

706-708 E Haley St
SANTA BARBARA, CA

\$200K PRICE REDUCTION

5.22% Cap Rate*

**\$1.28M assumable loan at
3.98% through 4/1/2027**

**Potential to deliver all Commercial, Garage, and
Storage space vacant at close of escrow.*

For Sale | Premier Mixed-Use Opportunity | 4,309 SF | 3 commercial suites & 5 residential units



*Experience. Integrity. Trust.
Since 1993*

Christos Celmayster
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PROPERTY SUMMARY

Located at the corner of Haley and Quarantina streets in the Laguna District, 706 E Haley Street is an extensively rebuilt/re-modeled, three-building, mixed-use property consisting of three separate commercial suites, five apartment units, and three one-car garages. The main structure and garages were rebuilt from the studs up in 2016 and the freestanding corner commercial building was completed in 2023, creating a top-quality property in like-new condition.

All five residential units offer upscale living in a close-to-downtown location that's within walking distance of restaurants, breweries, wineries, parks, the beach and Santa Barbara's famous Funk Zone. Each unit has designer lighting, stainless steel appliances, washer/dryer, and decorative laminate flooring throughout. All units share a community patio area featuring seating and a BBQ pit while three of the units have their own private rear patios.

The commercial suites provide a modern sophistication uncommon for Santa Barbara's commercial market with an exposed-truss ceiling, metal HVAC ducting, LED lighting and loading capabilities for warehouse and storage needs. This premier property can be delivered 100% occupied with the Seller leasing back their 1,474 SF office at \$3.50 MGR for three years with a three-year option to extend; or, the Seller can deliver their office and all the garages vacant at close of escrow.

New Price: \$3,395,000

Cap Rate: 5.22% (current)
5.52% (AB 1482)
5.80% (market)

Size: 706 E Haley 3,721 SF (comm + 5 apt)
708 E Haley 588 SF (comm)
Total 4,309 SF

Garages & Storage: 3 x 191 SF garages, and 211 SF of storage and restroom for commercial

Parcel Size: Approx. 10,454 SF

APN: 031-301-023

Year Remodeled/Built: 2016 (706 E Haley St) and 2023 (708 E Haley St)

Roof: New in 2016 and 2023

HVAC: Commercial suites only

Solar: Yes, owned by seller

Parking: Five uncovered (1 ADA) and 3 garages

To Show: Call Listing Agent

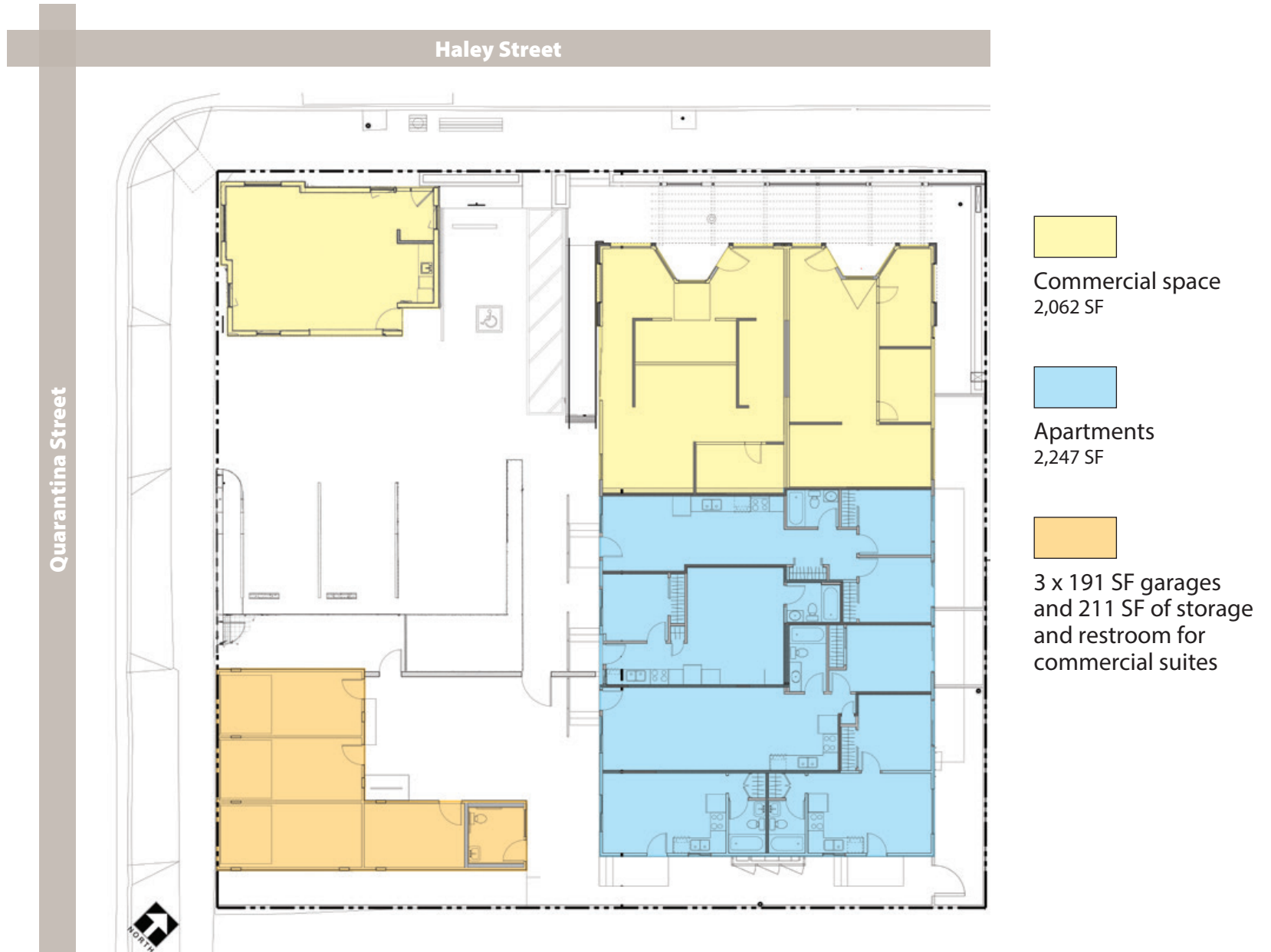


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SITE PLAN



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FINANCIAL ANALYSIS

Rent Roll												
Tenant	Suite #'s	Unit Mix	Commencement Date	Expiration Date	COLAs	COLA Date	Option	Square Feet	Base Rent	Current Base Rent	AB 1482 Rent	Market Rent
Vernon Construction & Province Land Co ⁽¹⁾	706 E Haley #101 & 102	Office	Est	Est	TBD	TBD	TBD	1,474	\$3.50	\$5,159	\$5,159	\$5,159
SpaceBase Ventures	708 E Haley #100	Office	1/1/2024	4/30/2026	Fixed 3%	May 1st	1 - 2 Yr	588	\$4.08	\$2,400	\$2,400	\$2,400
Residential Tenant #1	706 E Haley #A	2BD/1BA	TBD	5/31/2025				581	\$4.35	\$2,525	Inc. by 8.8%	\$3,350
Residential Tenant #2	706 E Haley #B	1BD/1BA	TBD	6/14/2024				445	\$5.62	\$2,500	Inc. by 8.8%	\$2,750
Residential Tenant #3	706 E Haley #C	1BD/1BA	TBD	11/30/2017				571	\$4.58	\$2,615	Inc. by 8.8%	\$2,850
Residential Tenant #4	706 E Haley #D	Studio	11/1/2024	10/31/2025				261	\$8.43	\$2,200	New Lease	\$2,200
Residential Tenant #5	706 E Haley #E	1BD/1BA	TBD	2/20/2019				389	\$6.11	\$2,376	Inc. by 8.8%	\$2,750
Totals								4,309		\$19,775	\$20,656	\$21,459
Income and Expenses												
	Notes:									Total Annual	Total Annual	Total Annual
Projected Gross Income										\$237,298	\$247,875	\$257,508
Garage Income	Three garage, each 191 SF for a total of 573 SF. \$675/M by Vernon Construction and two other tenants at \$550/M.									\$21,300	\$21,300	\$21,300
Estimate for Commercial Tenant's Utility Reimbursement	Common Electric, Water, Sewer and Trash									\$2,939	\$2,939	\$2,939
Vacancy & Reserves	3%									<u>(\$7,758)</u>	<u>(\$8,075)</u>	<u>(\$8,364)</u>
Total Projected Gross Income										\$253,779	\$264,039	\$273,383
Property Taxes	1.06%									\$36,642	\$36,642	\$36,642
Property Insurance	2024 Current Insurance Policy paid by Seller									\$10,184	\$10,184	\$10,184
Management Fee	Estimated 5% of Total Project Gross Income									\$12,689	\$12,689	\$12,689
Legal & Accounting	Estimated									\$1,000	\$1,000	\$1,000
Tax, License & Permits	Estimated									\$1,000	\$1,000	\$1,000
Landscaping	2023 Current paid by Seller									\$1,530	\$1,530	\$1,530
House Electric	Estimated									\$1,800	\$1,800	\$1,800
Gas	Tenant's Pay									\$0	\$0	\$0
Water	2023 Actual									\$1,431	\$1,431	\$1,431
Sewer	2023 Actual									\$565	\$565	\$565
Trash	2023 Actual									\$2,346	\$2,346	\$2,346
Cable Internet	2023 Actual									\$1,042	\$1,042	\$1,042
Janitorial	Estimated for the shared commercial bathroom.									\$2,400	\$2,400	\$2,400
Repairs & Maintenance	Estimatd \$500/Unit/Year									<u>\$4,000</u>	<u>\$4,000</u>	<u>\$4,000</u>
Total Estimated Operating Expenses								-30.19%	(\$76,628)	(\$76,628)	(\$76,628)	(\$76,628)
Estimated Net Operating Income (NOI)										\$177,151	\$187,411	\$196,755
Purchase Price										\$3,395,000	\$3,395,000	\$3,395,000
Price Per Square Foot										\$788	\$788	\$788
Capitalization Rate ⁽²⁾										5.22%	5.52%	5.80%

Note (1): Seller's companies are Vernon Construction and Province Land Co. Seller will leaseback these two suites at \$3.50 PSF MGR for 3 years. COLA and Options to be agreed upon by Seller and Buyer.

Note (2): 706 E Haley Street Suite #101 & 102 have been owner occupied since completion of the project and the income and expenses reflect the operational potential of the property for a new owner and do not necessarily reflect how the seller has operated the property. Buyer to verify their own income and expenses analysis.



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Commercial space (office)



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Commercial space



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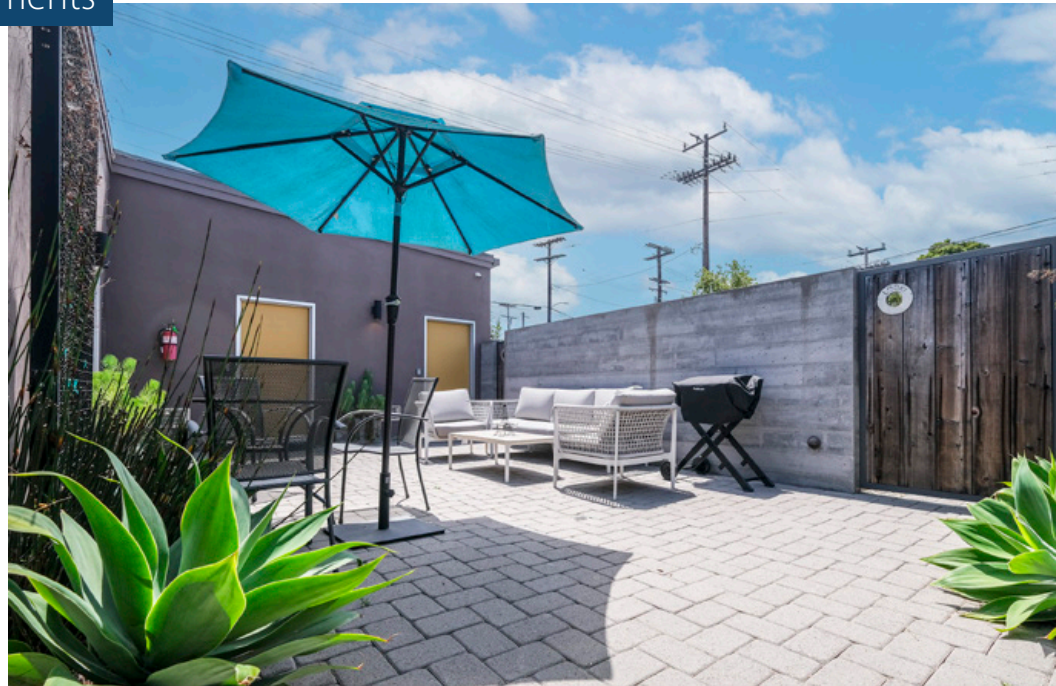
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Apartments



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Centrally located in the Laguna District, near the shops and eateries of the Milpas corridor, the Funk Zone, State Street, and downtown Santa Barbara.



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