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OFFERING MEMORANDUM

**1053-1065 E SANTA CLARA ST**

Ventura, CA 93001

**TAKSA**  
INVESTMENT GROUP

**REMAX**  
COMMERCIAL & INVESTMENT REALTY  
"Serving Southern California for over 20 years"

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1053-1065 E Santa Clara St



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# Offering Summary

The properties located at 1053–1065 E Santa Clara Street in Ventura, California present a rare opportunity to acquire two side-by-side investment assets in one of the city’s most desirable and centrally located corridors. The improvements consist of four character-filled single-family homes and a newer duplex (circa 2010), for a total of six rental units generating an impressive \$15,100 in monthly income. The diverse unit mix and various floor plans provide renters with multiple living options, enhancing tenant appeal and long-term occupancy stability. Set on a combined 20,908 square feet of land, the properties offer expansive outdoor areas that create a sense of space uncommon for in-town living, allowing residents to enjoy open air gathering areas and a more residential atmosphere.

Situated along E Santa Clara Street, the properties benefit from an exceptional Ventura location just minutes from vibrant Downtown Ventura, the Ventura Pier, and the beach. Residents enjoy convenient access to local dining, coffee shops, neighborhood retail, and everyday amenities, as well as proximity to parks, schools, and major transportation corridors including Highway 101. The walkability to nearby businesses and the ease of commuting make this an attractive setting for a broad tenant base seeking both lifestyle and convenience.

In addition to strong in-place income, the substantial land footprint and favorable zoning present compelling future redevelopment potential. The combined parcel size provides flexibility for an investor to explore value-add strategies, potential density enhancements, or long-term repositioning, all within a high-demand coastal market. 1053–1065 E Santa Clara Street offers an ideal blend of stable cash flow, tenant appeal, and meaningful upside in one of Ventura’s most sought-after locations.

Price	\$3,250,000
Total # of Units	6
Years Built	1906 & 1898
Total Lot Size	20,908 SQFT
Total Building Size	6,384 SQFT
CAP Rate	3.18%
GRM	17.94
GIM	17.94
Price/Unit	\$541,667
Price/SQFT	\$509.09



# 1053 E Santa Clara St

# of Units	3	Construction	Wood Frame
Unit Mix	(1) 4+2 SFR, (2) 1+1 SFR	Roof Type	Pitched
Year Built	1906	Parking	Detached Garage
Lot Size	13,939 SQFT	Ownership	Fee Simple
Building Size	2,964 SQFT	Assessor's Parcel #	073-0-058-250
Zoning	T4.1	Cross Streets	Between S Ann St & S Laurel St

# 1065 E Santa Clara St

# of Units	3	Construction	Wood Frame
Unit Mix	(2) 2+2 TH, (1) 1+1 SFR	Roof Type	Pitched
Year Built	1898	Parking	Detached Garage
Lot Size	6,969 SQFT	Ownership	Fee Simple
Building Size	3,420 SQFT	Assessor's Parcel #	073-0-058-260
Zoning	T4.1	Cross Streets	Between S Ann St & S Laurel St



# Property & Investment Highlights

- Exceptional Ventura location at 1053-1065 E Santa Clara Street
- Two side-by-side investment properties totaling six rental units
- Four single family homes plus a newer duplex (circa 2010)
- Strong in place income of \$15,100 per month
- Significant redevelopment potential supported by large land area and favorable zoning
- Diverse floor plans offering broad tenant appeal
- Expansive 20,908 square foot combined lot with generous outdoor space
- Walkable to Downtown Ventura, shops, dining, parks, and minutes to the beach and Highway 101

# Transportation in 93001

Walker's Paradise 91/100

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Some Transit 35/100

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Very Bikeable 77/100



1053-1065 E Santa Clara St





1053-1065 E Santa Clara St



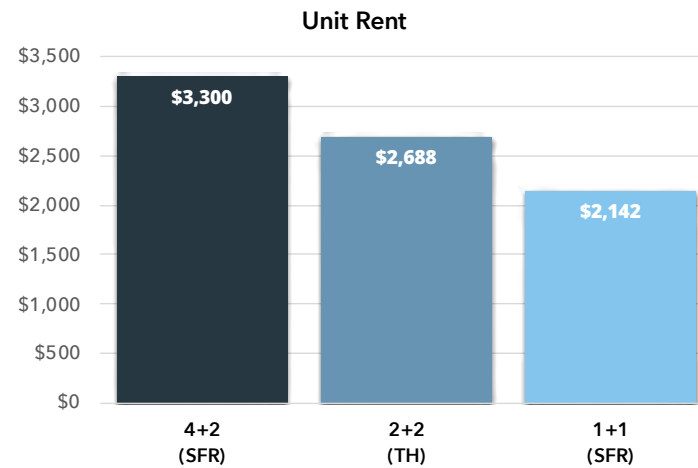
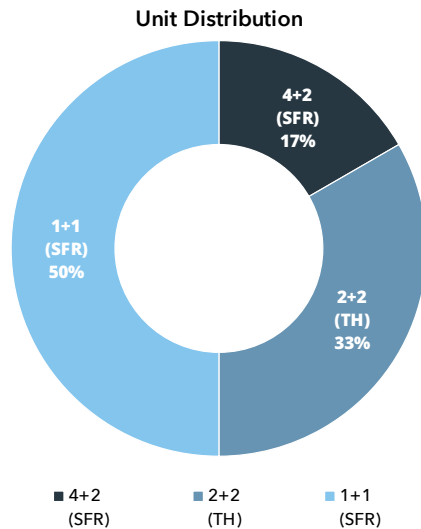


# Rent Roll

Unit	Occupancy	Unit Type	Approx. Unit SQFT	Current Rent		Market Rent (Renovated)		Loss-to-Lease
				Monthly Rent	Rent/SQFT	Monthly Rent	Rent/SQFT	
<b>1053 E Santa Clara St</b>								
1047	Occupied	1+1 (Single Family Residence)	500	\$1,850	\$3.70	\$2,700	\$5.40	\$850
1053	Occupied	4+2 (Single Family Residence)	1,950	\$3,300	\$1.69	\$4,200	\$2.15	\$900
1057	Occupied	1+1 (Single Family Residence)	500	\$2,150	\$4.30	\$2,700	\$5.40	\$550
<b>1065 E Santa Clara St</b>								
1065	Occupied	1+1 (Single Family Residence)	800	\$2,425	\$3.03	\$2,700	\$3.38	\$275
1069A	Occupied	2+2 (Townhouse)	1,300	\$2,225	\$1.71	\$3,200	\$2.46	\$975
1069B	Occupied	2+2 (Townhouse)	1,300	\$3,150	\$2.42	\$3,200	\$2.46	\$50
# of Units	# of Units Occupied	OCC%	Approx. SQFT	Current Rent	Avg. Rent/SQFT	Market Rent	Avg. Rent/SQFT	Loss-to-Lease
6	6	100%	6,350	\$15,100	\$2.38	\$18,700	\$2.94	\$3,600

# Rent Roll Summary

Unit Type	# of Units	Avg. SQFT	Scheduled			Potential	
			Rental Range	Avg. Rent	Monthly Income	Avg. Rent	Monthly Income
4+2 (Single Family Residence)	1	1,950	\$3,300	\$3,300	\$3,300	\$4,200	\$4,200
2+2 (Townhouse)	2	1,300	\$2,225 - \$3,150	\$2,688	\$5,375	\$3,200	\$6,400
1+1 (Single Family Residence)	3	600	\$1,850 - \$2,425	\$2,142	\$6,425	\$2,700	\$8,100
<b>Totals/Weighted Averages</b>	<b>6</b>	<b>1,058</b>		<b>\$2,517</b>	<b>\$15,100</b>	<b>\$2,667</b>	<b>\$18,700</b>
<b>Gross Annualized Rents</b>					<b>\$181,200</b>	<b>\$224,400</b>	



Note: Market rent is based merely on broker and/or seller's estimates and depends on the quality of finishes and improvements to the unit. Seller and broker do not warrant or guarantee the stated estimated market rent. Buyer should use their own estimate of market rents. The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective buyers are advised to independently verify accuracy and to review any disclosure information on file with this office. Buyer to confirm unit and building measurements. Seller and broker do not warrant the accuracy of any representations of size of units, size of building or lot size.

# Operating Data

Note: The listed expenses and vacancy factor are estimated only, based partly on industry standards. All prospective Buyers should determine their own numbers for all expenses and the vacancy factor.

<b>Income</b>	<b>Current</b>	<b>Per Unit</b>	<b>Pro Forma</b>	<b>Per Unit</b>
Scheduled Rent Income	\$181,200	\$30,200	\$224,400	\$37,400
<b>Gross Potential Income</b>	<b>\$181,200</b>	<b>\$30,200</b>	<b>\$224,400</b>	<b>\$37,400</b>
Less Vacancy (3%)	(\$5,436)	(\$906)	(\$6,732)	(\$1,122)
<b>Effective Gross Income</b>	<b>\$175,764</b>	<b>\$29,294</b>	<b>\$217,668</b>	<b>\$36,278</b>
<b>Estimated Expenses</b>	<b>Current</b>	<b>Per Unit</b>	<b>Pro Forma</b>	<b>Per Unit</b>
Taxes (1.092029%)	\$35,491	\$5,915	\$35,491	\$5,915
Management (5%)	\$9,060	\$1,510	\$11,220	\$1,870
Insurance	\$7,841	\$1,307	\$7,841	\$1,307
Repairs & Maintenance	\$4,656	\$776	\$4,656	\$776
Electricity	\$3,037	\$506	\$3,037	\$506
Water & Sewer	\$3,786	\$631	\$3,786	\$631
Gas	\$569	\$94.83	\$569	\$95
Trash	\$2,822	\$470	\$2,822	\$470
Gardening	\$5,140	\$857	\$5,140	\$857
<b>Total Estimated Expenses</b>	<b>\$72,402</b>	<b>\$12,067</b>	<b>\$74,562</b>	<b>\$12,427</b>
Expenses per SQFT	\$24.43		\$25.16	
Expenses per Unit	\$24,134		\$24,854	
% of Gross Income	39.96%		33.23%	
<b>Net Operating Income</b>	<b>\$103,362</b>	<b>\$17,227</b>	<b>\$143,106</b>	<b>\$23,851</b>

# Financial Summary

## Building Data

# of Units	6
Years Built	1906 & 1898
Years Renovated	N/A
Lot Size (SQFT)	20,908
Building Size (SQFT)	6,384
Parking	Detached Garage
APN	073-0-058-250 073-0-058-260

## Financial Indicators

Price	\$3,250,000
Down, 100%	\$3,250,000
Current CAP	3.18%
Market CAP	4.40%
Price/Unit	\$541,667
Price/Gross SQFT	\$509.09
Current GIM	17.94
Market GIM	14.48
Current GRM	17.94
Market GRM	14.48
Ownership	Fee Simple

Income Analysis	Current	Market
<b>Gross Potential Income</b>	<b>\$181,200</b>	<b>\$224,400</b>
Less: Vacancy	(\$5,436)	(\$6,732)
Less: Non-Revenue Units	\$0	\$0
Less: Bad Debt	\$0	\$0
Less: Concession Loss	\$0	\$0
<b>Total Rental Income</b>	<b>\$175,764</b>	<b>\$217,668</b>
<b>Effective Gross Income</b>	<b>\$175,764</b>	<b>\$217,668</b>
Less: Expenses	\$72,402	\$74,562
<b>Net Operating Income</b>	<b>\$103,362</b>	<b>\$143,106</b>
Less: Debt Service	\$0	\$0
Pre-Tax Cash Flow	\$103,362	\$143,106

Expense Summary	Current	Market
Taxes	\$35,491	\$35,491
Management	\$9,060	\$11,220
Insurance	\$7,841	\$7,841
Repairs & Maintenance	\$4,656	\$4,656
Electricity	\$3,037	\$3,037
Water & Sewer	\$3,786	\$3,786
Gas	\$569	\$569
Trash	\$2,822	\$2,822
Gardening	\$5,140	\$5,140
<b>Total Expenses</b>	<b>\$72,402</b>	<b>\$74,562</b>

# Financial Summary

Unit Mix			Current				Market (Renovated)				Loss-to-Lease
Unit Type	# of Units	Unit Size	Rental Range	Avg. Rent	Avg. Rent/ SQFT	Monthly Income	Rental Range	Avg. Rent	Avg. Rent/ SQFT	Monthly Income	
4+2 (Single Family Residence)	1	1,950	\$3,300	\$3,300	\$1.69	\$3,300	\$4,200	\$4,200	\$2.15	\$4,200	\$900
2+2 (Townhouse)	2	1,300	\$2,225 - \$3,150	\$2,688	\$2.07	\$5,375	\$3,200	\$3,200	\$2.46	\$6,400	\$1,025
1+1 (Single Family Residence)	3	600	\$1,850 - \$2,425	\$2,142	\$3.57	\$6,425	\$2,700	\$2,700	\$4.50	\$8,100	\$1,675
<b>Totals/ Weighted Avg.</b>	<b>6</b>	<b>1,058</b>		<b>\$2,517</b>	<b>\$2.38</b>	<b>\$15,100</b>		<b>\$3,117</b>	<b>\$2.94</b>	<b>\$18,700</b>	<b>\$3,600</b>
			<b>Annual Current:</b>			<b>\$181,200</b>	<b>Annual Market:</b>			<b>\$224,400</b>	

# Sales Comparables



**Subject: 1053-1065 E Santa Clara St \$3,250,000**

<b>Date Sold:</b>	TBD	<b>Price/Unit:</b>	\$541,667
<b>Units:</b>	6	<b>Building SQFT:</b>	6,384
<b>Years Built:</b>	1906 & 1898	<b>Price/SQFT:</b>	\$509.09



**1: 2449 Channel Dr \$1,565,000**

<b>Date Sold:</b>	8/28/2025	<b>Price/Unit:</b>	\$521,667
<b>Units:</b>	3	<b>Building SQFT:</b>	2,104
<b>Year Built:</b>	1991	<b>Price/SQFT:</b>	\$743.82



**2: 355 Howard St \$1,160,000**

<b>Date Sold:</b>	8/13/2025	<b>Price/Unit:</b>	\$580,000
<b>Units:</b>	2	<b>Building SQFT:</b>	1,747
<b>Year Built:</b>	1939	<b>Price/SQFT:</b>	\$664.00

# Sales Comparables



3: 60 Santa Rosa St

**\$1,079,000**

**Date Sold:** 3/28/2025

**Price/Unit:** \$539,500

**Units:** 2

**Building SQFT:** 1,676

**Year Built:** 1930

**Price/SQFT:** \$643.79



4: 38 S Santa Rosa St

**\$1,290,000**

**Date Sold:** 3/17/2025

**Price/Unit:** \$430,000

**Units:** 3

**Building SQFT:** 1,640

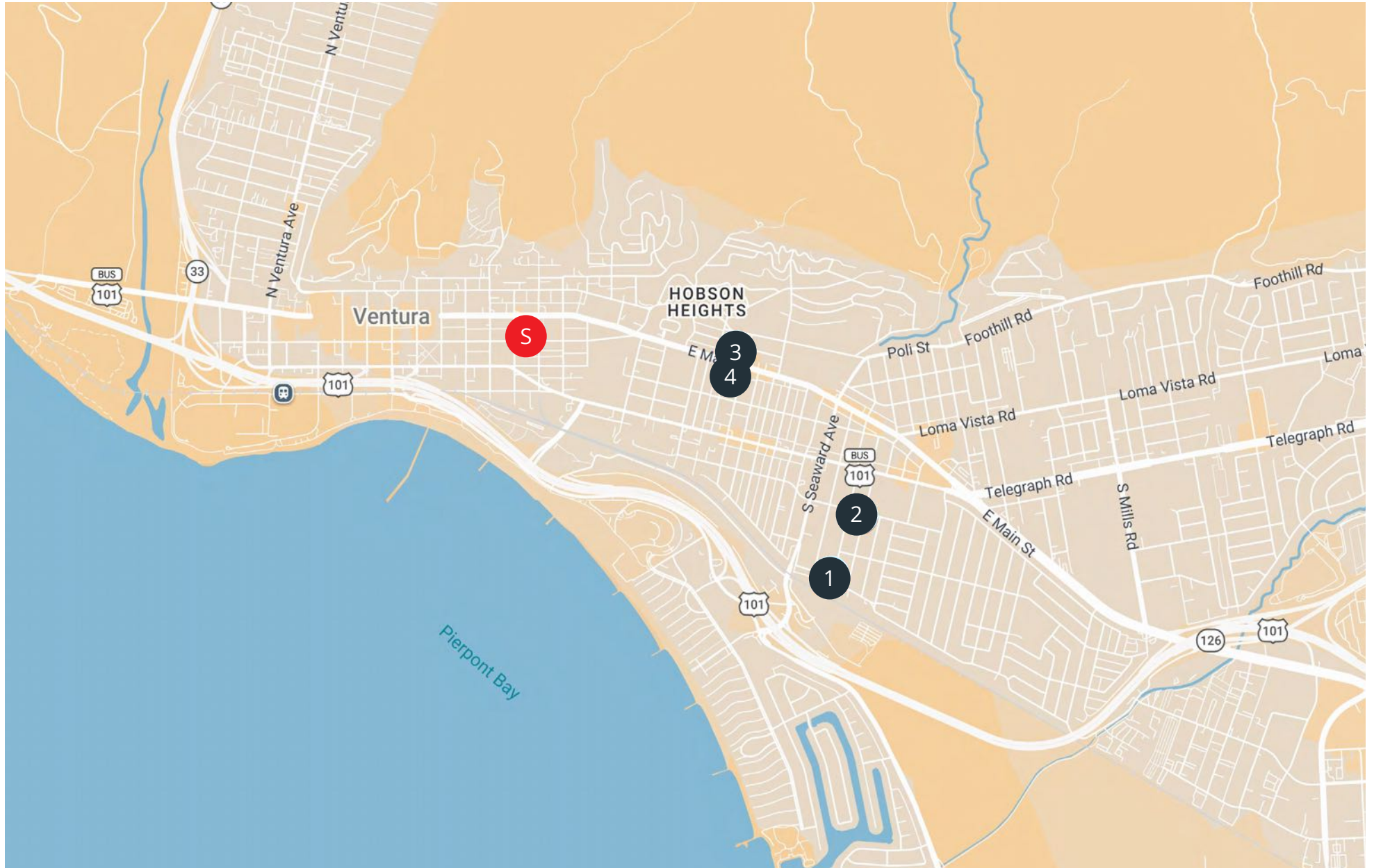
**Year Built:** 1939

**Price/SQFT:** \$786.59

# Sales Comparables

	Property	Price	Date Sold	Units	Year Built	Price/Unit	Total SQFT	Price/SQFT
<b>S</b>	<b>1053-1065 E Santa Clara St</b>	<b>\$3,250,000</b>	<b>TBD</b>	<b>6</b>	<b>1906 &amp; 1898</b>	<b>\$541,667</b>	<b>6,384</b>	<b>\$509.09</b>
1	2449 Channel Dr	\$1,565,000	8/28/2025	3	1991	\$521,667	2,104	\$743.82
2	355 Howard St	\$1,160,000	8/13/2025	2	1939	\$580,000	1,747	\$664.00
3	60 Santa Rosa St	\$1,079,000	3/28/2025	2	1930	\$539,500	1,676	\$643.79
4	38 S Santa Rosa St	\$1,290,000	3/17/2025	3	1939	\$430,000	1,640	\$786.59
<b>Averages:</b>		<b>\$1,273,500</b>		<b>3</b>	<b>1950</b>	<b>\$509,400</b>	<b>1,792</b>	<b>\$710.76</b>
<b>Subject Averages:</b>		<b>\$3,250,000</b>		<b>6</b>	<b>1906 &amp; 1898</b>	<b>\$541,667</b>	<b>6,384</b>	<b>\$509.09</b>

# Sales Comparables





# Ventura

Ventura, officially known as San Buenaventura, is a relaxed yet dynamic coastal city in western Ventura County, positioned between the Pacific Ocean and the Topatopa Mountains. Located just north of Oxnard and roughly an hour from Los Angeles, Ventura offers a rare blend of seaside living and small-city accessibility. Its Mediterranean climate, uncrowded beaches, and strong local identity make it one of Southern California's more understated coastal markets. The city's historic core centers around Main Street, where preserved Spanish Revival architecture, independent shops, and locally owned restaurants create a walkable downtown atmosphere. At the heart of the city stands the Mission San Buenaventura, founded in 1782, a landmark that reflects Ventura's deep California roots.

The Ventura coastline is a defining feature of daily life. The Ventura Pier and adjacent promenade draw surfers, joggers, and families year-round, while nearby Surfer's Point is considered one of the region's most consistent breaks. The Ventura Harbor Village adds another dimension to the lifestyle, offering marina access, waterfront dining, and boat departures to the Channel Islands. Outdoor recreation extends beyond the ocean, with hiking and biking trails weaving through the surrounding foothills and riverbeds, reinforcing the city's active, nature-oriented culture.

Economically, Ventura benefits from a diverse base that includes healthcare, government, education, agriculture, and tourism. Proximity to larger employment centers in both Ventura County and LA County supports commuter demand, while the city itself maintains a stable local workforce. Residential neighborhoods range from beach-adjacent cottages and mid-century homes to hillside properties with expansive ocean views. Compared to many neighboring coastal communities, Ventura is often perceived as a more attainable entry point into oceanfront living, while still maintaining strong long-term desirability. Its combination of historic character, coastal accessibility, and steady demand continues to position Ventura as one of the Central Coast's most appealing and balanced markets.



# Area Overview

## Location, Location, Location!

1053–1065 E Santa Clara St is located just 0.4 miles from Downtown Ventura, placing it within walking distance of the city’s primary retail, dining, and entertainment corridor. The area is considered a “Walker’s Paradise” (Walk Score: 91), with immediate access to neighborhood-serving retail and amenities.

Within minutes of the property, one has access to:

### Coastal Access

- San Buenaventura State Beach – ~1.7 miles
- Ventura Pier – iconic coastal landmark
- Ventura Harbor Village – waterfront dining & retail
- Surfer’s Point – nationally recognized surf break

### Lifestyle

- Mission Basilica San Buenaventura – historic anchor
- Majestic Ventura Theater – live entertainment venue
- Weekly farmers markets, festivals, and events

### Nearby Retail & Neighborhood Amenities

- Main & Santa Clara retail node – ~0.4 miles
- Seaside Plaza – ~0.5 miles
- Silver Star Center – ~0.5 miles

**Few Southern California coastal markets offer this level of walkable urban vibrancy paired with immediate beach access!**

San Buenaventura State Beach



Mission Basilica San Buenaventura



Ventura Pier





# Downtown Ventura

## Main Street Moves:

### *A Transformational Urban Amenity*

Downtown Ventura is anchored by the highly successful pedestrianized Main Street corridor (Figueroa St → Fir St).

#### **Main Street Moves has:**

- ~5 blocks converted into a car-free, pedestrian-first environment
- Vibrant mix of outdoor dining, retail, events, and entertainment
- Significantly enhanced foot traffic, safety, and overall user experience

**This is a true lifestyle-driven rent driver—walkability + placemaking that supports long-term tenant demand and rent growth.**

## Main Street Vision Plan (2026+)

The City of Ventura is actively advancing a long-term vision plan for the downtown corridor focused on:

- Permanent pedestrian infrastructure
- Streetscape upgrades (lighting, parklets, public space)
- Enhanced connectivity to surrounding districts and waterfront

#### **Investment Implications:**

- Continued placemaking investment → higher retail vitality
- Increased foot traffic → stronger housing demand
- Reinforced downtown as Ventura’s primary lifestyle hub

# Exceptional Ventura Location



# Demographics (93001)



**Population**  
31,751



**Square Miles**  
281



**Population Density**  
113 people/sq. mile



**Total Households**  
12,967



**Average Adjusted Gross Income**  
\$538,550



**Unemployment Rate**  
6.1%

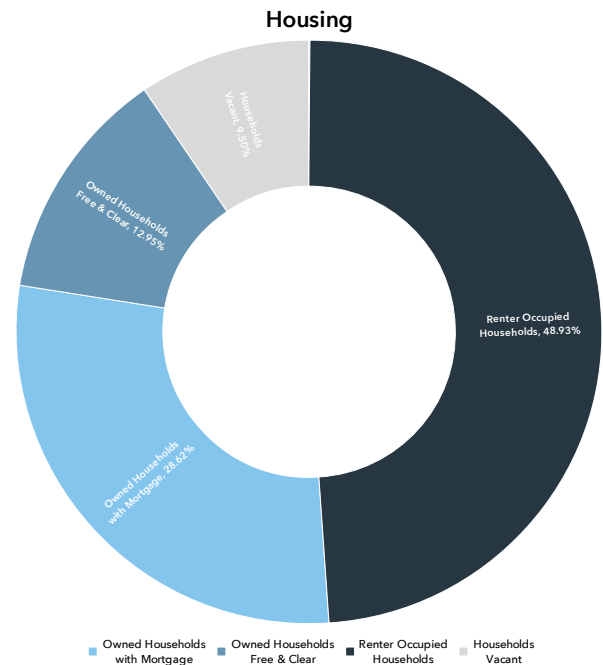
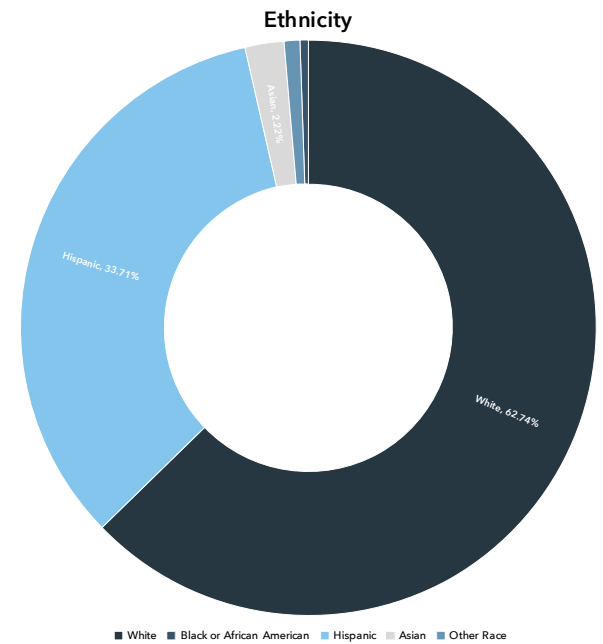


**Median Household Income**  
\$72,259



**% High Income Households**  
4.5%

*\*All information gathered from the most recent United States Census data*





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Ventura, CA 93001

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Listed by:



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