

THE EDGERLY PORTFOLIO

**CALL FOR
OFFERS**

**September 15,
2025**

**FIRST TIME ON THE MARKET
IN DECADES**

**9-Property, 152-Unit Apartment
Portfolio Located in
Downtown Santa Barbara**

**Rare opportunity to acquire a piece
of Santa Barbara history**

**NDA required to receive detailed Offering Memorandum.
Contact Listing Agents.**

PRESENTED BY

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Located in the heart of downtown Santa Barbara between Sola and Victoria Streets, **The Edgerly Portfolio** presents a rare investment opportunity. This offering includes nine (9) unique and meticulously maintained properties with 15 structures, located on five separate legal parcels, including seven (7) multi-tenant buildings, one (1) duplex and one (1) single-family residence. Please see page 6 for parcel and unit breakdown.

Currently operated by the Battistone Foundation, a Santa Barbara non-profit dedicated to providing low cost housing for economically disadvantaged senior citizens, the properties have been thoughtfully maintained for over five decades.

Various units feature modern amenities, including updated kitchens and bathrooms, private patios or balconies, and refreshed flooring and paint. Apartment floor plans range from studios with shared or private baths to 1-bedroom and 2-bedroom options. Additionally, the portfolio features a 4 bedroom + office / 3.5-bath single family residence and a duplex with 2-bed/1-bath bungalows.

This portfolio represents a rare opportunity to acquire a well-maintained collection of properties in a highly desirable downtown location, offering both versatility and long-term value.

Current rents are well below market due to current ownership running as a non-profit.

This listing is sold only as a portfolio; individual properties may not be sold separately.

***Square footage to be verified by Buyer**

The square footage should be independently verified by the Buyer. The Seller has made a good-faith effort to provide information from sources deemed reliable. However, the Seller strongly recommends that the Buyer conduct their own investigations to confirm all details.

UNPRICED OFFERING

Call for Offers
September 15, 2025

Seller reserves the right to accept, counter or reject any or all offers, for any reason or no reason.

Total Units
152

Total Building Size
±84,167 SF

Total Land Size
±146,798 SF (±3.37 Acres)

Parking
Two parking lots
82 car spaces | 7 scooter spaces

Laundry
Onsite coin operated laundry facilities

Zoning
C-2



9-Property, 152-Unit Apartment Portfolio Located in Downtown Santa Barbara, CA

PORTFOLIO

VICTORIA STREET

CHAPALA STREET

DE LA VINA STREET

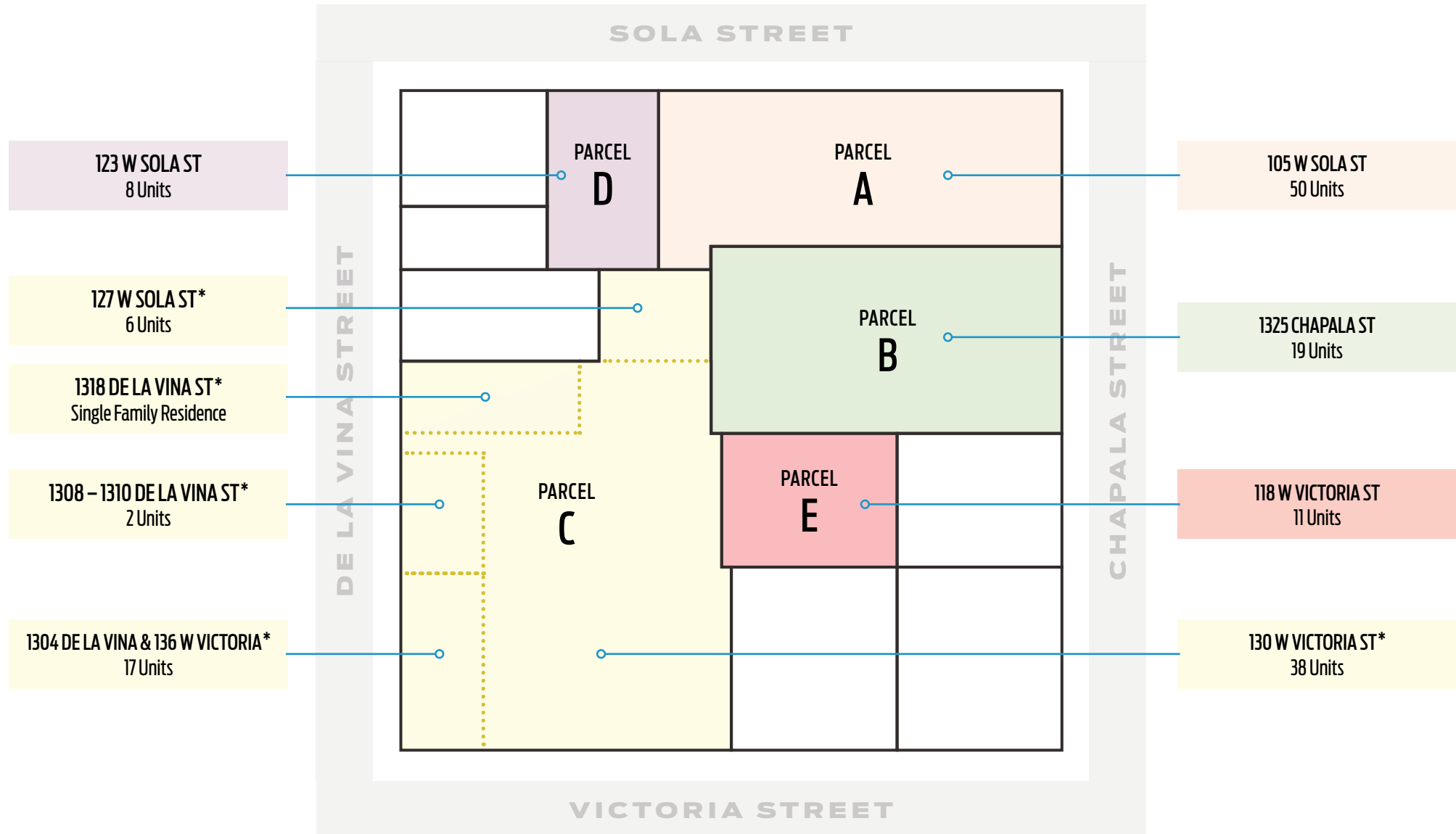
SOLA STREET

UNITS			UNITS			UNITS		
1	105 W Sola St	50	4	118 W Victoria St	11	7	1304 De La Vina & 136 W Victoria	17
2	1325 Chapala St	19	5	123 W Sola St	8	8	1318 De La Vina St	1
3	130 W Victoria St	38	6	127 W Sola St	6	9	1308-1310 De La Vina St	2

THE EDGERLY PORTFOLIO

PORTFOLIO PROPERTIES AT A GLANCE

**152 TOTAL UNITS
ON 5 LEGAL PARCELS**



* Part of a single legal parcel

PORTFOLIO PROPERTIES AT A GLANCE



The Edgerly



Property 1
105 W. Sola St.
(The Edgerly Hotel)



Property 2
1325 Chapala St.
(The Cottages)



Property 3*
130 W. Victoria St.
(The Arms)



Property 4
118 W. Victoria St.
(The Annex)



Property 5
123 W. Sola St.
(Sola Buildings)

<i>Units</i>	50	19	38	11	8
<i>Building Size (RSF)</i>	±34,283 SF	±10,498 SF	±19,466 SF	±5,468 SF	±3,644 SF
<i>Lot Size</i>	±30,056 SF	±31,363 SF	±41,382 SF	±11,326 SF	±10,019 SF
<i>Buildings</i>	1	4	1	2	1
<i>Year Built</i>	1912	1983	1963	1958	1977
<i>APN</i>	039-122-004	039-122-005	039-122-020	039-122-019	039-122-017

* Part of a single legal parcel

PORTFOLIO PROPERTIES AT A GLANCE

Portfolio



Property 6*
127 W. Sola St.
(Sola Buildings)



Property 7*
1304 De La Vina St. &
136 W. Victoria St. (Victory)



Property 8*
1318 De La Vina St.
(Single Family Home)



Property 9*
1308-1310 De La Vina St.
(Duplex)

TOTALS

6

17

1

2

152

Units

±2,824 SF

±3,292 SF

±3,004 SF

±1,688 SF

±84,167 SF

Building Size (RSF)

±4,792 SF

±6,970 SF

±6,098 SF

±4,792 SF

±146,798 SF

Lot Size

1

2

1

2

15

Buildings

1977

1876 & 1927

1932

1916

Year Built

039-122-022

039-122-012

039-122-014

039-122-013

APN

* Part of a single legal parcel

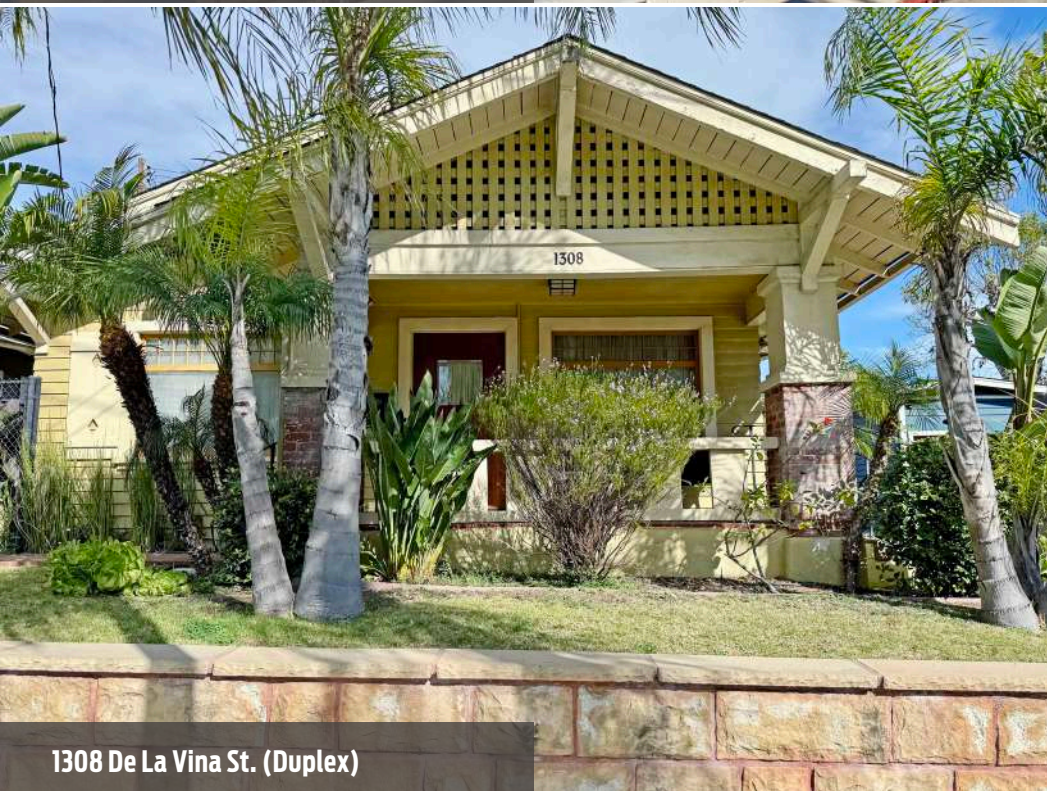




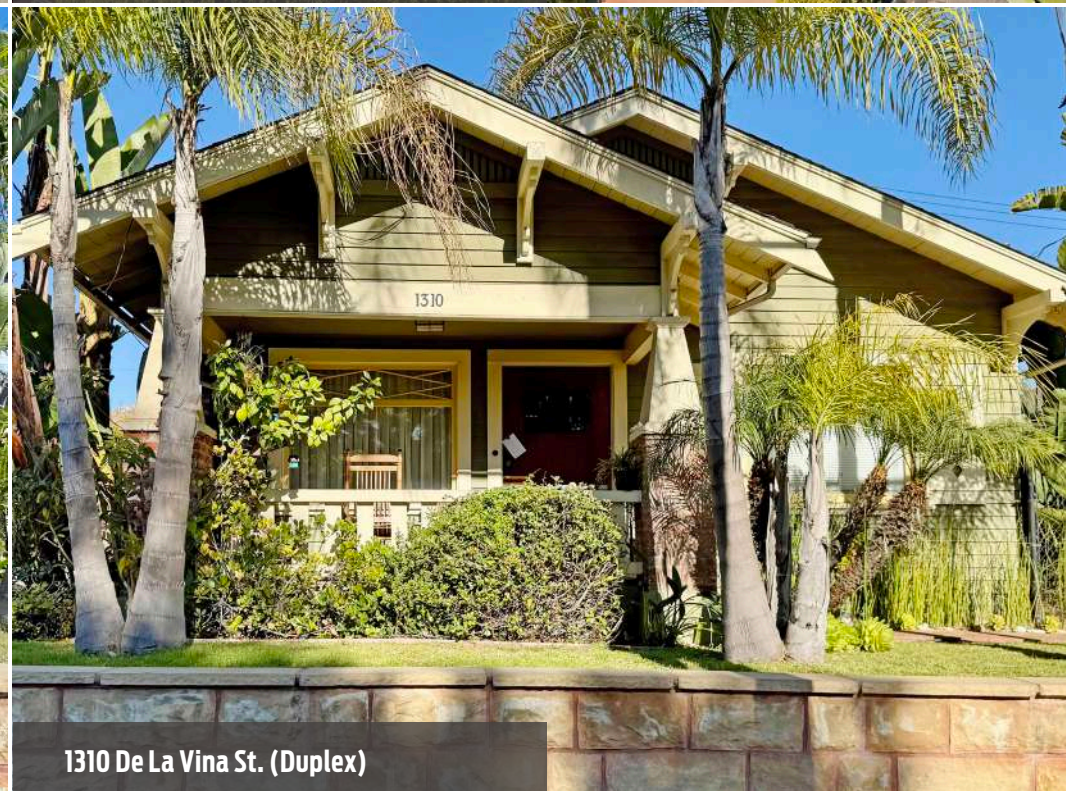
136 W. Victoria St. (Victory)



1318 De La Vina St. (Single Family Home)



1308 De La Vina St. (Duplex)



1310 De La Vina St. (Duplex)

CONFIDENTIALITY AGREEMENT (P.1 OF 2)



Property Address: APNs: 039-122-004; 039-122-005; 039-122-019; 039-122-020; 039-122-017; 039-122-022; 039-122-012; 039-122-013; 039-122-014 ("Property").

This Letter of Confidentiality, dated this ____ day of _____, 2025, is being provided to _____ ("Potential Buyer").

Please be advised that _____ ("Seller") is considering a possible sale of the Property with Radius Group Commercial Real Estate acting as the authorized selling representatives (collectively, "Broker"). Seller and Broker have available for review certain information concerning the Property which includes brochures, documents, financial information, other materials, and information that may be disclosed in writing, electronically or orally (collectively "Informational Materials"). Please be advised that neither the Seller nor Broker will make such Informational Materials available to the Potential Buyer with regard to the contemplated sale of the Property unless and until the Potential Buyer has executed this letter ("Letter of Confidentiality") and thereby agrees to be bound by its terms. We are prepared to provide the Informational Materials for the Potential Buyer's consideration in connection with the possible sale of the Property to the Potential Buyer, subject to the conditions set forth below.

1. All Informational Materials relating to the Property which may be furnished to the Potential Buyer by the Seller, Property Manager, or Broker shall continue to be the property of the Seller. The Informational Materials will be used by the Potential Buyer solely for the purpose of evaluating the possible acquisition of the Property and not for any purpose not related to the possible acquisition of the Property. In addition, The Informational Materials may not be copied or duplicated without the Seller's prior written consent and must be returned to the Seller and any copies of such Informational Materials destroyed within three (3) business days of Seller's request, or when the Potential Buyer declines to make an offer for the Property or terminates discussions or negotiations with respect to the Property.
2. The Potential Buyer will not make any Informational Materials available, or disclose any of the contents thereof, to any person, unless such person has been identified to the Seller in writing and the Seller has approved the furnishing of the Informational Materials or such disclosure to such person, and such person has entered into an agreement with the Seller, the provisions of which agreement shall be substantially the same as the provisions of this Letter of Confidentiality, provided however, that the Informational Materials and this Letter of Confidentiality may be disclosed to the Potential Buyer's partners, architects, planners, contractors, employees, legal counsel and institutional lenders ("Related Parties") who,

in the Potential Buyer's best reasonable judgment, need to know such information for the purpose of evaluating the potential sale of the Property or any interest therein by the Potential Buyer. Such Related Parties shall be informed by the Potential Buyer of the confidential nature of the Informational Materials and shall be directed in writing by the Potential Buyer to keep all the Informational Materials strictly confidential in accordance with this Letter of Confidentiality. The Prospective Buyer shall be responsible for any violation of this provision by any Related Party.

3. Although we have endeavored to include in the Informational Materials information which we believe to be relevant to the purpose of your investigation, the Potential Buyer understands and acknowledges that Seller, Property Manager, and Broker make no representations or warranties as to the accuracy or completeness of the Informational Materials. The Potential Buyer further agrees and acknowledges that the information used in the preparation of the Informational Materials was furnished to the Seller, Property Manager and Broker by others and has not been independently verified by Seller, Property Manager, or Broker and is not guaranteed as to completeness or accuracy. The Potential Buyer agrees that the Seller, Property Manager, or Broker shall have no liability for any reason to the Potential Buyer or any of its representatives or Related Parties arising out of or resulting from the use of the Informational Materials by any person in connection with the sale of, or other investment by the Potential Buyer in the Property, whether or not consummated for any reason and Potential Buyer hereby expressly releases Seller, Property Manager and Broker from any such claims.
4. The Potential Buyer acknowledges that the Property has been offered for sale, subject to withdrawal from the market or rejection of any offer because of the terms thereof, or for any other reason whatsoever, without notice.
5. The obligation of Potential Buyer to not disclose and to keep confidential all Informational Materials does not include information: (a) that was already in the possession of Potential Buyer or any of its Related Parties at the time of delivery by Seller, Property Manager or Broker; (b) that is obtained by Potential Buyer or its Related Parties from a third person which, insofar as is known to Potential Buyer or its Related Parties, is not subject to any legal, contractual or fiduciary prohibition or obligation against disclosure; (c) which was or is independently developed by Potential Buyer or its Related Parties without utilizing the Informational Materials or violating its confidentiality obligations hereunder; or (d) which was or becomes generally available to the public through no fault of Potential Buyer or its Related Parties.

CONFIDENTIALITY AGREEMENT (P.2 OF 2)

1. This Letter of Confidentiality and the obligations herein shall survive and continue in perpetuity.
2. This Letter of Confidentiality shall be governed by and construed in accordance with the laws of the State of California without reference to its Conflicts of Law provisions.
3. This Letter of Confidentiality contains the entire understanding between the parties with respect to the subject matter hereof, and may not be altered, varied, revised or amended, except by an instrument in writing signed by the parties subsequent to the date of this Letter of Confidentiality. The parties have not made any other agreement or representation with respect to such matters.
4. Potential Buyer acknowledges that damages may be inadequate compensation for breach of this Agreement and Seller shall be entitled to seek equitable relief and may restrain, by an injunction or similar remedy, any breach or threatened breach of this Agreement.
5. If the Potential Buyer is in agreement with the foregoing, please complete, sign and date the following and return this Letter of Confidentiality to the address shown below:



RADIUS GROUP COMMERCIAL REAL ESTATE, INC.
ATTN: STEVE GOLIS / ANETA JENSEN / JACK GILBERT

226 E. De La Guerra St. Suite 100
Santa Barbara CA 93101
Tel: 805.879.9606 · 805.879.9624 · 805.728.5561
Email: sgolis@radiusgroup.com
ajensen@radiusgroup.com
jgilbert@radiusgroup.com

Potential Buyer:

By: _____

Print Name: _____

Company Name: _____

Email Address: _____

Phone Number: _____

Date: _____

Potential Buyer's Agent:

By: _____

Print Name: _____

Company Name: _____

Email Address: _____

Phone Number: _____

Date: _____

THE EDGERLY PORTFOLIO

SANTA BARBARA CA 93101

For Sales Inquiries

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