1101

EUCLID ST

SANTA MONICA · WILSHIRE MONTANA

5-UNIT MULTIFAMILY · 100% OCCUPIED

FOR SALE

CAMACHO COMMERCIAL
REAL ESTATE SERVICES

OFFERING MEMORANDUM · CAMACHO COMMERCIAL

A rare five-unit holding in *Wilshire Montana*, one block north of Santa Monica Boulevard.

Camacho Commercial Real Estate Services is pleased to present 1101 Euclid Street, a five-unit multifamily investment in the highly desirable Wilshire Montana neighborhood of Santa Monica. The two-story building was constructed in 1948, is fully occupied, and offers a diverse unit mix with enclosed garage parking for every unit.

Positioned in one of the Westside's most supply-constrained coastal submarkets, the property delivers stable in-place income with long-term appreciation potential, moments from the Montana Avenue retail corridor, a two-minute walk to Vons, and a short ride to the beach. Opportunities to control a well-located, low-density asset of this profile rarely reach the open market.

- Fully occupied five-unit asset in prime Wilshire Montana
- Studio, one-bedroom, and townhouse-style two-bedroom mix with five enclosed garages, one per unit
- Below-market, long-tenured rents with increases implemented each September
- Identical-plan spread, Unit C at $2,700 beside Unit D at $4,700, evidences the embedded upside
- North of Santa Monica Boulevard, two-minute walk to Vons

OFFERING PRICE

$2,575,000

5.4% CURRENT CAP · $515,000 PER UNIT

Address	**1101 Euclid St, Santa Monica, CA**
Neighborhood	**Wilshire Montana**
Number of Units	**5**
Building Size	**4,792 SF**
Lot Size	**5,011 SF**
Year Built / Stories	**1948 · 2 Stories**
Parking	**5 Enclosed Garages (1.0 / Unit)**
Occupancy	**100%**

BUILDING FEATURES

- Five-unit multifamily property in the highly desirable Wilshire Montana neighborhood of Santa Monica
- Two-story apartment building constructed in 1948
- Average unit size of approximately 900 SF
- 100% occupied with 0% current vacancy
- Corner-lot presence with mature landscaping and brick planters

BUILDING AMENITIES

- Enclosed garage parking, one space per unit (5 total spaces)
- Unit amenities include air conditioning, full kitchen with oven and refrigerator, and tub/shower bathrooms
- Walkable setting, approximately 13-minute walk to transit and a two-minute walk to Vons
- Strong proximity to the Montana Avenue retail corridor, beach and coastal amenities, and Westside employment hubs

DIVERSE UNIT MIX

1 × Studio / One-Bath
2 × One-Bedroom / One-Bath
2 × Two-Bedroom / Two-Bath Townhouse-Style

LOCATION

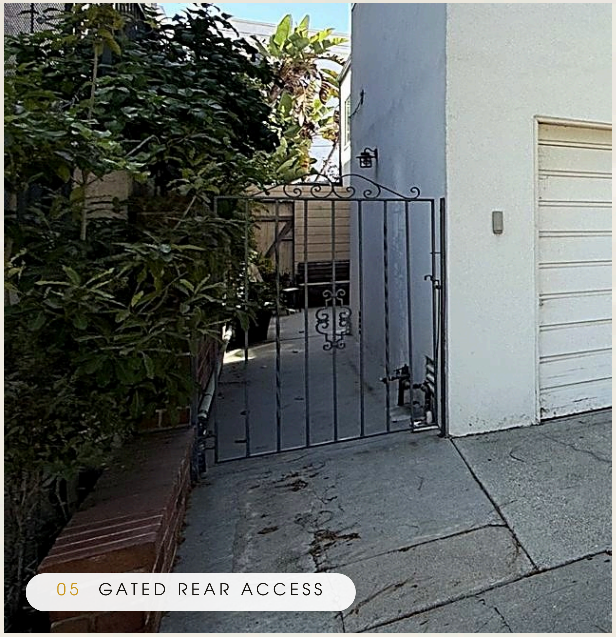
North of Santa Monica Blvd · 2-minute walk to Vons · moments to Montana Ave & the beach

01 CORNER-LOT PRESENCE

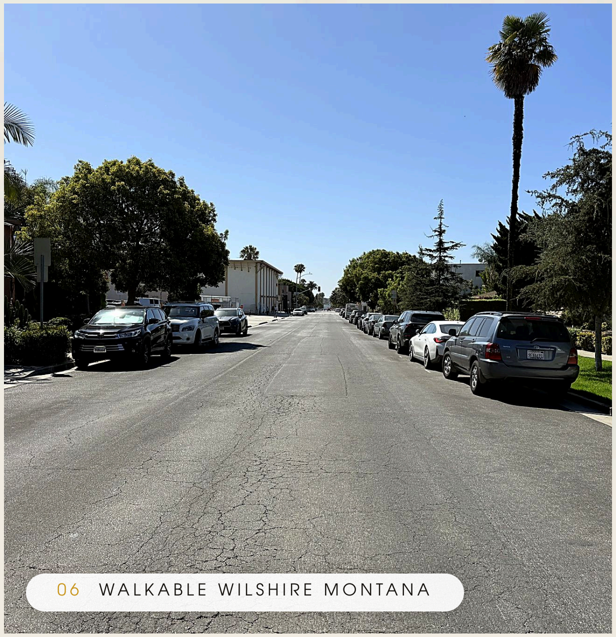
02 PRIVATE UNIT ENTRIES

03 PALM-FRAMED CORNER SETTING

04 ENCLOSED GARAGE PARKING



05 GATED REAR ACCESS



06 WALKABLE WILSHIRE MONTANA

OFFERING PRICE

$2,575,000

$515,000 per unit · $537.35 per building SF

SCHEDULED GROSS INCOME

$186,000

GROSS MONTHLY INCOME

$15,500

OPERATING EXPENSES (2026)

($46,760)

NET OPERATING INCOME

$139,240

CURRENT CAP RATE

5.4%

On in-place income, above the 4.6% median cap rate of the comparable sales

GROSS RENT MULTIPLIER

13.84

On current scheduled income

PRICE PER UNIT

$515,000

vs. $443,000 median of comparable sales

PRICE PER BUILDING SF

$537.35

vs. $552.80 comparable-set average

OCCUPANCY

100%

Fully occupied · 0% vacancy

ENCLOSED GARAGES

5

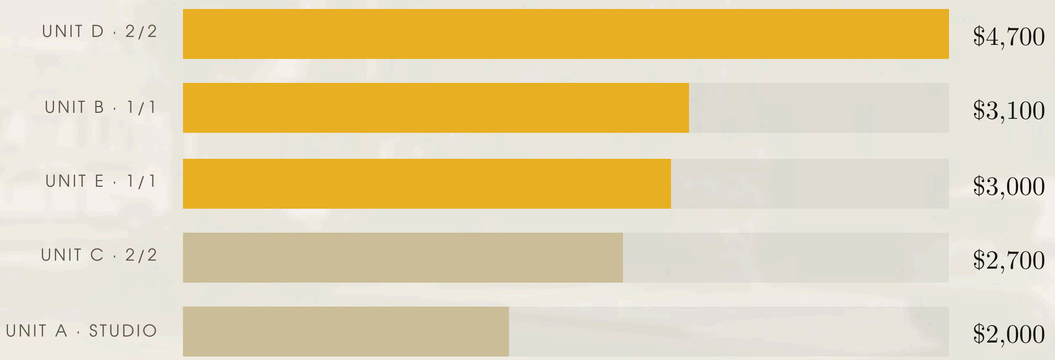
One private garage per unit

05

Income basis. Figures reflect the current in-place rent roll (detail on the following page). 2025 collected income totaled $172,000. Rent increases are implemented each September. Complete leases and expense records available to qualified buyers.

UNIT	TYPE	TENURE	MONTHLY RENT	ANNUAL
A	Studio / One-Bath	10 Years	$2,000	$24,000
B	One-Bedroom / One-Bath	2 Years	$3,100	$37,200
C	Two-Bedroom / Two-Bath · Townhouse-Style	30+ Years	$2,700	$32,400
D	Two-Bedroom / Two-Bath · Townhouse-Style	4 Years	$4,700	$56,400
E	One-Bedroom / One-Bath	New Tenant	$3,000	$36,000
	Total · 5 Units · 100% Occupied		**$15,500**	**$186,000**

CURRENT RENT BY UNIT



Units C and A reflect long-tenured, below-market rents. Unit C sits $2,000 per month beneath the identical Unit D townhouse floor plan.

MONTHLY IN-PLACE INCOME

$15,500

Across five fully occupied units

ANNUAL SCHEDULED INCOME

$186,000

Current rent roll, annualized

RENT INCREASES

Each September

Implemented annually by ownership

EMBEDDED UPSIDE

Unit C at $2,700 beside the identical Unit D at $4,700. Approximately $24,000 per year of reversion inside the walls.

OPERATING EXPENSES

Property Taxes	$30,000
Insurance	$6,000
Water & Trash	$3,995
Electric	$3,000
Gas	$2,400
Gardener	$980
Pest Control	$385
Total Operating Expenses (2026)	**$46,760**

Figures as reported by ownership and stated annually, with property taxes and insurance shown as estimates. Buyers should underwrite property taxes at their own anticipated assessed value.

UNIT INTERIOR UPDATES

3 YEARS AGO
Units B and E, interiors updated

5 YEARS AGO
Unit D, townhouse interior updated

8 YEARS AGO
Unit A, studio interior updated

CONDITION NOTES

Interiors of four of the five units have been updated within the past eight years. Ownership reports no major repairs outstanding. Unit C remains in original condition with its 30-plus-year tenancy, the natural candidate for the next renovation and rent reset.

A *5.4% current cap* against a 4.6% comparable-sales median. The upside is still inside the building.

CURRENT CAP RATE

5.4%

On in-place scheduled income of **$186,000** against $46,760 of operating expenses, comfortably above the **4.6% comparable-sales median**

PRICE PER BUILDING SF

$537.35

Below the **$552.80 comparable-set average**, with the corner-lot location north of Santa Monica Blvd

PRICE PER UNIT

$515,000

With five enclosed garages, townhouse-style two-bedrooms, and full occupancy, against a **$443,000 median** for the comparable set

5

Five comparable Santa Monica multifamily sales since 2025 underpin the pricing, drawn from Wilshire Montana and adjacent Westside neighborhoods north of Santa Monica Boulevard. The set reflects an average sale price of $2.6M, an average price per unit of $459K, and cap rates ranging from 3.8% to 5.6%. Full detail on the following pages.

5	$2.6M	$459K	$552.80	3.3%	4.6%
SALE COMPARABLES	AVERAGE PRICE	AVG. PRICE PER UNIT	AVG. PRICE PER SF	AVG. VACANCY AT SALE	MEDIAN CAP RATE

SALES ATTRIBUTES

ATTRIBUTE	LOW	AVERAGE	MEDIAN	HIGH
Sale Price	$2,050,000	$2,582,000	$2,550,000	$3,145,000
Price Per Unit	$410,000	$458,766	$443,000	$524,166
Cap Rate	**3.8%**	**4.6%**	**4.6%**	**5.6%**
Vacancy Rate at Sale	0%	3.3%	0%	16.7%
Time Since Sale (Months)	3.9	6.8	6.7	8.7

Comparable set drawn from Santa Monica multifamily sales since 2025, focused north of Santa Monica Boulevard within Wilshire Montana and adjacent neighborhoods. All five comparables report cap rates.

PROPERTY ATTRIBUTES

ATTRIBUTE	LOW	AVERAGE	MEDIAN	HIGH
Property Size in Units	5	6	6	6
Number of Floors	2	2	2	2
Average Unit SF	519	877	886	1,097
Year Built	1923	1949	1953	1973

SUBJECT POSITIONING

At the $2,575,000 offering price, 1101 Euclid reflects a 5.4% cap rate on current below-market rents, secured by 100% occupancy and one enclosed garage per unit.

#	PROPERTY ADDRESS	YR BUILT	UNITS	VACANCY	SALE DATE	PRICE	PRICE / UNIT	PRICE / SF	CAP RATE
SP	**1101 Euclid St · Subject Property**	**1948**	**5**	**0%**	**—**	**$2,575,000**	**$515,000**	**$537.35**	**5.4%**
1	833 15th St	1953	6	16.7%	12/19/2025	$3,145,000	$524,166	$478	4.6%
2	1052-1058 3rd St	1953	5	0%	10/8/2025	$2,050,000	$410,000	$463	5.6%
3	2002-2012 Montana Ave	1941	6	0%	9/25/2025	$2,550,000	$425,000	$819	3.8%
4	1032 18th St	1973	6	0%	8/5/2025	$2,950,000	$491,666	$459	5.0%
5	938 15th St	1923	5	0%	7/24/2025	$2,215,000	$443,000	$545	4.2%

Subject cap rate reflects the offering price against current in-place income. Comparable cap rates reflect reported figures.

Median comparable cap rate **4.6%**

Wilshire Montana, *Santa Monica*

1101 Euclid sits north of Santa Monica Boulevard in Wilshire Montana, one of the Westside's most established and supply-constrained coastal rental submarkets. The location pairs strong, durable tenant demand with an exceptional walkable lifestyle.

- Two-minute walk to Vons and the Montana Avenue retail corridor
- Approximately 13-minute walk to transit
- Close proximity to Palisades Park, the beach, and coastal amenities
- Convenient to Westside employment hubs and lifestyle drivers

SUBMARKET BENCHMARKS · PAST 12 MONTHS

CAP RATE	MEDIAN	AVERAGE
Wilshire Montana	**4.9%**	**4.9%**
Santa Monica	5.1%	5.2%
Selected Comps	4.6%	4.6%

PRICE / UNIT	MEDIAN	AVERAGE
Wilshire Montana	**$443,000**	**$437,396**
Santa Monica	$407,667	$423,126
Selected Comps	$443,000	$458,766

Wilshire Montana trades at a **4.9% median cap**. The offering's 5.4% going-in yield reflects long-tenured, below-market rents, the reversion that private capital pays for in coastal Santa Monica multifamily.

This Offering Memorandum is confidential and is furnished solely for the purpose of a review by prospective purchasers of 1101 Euclid Street, Santa Monica, California.

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