



Trust of Marlene Rae Ciavarelli
Paula Ciavarelli

113-115 W Mcelhany Ave
Santa Maria, Ca 93458

Enclosed is a market analysis for the above property. The subject property appears to be an office/store/commercial property. In researching the property I checked the county tax records to The age of property, sq.ft. etc, none of this information was available so the market analysis is a drive by we did of the property an estimation of the sq.ft. and age of the subject. James and I will be able to give you a better determination of value once we inspect the interior and exterior of the property. If you have any of the above information on the 2 units and can supply that to us that will help with the final evaluation of the property.

The current comps are of the few similar type properties to your property. Once we get further along with the process we will be able to arrive at the listing price of the property. Looking forward to discussing this with you in the near future.

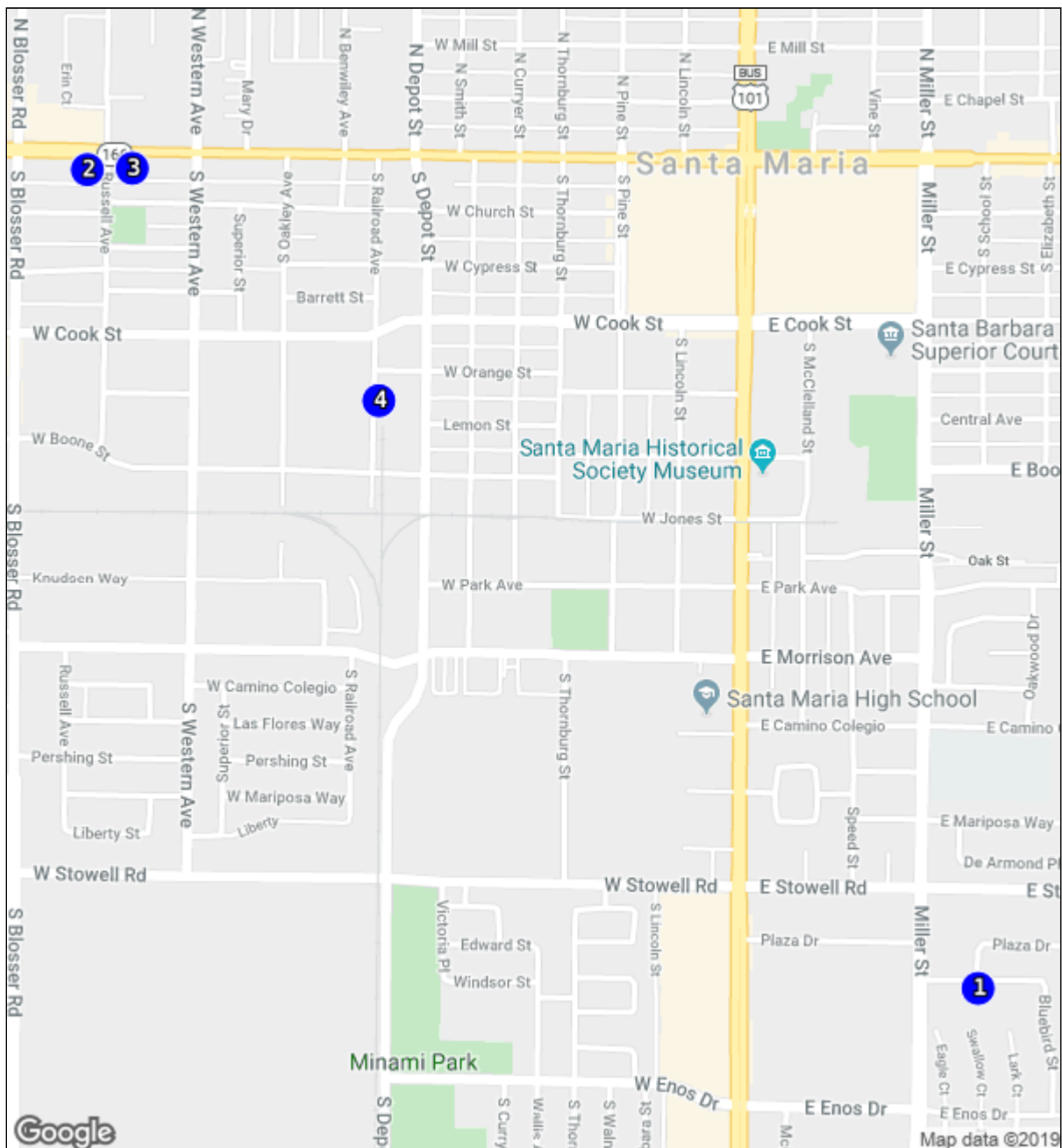
Two handwritten signatures in blue ink. The top signature is 'James Outland' and the bottom signature is 'Jo Ann Outland'.

James and Jo Ann Outland, NBRA, CDPE, CDPS
Broker/Owners

Outland & Associates Real Estate
2665 Shell Beach Rd, Ste J1
Pismo Beach, CA 93449

Office: 805-481-3939 Fax: 805-481-3737
Office Email: Info@Outlandinc.com
www.OutlandRealEstate.com
DRE #01799035

Street Map



Legend
1. 426 Barcellus Avenue 303, Santa Maria, CA 93454(19001112)
2. 1108 W Main Street, Santa Maria, CA 93458(19001671)
3. 1032 W Main Street, Santa Maria, CA 93458(19002578)
4. 525 S Railroad Avenue, Santa Maria, CA 93458(19001727)

Active MLS#: 19001112

426 Barcellus Avenue 303, Santa Maria, CA 93454

LP: \$325,000

County: Santa Barbara



Major Area: 15 - SM Southwest
Approx Yr Blt: 1985
APN: 128-068-014
DOM/CDOM: 225 / 554

Prop Subtype: Office
Sub-Area: 1 - Not Applicable
Approx SqFt: 1,514
Sq Ft Source: Unknown
List Price/SqFt: \$214.66
Lot Size SqFt: 1,509
Acres: 0.03
Parking Ratio:
Year Built Exception: Unknown
Under Construction: No
Garage Spaces: 0

Public Remarks: Great Santa Maria investment opportunity! Seller is willing to negotiate a carry back with a 20% down payment. Please schedule an appointment to show with the listing office. *Buyer to verify property dimensions.

Directions to Property: 101 S to Stowell exit. Right on Bradley, left on Stowell . Left on Cecilia right on Plaza ,end on Barcellus Ave.

Terms: Cash; Exchange; New Loan
Possession: Negotiable
Under Construction: No
Reports Available: None
Listing Detail: None

Foundation: Slab
Roof Description: Other
Heating: Natural Gas
Air Conditioning: Central Air

Presented By:



JoAnn Outland CalDRE: 00646902
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426 Barcellus-Photo1



Pending MLS#: 19001671

1108 W Main Street, Santa Maria, CA 93458

LP: \$375,000

County: Santa Barbara

Major Area:	15 - SM Southwest	Prop Subtype:	Office
Approx Yr Blt:	1938	Sub-Area:	1 - Not Applicable
APN:	123-011-009	Approx SqFt:	925
DOM/CDOM:	72 / 72	Sq Ft Source:	Tax Records
		List Price/SqFt:	\$405.41
		Lot Size SqFt:	8,712
		Acres:	0.2
		Parking Ratio:	
		Under Construction:	No
		Garage Spaces:	0



Public Remarks: Great 3 bedroom 2 bath property on large 8,712 sqft lot (aprox). Centrally located on Main Street. Great opportunity for a new business on an oversized lot!

Directions to Property:

Terms:	Cash; New Loan	Location:	Business District	Exterior:	Brick/Stone; Stucco
Possession:	Close Of Escrow; Subject To Tenant Rights	Levels:	One	Roof Description:	Composition
Under Construction:	No	Foundation:	Raised	Heating:	Wall Furnace
Reports Available:	None			Air Conditioning:	None
Listing Detail:	None				

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Front



DSCN1228



DSCN1229



DSCN1231



Active Under Contract MLS#: **19002578** **1032 W Main Street, Santa Maria, CA 93458 - 93458** LP: \$495,000
 County: Santa Barbara Cross St: Russell



Major Area:	13 - SM Northwest	Prop Subtype:	Retail-Commercial
Approx Yr Blt:	1958	Sub-Area:	1 - Not Applicable
APN:	123-013-002	Approx SqFt:	3,000
DOM/CDOM:	37 / 37	Sq Ft Source:	Owner
		List Price/SqFt:	\$165
		Lot Size SqFt:	8,712
		Acres:	0.2
		Parking Ratio:	
		Under Construction:	No
		Garage Spaces:	3
		# Spaces:	6

Public Remarks: Current use: Auto repair & service; has 2-inground car lifts, and yard area. Located on high traffic street.
Directions to Property: Hwy 101, West on Main Street. Property located on south side of West Main, just east of Russell Ave.

Auction:	No	Property Use:	Auto Service; Free Standing Bldg; Retail-Other; Vehicle Related	Exterior Features:	Fenced Yard
Terms:	Cash; New Loan	Zone	Comm Service; Commercial	Roof Description:	Metal
Possession:	Close Of Escrow	Description:		Fenced Yard:	Yes
Under Construction:	No	Stairs to Entry:	No	Heating:	None
Reports Available:	None	Site	Cable Available; Curbs/Gutter;	Air Conditioning:	None
Listing Detail:	None	Improvements:	Paved Streets; Sidewalks; Street Lights; Telephone	Sewer:	Public Sewer
		Location:	Business District; Downtown; Free St Bldg; Mid-Block	Existing Lease Terms:	None
		Stories:	1		
		Levels:	One		
		Foundation:	Slab		

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Active Under Contract MLS#: 19002578 **1032 W Main Street, Santa Maria, CA 93458 - 93458** **LP: \$495,000**
 County: Santa Barbara Cross St: Russell



Major Area:	13 - SM Northwest	Prop Subtype:	Retail-Commercial
Approx Yr Blt:	1958	Sub-Area:	1 - Not Applicable
APN:	123-013-002	Approx SqFt:	3,000
DOM/CDOM:	37 / 37	Sq Ft Source:	Owner
		List Price/SqFt:	\$165
		Lot Size SqFt:	8,712
		Acres:	0.2
		Parking Ratio:	
		Under Construction:	No
		Garage Spaces:	3
		# Spaces:	6

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Garages



Active MLS#: 19001727

525 S Railroad Avenue, Santa Maria, CA 93458

LP: \$525,000

County: Santa Barbara Cross St: W Cook



Major Area:	15 - SM Southwest	Prop Subtype:	Retail-Commercial
APN:	123-102-032	Sub-Area:	1 - Not Applicable
DOM/CDOM:	133 / 492	Approx SqFt:	2,800
		Sq Ft Source:	Tax Records
		List Price/SqFt:	\$187.5
		Lot Size SqFt:	6,534
		Acres:	0.15
		Parking Ratio:	
		Year Built Exception:	Unknown
		Under Construction:	No
		Garage Spaces:	0

Public Remarks: Great opportunity to own your own Building& Land. Land is approximately 6,534 sq ft. & Building is approximately 2,800 sq ft which are divided into two shops each shop is approximately 1,400 sq ft. Each has its own restroom and roll-up doors. It presently operates as an upholstery shop (Business is not for sale). Measurement not guaranteed. Please do not disturb occupants. Show by appointment only. Call your favorite agent to schedule one.

Directions to Property: West on Cook; South on Railroad, building is on the right.

Auction:	No	Property Use:	Vehicle Related	Roof Description:	Other
Terms:	Cash; New Loan	Zone Description:	Light Indu/Comm	Heating:	None
Possession:	Close Of Escrow	Site Improvements:	Paved Streets; Street Lights	Air Conditioning:	None
Under Construction:	No	Location:	Industrial District; Mid-Block		
Reports Available:	None	Levels:	One		
Listing Detail:	None	Foundation:	Slab		

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Compare

	Original Price	List Price	Sale Price	CDOM	Price Chg	% Price Chg
Volume	--	\$1,720,000	--			
■ Average	--	\$430,000	--	288	--	--
■ Median	--	\$435,000	--	282	--	--
■ Low	--	\$325,000	--	37	--	--
■ High	--	\$525,000	--	554	--	--
Number of listings*	-- w/Orig. Pr.	4	0 sold	4		0 changed price

Legend

- Average
- Median
- Low
- High

* The number of listings in each column reflects how many listings are represented by the aggregate statistics (average, median, etc.). The statistics across any row of aggregate statistics may not all refer to the same listing.