

## 612 W. Main Street

Brent Reischer · (805) 212-3200 ext: 1234 · brent@goldcoastcommercial.com



### 612 W. Main Street Santa Maria, CA

<b>County:</b>	Santa Barbara
<b>Property Type:</b>	Retail Street Retail
<b>Building Size:</b>	2,300 SF
<b>Lot Size:</b>	3,049 SF
<b>Occupancy:</b>	100%
<b>Price:</b>	\$550,000
<b>Price/SF</b>	\$239.13
<b>Cap Rate:</b>	5.13%
<b>Cash on Cash:</b>	5.10%

- Owner/User
- Upside in Rents
- Live/Work
- Main Street Retail

#### Property Description

Gold Coast Commercial is pleased to announce the following opportunity to a first time buyer, local business, or owner/user to acquire a low maintenance turn-key building in a great location. The investment consists of storefront retail facing Main St, a 1+1 apartment building and a non-conforming studio in the rear. The current retail tenant has 4 months remaining on the lease. This is ideal for a local business person to live in the back and run their business on main street. The property has ample street parking.

#### Location Description

The property is located in the heart of Santa Maria on Main Street.

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Financial Summary		Debt & Equity Information	
Type:	Proforma 2007	Type:	Proposed
Schedule Gross Income:	\$45,600	Comment	
Vacancy:	\$912	Call listing agent for further details	
Effective Gross Income:	\$44,688		
Operating Expenses:	\$16,460		
Maintenance:	\$2,000		
Taxes:	\$6,160		
Insurance:	\$1,800		
Total Expenses:	\$16,460		
Net Operating Income:	\$28,228		
Pre-Tax Cash Flow:	\$28,228		

No. Stories:

1

Cross Street:

Smith & Depot