

1
DOM: 34
CDOM: 34

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
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V1-38566 Quadruplex 65, 67, 71, 73 College Drive, Ventura, CA 93003 11,325 SqFt 1954 \$2,150,000



Showing Instructions: DO NOT GO TO THE PROPERTY WITHOUT AN APPOINTMENT. All showings will be with the listing agent or team. Email SoldSistersSold@gmail.com w/ proof of funds &/or pre-approval letter prior to setting an appointment. Call or Text, Tammie #805-207-3941. No sign on property.

Private Remarks: Property includes a Duplex (with one shared wall) and two ADU's purchased in 2022. Two units are currently rented & on month to month. Unit 67 (pay \$2550/ will be \$2728) & unit 71 (pay \$2600/ will be \$2780). Rents are scheduled to go up in Sept/Nov per Seller. Vacant units estimated rent are based on market value for area. Please submit all offers with proof of funds and pre-approval letter. Connect Escrow w/ Vanessa Jimenez & CA Best Title w/ Dallas. Buyers are advised to complete their own due diligence and independently verify all information, inspections, and property conditions to their satisfaction.

Listing Agent: Tammie Lee Coulter CalDRE# 01877954 **Listing Office:** eXp Realty CalDRE# 02188471

Directions: 101 Freeway to Main Street exit. Merge onto Mill Road, turn right on Telegraph Road, then right on College Drive. Property is on the right-hand side.

Original List Price: \$2,150,000
Stories Total: 1

Pool: No
Spa: No
ADU Y/N: Yes

MLS Area: VC24 - Ventura-Calif-Mills
Subdivision: Ventura: Other
ADU Count: 2

In-Person Broker Open House 10/08/2026 10:00 AM to 12:00 PM

Comments: Come by and see this 4 unit investment property with a 6% cap rate! No open house signs will be out per sellers request. Coffee and donuts will be provided. Units 65 and 73 will be open to show, 67 and 71 are tenant occupied; please do not disturb tenants.

DOM: 34
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2

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
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V1-38567 Quadruplex 65, 67, 71, 73 College Drive, Ventura, CA 93003 7 6 3,004 SqFt 11,325 SqFt 1954 \$2,150,000



Directions: 101 Freeway to Main Street exit. Merge onto Mill Road, turn right on Telegraph Road, then right on College Drive. Property is on the right-hand side.

Original List Price: \$2,150,000
Stories Total: 1
ADU Y/N: Yes

Pool: No
Spa: No
ADU Count: 2

MLS Area: VC24 - Ventura-Calif-Mills

DOM: 34
CDOM: 34

In-Person Broker Open House 10/08/2026 10:00 AM to 12:00 PM

Comments: Come by and see this 4 unit investment property with a 6% cap rate! No open house signs will be out per sellers request. Coffee and donuts will be provided. Units 65 and 73 will be open to show, 67 and 71 are tenant occupied; please do not disturb tenants.

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Listing Agent: Tammie Lee Coulter CalDRE# 01877954 **Listing Office:** eXp Realty CalDRE# 02188471

3

IMAGE	MLS#	TYPE	ADDRESS	BD	BA	LIVING AREA	LOT AREA	YEAR	LIST PRICE
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V1-39073 Single Family Residence 3185 Breaker Drive, Ventura, CA 93003 5 2 2,098 SqFt 11,571 SqFt 1963 \$1,639,000



Directions: Intersection of Foothill and Hilltop (above the hospital) -- up Hilltop and at the end of Hilltop it will bend right ... continue on that climb and Hilltop changes name to Breaker Dr. -- continue on Breaker Dr. to 3185 (on left side of street)

Original List Price: \$1,639,000
Stories Total: 1
ADU Y/N: No

Pool: No
Spa: No

MLS Area: VC29 - Ventura-N Poli/Fthll

DOM: 5
CDOM: 5

In-Person Broker Open House 10/08/2026 10:00 AM to 1:00 PM

Comments: 1st broker tour. There will be snicky snacks and a drawing for the Copper Coffee Pot Cafe.

Showing Instructions: Text L/A and go ... lockbox vacant ... Enjoy those views. Lockbox on the black gate to the right of the garage.

Private Remarks: Vacant ... lockbox on the gate to the right of the garage. Please text L/A before you go. Thanks!

Listing Agent: Bonny Goetz CalDRE# 01967870 **Listing Office:** Real Broker CalDRE# 02022092

4

IMAGE

IMAGE

A wide wooden deck with a railing overlooking a cityscape under a clear blue sky. The deck is made of light-colored wood and has a dark metal railing. The cityscape in the background includes various buildings and greenery. The sky is a clear, bright blue.

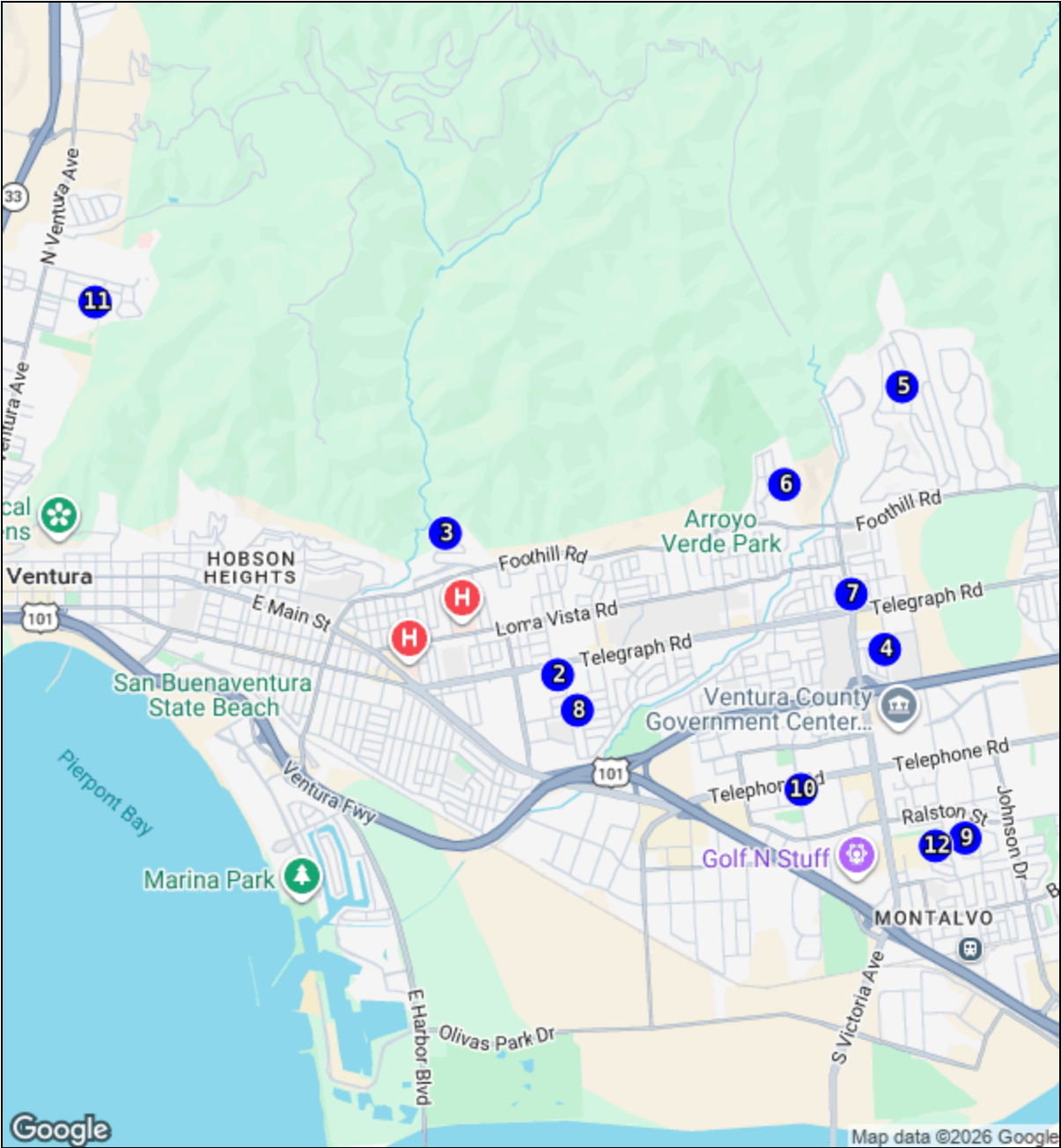
IMAGE

IMAGE

A single-story ranch-style house with a brown roof, light green siding, and a white garage. The house is surrounded by a lawn and a brick fence in the foreground.

Showing Instructions: First showings to be after Broker Tour on Thursday 10/8. Showings Monday, Wednesday and Friday please allow as much notice as possible, seller works from home and has 2 dogs. Thursday and Friday minimum 2 hour notice. Weekends by appointment. Call or Text Marla 805-415-9007
Private Remarks: Please allow extra time for response to offers, there are two parties. Property shows as 4 bedrooms on tax records, buyer and buyer's agent to verify sq footage and sunroom.
Listing Agent: David Remedios CalDRE# 00902963 **Listing Office:** RE/MAX Gold Coast REALTORS CalDRE# 01220383

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and [FBS](#). Prepared by Dale A Farnum on Thursday, October 08, 2026 9:12 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Legend	
1. 65, 67, 71 ,73 College Drive, Ventura, CA 93003(V1-38566)	7. 63 Madera Avenue, Ventura, CA 93003(V1-38933)
2. 65, 67, 71 ,73 College Drive, Ventura, CA 93003(V1-38567)	8. 3899 Maple Street, Ventura, CA 93003(V1-39150)
3. 3185 Breaker Drive, Ventura, CA 93003(V1-39073)	9. 1813 Pelican Avenue, Ventura, CA 93003(V1-39135)
4. 296 S Brookshire Avenue, Ventura, CA 93003(V1-37313)	10. 1300 Saratoga Avenue 301, Ventura, CA 93003(V1-39104)
5. 170 Hillhaven Court, Ventura, CA 93003(V1-38995)	11. 421 E Shoshone Street, Ventura, CA 93001(V1-38150)
6. 5538 Kamet Court, Ventura, CA 93003(V1-38772)	12. 6287 Turnstone Street 4-202, Ventura, CA 93003(V1-38123)