ZENSTAY

OFFERING MEMORANDUM

Bella Notte

Rebuilt, Repositioned and Running

A 12-key boutique coastal hotel two blocks from Twin Lakes State Beach — just out of a full repositioning, under professional management, and stabilizing above proforma.

Available as a Hotel Acquisition or a Sale-Leaseback Investment

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LINKS

Bella Notte Website
www.bellanotteinn.com

Zenstay Website
www.zenstay.com

Property Investment Strategies Website
www.propertyinvestmentstrategies.net

ZENSTAY | PROPERTY INVESTMENT STRATEGIES

Buy the day after the *hard part* is finished.

Bella Notte is a 2007-built, two-story boutique hotel on East Cliff Drive in Santa Cruz — two blocks from Twin Lakes State Beach, minutes from the Yacht Harbor, Capitola Village and Pleasure Point.

Ownership acquired the property as an eight-room inn with tired finishes and weak operating results, then invested over $1.0 million taking it apart and putting it back together: four additional keys created out of underused space, every bathroom rebuilt, a kitchenette in every room, walls double-insulated with QuietRock, exterior repainted and relandscaped, a new network and camera system, new signage, and EV charging in the lot.

Ownership's willingness to remain actively involved following a sale is an important part of the Bella Notte story. After investing more than $1.0 million into the property's repositioning and expanding the hotel from eight to twelve keys, ownership believes strongly in both the physical asset and its operating potential. Accordingly, the offering is structured to provide a purchaser flexibility while allowing current ownership to remain invested in the property's success. Under a traditional acquisition, the existing operating platform and management can remain in place for the new owner. Alternatively, ownership is prepared to enter into a new triple-net lease and continue operating the hotel as tenant.

The first full stabilized month — July 2026 — produced **$99,996 in gross revenue at a $347 ADR and 80.9% occupancy**, ahead of the Year One proforma on every line.

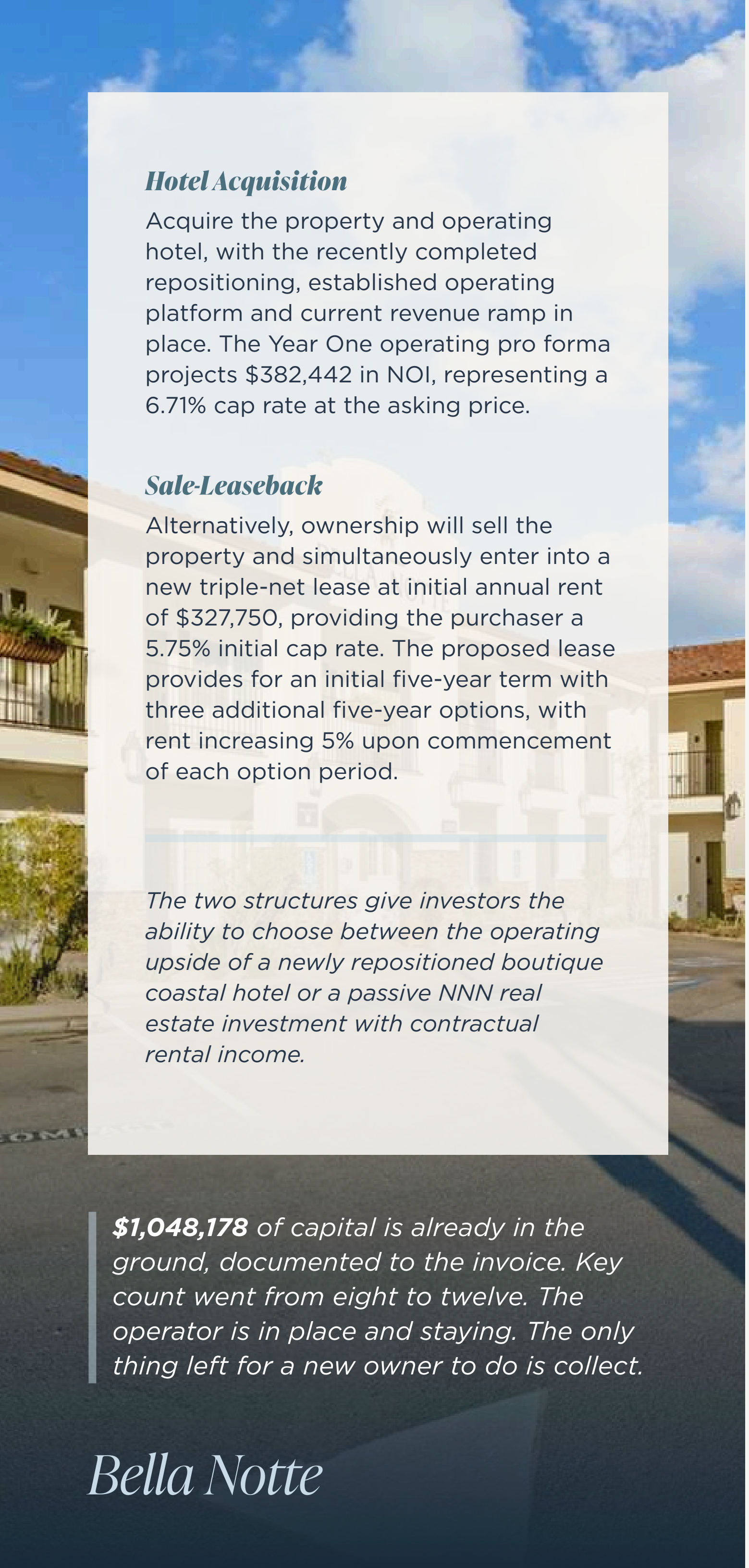
The Bella Notte is being offered at $5,700,000, with ownership providing prospective purchasers two distinct acquisition structures.

Option A — *Hotel Acquisition*

$5,700,000 | 12 KEYS | $475,000/KEY | 6.71% YEAR-ONE PRO FORMA CAP

Option B — *Sale-Leaseback*

$5,700,000 | 5.75% INITIAL CAP | $327,750 ANNUAL NNN RENT | 5 YEARS + 3 × 5-YEAR OPTIONS



Hotel Acquisition

Acquire the property and operating hotel, with the recently completed repositioning, established operating platform and current revenue ramp in place. The Year One operating pro forma projects $382,442 in NOI, representing a 6.71% cap rate at the asking price.

Sale-Leaseback

Alternatively, ownership will sell the property and simultaneously enter into a new triple-net lease at initial annual rent of $327,750, providing the purchaser a 5.75% initial cap rate. The proposed lease provides for an initial five-year term with three additional five-year options, with rent increasing 5% upon commencement of each option period.

The two structures give investors the ability to choose between the operating upside of a newly repositioned boutique coastal hotel or a passive NNN real estate investment with contractual rental income.

> ***$1,048,178** of capital is already in the ground, documented to the invoice. Key count went from eight to twelve. The operator is in place and staying. The only thing left for a new owner to do is collect.*

Bella Notte

Eight Reasons This Offering Is *Different.*

Most boutique hotel offerings require a buyer to choose between stabilized income and renovation upside. Bella Notte offers a different entry point: the repositioning has been completed, the expanded key count is operating and professional management is already in place.

01 Capital Already Spent

A $1,048,178 gut repositioning completed in 2025–26, documented trade by trade. No deferred maintenance to underwrite and no capital plan to fund.

02 Four Keys Created, Not Bought

Two spa rooms back in service, the old lobby converted, the manager's unit reworked — eight keys became twelve without adding a square foot of building.

03 Running Ahead of Proforma

July 2026 delivered $347 ADR and 80.9% paid occupancy against a proforma written at $300 and 70%.

04 Two Acquisition Structures

Acquire the newly repositioned property with the in-place management. Alternatively, ownership will sell the property and simultaneously enter into a new triple-net lease at initial annual rent of $327,750 providing the purchaser a 5.75% initial cap rate.

05 Keyless and staffless

Smart-lock self check-in and a centralized 24/7 guest team replace a front desk — the reason the expense line runs where it does.

06 Supply-constrained market

A million-plus annual visitors and effectively no new lodging supply delivered in the submarket.

07 Permitted, inspected, current

The lobby conversion and bathroom remodels were permitted through Santa Cruz County. Sprinklers carry a current five-year certification and the fire alarm panel was relocated and re-commissioned.

08 Systems, not just finishes

Ubiquiti network and camera infrastructure, Schlage smart locks, in-room safes, new exit and emergency lighting — the unglamorous half of a hotel, all new.

What $1,181,838 of construction bought.

Ownership holds a California general contractor license and self-performed construction management on this project — no outside GC fee, no construction-management fee.

Work ran from October 2025 through spring 2026 under permits issued by Santa Cruz County.

Revenue-Generating Work

Two spa rooms
Returned to revenue-producing guest rooms.

Lobby & check-in area
Converted to a guest room under County permit. The hotel operates keyless, so the space was pure overhead.

Manager's unit
Fully renovated and brought into inventory.

Kitchenettes
Added to every room, opening the whole property to longer, higher-value stays rather than a handful of units.

Net Result
Eight keys to twelve, a 50% increase in sellable inventory inside the existing envelope.

> *A buyer inherits the finished product, the permits and the reviews — without the eighteen months.*

Building & Systems

Every bathroom rebuilt
Tubs and spa tubs removed in favor of walk-in showers with frameless glass, new tile, vanities and fixtures. One standard, twelve rooms.

Insulation and QuietRock
Added to the guest-room partitions — the most common complaint in a two-story boutique hotel, engineered out.

Electrical brought current
New recessed LED, dimmers, GFCI, vanity lighting, exit and emergency fixtures.

Fire life-safety
Alarm panel relocated and re-commissioned, sprinklers five-year certified, extinguishers serviced.

Technology
Ubiquiti network and camera system, Schlage smart locks, in-room safes, unit-dedicated Wi-Fi, smart TVs on streaming apps with no cable contract.

Exterior
Full repaint, complete relandscape, new signage package, lot restriped to twelve stalls including two ADA.

Every dollar, *by trade.*

Tracked line by line from October 2025 through completion. Tile is the largest line after FF&E — the decision to pull every tub for a fully tiled walk-in shower in all twelve baths.

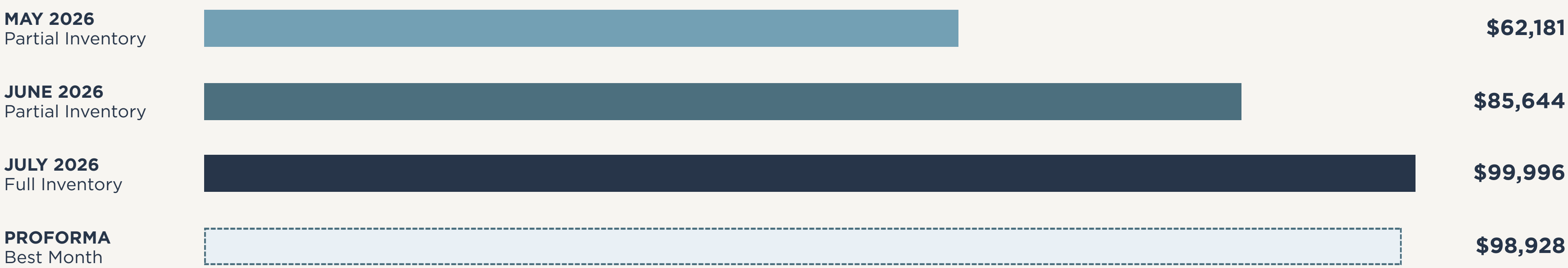
Invoice-level detail available in diligence.

Trade	Cost	Scope
FF&E	$139,713	Beds, case goods, mirrors, décor, mattresses
Drywall & QuietRock	$96,850	Framing, insulation, sound assemblies
General & exterior	$96,059	Landscaping, hauling, site labor, restripe
Plumbing	$84,531	Fixtures, valves, vanities, rough & trim
Tile	$78,035	Bath floors, full walk-in shower surrounds, twelve baths
Paint	$70,655	Full interior and exterior, scaffolding
Electrical	$51,434	Rough, trim, LED, dimmers, GFCI, exit signs
Demolition	$43,020	Bathrooms, partitions, debris removal
Appliances	$42,980	TVs, microwaves, fridges, espresso, smart locks
Flooring	$34,464	LVP throughout, subfloor prep, baseboards
Shower glass	$22,280	Frameless enclosures
Cabinets	$20,000	Custom millwork, kitchenettes
Carpentry	$18,710	Doors, framing, trim, hardware
Materials	$18,565	General construction materials
Shades & blinds	$17,892	Custom window treatments, all units
Doors & windows	$13,761	Unit and closet doors, hardware
Fire protection	$12,178	Panel relocation, sprinkler certification
Signage	$7,163	Building identity, unit numbers, wayfinding
Supplies	$22,778	Linens, amenities, opening par stock
Hard Costs	**$891,068**	
Soft costs	$99,067	Architecture & engineering, permits, insurance, utilities and taxes during construction
Construction Total	**$990,134**	
Pre-opening & carrying	$58,044	Ramp-up operating, marketing, TOT, appraisal, entity costs
Total invested	**$1,048,178**	Actual cash cost
GC profit & overhead (imputed)	$133,660	15% of hard cost — owner acted as its own general contractor and charged no fee; not incurred
Replacement cost at market	**$1,181,838**	What the same scope costs a buyer contracting it out today

> ***Why the last two lines matter***
> *Ownership self-performed construction management under its own GC license, so no fee was paid. A contractor charges 10–20% of hard cost for that work.*

The ramp is already happening.

Rooms came back online in stages through the spring of 2026 as the renovation finished, so May and June are partial-inventory months. July is the first month with all twelve keys selling — and it landed within $1,000 of the proforma's best modelled month.



Month	Gross Revenue	ADR	Adjusted Paid Occupancy	Adjusted RevPAR
May 2026	$62,181	$246	68.0%	$137
June 2026	$85,644	$285	81.8%	$194
July 2026	$99,996	$347	80.9%	$243
Three Months	**$247,821**	–	–	–

> ***Against the underwriting***
> *The Year One proforma is written at a $300 ADR and 70% occupancy — $210 RevPAR. July actual was $347, 80.9% and $243. The proforma on the following page has not been revised upward to match.*

Source: KeyData revenue reporting, dashboard dated July 31, 2026. Figures are gross recognized revenue.

Year One, at the asking price.

Stabilized Year One operating scenario at 70% occupancy and a $300 ADR across twelve keys. Property tax is reset to 1.1% of the $5,700,000 purchase price. Management is included at ZenStay's flat 10% fee — this is a net number to a passive owner.

Line Item	Amount	% of Revenue	Basis
Gross revenue	$919,800	100%	70% occ. · $300 ADR · $210 RevPAR · 12 keys
General repairs	$45,990	5.0%	Stabilized reserve
Cleaning	$94,900	10.3%	$65 per turn · 2.1 nights avg. stay
Supplies	$44,530	4.8%	$30.50 per stay
Channel fees	$99,338	10.8%	18% on OTA share (60% of bookings)
Hospitality management	$91,980	10.0%	ZenStay flat fee, all-in
Property tax	$62,700	6.8%	1.1% of $5,700,000
Utilities	$48,026	5.2%	Historical, less 20% (no restaurant or on-site staff)
Insurance	$20,000	2.2%	Fire & liability
Merchant account fees	$18,396	2.0%	Card processing
Landscaping	$4,599	0.5%	Portfolio benchmark
Marketing & guest credits	$4,599	0.5%	Portfolio benchmark
Pest control	$2,300	0.25%	Portfolio benchmark
Total operating expenses	**$537,358**	**58.4%**	
Net operating income	**$382,442**	**41.6%**	**Cap rate on $5,700,000: 6.71%**

KEY METRICS

$382,442
YEAR ONE NOI

6.71%
GOING-IN CAP RATE

41.6%
NOI MARGIN

$0
REQUIRED CAPEX

No debt service assumed. Seller will discuss financing with qualified buyers.

The operator isn't going anywhere.

ZenStay built the hotel's current operation and will continue running it for the new owner on the same terms already reflected in the proforma — a flat 10% of revenue, all-in. Nothing about the offering depends on a buyer knowing how to run a hotel.

Under the sale-leaseback, the seller/tenant retains the operating business and hotel-management responsibility; the buyer becomes landlord rather than hotel operator.

Management Fee	10% of revenue, flat
Guest Support	24/7 phone · 5am–1am chat
Check-In	Keyless, self-service
Pricing	Dynamic, revenue-managed daily
Distribution	Direct, Airbnb, Expedia, Booking.com, Vrbo
Reporting	Monthly owner statements
Owner Payouts	2 business days
Portfolio	Santa Barbara · Santa Cruz · Solvang · Lake Tahoe

> ***Why it matters at this size***
> *A twelve-key hotel can't carry a general manager, a front desk and a night auditor. Centralized management is what turns a small coastal inn into a 41% NOI margin — and it is already installed here.*

Housekeeping and maintenance
Vendors contracted, turn protocols running, par levels stocked.

Revenue management
Rates repriced daily against live market data rather than a seasonal rate sheet.

A direct channel that works
Roughly a third of ZenStay portfolio bookings come direct, which is what keeps the channel-fee line at 11% instead of 18%

Institutional reporting
Full P&L visibility by month and by unit.

Optional
A buyer who wants to self-manage can, but the numbers in this memorandum assume ZenStay stays.

5.75% initial cap rate on a 5-year NNN leaseback.

Option B
Sale-Leaseback

$5,700,000
PURCHASE PRICE

$327,750
INITIAL ANNUAL NNN RENT

5.75%
INITIAL CAP RATE

$27,312.50
MONTHLY RENT

- Initial Term — 5 Years
- Options — Three 5-Year Options
- Rent Increase — 5% at each option commencement
- Lease Structure — Triple Net (NNN)
- Potential Total Term — 20 Years

RENT SCHEDULE

Lease Period	Term	Annual NNN Rent	Monthly Rent	Cap Rate @ $5.7M PP
Years 1–5	Initial Term	$327,750.00	$27,312.50	5.75%
Years 6–10	Option 1	$344,137.50	$28,678.13	6.04%
Years 11–15	Option 2	$361,344.38	$30,112.03	6.34%
Years 16–20	Option 3	$379,411.59	$31,617.63	6.66%

ZenStay | Arvand Sabetian

ZenStay is a vertically integrated boutique hotel owner-operator specializing in the acquisition, repositioning and operation of hospitality assets throughout California. Founded by Arvand Sabetian, the company has assembled a portfolio of **14 hotels totaling 315 rooms at completion**, with properties located throughout Santa Barbara, Santa Cruz, Solvang and South Lake Tahoe.

Since entering hotel operations in 2020, Mr. Sabetian has acquired and repositioned or is currently repositioning all 14 properties within the portfolio. Today, **seven hotels totaling 123 rooms are open and operating**, with an additional **seven hotels and 192 rooms under construction, in pre-construction or entitled for development**.

ZenStay currently manages **10 hotels totaling 137 rooms**, including all seven of its operating properties and three hotels managed on behalf of third-party ownership.

PORTFOLIO AT A GLANCE

Hotels Owned	14
Hotels Open & Operating	7
Hotels Under Development	7
Rooms at Completion	315
Hotels Managed	10
Portfolio Value	$122.3M
Operating Portfolio Value	$78.1M
Stabilized Revenue Run Rate	~$11.7M

VERTICALLY INTEGRATED OPERATING PLATFORM

In addition to hotel ownership and operations, Sabetian is a **licensed California General Contractor (A & B)** and serves as general contractor for the portfolio's development and repositioning projects. This vertically integrated platform allows ZenStay to oversee the full investment lifecycle—from acquisition and entitlement through construction, conversion, opening and ongoing hotel operations.

The company's experience includes several adaptive-reuse projects, including the conversion of an **office building at 800 Garden Street into a 30-room hotel** and the conversion of a **former church at 1915 Chapala Street into a 37-room hotel**, both in Santa Barbara. Additional office-to-hotel conversions are underway within the portfolio.

ZenStay self-operates each hotel it owns, with an in-house platform overseeing **revenue management, guest operations and property maintenance**, while also providing management services to select third-party hotel owners.

SELECT OPERATING & DEVELOPMENT EXPERIENCE

800 Garden Street | Santa Barbara
30 Rooms | Office-to-Hotel Conversion

1915 Chapala Street | Santa Barbara
37 Rooms | Church-to-Hotel Conversion

513 De La Vina Street | Santa Barbara
15 Rooms

Additional Portfolio
Santa Barbara • Santa Cruz • Solvang • South Lake Tahoe

ZenStay Website: www.zenstay.com

Priced Near the Comparable-Set Average *on a Newer, Repositioned Asset*

Recent Santa Cruz County lodging transactions in the current comparable set average approximately $471,553 per key. Bella Notte is offered at $475,000 per key — generally in line with that average — while offering a property built in 2007 and comprehensively repositioned in 2026.

Property	Location	Built / Renovated	Keys	Sale / Asking Price	Price per Key	Date / Status
Bella Notte — Subject	Santa Cruz	2007 / 2026	12	$5,700,000	$475,000	Offered
Beach Street Inn & Suites	Santa Cruz	1940 / 2012	48	$24,000,000	$500,000	01/2024
Edgewater Beach Inn	Santa Cruz	1967	17	$11,400,000	$670,588	08/2023
El View Lodge Motel	Santa Cruz	1956	21	$7,000,000	$333,333	04/2023
Darling House B&B	Santa Cruz	1913 / 2017	7	$5,000,000	$714,286	08/2019
Seaway Inn	Santa Cruz	1959	18	$5,400,000	$311,111	11/2018
Capitola Hotel	Capitola	1950	10	$3,000,000	$300,000	06/2018
Comparable Average				**$9,300,000**	**$471,553**	

> ***What the table doesn't show***
> *Every comparable in this set traded as an operating business a buyer had to take over, or as a renovation a buyer had to fund.*
> *Bella Notte trades with the renovation complete, the operator contracted, and three months of post-renovation performance data on the table.*

Comparable data compiled from public records and third-party sources; believed accurate but not guaranteed.

Built in 2007. *Repositioned for 2026.*

Bella Notte is an independent two-story boutique hotel purpose-built in 2007 and comprehensively repositioned in 2025–2026. The property combines relatively modern construction with oversized guestrooms, dedicated parking and a professionally managed operating platform.

Property Details

Property Type	Independent Boutique Hotel
Address	21305 E Cliff Drive, Santa Cruz, CA 95062
Year Built	2007
Repositioned	2025–2026
Keys	12
Guestroom Area	3,964 SF
Guestroom Size Range	265–395 SF
Average Guestroom Size	330 SF
Lot Size	0.26 AC / 11,326 SF
Stories	2
Parking	12 Surface Spaces
EV Charging	2 Tesla Chargers
Zoning	VA
Laundry	Commercial Washer & Dryer
Management	ZenStay
Management Fee	Flat 10% of Gross Revenue

Every Room

Every one of the twelve rooms: full kitchenette, memory-foam mattress and pillow menu, Nespresso with pods, 65-inch smart TV with streaming, laptop safe, mini refrigerator, microwave, blackout drapes, air conditioning, 500+ Mbps Wi-Fi. All rooms pet friendly at $75 per stay.

Bathrooms

Rebuilt to a single standard in 2026 — walk-in showers with rainfall heads and frameless glass throughout, new tile, vanities and fixtures.

Toothbrush, slippers and full amenity set stocked. No tubs to maintain.

Access and Operations

Smart-lock keyless entry, self check-in, unit-dedicated Wi-Fi, 24/7 centralized guest support, on-site storage and commercial laundry.

Site

Twelve dedicated surface spaces, two Tesla chargers, fully relandscaped grounds, gravel courtyard lounge and balcony seating. Non-smoking throughout.

Twelve keys, running up to 395 square feet.

Six of the twelve rooms are 350 square feet or larger, topping out at 395 — well past a standard upscale king and into the range where a studio starts behaving like a suite. The property averages 330 SF a key against a comp set built at 1950s motel scale. Every room is a studio with a full kitchenette, a walk-in shower, a 65-inch smart TV and pet-friendly terms. Only two differ materially: Unit 2 pairs a king with a twin bunk, and Unit 4 is a double-queen — the two rooms that sleep four.

Unit	Configuration	SF	July ADR	July Occupancy	July RevPAR
Unit 1	Studio — King	289	$292	87.1%	$224
Unit 2	Family Studio — King + Twin Bunk	353	$407	90.3%	$298
Unit 3	Studio — King	363	$321	83.9%	$228
Unit 4	Studio — 2 Queens	363	$371	74.2%	$226
Unit 5	Studio — King	302	$314	80.6%	$213
Unit 6	Studio — King	309	$381	64.5%	$202
Unit 7	Studio — King	265	$429	71.0%	$272
Unit 8	Studio — King	283	$334	80.6%	$239
Unit 9	Studio — King	362	$281	93.5%	$247
Unit 10	Studio — King	363	$362	80.6%	$263
Unit 11	Studio — King	317	$351	74.2%	$231
Unit 12	Studio — King	395	$349	90.3%	$274
Twelve Keys	**3,964 SF Total**	**330 Avg.**	**$347**	**80.9%**	**$243**

> ***Size is the pricing lever***
>
> *The rooms at 350 SF and above are what let the property hold a $347 July ADR against motel-scale competition — and they are the rooms an owner can push furthest on rate and length of stay. Every unit cleared $200 RevPAR in July; the best cleared $298, against a proforma written at $210 for the full year.*

Unit performance per KeyData, July 2026 — the first full month with all twelve keys selling. Room areas are measured from Matterport scans of each unit and stated net of walls; gross area per key, measured to the outer face, runs roughly 15% higher.

Universal Room Amenities

Full kitchenette

Walk-in shower with rainfall showerhead

Frameless shower glass

Memory-foam mattress and pillow menu

Nespresso machine

65-inch smart television

Laptop safe

Mini refrigerator

Microwave

Blackout window treatments

Air conditioning

High-speed Wi-Fi

Pet-friendly accommodations

Twelve Keys. Twelve Individual Guest Experiences.

Bella Notte's guestrooms are individually operated and merchandised, allowing each key to be positioned according to its size, configuration and guest profile. The following pages provide a closer look at all twelve accommodations.

UNIT 1

King Studio | 289 SF

A comfortable 289-square-foot ground-floor king studio with a full kitchenette, dining area and updated finishes in an efficient coastal layout.

FEATURES

King Bed · Ground Floor · Dining Area

VIEW UNIT + 3D TOUR

https://www.bellanotteinn.com/en/rentals/629517-bella-notte-by-the-beach-studio-1-in-santa-cruz

UNIT 2

Family Studio | 353 SF

A spacious 353-square-foot ground-floor family studio featuring a king bed, twin bunk beds, full kitchenette and flexible sleeping capacity for families or small groups.

FEATURES

King Bed + Twin Bunk · Family Configuration · Ground Floor

VIEW UNIT + 3D TOUR

https://www.bellanotteinn.com/en/rentals/629526-bella-notte-by-the-beach-studio-2-in-santa-cruz

UNIT 3

King Studio | 363 SF

An oversized 363-square-foot ground-floor king studio with a full kitchenette, dining area and open layout designed for comfortable short or extended stays.

FEATURES

King Bed · 363 SF · Ground Floor

VIEW UNIT + 3D TOUR

https://www.bellanotteinn.com/en/rentals/629518-bella-notte-by-the-beach-studio-3-in-santa-cruz

UNIT 4

Double Queen Studio | 363 SF

A spacious 363-square-foot ground-floor studio with two queen beds, a full kitchenette and flexible open layout suited for families and small groups.

FEATURES

Two Queen Beds · Group-Friendly Layout · Ground Floor

VIEW UNIT + 3D TOUR

https://www.bellanotteinn.com/en/rentals/629519-bella-notte-by-the-beach-studio-4-in-santa-cruz

UNIT 5

King Studio | 302 SF

A comfortable 302-square-foot ground-floor king studio with a fully equipped kitchenette and updated finishes. The efficient layout provides a flexible coastal accommodation designed for short stays or longer visits.

FEATURES

King Bed · Ground Floor · Full Kitchenette

VIEW UNIT + 3D TOUR

https://www.bellanottteinn.com/en/rentals/629520-bella-notte-by-the-beach-studio-5-in-santa-cruz

UNIT 6

King Studio | 309 SF

A spacious 309-square-foot ground-floor king studio combining an open sleeping area with a fully equipped kitchenette and modernized guestroom finishes in a comfortable studio layout.

FEATURES

King Bed · Ground Floor · Full Kitchenette

VIEW UNIT + 3D TOUR

https://www.bellanottteinn.com/en/rentals/629523-bella-notte-by-the-beach-studio-6-in-santa-cruz

UNIT 7

King Studio | 265 SF

A thoughtfully designed 265-square-foot second-floor king studio with a fully equipped kitchenette and efficient open layout, offering a comfortable boutique accommodation within Bella Notte's repositioned property.

FEATURES

King Bed · Second Floor · Full Kitchenette

VIEW UNIT + 3D TOUR

https://www.bellanottteinn.com/en/rentals/629524-bella-notte-by-the-beach-studio-7-in-santa-cruz

UNIT 8

King Studio | 283 SF

A 283-square-foot second-floor king studio featuring a fully equipped kitchenette and streamlined open layout, pairing Bella Notte's updated finishes with an efficient coastal guestroom configuration.

FEATURES

Two Queen Beds · Group-Friendly Layout · Ground Floor

VIEW UNIT + 3D TOUR

https://www.bellanottteinn.com/en/rentals/629525-bella-notte-by-the-beach-studio-8-in-santa-cruz

UNIT 9

King Studio | 362 SF

A spacious 362-square-foot second-floor king studio with a fully equipped kitchenette and oversized open layout, offering additional room for comfortable short stays or longer coastal visits.

FEATURES

King Bed · Second Floor · 362 SF

VIEW UNIT + 3D TOUR

https://www.bellanottteinn.com/en/rentals/629533-bella-notte-by-the-beach-studio-9-in-santa-cruz

UNIT 10

King Studio | 363 SF

An oversized 363-square-foot second-floor king studio combining a full kitchenette with an open guestroom layout and Bella Notte's updated finishes and modern amenities.

FEATURES

King Bed · Second Floor · 363 SF

VIEW UNIT + 3D TOUR

https://www.bellanotteinn.com/en/rentals/629532-bella-notte-by-the-beach-studio-10-in-santa-cruz

UNIT 11

King Studio | 317 SF

A comfortable 317-square-foot second-floor king studio featuring a fully equipped kitchenette and efficient open layout within Bella Notte's newly repositioned boutique-hotel setting.

FEATURES

King Bed · Second Floor · Full Kitchenette

VIEW UNIT + 3D TOUR

https://www.bellanotteinn.com/en/rentals/629527-bella-notte-by-the-beach-studio-11-in-santa-cruz

UNIT 12

King Studio | 395 SF

Bella Notte's largest guestroom, this 395-square-foot second-floor king studio offers an oversized open layout with a fully equipped kitchenette and additional space for an extended-stay-style experience.

FEATURES

King Bed · Largest Guestroom · 395 SF

VIEW UNIT + 3D TOUR

https://www.bellanotteinn.com/en/rentals/629528-bella-notte-by-the-beach-studio-12-in-santa-cruz

Between the Boardwalk and Capitola Village.

East Cliff Drive is the address people picture when they picture Santa Cruz. Bella Notte sits on it — walking distance to the sand, a short ride from the Boardwalk, and minutes from Pleasure Point, one of the most recognized surf breaks in California.

What's Nearby

TWIN LAKES STATE BEACH — 0.3 MILES

A spacious 362-square-foot second-floor king studio with a fully equipped kitchenette and oversized open layout, offering additional room for comfortable short stays or longer coastal visits.

SANTA CRUZ YACHT HARBOR — 0.6 MILES

Dining, watercraft, waterfront.

PLEASURE POINT

Minutes east along East Cliff Drive.

CAPITOLA VILLAGE

Repeatedly named among the best walkable beach towns in the country.

BEACH BOARDWALK & WHARF — 2.6 MILES

The region's anchor attraction.

DOWNTOWN SANTA CRUZ

Restaurants, shopping, music and the Seymour Marine Discovery Center.

Who Stays Here

WEEKEND COASTAL TRAVELERS

From the Bay Area and Silicon Valley — a 45-minute drive.

SURF AND OUTDOOR VISITORS

Drawn to Pleasure Point and the East Cliff path year-round.

UCSC FAMILIES

Move-in, parents' weekends, graduation, campus visits.

EXTENDED-STAY GUESTS

A kitchenette in all twelve rooms converts a two-night market into a five-night one.

Between the Boardwalk and Capitola Village

Bella Notte sits along East Cliff Drive, two blocks from Twin Lakes State Beach and within minutes of the Santa Cruz Yacht Harbor, Pleasure Point, the Santa Cruz Beach Boardwalk and Capitola Village.

Demand Drivers

COASTAL TOURISM

Santa Cruz attracts visitors year-round for its beaches, surfing, outdoor recreation, coastal lifestyle and established visitor attractions.

TWIN LAKES STATE BEACH

Approximately 0.3 miles from Bella Notte, providing convenient access to swimming, beach walks, picnics and the Santa Cruz coastline.

SANTA CRUZ YACHT HARBOR

Approximately 0.6 miles away, with waterfront dining, boating, recreation and harbor activity.

BEACH BOARDWALK & WHARF

Approximately 2.6 miles away, combining beachfront attractions, entertainment, dining, shopping and the historic Santa Cruz Wharf.

EDUCATION

UC Santa Cruz and other regional colleges generate recurring demand from students, families, academics, alumni and institutional visitors.

Bella Notte

21305 E Cliff Dr, Santa Cruz, California 95062

OPTION A — HOTEL ACQUISITION

$5,700,000 | 12 Keys | $475,000/Key
6.71% Year-One Pro Forma Cap

OPTION B — SALE-LEASEBACK

$5,700,000 | 5.75% Initial Cap | $327,750 Annual NNN Rent
5 Years + 3 × 5-Year Options

Come see it before the ramp finishes.

Tours, the full renovation cost detail, unit-level historicals, and the KeyData reporting are available to qualified buyers on execution of a confidentiality agreement. Seller financing will be discussed with qualified buyers.

CONTACTS

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