse)	1	\$4,735	\$4,735
3 BD / 1.5 BA (townhouse)	5	\$5,608	\$28,040
Total / Effective (Monthly)	19	\$3,763	\$71,496 /mo

TOTAL ANNUAL 2026/2027 AY INCOME \$857,952

OTHER INCOME: \$54,871

Parking \$21,660 · RUBS \$24,181 · Laundry \$6,286 · Other \$2,744

MARKET OVERVIEW — ISLA VISTA

6565 Sabado Tarde is located in Isla Vista, directly adjacent to the University of California, Santa Barbara. UCSB's undergraduate enrollment is approximately **24,000 students**, creating one of the most concentrated rental demand pools on the Central Coast. Isla Vista also serves as a primary housing market for Santa Barbara City College (SBCC), which enrolls roughly **15,000 full-time students** — bringing the combined student population in the area to nearly **39,000**.

The submarket maintains a vacancy rate of **less than 2%**, and high annual tenant turnover ensures that units are consistently pre-leased with minimal downtime.

PROPERTY PHOTOS



AERIAL VIEW · BUILDING 1 & BUILDING 2
19 UNITS ACROSS TWO STRUCTURES



ONE BLOCK FROM THE BEACH



LESS THAN HALF A MILE FROM MAIN CAMPUS

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INCOME / EXPENSES 2026/2027 ACADEMIC YEAR

INCOME SUMMARY

	26/27	AS % GSR
Gross Scheduled Rent (GSR)	\$857,952	100.00%
Other Income	\$54,871	6.40%
Potential Gross Income	\$912,823	-
Vacancy Reserve	(\$21,449)	(2.50%)
Effective Gross Income (EGI)	\$891,374	-
Operating Expenses	(\$269,313)	(31.39%)
NET OPERATING INCOME (NOI)	\$622,060	72.51%

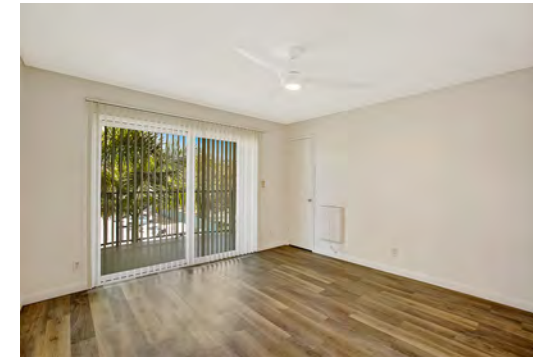
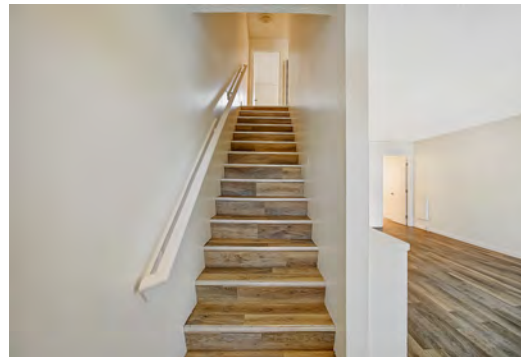
OPERATING EXPENSE DETAIL

	26/27	AS % EGI
Taxes (Projected)		
Standard	\$118,259	13.27%
Supplemental Fixed Charges	\$14,131	1.59%
Utilities		
Trash	\$10,325	1.16%
Water / Sewer	\$13,378	1.50%
Gas	\$3,675	0.41%
Electricity	\$3,413	0.38%
Cable / Internet	\$7,154	0.80%
TOTAL Utilities	\$37,944	4.26%
Insurance	\$14,250	1.60%
Property Management	\$53,482	6.00%
Landscaping	\$4,860	0.55%
Repairs / Maintenance / Turnover (\$1,000/Unit)	\$19,000	2.13%
Pest	\$1,576	0.18%
Reserves (\$250/Unit)	\$4,750	0.53%
G & A / Marketing	\$1,061	0.12%
TOTAL EXPENSES	\$269,313	30.21%

Expense / NRSF **\$18.98**

Expense / Unit **\$14,174**

INTERIOR PHOTOS



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