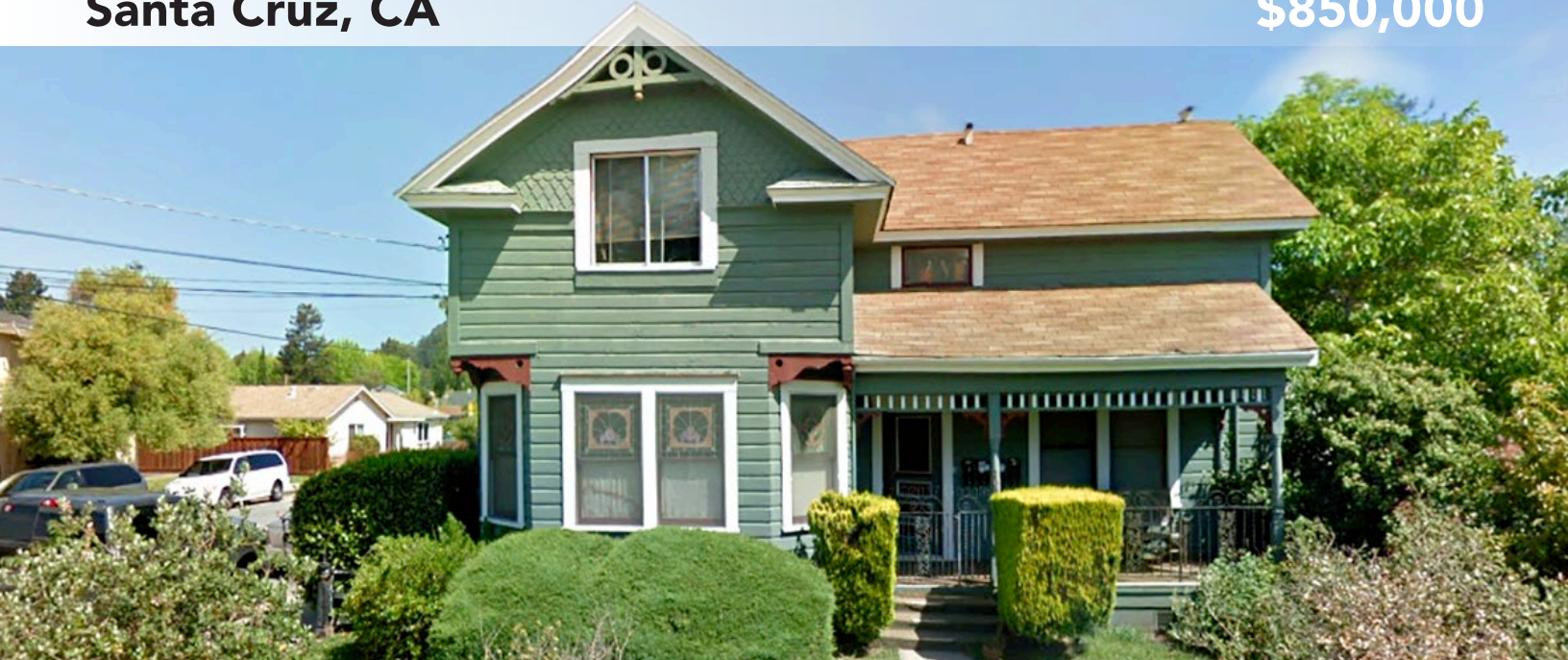


203 HUBBARD STREET

FOR SALE

Santa Cruz, CA

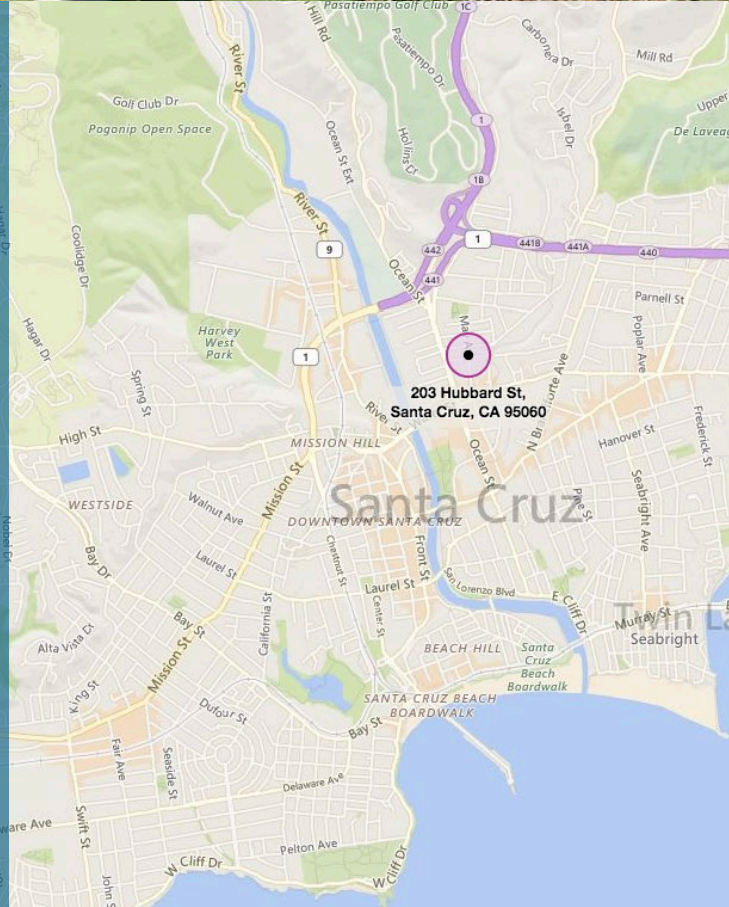
\$850,000



Property Highlights

- Currently operating as 4 units. City of Santa Cruz recognizes it as 2 units
- Quiet location
- Easy access to Ocean St, Highway 17, and Downtown Santa Cruz
- Smaller units stay rented

For more information, contact exclusive Broker



SHOEMAKER
COMMERCIAL
REAL ESTATE

Chris Shoemaker

Broker/Owner

831.247.2647

chris@hirschandassociates.com

CalBRE# 01760812

Information presented in this proforma was provided by the Seller. Shoemaker Commercial makes no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase or lease by relying on his or her own professional advisors.

RENT ROLL

203 Hubbard Street, Santa Cruz

UNIT	MONTHLY RENT	SECURITY DEPOSIT	UNIT TYPE
A*	\$1,698	\$2,935	1 bed, 1 bath
B	\$1,708	\$1,537	1 bed, 1 bath
C	\$1,433	\$2,150	Studio
D	\$1,581	\$2,325	1 bed, 1 bath
TOTAL	\$6,420	\$8,947	

*Unit A is currently vacant, rent shown was the most recent rent amount paid.



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