

1303-1307 LAUREL STREET

FOR SALE

Santa Cruz, CA

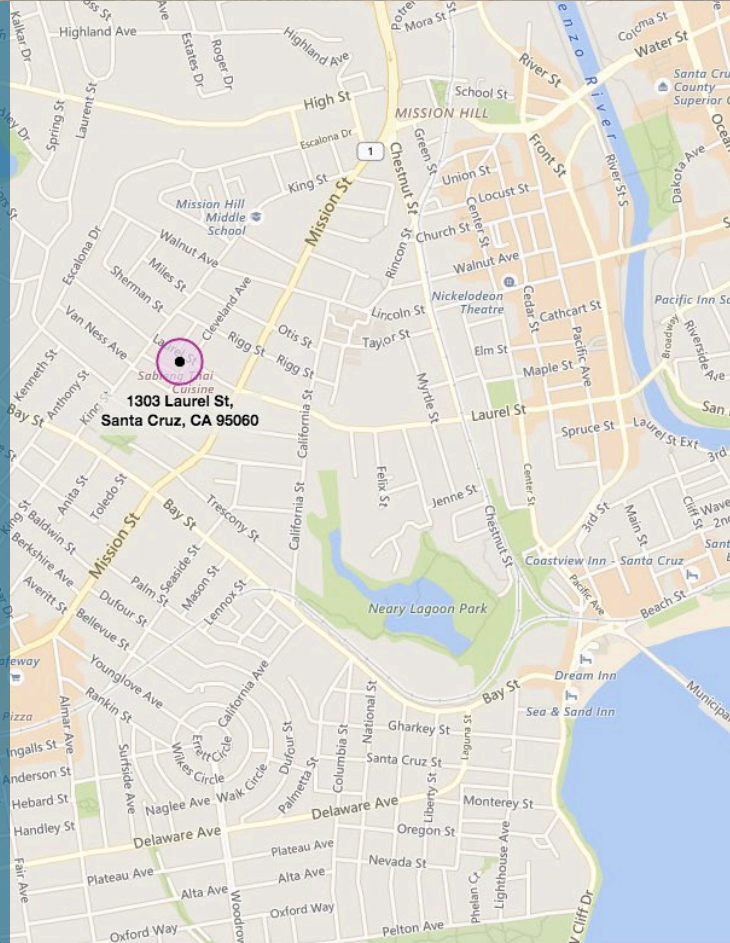
\$1,250,000



Property Highlights

- Single-Level Triplex with Garages
- Sought after West Side Santa Cruz residential neighborhood
- All 2-bed, 1-bath units with hardwood floors
- Extremely tight rental market with easy access to UCSC, Downtown Santa Cruz, public transit

For more information, contact exclusive Broker



SHOEMAKER
COMMERCIAL
REAL ESTATE

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.

Chris Shoemaker

Broker/Owner

831.247.2647

chris@hirschandassociates.com

CalBRE# 01760812

RENT ROLL

1303-1307 Laurel Street, Santa Cruz

UNIT	MONTHLY RENT	SECURITY DEPOSIT	SQUARE FEET	UNIT TYPE
1303	\$1,916	\$2,242.50	932	2 bed, 1 bath
1305	\$2,245	\$3,365	932	2 bed, 1 bath
1307	Vacant	Vacant	932	2 bed, 1 bath
GARAGE 1	\$125	\$0	TBD	
GARAGE 2	\$125	\$0	TBD	
GARAGE 3	Vacant	\$0	TBD	
TOTAL			2,796 (Living space Only)	



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.