

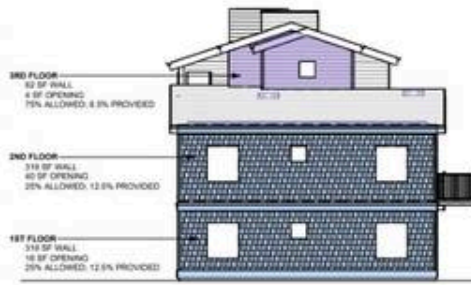
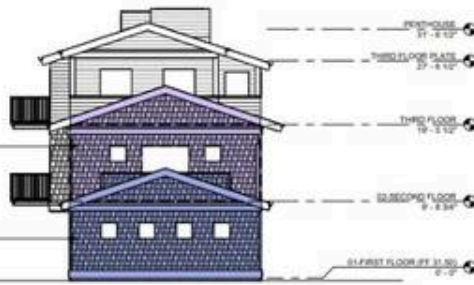
EXTERIOR OPENING %

EXTERIOR OPENING REQUIREMENTS

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION (CFC 2019 TABLE 701)
 DEGREE OF OPENING PROTECTION UNPROTECTED SPRINKLERED (CFC 2019 SECTION 708.4)

| DEGREE OF OPENING PROTECTION | MAXIMUM PERCENTAGE OF OPENING AREA |
|------------------------------|------------------------------------|
| 0% (UNPROTECTED) | 10% |
| 15% (15 MINUTE) | 20% |
| 30% (30 MINUTE) | 30% |
| 45% (45 MINUTE) | 40% |
| 60% (60 MINUTE) | 50% |
| 75% (75 MINUTE) | 60% |
| 90% (90 MINUTE) | 70% |
| 100% (100 MINUTE) | 80% |

NOTE: THIS BUILDING IS EQUIPPED WITH AN NFPA 13 FIRE SPRINKLER SYSTEM.

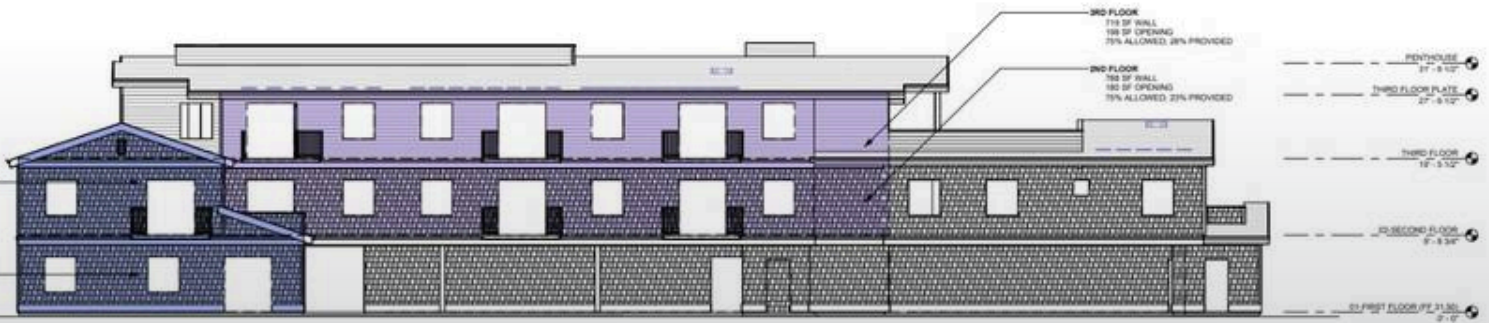


5 CODE ANALYSIS - WEST ELEVATION

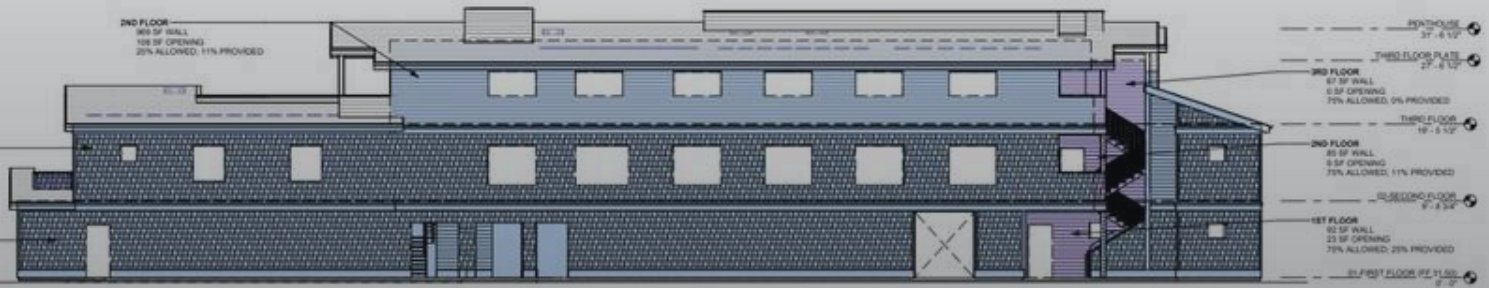
SCALE: 1/8" = 1'-0"

2 CODE ANALYSIS - EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 CODE ANALYSIS - NORTH ELEVATION



4 CODE ANALYSIS - SOUTH ELEVATION

INVESTMENT OPPORTUNITY · SANTA BARBARA, CA

523 W. Gutierrez

Santa Barbara, California

9-Unit Entitled Multifamily Development with Income-Producing SFR & ADU Potential

9
APPROVED UNITS

10,840
GROSS SF

8,650
LOT SF

A Rare *Entitled* Coastal Asset

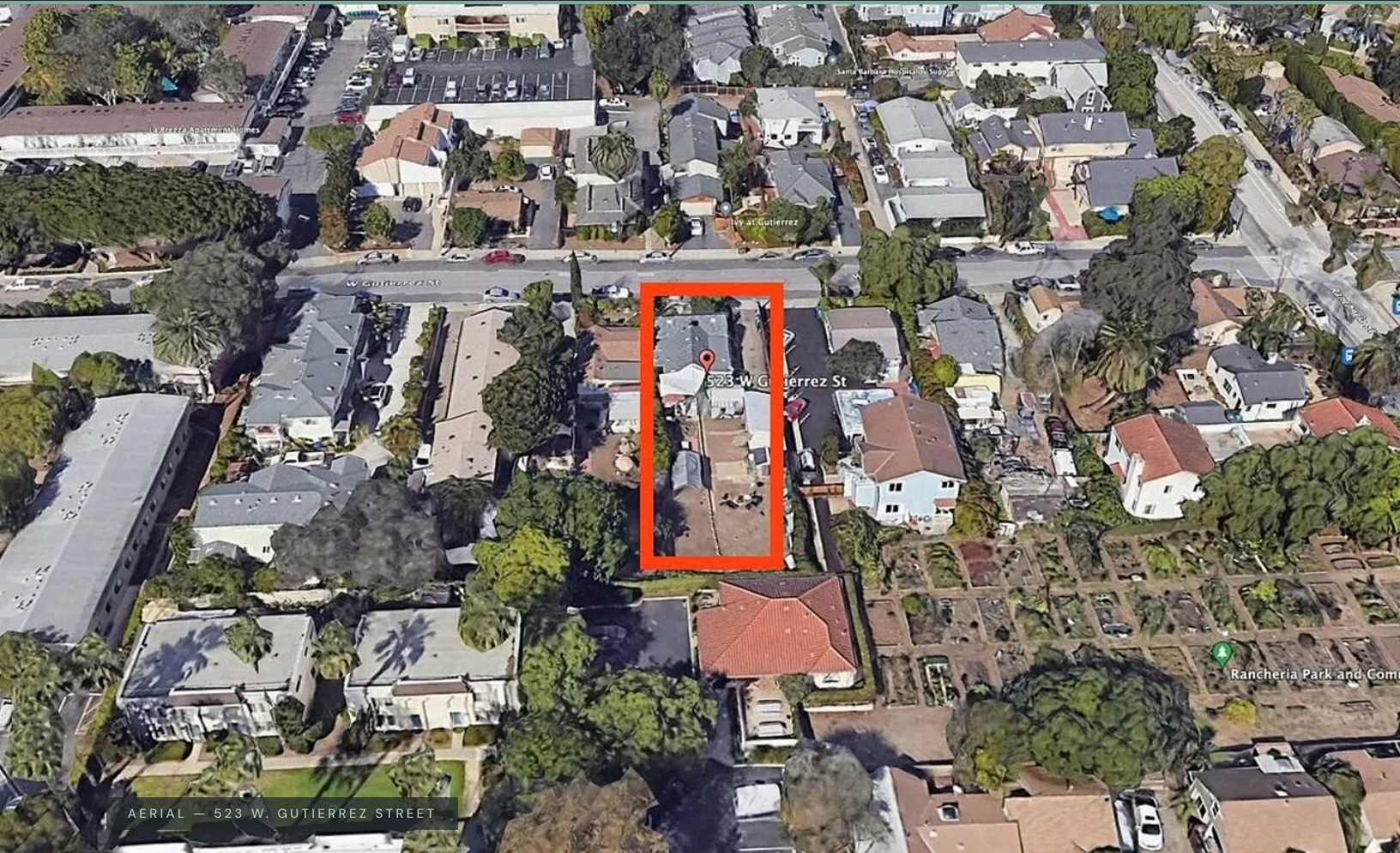
523 W. Gutierrez Street is a prime Santa Barbara development featuring an existing single-family home with a long-term tenant in place, providing immediate rental income, along with approved plans for a 9-unit residential development. Located in Santa Barbara's desirable Westside neighborhood, the property is just minutes from Downtown, State Street, the Funk Zone, the waterfront, and Santa Barbara City College.

The approved 9-unit building is designed to maximize both livability and returns. Every residence includes a private outdoor deck, with the building offering a 493 SF common rooftop deck. These plans include 9 covered vehicle spaces and 6 secured bicycle spaces, with unit sizes ranging from 452 to 908 square feet across three floors. There are also two additional ADUs possible to be built on this property, making 11 total units possible.

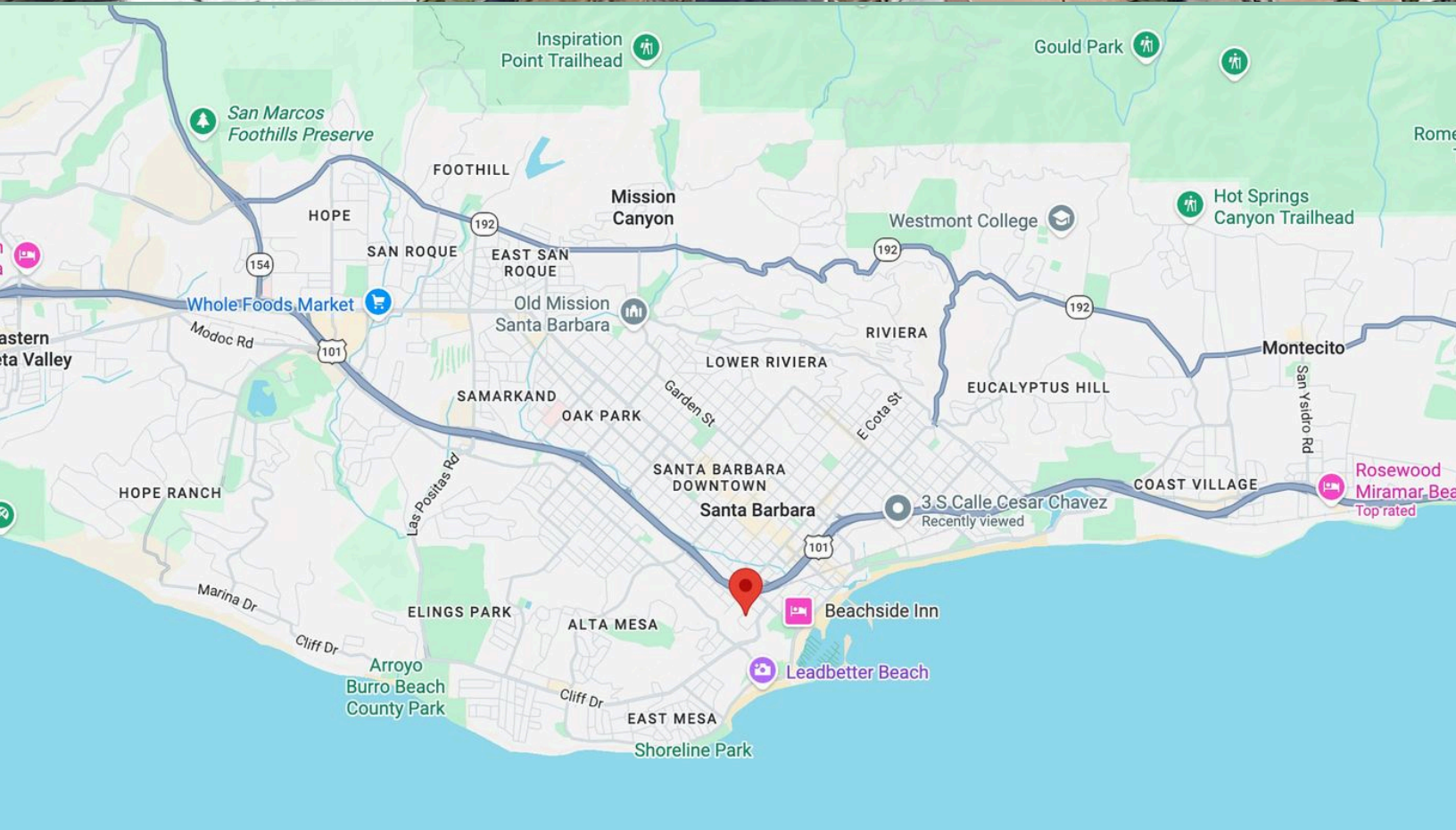
- **Income Now** — Long-term tenant SFR on site generating immediate cash flow
- **Fully Entitled** — Approved plans in place, eliminating entitlement risk
- **ADU Upside** — 2 additional ADUs possible for up to 11 total units
- **Private Decks** — Every unit has its own outdoor deck space
- **493 SF Rooftop** — Common deck crowns the building
- **Westside Location** — Minutes to Downtown, Funk Zone & waterfront

| | |
|---|---|
| ADDRESS 523 W. Gutierrez St Santa Barbara, CA | APN 037-222-006 |
| APPROVED UNITS 9 Units | ADU POTENTIAL +2 ADUs |
| GROSS BUILDING SF 10,840 SF | LOT AREA 8,650 SF |
| ZONING R-MH (R-4) | NEIGHBORHOOD Lower Westside |
| VEHICLE PARKING 9 Covered | BICYCLE PARKING 6 Secured |
| STORIES 3 Stories | CONSTRUCTION TYPE Type VB · All-Electric |





AERIAL — 523 W. GUTIERREZ STREET



LOCATION — SANTA BARBARA, CA



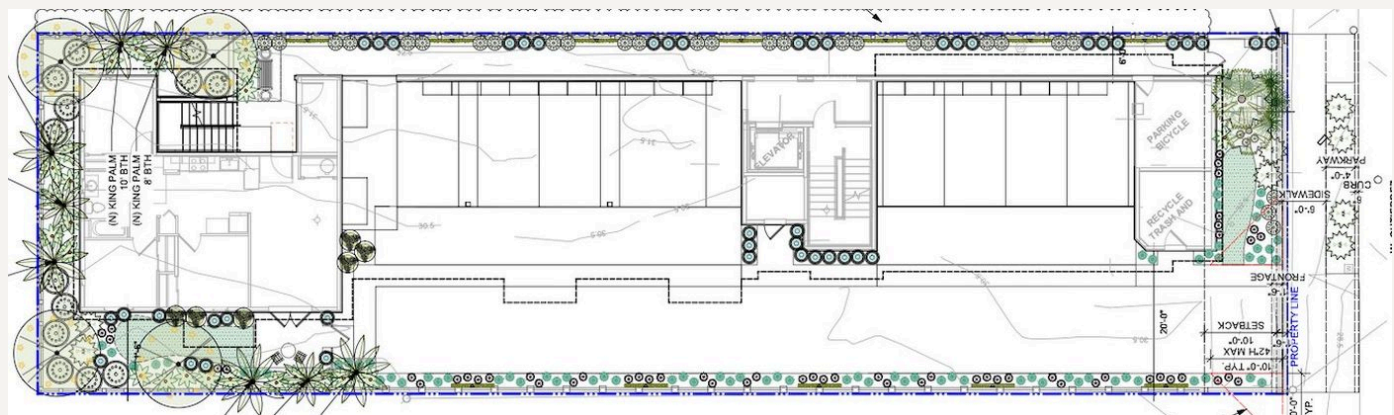
ARCHITECTURAL FLOOR PLANS · BOBBY WALKER DESIGN LLC

523 W. GUTIERREZ · SANTA BARBARA, CA

Approved Unit Mix & Income Assumptions

| UNIT TYPE | BEDROOMS | UNITS | MONTHLY RENT | SIZE (SF) | STATUS |
|--------------|----------------|----------|----------------------|-------------------|---------------------|
| (N) 3/1 | 3 Bed / 1 Bath | 1 | \$5,000 | 820 | Market Rate |
| (N) 4/1 | 4 Bed / 1 Bath | 1 | \$5,500 | 857 | Market Rate |
| (N) 2/1 | 2 Bed / 1 Bath | 1 | \$3,850 | 591 | Market Rate |
| (N) 1/1 | 1 Bed / 1 Bath | 1 | \$2,950 | 457 | Market Rate |
| (N) 1/1 | 1 Bed / 1 Bath | 1 | \$2,950 | 461 | Market Rate |
| (N) 2/1 VLI | 2 Bed / 1 Bath | 1 | \$1,207 | 624 | Very-Low Income |
| (N) 1/1 | 1 Bed / 1 Bath | 1 | \$2,950 | 481 | Market Rate |
| (N) 1/1 | 1 Bed / 1 Bath | 1 | \$2,950 | 452 | Market Rate |
| (N) 2/1 | 2 Bed / 1 Bath | 1 | \$3,250 | 585 | Market Rate |
| Total | 9 Units | 9 | \$31,607 / mo | 452-857 SF | 8 MR · 1 VLI |

LANDSCAPE PLAN





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