

34244 VIA SANTA ROSA

STRONG INCOME-PRODUCING OPPORTUNITY IN A HIGHLY DESIRABLE COASTAL MARKET. THIS DUPLEX FEATURES TWO 1-BEDROOM, 1-BATHROOM UNITS, INCLUDING ONE FULLY REMODELED UNIT, OFFERING IMMEDIATE RENTAL UPSIDE AND LONG-TERM VALUE. WITH STABLE LONG-TERM TENANTS IN PLACE, INVESTORS CAN BENEFIT FROM CONSISTENT CASH FLOW FROM DAY ONE. THE PROPERTY ALSO INCLUDES A CONVERTED GARAGE WORKSPACE, ADDING FUNCTIONAL VERSATILITY AND POTENTIAL FOR ADDITIONAL INCOME OR USE. LOCATED JUST MINUTES FROM DANA POINT HARBOR, THIS ASSET OFFERS BOTH STRONG TENANT APPEAL AND FUTURE DEVELOPMENT POTENTIAL IN A SUPPLY-CONSTRAINED BEACH-CLOSE MARKET. IDEAL FOR INVESTORS SEEKING A BLEND OF CURRENT INCOME, VALUE-ADD OPPORTUNITY, AND LONG-TERM APPRECIATION.

DUPLEX PROPERTY + CONVERTED
WORKSPACE!

TWO 1 BED, 1 BATH UNITS
(OCCUPIED)

MINUTES FROM THE BEACH,
HARBOR, DINING + SHOPPING

DEVELOPMENT POTENTIAL

PRICE OFFERED AT: **\$1,295,000**

WEST LIFE
BOUTIQUE BROKERAGE



MORE INFO AT
WESTLIFEREALTY.COM

3 4 2 4 4 V I A S A N T A R O S A

SUPPLEMENTS + LEASE DETAILS

UNIT #A: 1 BED, 1 BATH – CURRENT RENT: \$1700/MO.

- **LEASE AGREEMENT DATED UNTIL *APRIL 30, 2027*. STOVE AND REFRIGERATOR INCLUDED. OCCUPIED BY LONG-TERM TENANT.**

UNIT # B: 1 BED, 1 BATH UNIT – CURRENT RENT: \$1,875/MO.

- **LEASE AGREEMENT DATED UNTIL: *01/31/2027***
- ***FULLY REMODELED IN 2021 – TILE FLOORING, REMODELED BATHROOM, AND UPDATED APPLIANCES.***

BUILT-OUT WORKSPACE – UNIT #C: 1 BATH: \$800/MO.

- **OCCUPIED BY LONG-TERM TENANTS ON A MONTH-TO-MONTH AGREEMENT.**

PROPERTY:

- **SEPARATE GAS METERS**
- **SEPARATE ELECTRICAL METERS**
- **SEPARATE TRASH SERVICES PER UNIT**
- **ONE WATER METER**
- **FRESH EXTERIOR MAINTENANCE – EXTERIOR PAINT AND NEW SIDE GATES INSTALLED + NEW FRONT DOORS ON UNITS # A & # C.**
- **4 DEDICATED OFF-STREET PARKING SPACES.**

STANDARD NOTICE OF WORK: COMPLETED AND NOT COMPLETED

<u>Building No.:</u> 34244	<u>Street</u> Via Santa Rosa A & B	<u>City/State</u> Dana Point, CA.	<u>Zip code:</u> 92624	<u>Date of Completion:</u> 06-13-26									
Already A Better Choice Termite & Pest Control Inc. 10205ValleyBlvd.UnitA (626)401-0058 El Monte, CA 91731													
REGISTRATION NO. PR 4066													
Ordered By: West Life Realty C/O: Kenzie McKinnon		Property Owner/Party of Interest: West Life Realty C/O: Kenzie McKinnon		Completion Sent To: West Life Realty C/O: Kenzie McKinnon									
The following recommendations on the above designated property, as outlined in Wood Destroying Pest and Organisms dated: <u>05-30-26</u> havebeenand/orhavenotbeencompleted.													
Recommendations completed by this firm that are in accordance with Structural Pest Control Board's Rules and Regulations: 4-24C, 4-29, 8-7B, 8-7E, 11-16 & 11-22 (Structural Wood Repairs.)													
Recommendations completed by this firm that are considered secondary and substandard in measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including person requesting secondary measures:													
<table><tr><td rowspan="4">Cost of work completed:</td><td>Cost:</td><td><u>\$4,300.00</u></td></tr><tr><td>Inspection:</td><td><u>\$</u></td></tr><tr><td>Other:</td><td><u>\$</u></td></tr><tr><td>Total:</td><td><u>\$4,300.00</u></td></tr></table>					Cost of work completed:	Cost:	<u>\$4,300.00</u>	Inspection:	<u>\$</u>	Other:	<u>\$</u>	Total:	<u>\$4,300.00</u>
Cost of work completed:	Cost:	<u>\$4,300.00</u>											
	Inspection:	<u>\$</u>											
	Other:	<u>\$</u>											
	Total:	<u>\$4,300.00</u>											
Recommendations NOT completed by this firm: 4-24, 8-1A, 8-1E, 8-22, 10-1, 10-20 & 11-14. Estimated Cost: \$ <u>T&M</u>													
Remarks: One-year warranty for Structural Wood Repairs.													

Signature Raúl González

You are entitled to obtain copies of all reports and completion notices on this property reported to the Board during the preceding two years upon payment and search to: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815.

Note: Questions or problems concerning the above report should be directed to the manager of this company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708 or www.pestboard.ca.gov 43M-44 (Rev. 10/01)