



824 Maple Street
Santa Monica, CA 90405

OFFERING MEMORANDUM

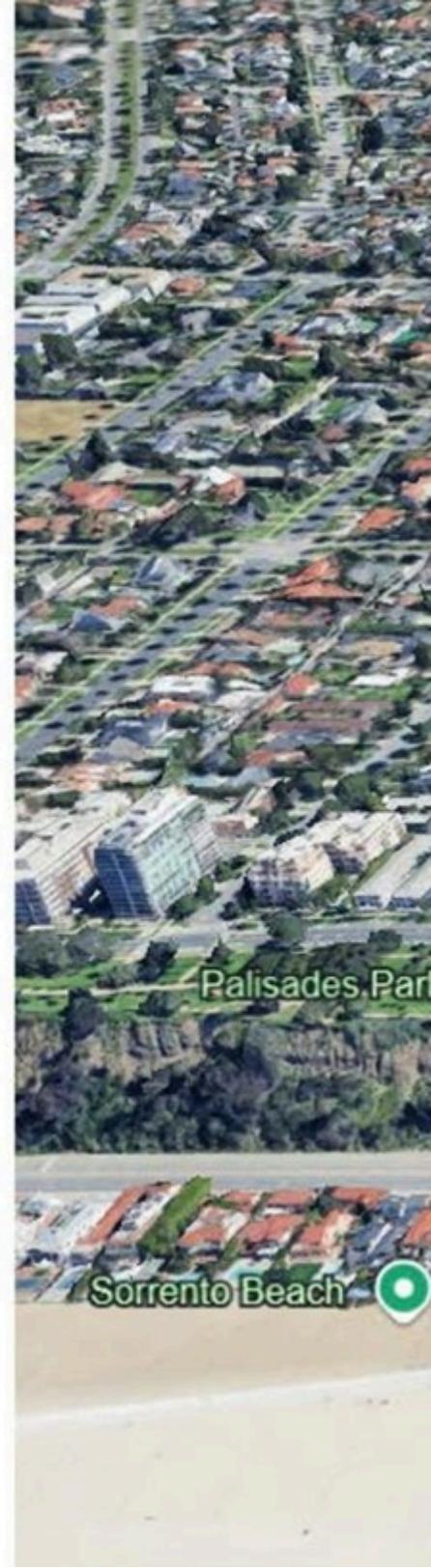
EXCLUSIVELY PRESENTED BY:



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824 Maple Street
Santa Monica, CA 90405

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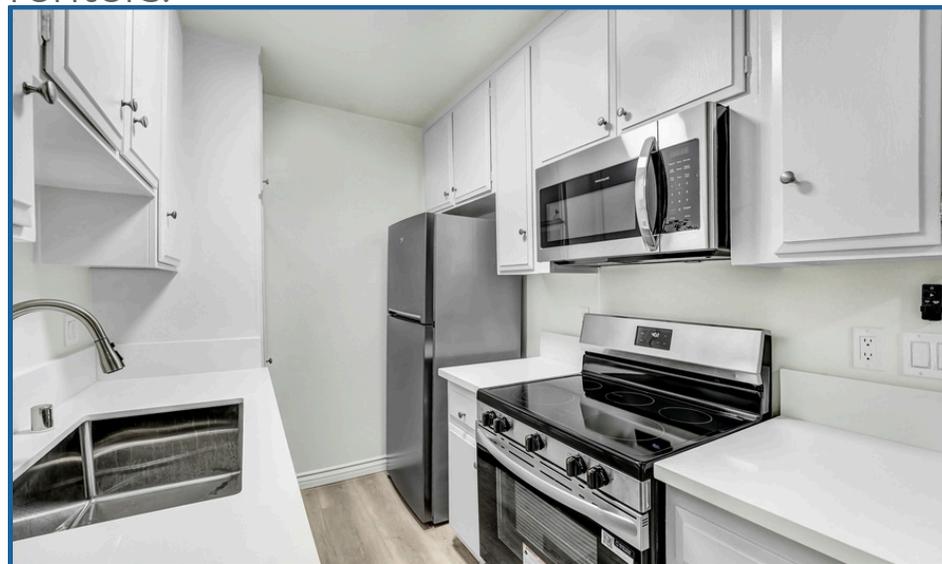
PROPERTY SUMMARY

Offering Price	\$2,975,000
Units	6
Price/Unit	\$495,833
Price/SqFt	\$432
GRM	13.0
CAP Rate	5.1%
Building SqFt	6,882
Lot Size ((feet)	6,594
Parking Spaces	5 alley & 4 car garage
Year Built	1973
Stories	2
City	Santa Monica
County	Los Angeles
Parcel ID / APN	4284-008-011

INVESTMENT SUMMARY

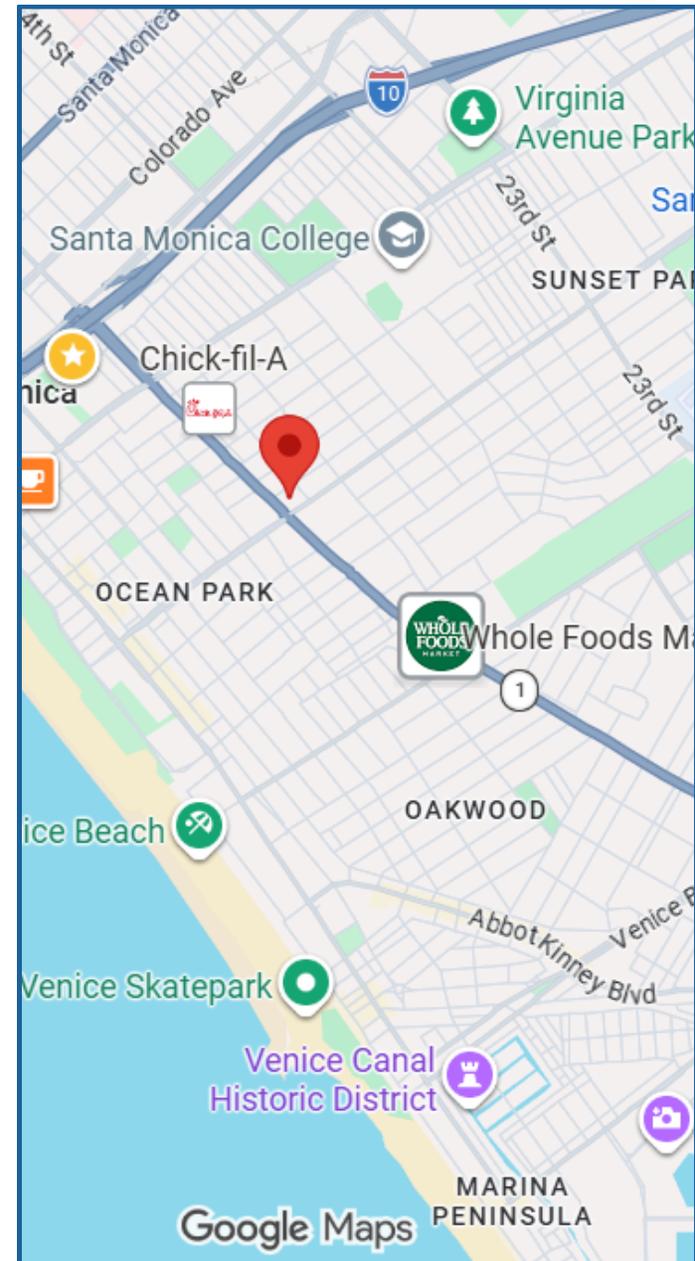
Roque & Mark Co. is pleased to present the exclusive opportunity to acquire 824 Maple Street, a multi-family building comprised of 6 units ideally located just 6 blocks to Main St. and 8 blocks to the beach in the iconic Ocean Park neighborhood of Santa Monica.

Features a huge, front 3 bed + 3 baths “Owner’s Unit” that’s approx. 2,000 sf. Only a short bike ride to legendary Venice Beach. Excellent proximity to shopping on Main St. This community is an attractive destination for both urban professionals and long-term renters.



INVESTMENT HIGHLIGHTS

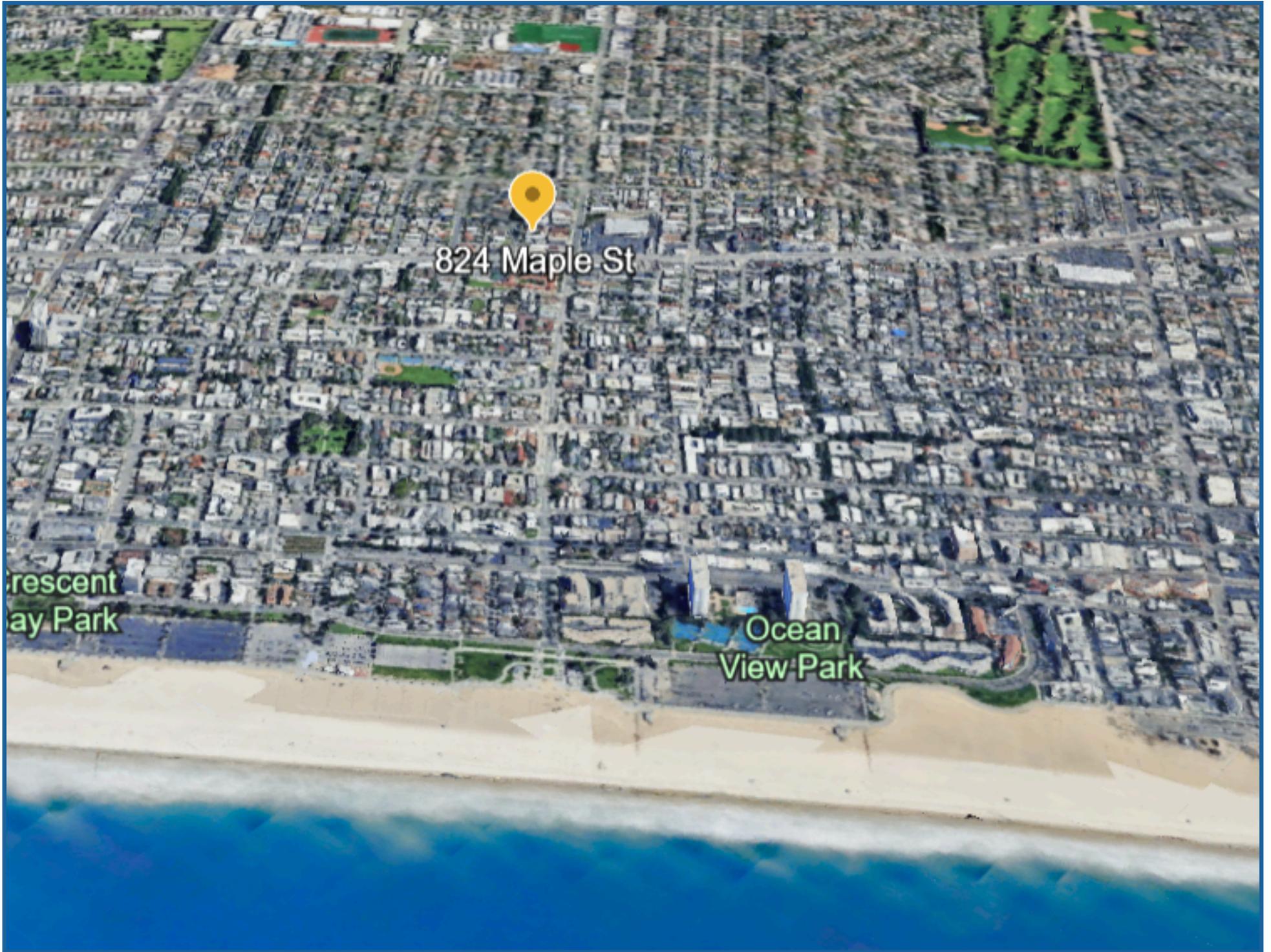
- Rare front Owner's Unit with 3 beds + 3 baths and approx. 2,000 sf. Also has (3) 2 bed + 2 baths, and (2) 1 bed + 1 bath units with big bonus rooms. Several units have designer remodels.
- 13 GRM and 5.1% CAP Rate at current rents
- Very deep 4 car garage and driveway parking for the front unit. 5 individual spaces off the alley.
- Balcony inspections have been completed
- Soft story (EQ) retrofit has been completed
- Copper Plumbing
- Community laundry room
- Over 15% upside rent potential











824 Maple St

Crescent Bay Park

Ocean View Park

RENT ROLL

<u>Unit</u>	<u>Occupancy</u>	<u>Unit Type</u>	<u>Approx. SqFt</u>	<u>Monthly Rent</u>	<u>Market Rent</u>	<u>Move-in Date</u>
1	Occupied	3 + 3	2000	\$5,227	\$6,500	Oct 1, 2016
2	Occupied	1 + 1 + Bonus room	700	\$1,586	\$2,600	Jul 1, 1999
3	Occupied	2 + 2	1000	\$2,995	\$3,295	May 16, 2025
4	Occupied	2 + 2	1000	\$2,995	\$3,295	Nov, 1, 2025
5	Occupied	2 + 2	1100	\$3,295	\$3,295	Aug 29, 2025
6	Occupied	1 + 1 + Bonus room	1,000	\$2,895	\$3,000	Apr 1, 2025
Laundry				\$75	\$75	
			Monthly Total	\$19,068	\$22,060	
			Annual Total	\$228,816	\$264,720	

Financial Overview

Pricing Summary

Listing price	\$2,975,000
# of Units	6
Building Size (SqFt)	6,882
Lot Size (SqFt)	6,594
Parking Spaces	5 alley + 4 car garage

Income Analysis

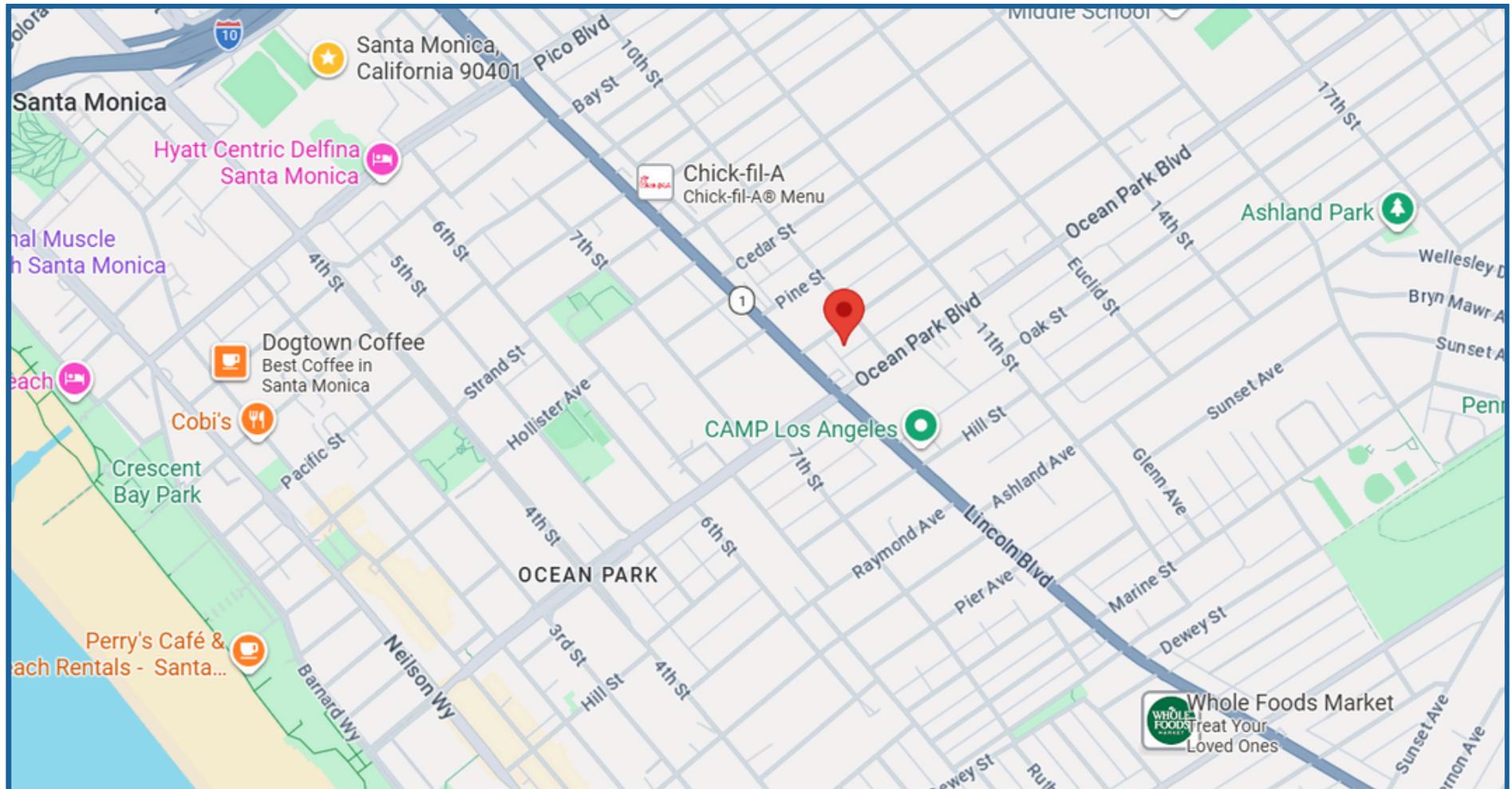
	Current	Market
Annual Gross Income	\$228,816	\$264,720
Vacancy Rate (2%)	\$4,576	\$5,294
Gross Operating Income	\$224,240	\$259,426
Less Operating Expenses	\$73,996	\$73,996
Net Operating Income	\$150,244	\$185,430
Gross Rent Multiplier	13	11.2
CAP Rate	5.10%	6.23%

Expense Breakdown

Property Tax (new)	\$35,700
Property Insurance	\$4,525
Management Fee	\$11,395
Water/Sewer	\$7,400
Electricity	\$881
Gas	\$2,153
Repairs (est)	\$8,000
Rent Control Fee	\$1,440
Gardening	\$1,080
Pest Control	\$422
Misc.	\$1,000
TOTAL EXPENSES	\$73,996

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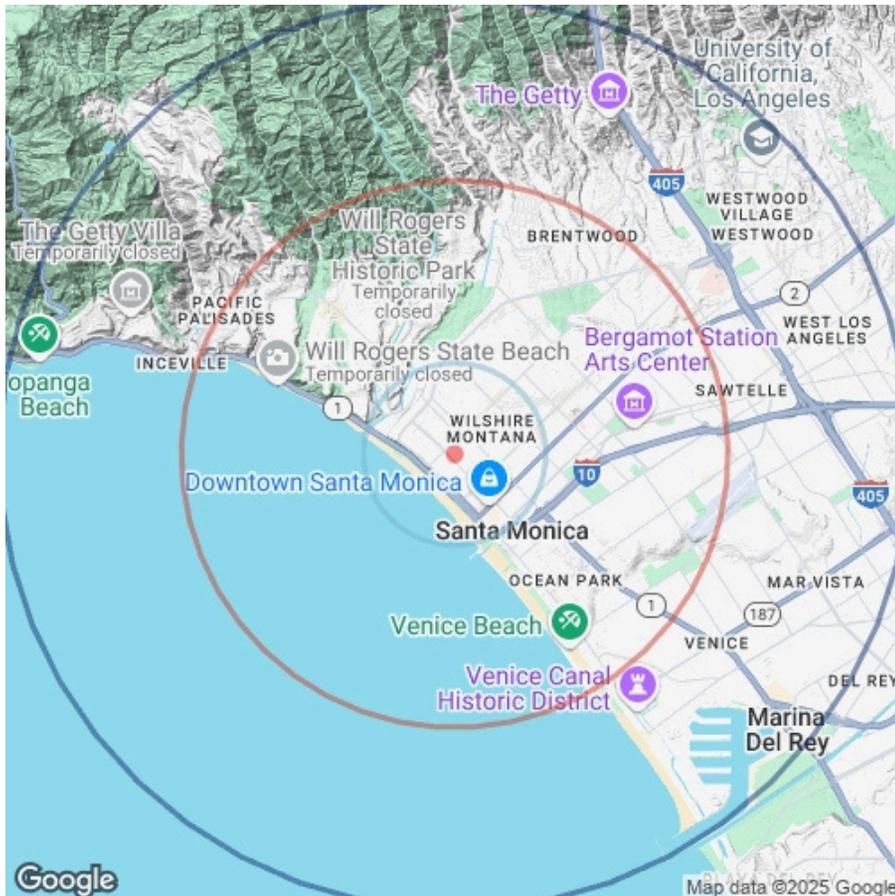
6 blocks to Main St!



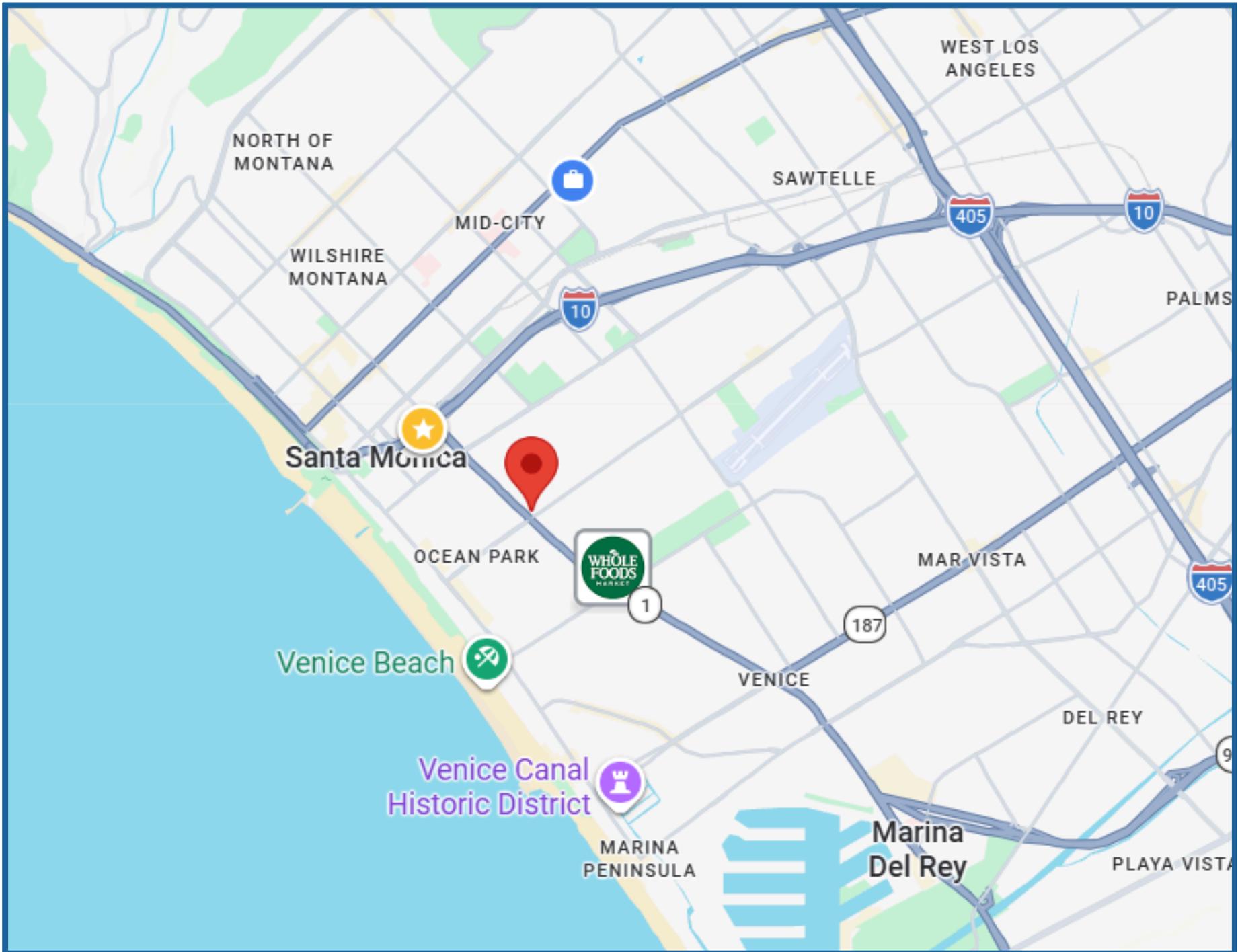
DEMOGRAPHICS

POPULATION			1 MILE	3 MILE	5 MILE
2000	Population	2010	29,239	144,227	337,137
	Population	2024	32,135	149,232	350,601
	Population	2029	32,541	151,589	366,401
	Population	2024-2029	32,081	150,639	363,673
Growth	Rate	2024	-0.28 %	-0.13 %	-0.15 %
Daytime Population			51,488	219,250	509,87

2024 HOUSEHOLD INCOME			1 MILE	3 MILE	5 MILE
less than \$15000			2,314	7,182	14,575
\$15000-24999			802	3,645	8,089
\$25000-34999			692	3,124	7,111
\$35000-49999			814	3,817	8,778
\$50000-74999			1,328	6,988	16,240
\$75000-99999			1,275	6,544	15,204
\$100000-149999			3,028	11,494	26,858
\$150000-199999			2,374	9,394	20,319
\$200000 or greater			5,854	24,657	54,227
Median HH Income			\$ 129,085	126,754 \$	124,822 \$
Average HH Income			\$ 183,906	185,393	184,339



HOUSEHOLDS			1 MILE	3 MILE	5 MILE
2000	Total	Households 2010	17,142	73,097	160,961
	Total	Households 2024	18,502	74,869	165,376
	Total	Households 2029	18,480	76,846	171,400
	Average	Households 2024	18,738	78,549	174,665
	Owner	Household Size 2024	1.71	1.93	1.99
	Owner	Occupied Housing 2029	4,085	24,159	59,263
	Renter	Occupied Housing 2024	4,160	24,758	60,949
	Renter	Occupied Housing 2029	14,395	52,687	112,137
	Vacant	Occupied Housing 2024	14,578	53,791	113,716
	Total	Housing 2024	2,510	9,186	19,767
	Total	Housing 2024	20,990	86,032	191,167

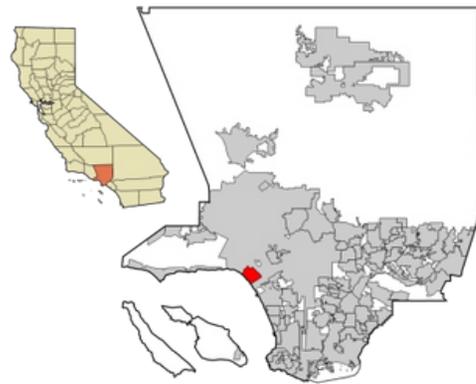






ABOUT SANTA MONICA

Santa Monica (Spanish for 'Saint Monica'; Spanish: Santa Mónica) is a city in Los Angeles County, situated along Santa Monica Bay on California's South Coast. Santa Monica's 2020 U.S. census population was 93,076. Santa Monica is a popular resort town, owing to its climate, beaches, and hospitality industry.



CITY OF SANTA MONICA

County	Los Angeles
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Incorporated	11/29/1886
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AREA

City	16 sq mi
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Land	8.4 sq mi
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Water	7.6 sq mi
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Elevation	105 ft
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POPULATION

Population	93,076
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Rank	92
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Density	11,067 sq mi
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CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ROQUE & MARK CO. and it should not be made available to any other person or entity without the written consent of ROQUE & MARK CO. .

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ROQUE & MARK CO. ADVISOR FOR MORE DETAILS.

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