



630 E. Cook St, Santa Maria, Ca.

Amenities List



Property Amenities & Features

- Approximately 7% Cap Rate
- Excellent income-producing duplex
- Spacious 8,700+ sq. ft. corner lot
- Prime location at E. Cook Street & East Avenue
- Two separate 2-bedroom, 1-bathroom homes
- Strong turnkey investment opportunity
- Excellent long-term tenants already in place
- Separately metered units
- Tenants pay their own utilities
- Owner pays lawn service only
- Front home built in 1920 with charming character
- Private fenced backyard for Unit A
- Rear home built in 1983
- Rear unit located above a triple-car garage
- Additional fenced parking for rear unit
- Roofs approximately 3 years old
- New plumbing updates
- Electrical updates
- Newer windows in Unit A
- Indoor laundry in each unit
- Washers & dryers included in both units



Scan with your
camera for
property website:



Office: 805.225.3009

SLO Happy Homes

Keller Williams Luxury Central Coast

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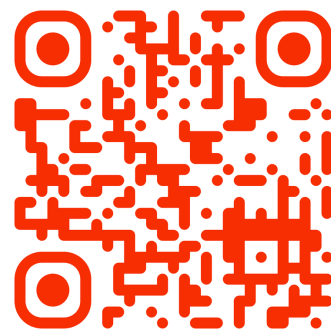
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Location Highlights

- Convenient access to Highway 101
- Close to shopping centers
- Near restaurants and dining
- Convenient to schools
- Nearby parks and recreation
- Close to medical facilities
- Short drive to Central Coast beaches
- Easy access to world-class wineries
- Near outdoor recreation and coastal attractions
- Desirable location with strong tenant demand



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Investment Highlights

- Turnkey income property
- Strong rental history
- Low-maintenance ownership
- Attractive cash-flow opportunity
- Ideal addition to an investment portfolio
- Two scheduled open house opportunities for viewing

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