

# TURNKEY 24-UNIT MULTIFAMILY PORTFOLIO W/ ADU POTENTIAL

Offered at \$6,700,000

Located in downtown Santa Maria, CA

511 W. Cook St & 127 W. Agnes Ave

Offered Separately or Together

3.77% Interest Assumable Debt  
Available at 48.7% LTV  
Through November 30, 2029

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AGNES  
APARTMENTS

THE LOFTS AT  
511 COOK ST



## THE LOFTS AT 511 COOK STREET

MEMORIAL PARK  
(0.8 Mile From 511 W. Cook St)  
(0.5 Mile From 127 W. Agnes Ave)

US 101 FWY  
(2-Mile Drive From  
511 W. Cook St)

EL CAMINO JUNIOR HIGH SCHOOL  
(18-Minute Walk From 511 W. Cook St)  
(10-Minute Walk From 127 W. Agnes Ave)

ATKINSON SKATE PARK  
(26-Minute Walk From 511 W. Cook St)  
(10-Minute Walk From 127 W. Agnes Ave)

HOTEL AVANTI

127 W. AGNES AVENUE

CA HIGHWAY 135  
(1/2 Block From 127 W. Agnes Ave)

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# Portfolio Specifics

PROPERTY	PRICE	APN	UNITS	PRICE/UNIT	RENTABLE SF	LOT SIZE (SF)	BLDGS	UNIT MIX	PARKING	YEAR BUILT	ZONING	CURRENT/MARKET CAP	CURRENT/MARKET GRM
The Lofts at 511 Cook St	\$3,200,000	123-076-008	11	\$290,090	6,946	17,860	1	11 Loft-style 1BD/1BA	16 Total - (5) 1-Car Garages; 8 Carport; 3 Surface	1976	R-3	5.21%/5.37%	12.98/12.74
Agnes Apartments	\$3,500,000	119-065-006	13	\$269,231	7,950	18,731	1	5 Studios; (6) 1BD/1BA; (2) 2BD/1BA	13 Carports	1965	R-3	5.15%/5.42%	12.34/11.92
Combined	\$6,700,000	123-076-008 (Cook) 119-063-006 (Agnes)	24	\$279,167	14,896	36,591	2	5 Studios; (17) 1BD/1BA; (2) 2BD/1BA	29 Total - 5 Garages; 21 Carports; 3 Surface	1976 (Cook); 1965 (Agnes)	R-3	5.18%/5.38%	12.64/12.30



THE LOFTS AT 511 COOK ST • 511 W. COOK ST • SANTA MARIA, CA 93454



AGNES APARTMENTS • 127 W. AGNES AVENUE • SANTA MARIA, CA 93458

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# Portfolio Analysis

## Annual Property Operating Data

	CURRENT EXPENSES		ESTIMATED MARKET EXPENSES	
		As % EGI		As % EGI
<b>Taxes (Projected)</b>				
Standard	\$74,556	13.4%	\$74,556	13.0%
Supplemental Fixed Charges	\$423	0.1%	\$423	0.1%
<b>Utilities</b>				
Electricity	\$13,715	2.5%	\$13,715	2.4%
Gas	\$1,474	0.3%	\$1,474	0.3%
Refuse Removal	\$8,976	1.6%	\$8,976	1.6%
Sewer	\$6,651	1.2%	\$6,651	1.2%
Water	\$21,125	3.8%	\$21,125	3.7%
Utility - Other	\$982	0.2%	\$982	0.2%
<b>Total Utilities</b>	<b>\$52,924</b>	<b>9.5%</b>	<b>\$52,924</b>	<b>9.2%</b>
<b>Insurance (Est.)</b>	<b>\$20,133</b>	<b>3.6%</b>	<b>\$20,133</b>	<b>3.5%</b>
<b>Property Management</b>	<b>\$27,903</b>	<b>5.0%</b>	<b>\$28,628</b>	<b>5.0%</b>
<b>Landscaping</b>	<b>\$9,100</b>	<b>1.6%</b>	<b>\$9,100</b>	<b>1.6%</b>
<b>Repairs/Maintenance/Turnover (\$750/unit)</b>	<b>\$18,000</b>	<b>3.2%</b>	<b>\$18,000</b>	<b>3.1%</b>
<b>Reserves (\$250/unit)</b>	<b>\$6,000</b>	<b>1.1%</b>	<b>\$6,000</b>	<b>1.0%</b>
<b>General &amp; Administrative</b>	<b>\$2,000</b>	<b>0.4%</b>	<b>\$2,000</b>	<b>0.3%</b>
<b>TOTAL EXPENSES:</b>	<b>\$211,039</b>	<b>37.8%</b>	<b>\$211,764</b>	<b>37.0%</b>
Expenses/NRSF	\$14.17		\$14.22	
Expenses/Per Unit	\$8,793.31		\$8,823.50	

SEE IMPORTANT INCOME & EXPENSE NOTES ON NEXT PAGE

Expenses	CURRENT		MARKET	
		AS % GSR		AS % GSR
<b>Gross Scheduled Rent (GSR)</b>	<b>\$529,980</b>	<b>100.0%</b>	<b>\$544,920</b>	<b>100.0%</b>
<b>Other Income</b>	<b>\$43,980</b>	<b>8.3%</b>	<b>\$43,980</b>	<b>8.1%</b>
<b>Potential Gross Income</b>	<b>\$573,960</b>		<b>\$588,900</b>	
Vacancy Reserve	(\$15,899)	(3.0%)	(\$16,348)	(3.0%)
<b>Effective Gross Income (EGI)</b>	<b>\$558,061</b>		<b>\$572,553</b>	
<b>Operating Expenses</b>	<b>(\$211,039)</b>	<b>(39.8%)</b>	<b>(\$211,764)</b>	<b>(38.9%)</b>
<b>NET OPERATING INCOME (NOI):</b>	<b>\$347,022</b>	<b>65.5%</b>	<b>\$360,789</b>	<b>66.2%</b>

### \*Other Income Breakdown

	CURRENT & MARKET
RUBS	\$32,216
Laundry	\$843
Parking	\$6,619
All Other Income	\$4,302
<b>Total Annual Other Income</b>	<b>\$43,980</b>

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## Income & Expense Notes

### INCOME

- **Other Income:** Based on T-12 actuals.

» Laundry: \$843

» Parking: (Cook only): \$6,619

Three (3) are residents at 511 W. Cook St. and one is from a property across the street (Palm Villas) five (5) garages; currently 4 of the 5 are rented. There are four (4) garages attached and equal in size, then one (1) large garage with access to electricity. Four (4) garages pricing (3 rented at \$125, \$125 & \$120). Large garage at \$250/month.

» RUBS: \$32,216

» Other: \$4,302

### EXPENSES

- **Taxes (Standard):** Calculated at 1.11278% based on adjusted taxes using list price.
- **Taxes (Fixed Charges):** Based on current bills; does not adjust with purchase price.
- **Utilities:** Based on T-12 actuals.
- **Insurance:** Based on T-12 actuals.
- **Property Management:** Pro-forma at 5% of EGI (property is currently self-managed).
- **Landscaping:** Based on T-12 P&L actuals.
- **Repairs/Maintenance/Turnover:** Normalized at \$750 per unit.
- **General & Administrative:** Pro-forma.

## RENTAL INCOME SUMMARY

# Units	Beds	Baths	Current (Average)	Market (Average)	Square Footage	Rent/SF
5	Studio	1.00	\$1,620	\$1,687	580	\$2.79
11	1.00	1 (loft-style)	\$1,867	\$1,903	430	\$4.34
6	1.00	1.00	\$1,805	\$1,875	650	\$2.78
2	2.00	1.00	\$2,350	\$2,395	650	\$3.61
<b>24</b>		<b>MONTHLY:</b>	<b>\$44,165</b>	<b>\$45,410</b>		
		<b>EFFECTIVE RENT/MONTH:</b>	<b>\$1,840</b>	<b>\$1,892</b>		
		<b>ANNUAL INCOME:</b>	<b>\$529,980</b>	<b>\$544,920</b>		

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# ASSUMABLE AGENCY LOAN

- Current loan is assumable (subject to bank's consent).
- Lender: Fannie Mae
- Servicer: Walker & Dunlop
- Interest rate: 3.77%
- Loan Maturity: 11/30/2029
- Loan Amount: Cook - \$1,600,000; Agnes - \$1,664,000  
Total - \$3,264,000
- Origination date: 12/1/2019
- Penalty End Date: 8/31/2029
- Pre-payment Penalty: Greater of Yield Maintenance or 1%.
- Transfer fee: 1%

# THE LOFTS AT 511 COOK ST

511 W. COOK ST • SANTA MARIA CA 93458



**Positive Leverage From Day 1 w/ Assumable Agency Loan** | The Lofts at 511 Cook Street is a distinctive 11 unit multifamily property in the heart of Santa Maria, featuring all 1 bedroom, 1 bathroom apartments, including three loft- or townhouse-style units that offer unique architectural character and a modern, upscale feel. The building spans 6,946 square feet and includes ample off-street parking, and an on-site laundry facility. Detached garages provide an easy value-add opportunity for a new owner, with potential for ADU conversion.

Centrally located just minutes from downtown Santa Maria, residents enjoy convenient access to shops, restaurants, and local amenities. With its blend of standard and loft-style units, this property offers a compelling mix of functionality and style, making it appealing to young professionals, singles, and small households. It represents an outstanding opportunity for investors seeking a turnkey multifamily asset with both income stability and long-term growth potential.

***\$1,600,000 assumable agency loan in place with 3.77% interest only, subject to lender approval and a 1% assumption fee. Please contact Listing Agents for further details.***

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Offered at  
**\$3,200,000**  
\$290,909/Unit • 5.21% Cap Rate

## Investment Highlights

### Building Size

±6,946 SF (\$461/SF)

### Land Size

±17,860 SF (\$179/SF)

### Units

11

### Unit Mix

(11) 1BD/1BA (8 Standard, 3 Townhouse-style)

### Cap Rate

Current: 5.21% • Market: 5.37%

### GRM

Current: 12.98 • Market: 12.74

### Price/Unit

\$290,909

### Parking

(5) 1-Car Garages; 8 Carport,  
3 Surface (16 Total)

### Zoning

R-3 (High-Density Residential)

### APN

123-076-008

### Year Built

1976



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# AREA OVERVIEW



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# ANALYSIS - 511 W. COOK ST

## Summary

<b>LIST PRICE</b>	<b>\$3,200,000</b>	
Building Size	±6,946 SF	
Units	11	
Unit Mix	(11) 1BD/1BA (8 Standard; 3 Townhouse-style)	
Lot Size	±17,860 SF	
APN	123-076-008	
Price/Unit	\$290,909	
Price/Bldg SF	\$461	
	<i>Current</i>	<i>Market</i>
<b>CAP RATE</b>	<b>5.21%</b>	<b>5.37%</b>
<b>GRM</b>	<b>12.98</b>	<b>12.74</b>

## Income & Expense Notes

### Income

- **Other Income:** Based on T-12 actuals.
  - **Laundry:** \$403
  - **Parking:** \$6,619  
*Parking income derived from 5 garages rented separately from the residential units; 4 connected garages of equal size; 3 currently rented at \$125, \$125, and \$120 per month, 1 currently vacant; One larger garage with dedicated electrical service currently rented at \$250 per month.*
  - **RUBS:** \$15,034
  - **Other:** \$1,876
- **Taxes (Standard):** Calculated at 1.11278% based on adjusted taxes using list price.
- **Taxes (Fixed Charges):** Based on current bills; does not adjust with purchase price.

### Expenses

- **Utilities:** Based on T-12 actuals.
- **Property Management:** Pro-forma at 5% of EGI.
- **Landscaping:** Based on T-12 P&L actuals..
- **Repairs, Maintenance & Turnover:** Normalized at \$750 per unit.
- **Reserves:** \$250/unit.
- **General & Administrative:** Pro forma allowance.

## Annual Property Operating Data

	CURRENT EXPENSES		ESTIMATED MARKET EXPENSES	
		<i>As % EGI</i>		<i>As % EGI</i>
<b>Taxes (Projected)</b>				
<i>Standard</i>	\$35,609	13.5%	\$35,609	13.3%
<i>Supplemental Fixed Charges</i>	\$205	0.1%	\$205	0.1%
<b>Utilities</b>				
<i>Electricity</i>	\$929	0.4%	\$929	0.3%
<i>Gas</i>	\$1,474	0.6%	\$1,474	0.6%
<i>Refuse Removal</i>	\$4,857	1.8%	\$4,857	1.8%
<i>Sewer</i>	\$2,997	1.1%	\$2,997	1.1%
<i>Water</i>	\$9,344	3.6%	\$9,344	3.5%
<i>Utility - Other</i>	\$478	0.2%	\$478	0.2%
<b>Total Utilities</b>	\$20,079	7.6%	\$20,079	7.5%
<b>Insurance</b>	\$10,916	4.2%	\$10,916	4.1%
<b>Property Management</b>	\$13,149	5.0%	\$13,381	5.0%
<b>Landscaping</b>	\$4,200	1.6%	\$4,200	1.6%
<b>Repairs/Maintenance/Turnover (\$750/unit)</b>	\$8,250	3.1%	\$8,250	3.1%
<b>Reserves (\$250/unit)</b>	\$2,750	1.0%	\$2,750	1.0%
<b>General &amp; Administrative</b>	\$1,000	0.4%	\$1,000	0.4%
<b>TOTAL EXPENSES:</b>	<b>\$96,159</b>	<b>36.6%</b>	<b>\$95,681</b>	<b>35.8%</b>
<i>Expenses/NRSF</i>	\$13.84		\$13.77	
<i>Expenses/Per Unit</i>	\$8,741.72		\$8,698.26	

	CURRENT INCOME		MARKET	
		<i>As % GSR</i>		<i>As % GSR</i>
Gross Scheduled Rent (GSR)	\$246,444	100.0%	\$251,220	100.0%
Other Income	\$23,931	9.7%	\$23,931	9.5%
Potential Gross Income	\$270,375		\$275,151	
Vacancy Reserve	(\$7,393)	(3.0%)	(\$7,537)	(3.0%)
<b>Effective Gross Income (EGI)</b>	<b>\$262,982</b>		<b>\$267,615</b>	
Operating Expenses	(\$96,159)	(39.0%)	(\$95,681)	(38.1%)
<b>NET OPERATING INCOME (NOI)</b>	<b>\$166,823</b>	<b>67.7%</b>	<b>\$171,934</b>	<b>68.4%</b>

# THE LOFTS AT 511 COOK ST

511 W. COOK ST  
SANTA MARIA CA  
93458

## FOR SALE

Well maintained & modern 11 unit Multi-Family asset.  
Just a short walk from Santa Maria Town Center Shopping.

### RENTAL INCOME

UNIT	BED/BATH	SIZE (SF)	CURRENT	MARKET
1	1/1	614	\$1,895	\$1,895
2	1/1	614	\$1,895	\$1,895
3 (Vacant)	1/1	614	\$1,895	\$1,895
4	1/1	614	\$1,697	\$1,895
5	1/1	614	\$1,895	\$1,895
6	1/1	614	\$1,895	\$1,895
7	1/1	614	\$1,895	\$1,895
8	1/1	614	\$1,895	\$1,895
9	1/1	678	\$1,925	\$1,925
10	1/1	678	\$1,925	\$1,925
11	1/1	678	\$1,725	\$1,925
<b>MONTHLY:</b>			<b>\$20,537</b>	<b>\$20,935</b>
<b>EFFECTIVE RENT/MONTH:</b>			<b>\$1,867</b>	<b>\$1,903</b>
<b>ANNUAL TOTAL:</b>			<b>\$246,444</b>	<b>\$251,220</b>

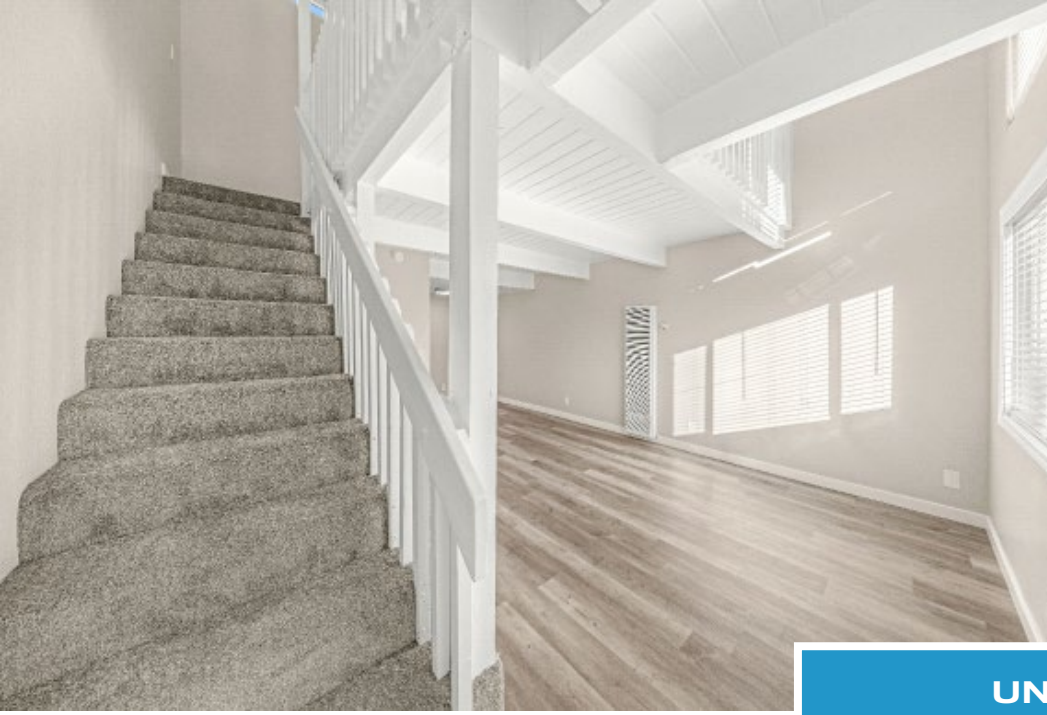
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**UNIT 3  
RECENTLY RENOVATED**



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ON-SITE LAUNDRY ROOM



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# AGNES APARTMENTS

127 W. AGNES AVE • SANTA MARIA • CALIFORNIA 93458

**Positive Leverage From Day 1 w/ Assumable Agency Loan** | Agnes Apartments is a 13-unit multifamily community located in Santa Maria, offering a well-positioned residential investment with immediate cash flow. The property features an ideal unit mix consisting of studios, one-bedroom, and two-bedroom units, allowing for broad tenant appeal. Units are arranged around a central courtyard with open green space, providing a functional common area for residents. The property includes a shared on-site washer and dryer room and covered carport parking, with one parking space provided per unit. Recent lighting upgrades have improved visibility and safety throughout the parking areas.

The property provides convenient access to nearby retail, employment centers, and major commuter routes, supporting steady rental demand. Current rents are near market, allowing an incoming owner to benefit from in-place cash flow while retaining potential for incremental rent growth. Overall, 127 W. Agnes is a clean, efficiently operated apartment property with practical amenities and a central location, making it a stable multifamily investment in the Santa Maria market.

**\$1,664,000 assumable agency loan in place with 3.77% interest only, subject to lender approval and a 1% assumption fee. Please contact Listing Agents for further details.**

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Offered at  
**\$3,500,000**  
\$269,231/Unit • 5.15% Cap Rate

## Investment Highlights

**Building Size**  
±7,950 SF (\$440/SF)

**Land Size**  
±18,731 SF (\$187/SF)

**Units**  
13

**Unit Mix**  
(5) Studios; (6) 1BD/1BA; (2) 2BD/1BA

**Cap Rate**  
Current: 5.15% • Market: 5.42%

**GRM**  
Current: 12.34 • Market: 11.92

**Price/Unit**  
\$269,231

**Parking**  
±13 Covered Parking Spaces

**Zoning**  
R-3 (High-Density Residential)

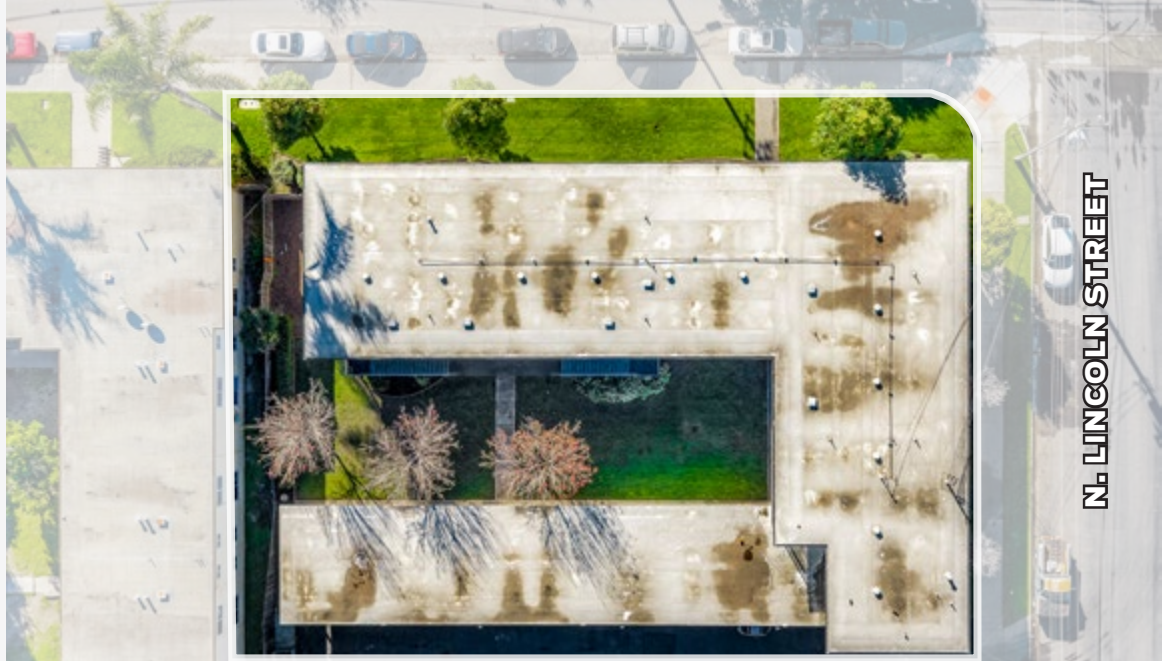
**APN**  
119-063-006

**Year Built**  
1965



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# AREA OVERVIEW



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# ANALYSIS - 127 W. AGNES AVE

## Summary

<b>LIST PRICE</b>	<b>\$3,500,000</b>
Building Size	±7,950 SF
Units	13
Unit Mix	(5) Studios; (6) 1BD/1BA; (2) 2BD/2BA
Lot Size	±18,731 SF
APN	119-063-006
Price/Unit	\$269,231
Price/Bldg SF	\$440

	Current	Market
<b>CAP RATE</b>	<b>5.15%</b>	<b>5.42%</b>
<b>GRM</b>	<b>12.34</b>	<b>11.92</b>

## Income & Expense Notes

### Income

- **Other Income:** Based on T-12 actuals.
  - Laundry: \$440
  - Parking: N/A
  - RUBS: \$17,182
  - Other: \$2,426
- **Taxes (Standard):** Calculated at 1.11278% based on adjusted taxes using list price.
- **Taxes (Fixed Charges):** Based on current bills; does not adjust with purchase price.

### Expenses

- **Utilities:** Based on T-12 actuals.
- **Insurance:** Based on T-12 actuals.
- **Property Management:** Pro-forma at 5% of EGI.
- **Landscaping:** Based on T-12 P&L actuals.
- **Repairs, Maintenance & Turnover:** Normalized at \$750 per unit.
- **Reserves:** \$250/unit.
- **General & Administrative:** Pro-forma.

## Annual Property Operating Data

	CURRENT EXPENSES		ESTIMATED MARKET EXPENSES	
		As % EGI		As % EGI
<b>Taxes (Projected)</b>				
Standard	\$38,947	13.2%	\$38,947	12.8%
Supplemental Fixed Charges	\$218	0.1%	\$218	0.1%
<b>Utilities</b>				
Electricity	\$12,786	4.3%	\$12,786	4.2%
Gas	–	–	–	–
Refuse Removal	\$4,119	1.4%	\$4,119	1.4%
Sewer	\$3,654	1.2%	\$3,654	1.2%
Water	\$11,781	4.0%	\$11,781	3.9%
Utility - Other	\$504	0.2%	\$504	0.2%
<b>Total Utilities</b>	<b>\$32,844</b>	<b>11.1%</b>	<b>\$32,844</b>	<b>10.8%</b>
<b>Insurance (est.)</b>	<b>\$9,217</b>	<b>3.1%</b>	<b>\$9,217</b>	<b>3.0%</b>
<b>Property Management</b>	<b>\$14,754</b>	<b>5.0%</b>	<b>\$15,247</b>	<b>5.0%</b>
<b>Landscaping</b>	<b>\$4,900</b>	<b>1.7%</b>	<b>\$4,900</b>	<b>1.6%</b>
<b>Repairs/Maintenance/Turnover (\$750/unit)</b>	<b>\$9,750</b>	<b>3.3%</b>	<b>\$9,750</b>	<b>3.2%</b>
<b>Reserves (\$250/unit)</b>	<b>\$3,250</b>	<b>1.1%</b>	<b>\$3,250</b>	<b>1.1%</b>
<b>General &amp; Administrative</b>	<b>\$1,000</b>	<b>0.3%</b>	<b>\$1,000</b>	<b>0.3%</b>
<b>TOTAL EXPENSES:</b>	<b>\$114,880</b>	<b>38.9%</b>	<b>\$115,373</b>	<b>37.8%</b>
Expenses/NRSF	\$14.45		\$14.51	
Expenses/Per Unit	\$8,836.96		\$8,874.88	

	CURRENT INCOME		MARKET	
		As % GSR		As % GSR
Gross Scheduled Rent (GSR)	\$283,536	100.0%	\$293,700	100.0%
Other Income	\$20,049	7.1%	\$20,049	6.8%
Potential Gross Income	\$303,585		\$313,749	
Vacancy Reserve	(\$8,506)	(3.0%)	(\$8,811)	(3.0%)
<b>Effective Gross Income (EGI)</b>	<b>\$295,079</b>		<b>\$304,938</b>	
Operating Expenses	(\$114,880)	(40.5%)	(\$115,373)	(39.3%)
<b>NET OPERATING INCOME (NOI)</b>	<b>\$180,198</b>	<b>63.6%</b>	<b>\$189,564</b>	<b>64.5%</b>

# AGNES APARTMENTS

127 W. AGNES AVE  
SANTA MARIA CA  
93458

**FOR SALE**

Located in downtown Santa Maria near schools and shopping.  
3.77% assumable agency loan available.

## RENTAL INCOME

UNIT	BED	BATH	CURRENT	MARKET	SQUARE FOOT	RENT/SF
A	Studio	1.00	\$1,695	\$1,825	580	\$2.92
B	Studio	1.00	\$1,595	\$1,595	430	\$3.71
C	1.00	1.00	\$1,875	\$1,875	650	\$2.88
D (Section 8)	1.00	1.00	\$1,699	\$1,875	650	\$2.61
E	1.00	1.00	\$1,875	\$1,875	650	\$2.88
F	2.00	1.00	\$2,395	\$2,395	800	\$2.99
G	Studio	1.00	\$1,745	\$1,825	580	\$3.01
H	Studio	1.00	\$1,495	\$1,595	430	\$3.48
I	Studio	1.00	\$1,572	\$1,595	430	\$3.66
J	1.00	1.00	\$1,745	\$1,875	650	\$2.68
K	1.00	1.00	\$1,888	\$1,875	650	\$2.90
L	1.00	1.00	\$1,745	\$1,875	650	\$2.68
M	2.00	1.00	\$2,304	\$2,395	800	\$2.88
<b>MONTHLY:</b>			<b>\$23,628</b>	<b>\$24,475</b>		
<b>EFFECTIVE RENT/MONTH:</b>			<b>\$1,818</b>	<b>\$1,883</b>		
<b>ANNUAL TOTAL:</b>			<b>\$283,536</b>	<b>\$293,700</b>		

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ON-SITE LAUNDRY ROOM



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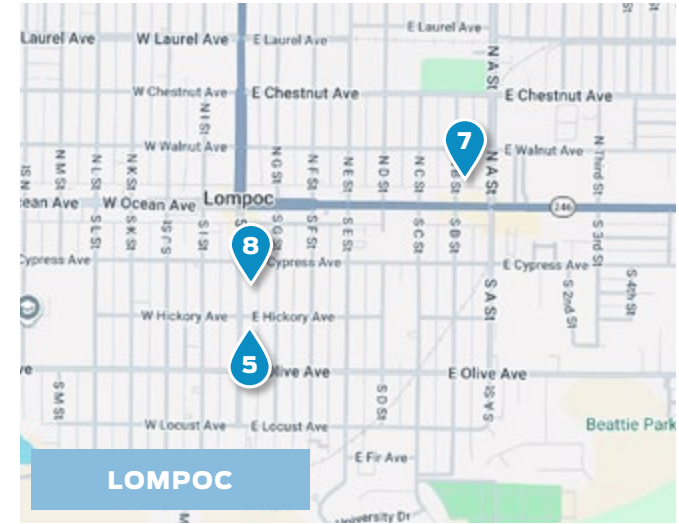
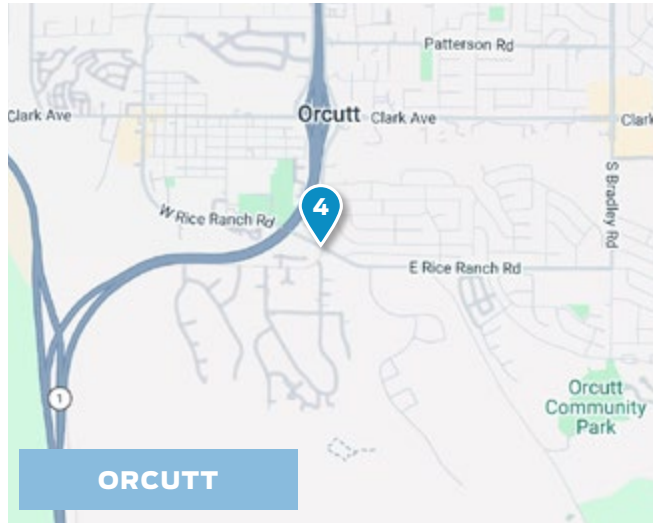
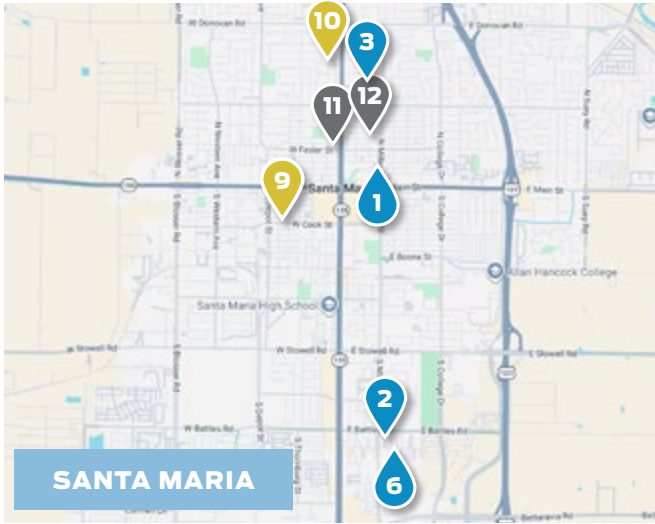
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# COMPARABLE SALES



## Comparable Properties • Multi-Family

		SALE PRICE	UNITS	\$/UNIT	TOTAL BLDG SF	TOTAL LAND SF	PRICE PER BLDG SF	UNIT MIX	YEAR BUILT	SALE DATE
1	215 N Miller St, Santa Maria	\$1,810,000	7	\$258,571	4,786	14,374	\$378.19	(4) 2BD/1BA, (2) 3BD/1BA (1) Studio	1983	3/27/2026
2	435 E Newlove Dr, Santa Maria	\$2,215,968	6	\$369,328	8,640	25,700	\$256.48	(6) 3BD/2.5BA + Garage (townhomes)	1983	3/13/2026
3	229-301 E McElhany Ave, Santa Maria	\$2,800,000	10	\$280,000	—	6,970	—	(2) 2BD/1.5BA, (1) 2BD/2BA (7) 2BD/1BA	n/a	11/21/2024
4	101-191 Rice Ranch Rd, Orcutt	\$3,150,000	10	\$315,000	12,939	81,457	\$243.45	(2) 3BD/2BA, (8) 2BD/ 2BA	1985	3/25/2024
5	310 S H St, Lompoc	\$2,075,000	8	\$259,375	4,830	8,712	\$429.61	(6) 1BD/1BA, (2) 2BD/1BA	1959	8/7/2025
6	520 E Newlove Dr, Santa Maria	\$2,350,000	11	\$213,636	8,606	36,155	\$273.07	(3) 1BD/1BA, (6) 2BD/1BA (1) 3BD/1BA, (1) 4BD/2BA	1930	6/20/2023
7	118 N B St, Lompoc	\$1,200,000	6	\$200,000	8,488	10,454	\$141.38	(2) 2BD/1BA, (4) 1BD/1BA	1948	6/24/2024
8	220-222 S H St, Lompoc	\$1,700,000	6	\$283,333	5,009	10,454	\$339.39	(6) 2BD/1BA	1970	9/11/2024

## Subject Properties

9	511 W. Cook St, Santa Maria	\$3,200,000	11	\$290,909	6,946 SF	17,860 SF	\$461/SF	(11) 1BD/1BA	1976	—
10	127 W. Agnes Ave, Santa Maria	\$3,500,000	13	\$269,231	7,950 SF	18,731 SF	\$440/SF	(5) Studios, (6) 1BD/1BA (2) 2BD/1BA	1965	—

## Active Listing

		LIST PRICE	UNITS	\$/UNIT	TOTAL BLDG SF	TOTAL LAND SF	PRICE/ BLDG SF	UNIT MIX	YEAR BUILT	STATUS
11	117 W Fesler St, Santa Maria	\$1,500,000	5	\$300,000	5,000	6,969	\$300.00	(3) 1BD/1BA, (2) 2BD/1BA	1920	ACTIVE
12	223 E Tunnell St, Santa Maria	\$1,799,000	7	\$257,000	4,973	18,731	\$361.75	(4) 1BD/1BA, (3) 2BD/1BA	1940	ACTIVE

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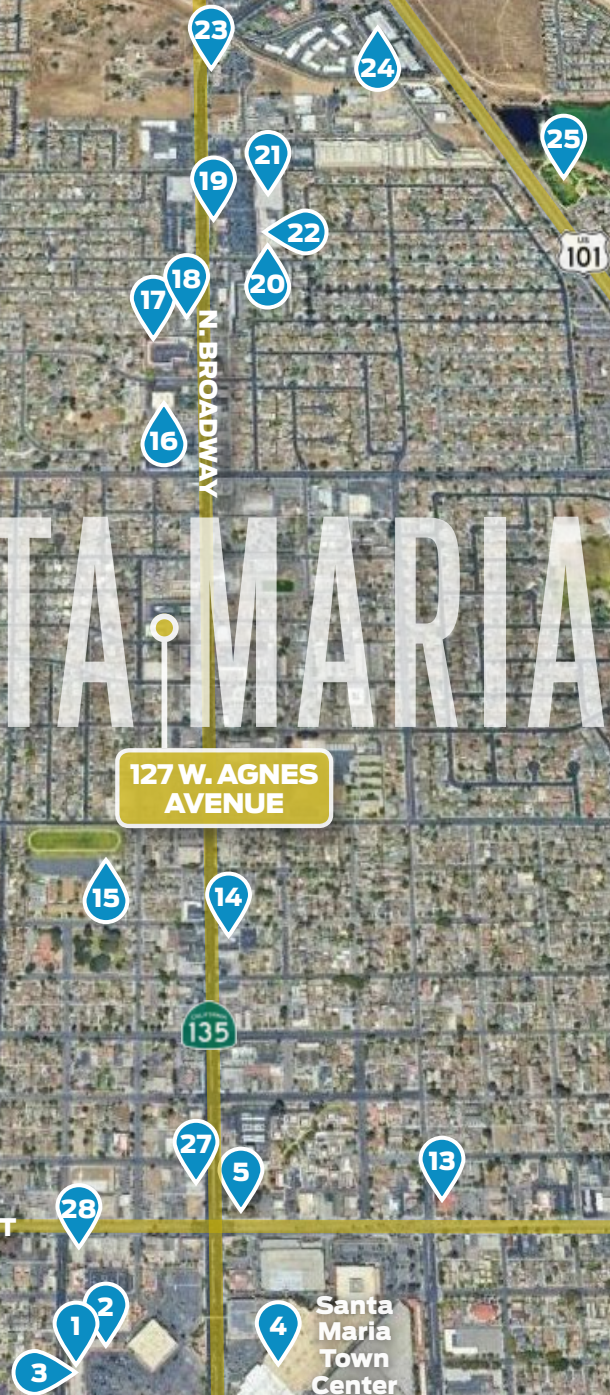
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## SELECT NEARBY AMENITIES & POINTS OF INTEREST

# NORTH SANTA MARIA

127 W. AGNES  
AVENUE



- 1 The UPS Store
- 2 Mikado Sushi | Japanese
- 3 Big 5 Sporting Goods
- 4 Santa Maria Town Center
- 5 Central Plaza Park
- 6 Santa Maria Animal Hospital
- 7 Fairlawn Elementary School
- 8 Nueva Radio Vision
- 9 Tri Valley Vegetable Harvesting
- 10 Ready Set Grow Preschool Center
- 11 La Concha Bakery
- 12 Main Medical Center
- 13 Wells Fargo Bank
- 14 Swiss Steakhouse
- 15 El Camino Junior High School
- 16 Dollar Tree
- 17 Best Western Plus
- 18 Starbucks
- 19 Cottage Urgent Care
- 20 CVS Pharmacy
- 21 FoodMaxx
- 22 D & A Hawaiian BBQ
- 23 Fairfield Inn & Suites by Marriott
- 24 Santa Maria Harley-Davidson
- 25 Jim May Park
- 26 805 Tacos
- 27 North China
- 28 Furniture Depot

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**SELECT NEARBY AMENITIES  
& POINTS OF INTEREST**

**THE LOFTS  
AT 511 COOK ST**

# SOUTH SANTA MARIA



- 1 Costco
- 2 Lowe's Home Improvement
- 3 The Home Depot
- 4 FedEx Office Print & Ship Center
- 5 Chipotle Mexican Grill
- 6 Panera Bread
- 7 Cugini's Pizzeria & Trattoria
- 8 Target
- 9 Walmart Neighborhood Market
- 10 Best Buy
- 11 Albertsons
- 12 Town & Country Inn
- 13 Laurus College
- 14 Petco
- 15 Boba House
- 16 Ming Dynasty
- 17 Solaire Inn & Suites
- 18 Kay Jewelers
- 19 Hayward Lumber
- 20 Santa Maria Police Department
- 21 Central City Tool Supply
- 22 Lebards Computer Center
- 23 Interstate Batteries Of Central Coast
- 24 Labyrinth Winery
- 25 Cotiere Winery
- 26 Lucia's Wine Company
- 27 Santa Maria Elementary Education
- 28 Santa Maria Public Market
- 29 McDonald's
- 30 Tatomer Wines
- 31 Macy's
- 32 Regal Edwards Santa Maria & RPX Cinema

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The City of Santa Maria is located on the US 101 Freeway in the Central Coast of California at the north end of Santa Barbara County. It is approximately 65 miles northwest of Santa Barbara and 150 miles northwest of downtown Los Angeles. Its estimated 2025 population was 112,208, making it the most populous city in the Santa Maria-Santa Barbara, CA Metro Area. The city is notable for its wine industry and Santa Maria-style barbecue. Sunset magazine called Santa Maria “The West’s Best BBQ Town”.

The Santa Maria Valley stretches from the Santa Lucia Mountains toward the Pacific Ocean, and was the homeland of the Chumash people for several thousand years. In 1769, the Portolá Expedition passed through the Santa Maria Valley during the first Spanish land exploration up the coast of Las Californias Province and the city was soon established. In the late 19th century, after California gained statehood in 1850, the area’s rich soil attracted farmers and other settlers. By the end of the century, the Santa Maria River Valley had become one of the most productive agricultural areas in the state. Santa Maria, along with the neighboring Lompoc, Los Alamos and Santa Ynez Valleys, combine to create one of the nation’s largest wine-producing regions, referred to as the Santa Barbara Wine Country.

### Santa Maria Quick Facts

Population	~112,208 (Jan. 2025 California Department of Finance)
Key Industry	Agriculture / Wine
Top Employer	Vandenberg Airforce Base
Median HHI	\$84,617 (2023 Data From The U.S. Census Bureau)