

FOR SALE

**417-423 Tiffany Drive
Santa Maria, CA 93454**

**4 Unit Condominium Complex
100% Leased**



**Z VILLAGES
REAL ESTATE**

DRE #01997012

zvillages.com

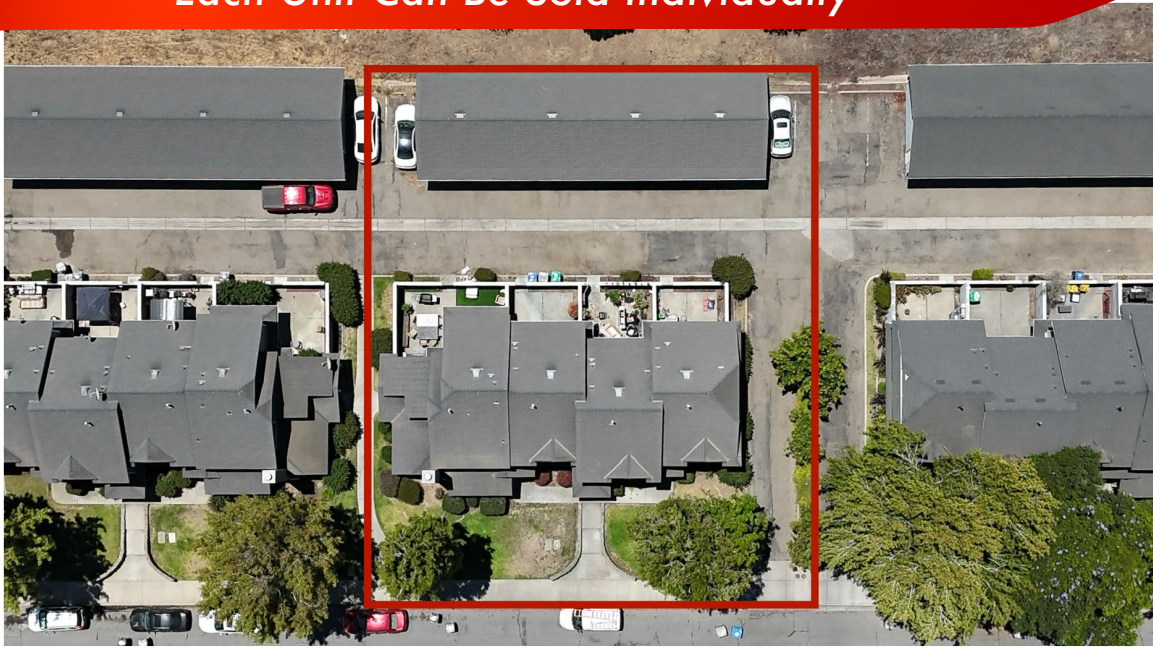
6100 El Camino Real Suite B Atascadero, CA 93422

PROPERTY SUMMARY

417-423 Tiffany Drive Santa Maria, CA 93454	
Total Square Feet	+/- 4,646 SF
Units	4
Property Type	Condominiums
Year Built	1988
HOA	None
Zoning	R1
Off Street Parking/ Garages	Yes
Parcel #	128-117-001, 128-117-002, 128-117-003, 128-117-004
Occupancy	100%
Year 1 CAP Rate	4.65%
Sale Price	\$1,600,000.00
Available	NOW



INDIVIDUALLY MAPPED CONDOMINIUMS
Each Unit Can Be Sold Individually

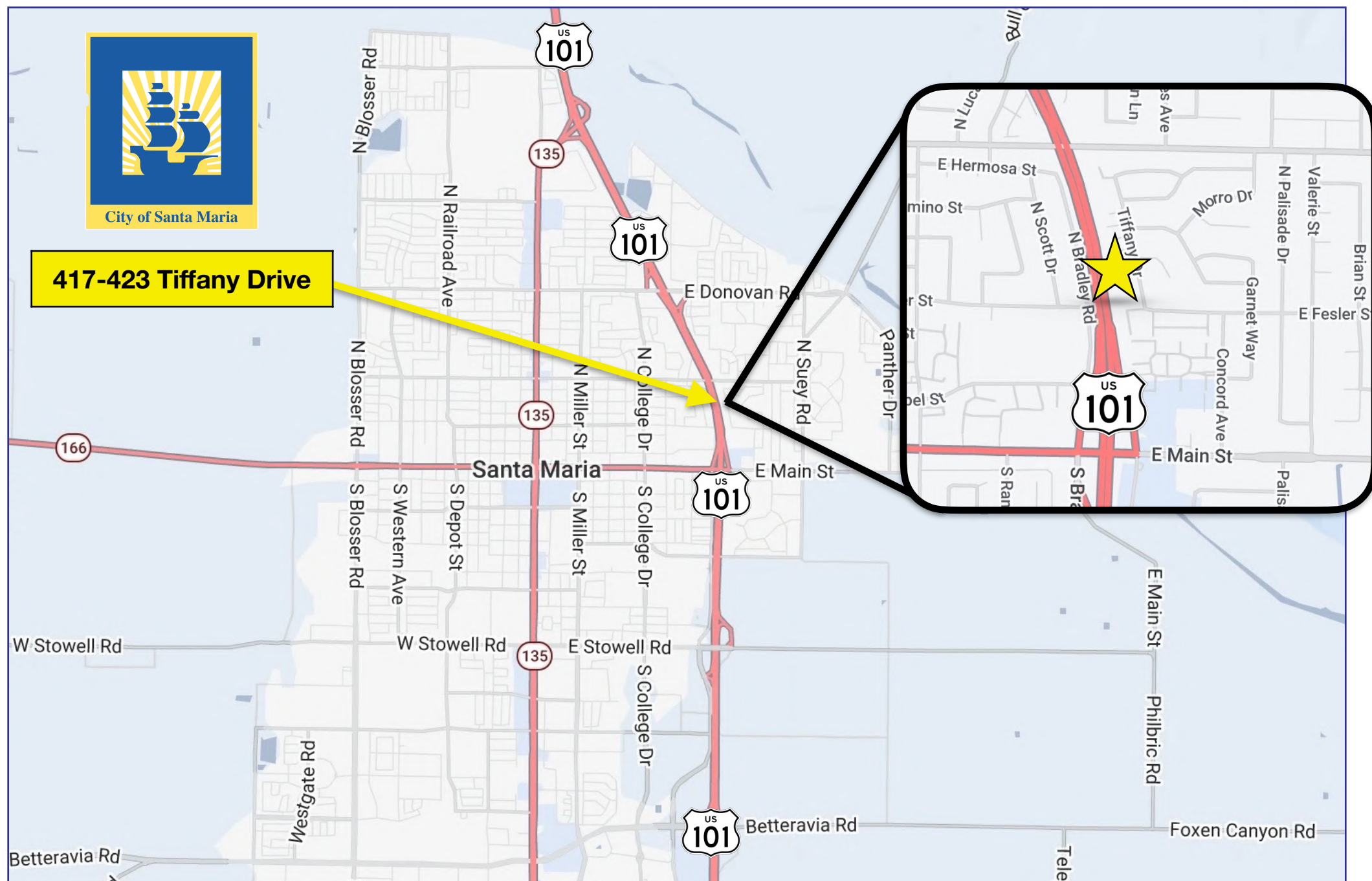








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TENANT/LEASE SUMMARY

Unit	Bed/Bath	SF	Tenant Since	Lease Expiration	Current Monthly Rent	Proforma Monthly Rent
417 Tiffany Dr.	2 Bed/1.5 Bath	1,106 SF	2018	M2M	\$2,155.00	\$2,550.00
419 Tiffany Dr.	2 Bed/1.5 Bath	1,106 SF	2023	M2M	\$2,395.00	\$2,550.00
421 Tiffany Dr.	2 Bed/1.5 Bath	1,106 SF	2021	M2M	\$2,284.00	\$2,550.00
423 Tiffany Dr.	3 Bed/1.75 Bath	1,328 SF	2012	M2M	\$2,235.00	\$2,850.00
4 Units					\$9,069.00	\$10,500.00

CURRENT

Gross Income	\$108,828.00
Expenses*	\$16,828.74
After Sale Property Taxes** (1.10% @\$1.6M Sale Price)	\$17,600.00
Net Income	\$74,399.26
Sale Price	\$1,600,000.00
CAP Rate	4.65%

*2025 Expenses
(excluding Insurance)

** LL responsible for
Property Taxes.

PROFORMA

Gross Income	\$126,000.00
Expenses*	\$16,828.74
After Sale Property Taxes** (1.10% @\$1.6M Sale Price)	\$17,600.00
Net Income	\$91,571.26
Sale Price	\$1,600,000.00
Proforma CAP Rate	5.72%

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Contact us for more information



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