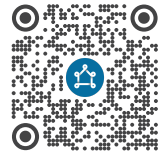
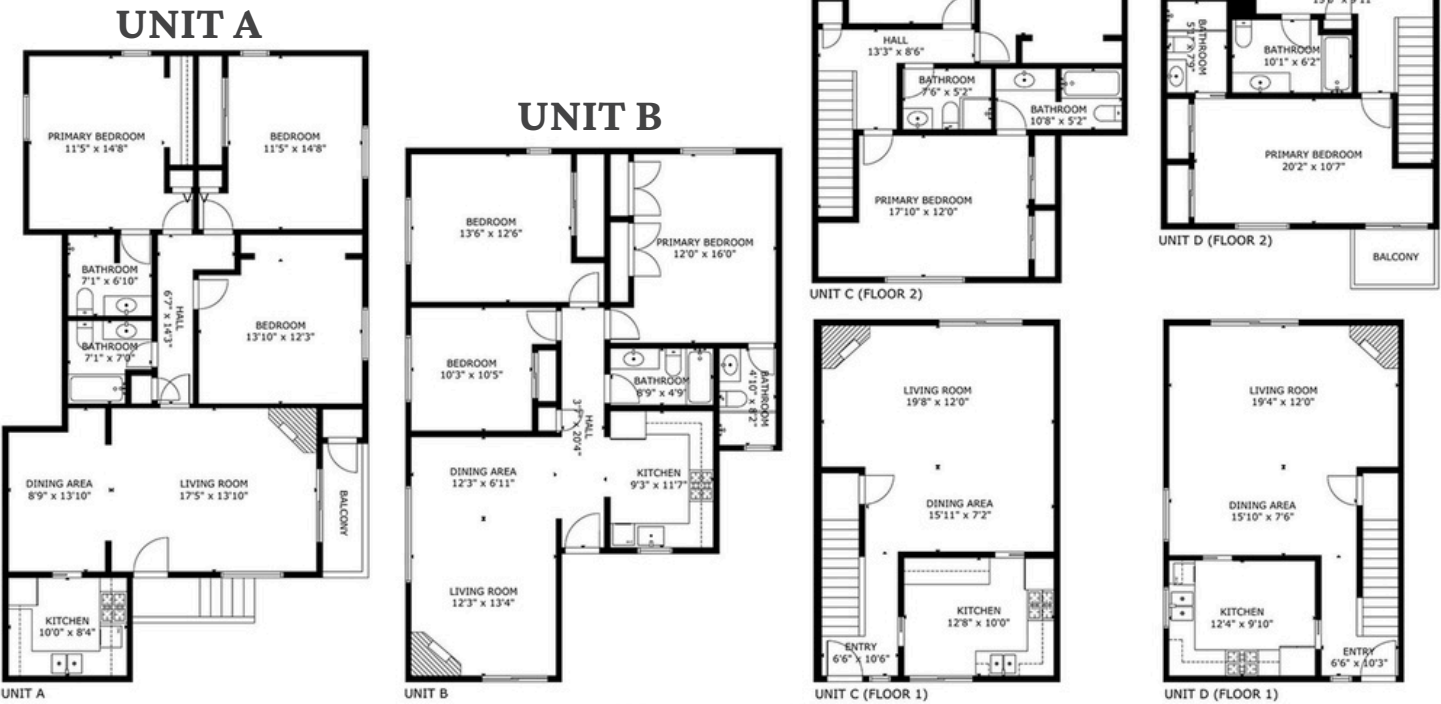


FLOOR PLANS



Kevin Goodwin

Owner / Broker / Realtor®

DRE # 01376204

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m 805.448.2200

o 805.899.1100

UNIT A

3 BEDS / 2 BATHS / 1,369 SQFT

Single-level upstairs corner unit with a spacious balcony and fireplace, offering privacy and potential.

UNIT B

3 BEDS / 2 BATHS / 1,191 SQFT

Single-level unit with walled and gated patio, fireplace, and thoughtful floor plan.

UNIT C

3 BEDS / 2 BATHS / 1,450 SQFT

Spacious two-story unit with upstairs sleeping quarters, fireplace, private patio and functional design.

UNIT D

3 BEDS / 2 BATHS / 1,418 SQFT

Two-story corner unit with upstairs living quarters, fireplace, and backyard patio ideal for al fresco entertaining.



**Goodwin
& Thyne
Properties**

Realtors® / Brokers / Attorneys

PROPERTY PROSPECTUS

930 Philinda Avenue, Santa Barbara CA 93105



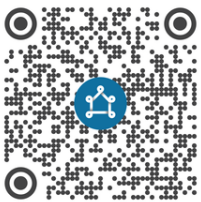
PROPERTY SUMMARY

Exceptional multifamily investment opportunity in the heart of Santa Barbara. This grand 4-unit property offers a desirable mix of single-level and two-story townhouse-style units, each thoughtfully designed with 3 bedrooms, 2 bathrooms, a fireplace, and dedicated carport parking. An onsite laundry facility provides added convenience for tenants and contributes to overall rental performance and retention.

Unit B is currently vacant, presenting a rare opportunity for an owner-user, furnished rental setup, or to capture market-rate rents. Units A, C, and D are tenant-occupied, delivering immediate cash flow for the next owner. Ideally located near Santa Barbara High School, the Santa Barbara Bowl and Milpas Street’s vibrant shops and restaurants, plus close downtown Santa Barbara. The property has high tenant demand and broad renter appeal.

With its versatile unit mix, excellent location, and stable income, this asset represents a compelling addition to any Santa Barbara investment portfolio — appealing to both seasoned investors and those looking to establish a foothold in one of the Central Coast’s most sought-after rental markets.

PRICE	\$3,650,000
APN	029-313-001
YEAR BUILT	1977
NUMBER OF UNITS	4
PARKING	ONSITE, CARPORT & STREET
CURRENT RENTAL INCOME	\$11,928/mo + VACANT UNIT
PROJECTED RENT	\$22,000/mo
PROJECTED CAP RATE	5.71%



For more information go to: GTprop.com/930PhilindaAvenue



UNIT A



UNIT A



UNIT A

CURRENT AND PROJECTED RENTS

UNIT #	BED / BATH	SQFT	CURRENT RENTS	PROJECTED RENTS
UNIT A	3 BED / 2 BATH	1,369	\$3,003	\$5,500
UNIT B	3 BED / 2 BATH	1,191	VACANT	\$5,500
UNIT C	3 BED / 2 BATH	1,450	\$4,200	\$5,500
UNIT D	3 BED / 2 BATH	1,418	\$4,725	\$5,550
TOTALS:		5,428	\$11,928	\$22,000



UNIT B



UNIT B



UNIT C



UNIT C



UNIT C



UNIT D



UNIT D