



**JUST LISTED**

**UPDATED 10-UNIT BUILDING IN  
SANTA MONICA**

**\$3,975,000**

**2408 Ocean Park Blvd  
Santa Monica CA 90405**



# PROPERTY DETAILS

<b>Units</b>	<b>10</b>
Year built	1961
Lot Size SF	6,408
Parking	10 spaces
Zoning	SMR3*
APN	4272-023-031



# FINANCIAL SUMMARY

Scheduled or Actual	Scheduled
Rent Control %	30
GOI	\$274,716
Total Expense	\$59,117
NOI	\$215,598
Gross Income	\$268,716
Pro Forma Cap Rate	5.42
Pro Forma GRM	14.79



# ASSET HIGHLIGHTS

- ✓ Prime Santa Monica Location
- ✓ Close to restaurants and the beach
- ✓ 2 vacant units available for rental at market price
- ✓ Covered parking for 10 cars
- ✓ Washer and dryer on premises
- ✓ New renovations including:
  - ✓ Freshly painted building with dual-pane windows
  - ✓ New roof within the last two years
  - ✓ New plumbing and electrical work
  - ✓ New earthquake valves and soft story retrofit work
  - ✓ New cabinets, counters, sinks, and faucets in most kitchens
  - ✓ Some units have new tile and all are freshly painted
  - ✓ Most bathrooms have had total or partial remodels
  - ✓ New appliances in 3 units

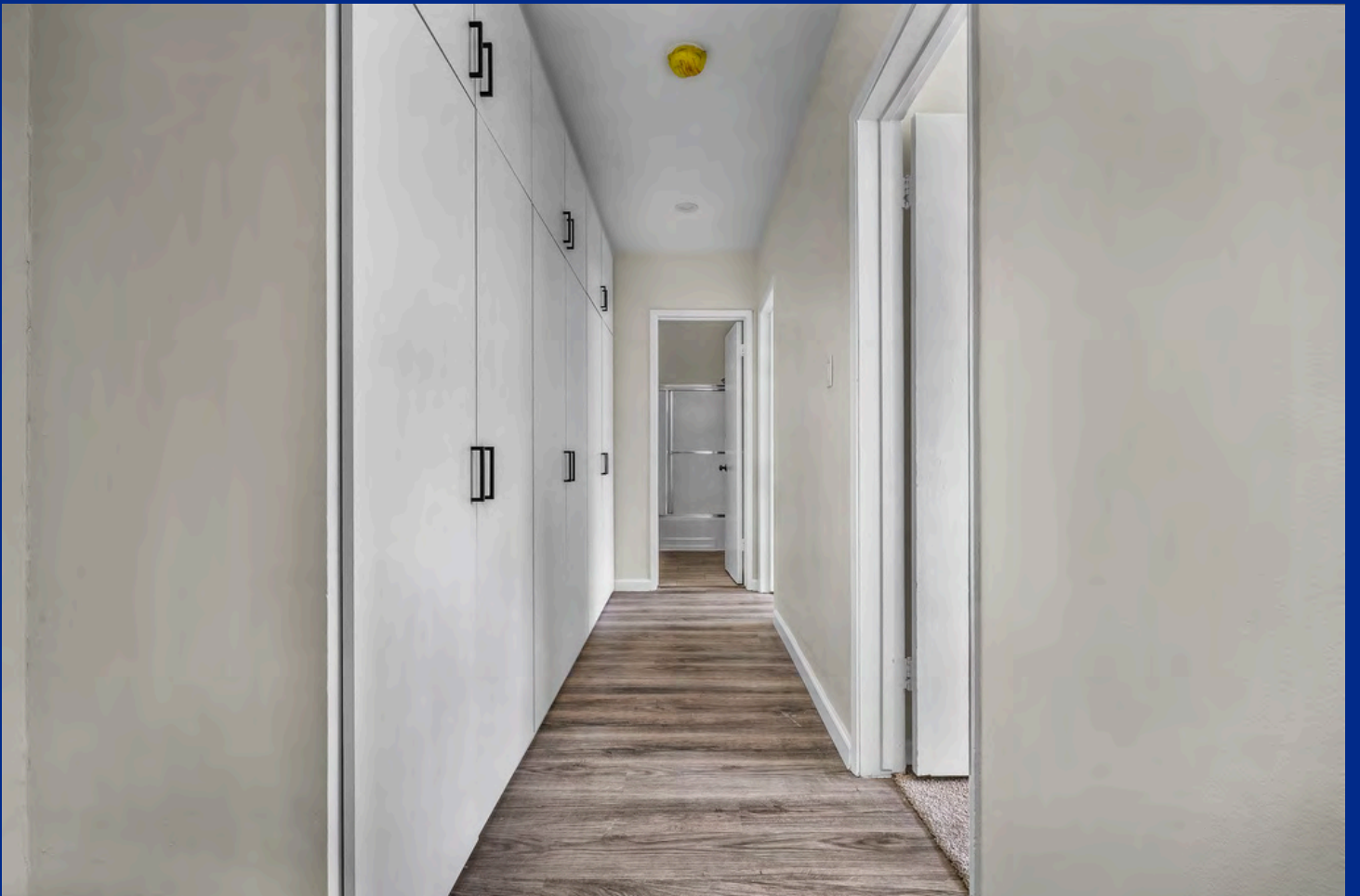
# RENT ROLL

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	2.00	No			\$3180
Unit 2	1	2	2.00	No			\$3180
Unit 3	1	1	1.00	No		\$2350	\$2,350
Unit 4	1	1	1.00	No		\$2450	\$2450
Unit 5	1	0	1.00	No		\$1799	\$1799
Unit 6	1	1	1.00	No		\$1722	\$1722
Unit 7	1	1	1.00	No		\$2300	\$2300
Unit 8	1	0	1.00	No		\$1799	\$1799
Unit 9	1	0	1.00	No		\$1063	\$1063
Unit 10	1	1	1.00	No		\$2550	\$2550

# ASSET PHOTOS
















**FOR MORE  
INFORMATION  
PLEASE CONTACT:**

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