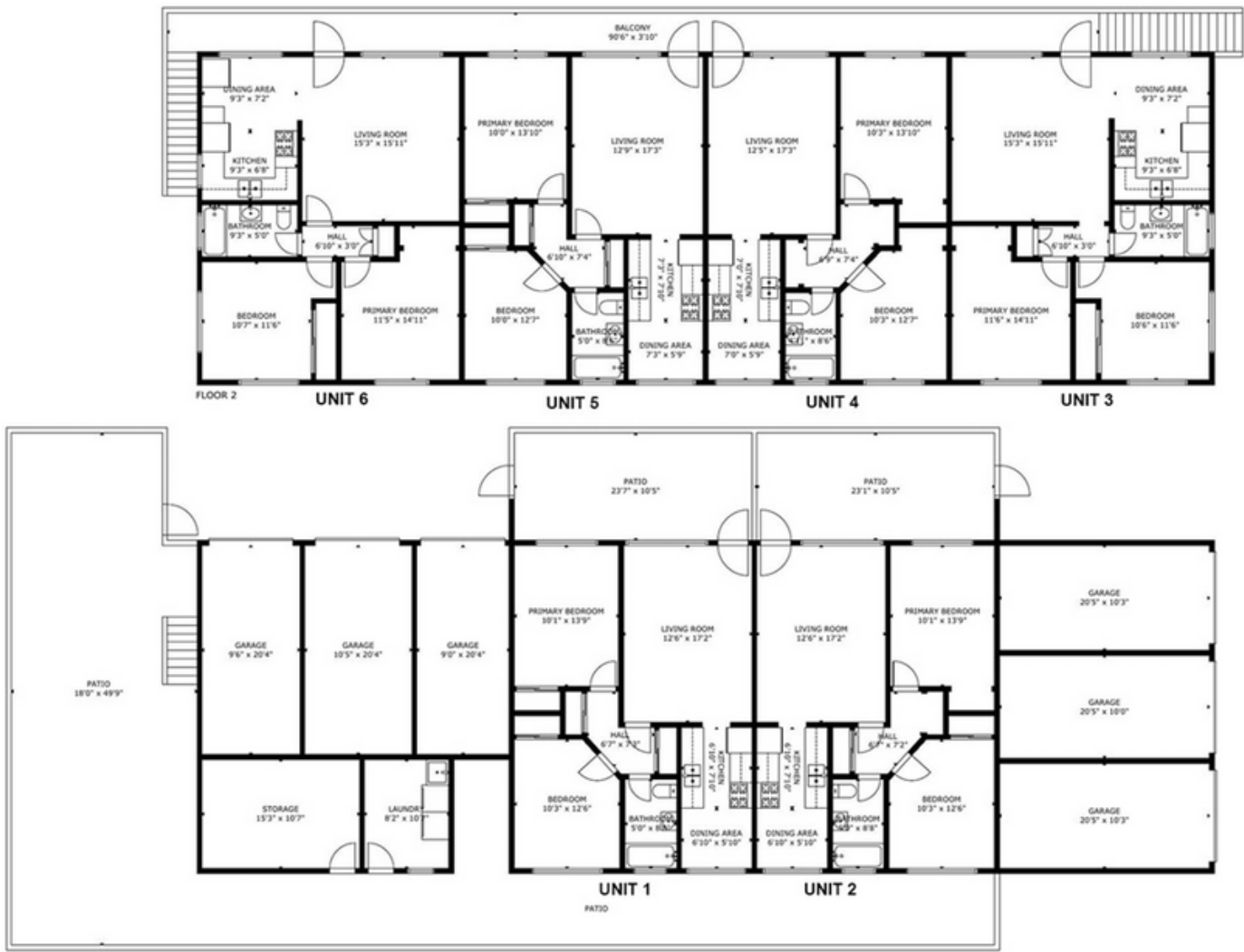


FLOOR PLANS



GROSS EXTERNAL AREA
TOTAL: 4,472 sq ft
FLOOR 1: 1,448 sq ft, FLOOR 2: 3,024 sq ft
EXCLUDED AREAS: GARAGE: 1,246 sq ft, BALCONY: 343 sq ft, PATIO: 1,345 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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& Thyne
Properties**
Realtors® / Brokers / Attorneys

PROPERTY PROSPECTUS

5859 Mandarin Drive, Goleta CA 93117



PROPERTY SUMMARY

Rare opportunity to acquire a fully occupied six-unit community in the heart of Central Goleta. Each residence features a spacious 2-bedroom, 1-bathroom floor plan designed for comfort and convenience, with abundant natural light throughout. Lower-level units enjoy private fenced patios, while upper-level units offer bright interiors with scenic mountain views, enhancing tenant appeal.

Additional amenities include dedicated garages with built-in storage, ample street parking, and an onsite laundry facility, all of which contribute to tenant satisfaction and retention. The property is ideally situated within the Kellogg School District and near the Old Town/Hollister corridor, providing immediate access to shopping, dining, and everyday services. Its proximity to UCSB, Goleta’s thriving tech corridor, Santa Barbara Municipal Airport, and major healthcare centers makes it especially attractive to a wide range of renters.

Fully leased, the property offers immediate cash flow, with upside potential through future improvements and rental rate adjustments. Proximate to parks, beaches, and recreational amenities, the setting balances lifestyle appeal with long-term value. All tenants are on month-to-month leases and have signed tenant estoppels which reflect a one year lease rejection.

PRICE	\$3,300,000
APN	071-052-002
YEAR BUILT	1956
NUMBER OF UNITS	6
PARKING	ONSITE, DEDICATED GARAGE & STREET
CURRENT RENTAL INCOME	\$12,280/mo
PROJECTED RENT	\$18,000/mo
PROJECTED CAP RATE	4.58%



For more information go to: GTprop.com/5859MandarinDrive



CURRENT AND PROJECTED RENTS

UNIT #	BED + BATH	SQFT	CURRENT RENTS	PROJECTED RENTS
UNIT 1	2 BED + 1 BATH	724	\$2,020	\$3,000
UNIT 2	2 BED + 1 BATH	724	\$2,020	\$3,000
UNIT 3	2 BED + 1 BATH	784	\$2,100	\$3,000
UNIT 4	2 BED + 1 BATH	728	\$2,100	\$3,000
UNIT 5	2 BED + 1 BATH	728	\$2,020	\$3,000
UNIT 6	2 BED + 1 BATH	784	\$2,020	\$3,000
TOTALS:		4,472 +/-	\$12,280	\$18,000

