

PRICE REDUCED

Upper Unit will be available
for an owner-occupant

918 E Ortega St
SANTA BARBARA, CA



For Sale | Turnkey Duplex | Two 3BD/2BA Units + Two-car Garage

Experience. Integrity. Trust.
Since 1993

Christos Celmayster
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PROPERTY SUMMARY

Built in 2004, this tastefully designed Cape Cod duplex is perfect for an owner-occupant looking to make one of these spacious units their home, or for an investor looking for a quality property with significant rent potential. **Downstairs** is a 3BD/2BA with bonus room totaling 1,188 square feet of living space that boasts top-of-the line appliances, in-unit washer and dryer, a gas fireplace in the living room, and excellent natural light throughout. **Upstairs** is a 3BD/2BA totaling 1,361 square feet of living space offering gorgeous views of the Riviera from the entry deck and kitchen, vaulted ceilings, living room and primary suite, newer counter tops, fixtures and lights in the kitchen and in-unit washer and dryer. Currently, both units share a 442 square foot two-car garage. This property has been lovingly cared for by its owner and is primed for the next generation of ownership to capitalize on the property's quality and size.

Top floor owner's unit will be available for an owner occupant. Downstairs is currently rented for \$5,295 per month with market rent estimated at \$5,500. Upstairs estimated market rent is \$5,700. Both occupants share all utilities 50/50. Total gross income potential is \$131,940 annual.



PROPERTY DETAILS

Price:	\$2,099,000
Units:	2
Unit Mix:	2 X 3BD/2BA
Building SF:	2,549 SF*
Garage SF:	442 SF
Lot Size:	5,040 SF
Parking:	Two-car garage and driveway parking
Laundry:	In each unit
Year Built:	2004, remodeled in 2020 for ADU conversion
Zoning:	R-2
APN:	031-182-003
Est. Gross Rents:	\$10,995/month (\$5,295 downstairs and \$5,700 upstairs)

**Square footage has been obtained from permitting files on the City of Santa Barbara's website.*

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DOWNSTAIRS UNIT FLOOR PLAN



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DOWNSTAIRS UNIT



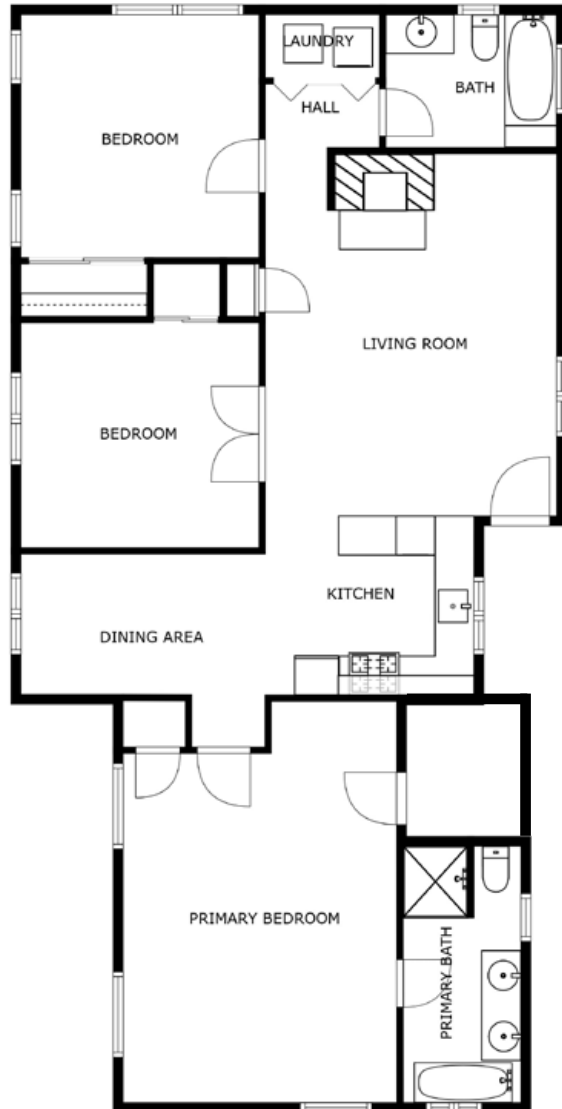
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UPSTAIRS UNIT FLOOR PLAN



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UPSTAIRS UNIT



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THE MILPAS CORRIDOR

Santa Barbara, CA

CASUAL DINING | NATIONAL GROCERS | DAILY-USE RETAIL



CULTURE & CONVENIENCE

About a mile from Santa Barbara's upscale State Street shopping strip, **Milpas Street** is the heart of the dynamic neighborhood at the foot of the Riviera.

The street runs from the hills embracing the Santa Barbara Bowl amphitheater to a wide, white beach bordered by swaying palms.

The area includes practical businesses like Trader Joe's and CVS along with favorite restaurants like Los Agaves and Super-Rica.

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