

Cute Westside Duplex



816 Alberta Avenue, Santa Barbara, CA

Price \$955,000

Income: Unit A - \$1,550 leased to Aug. 31, 2005, Unit B - \$1,550
Seller lives in unit "B" and wants to lease back to June 30, 2005

Area/Configuration: Improvements: 1,632 SF total dwelling area Land: 5,050 SF
400 SF garage A.P. #043-241-013

Age: Completed 1967 approx. Zoning: R-2

Parking: Two-car garage (a portion of one space is used as a laundry room)

Terms: Cash to a new loan

Remarks: This is one of the nicest and well-kept duplexes you will find with lots of appeal for the owner-occupant. This is a great location too surrounded by pride of ownership properties in a super westside neighborhood.

Be sure and review the attached extensive list of features and amenities.



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The information above, while not guaranteed has been secured from sources we believe to be reliable. The prospective buyer should verify the items of information herein.



816 Alberta Avenue

FEATURES AND AMENITIES

ENTIRE PROPERTY

Full drip irrigation system on timer
Two year old exterior paint
Malibu lights on timer
Roof new in 1997

UNIT A

Two bedrooms, one bath
Currently paying \$1,550
Will be vacant on Sept. 1, 2005

Private yard
French doors – front and kitchen
Double dead bolt locks – front door and kitchen door
Private yard
Access to laundry room in one of the single-car spaces
Carpet – six months old
Linoleum – 1.5 years old
Newer Formica countertops in kitchen
Newer gas stovetop
Ceiling fans in both bedrooms and kitchen
Double closets in second bedroom

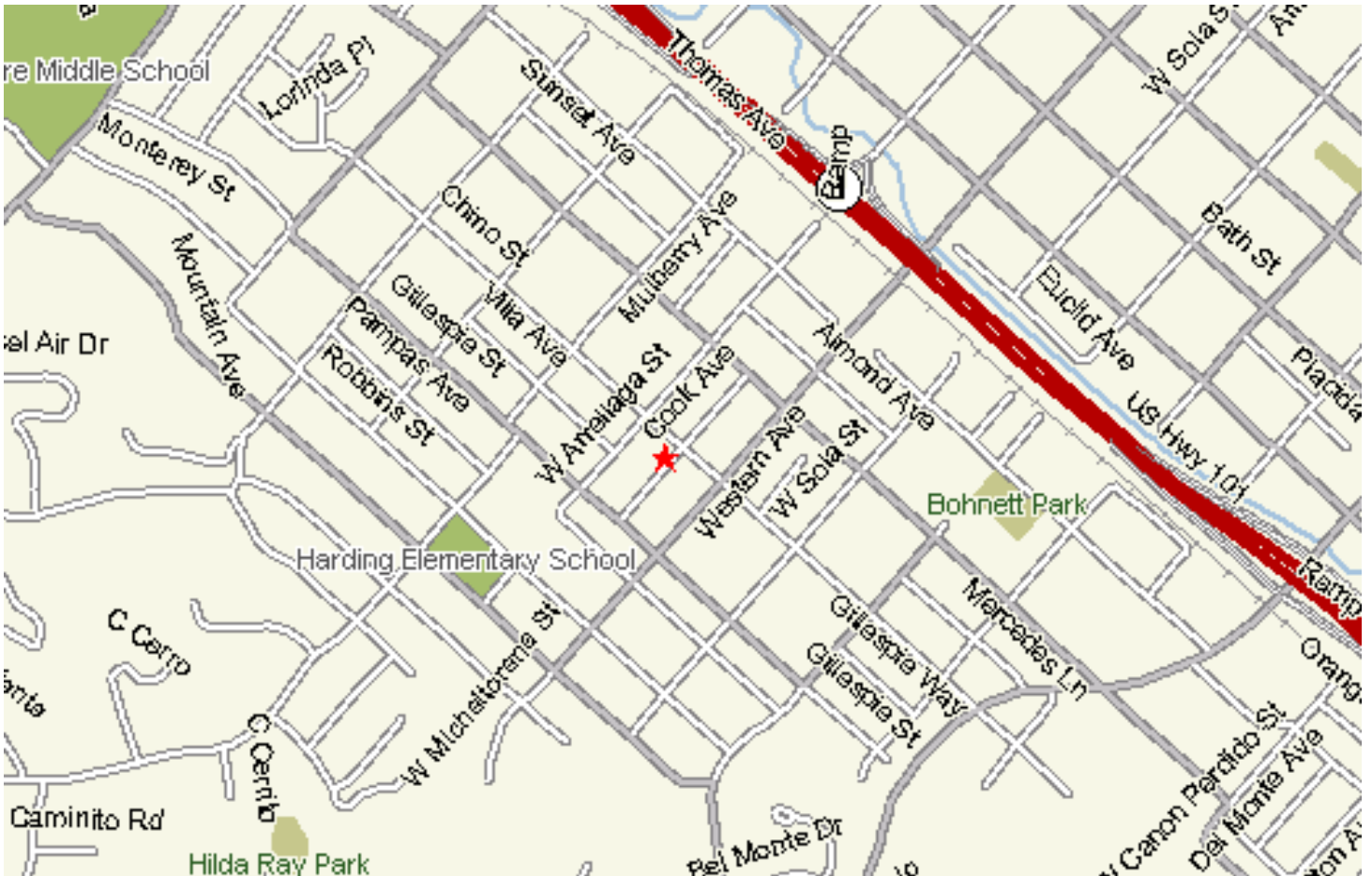
UNIT B

Two bedrooms, one bath
Owner-occupied
Will be vacant July 1, 2005

Private yard
French doors – front and kitchen
Double dead bolt locks – front door and kitchen door
Private yard
Access to laundry room in one of the single-car spaces
Newer interior paint
Carpet and linoleum less than two years old
Mirrored closet doors in master bedroom
Ceiling fans in both bedrooms and kitchen
Double closets in second bedroom
Newer gas stovetop
Refrigerator 1.5 years old



816 Alberta Avenue, Santa Barbara, CA Area Map



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Available Reports:

The following documents are available on request:

- Rental agreements and books
- Current Pest Control Inspection Report
- Current Zoning Information Report
- All documents mandated by CA Civil Code
- Preliminary Title Report and NHD Report (First American Title)

Requested Format For Offers:

The following format for offers is suggested:

- Winforms generated or typed offer on CAR forms
- Submit offer with evidence of down payment funds
- Deposit of \$25,000 or more
- 30-day escrow - negotiable

