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Bailey Properties

Client Full - All Photos



MLS #: **ML82014798**
Apprx.Bldg: 2,263 SqFt (Tax)
Apprx Lot: 23,827 SqFt (Tax)
Apprx Acres: 0.547 Acres
Age/Yr Blt: 79/1946 (Tax)
Stories:
Parcel#: 078-142-07-000
DOM: 273
Trnsf Tx: No
POS Ord.:
Walk Score: [44](#)

9969 Alba Road, Ben Lomond 95005

County: Santa Cruz
Land Use: Quadruplex
Class: Comm. Five or More Units
Special Info: Not Applicable
City Limit: No
Incorp: No
Public:

Status: **Active**
Orig Price: \$895,000
List Price: **\$695,000**
Sale Price:
\$/SqFt: \$307.11

Dates:
Original: 09/03/2025
List: 09/03/2025
Sale:
COE:

Fixer-upper multi-residential income opportunity in the heart of the Santa Cruz Mountains. This property offers incredible value and includes an adjacent parcel (APN 078-142-06-000), bringing the total lot size to 1+ acre. Conveniently situated in Ben Lomond near countless amenities.

Showing & Location

Map		School	
X Street:	Highway 9	Elem:	/ San Lorenzo Valley Unified
Directions:	Limited parking on busy road.	Middle:	San Lorenzo Valley Middle
		High:	San Lorenzo Valley High School / San Lorenzo Valley Unified

Features

Accessibility:	None	Energy Sav:	
Communications:		Ext. Amenities:	
Cooling:	None		
Flooring:		Foundation:	Post & Pier, Other
Heating:	Gas, Wall Furnace	Roof:	Composition, Shingle, Other
Amenities:		Style:	
Kitchen:		View:	
		Lot Desc:	
Laundry:			
Other Rooms:		Garage:	0
Security:	None	Carport:	0
Pool:	No,	Open Parking:	4
Constr Type:		Features:	On Street, Parking Area
		E.V. Hookup:	

Unit Information

of Buildings:2
Total Units:
Leased Unit:0

Complex/HOA

Com Name:	#Units in Com:
Amenities:	C. Restrictions: None

Multiple Family Financing

Expense (Yearly)		Income (Yearly)		Other Financial Information	
R.E. Taxes:	\$10,241	Rental:	\$92,280	Data Source:	Owner
Insurance:	\$22,519	Vacancy Allowance %:	0	Est GRM:	8
Landscape:	\$0	Other:	\$0	Est Cap Rate:	7.430
Maintenance:	\$0	Other Include:	Lease		
Management:	\$0	Income Gross Schedule	92,280		
Other:	\$0	Income Annual Gross:	\$92,280		
Trash:	\$1,513	Est Net Income:	\$51,613		
Utilities:	\$6,394				
Total:	\$40,667				
Listing Includes:	None				
Exp Tenant:	Rent Only				
Op Exp Include:	Fee - Property Tax, Insurance, Utilities				

Utilities

Sewer:	Septic Standard	Electricity:	Public
Water:	Public	Meters:	Separate Other

Contact Information

Listed By: Nick Bailey, Bailey Properties