

FOR SALE - SIX UNITS



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1937 17TH STREET
SANTA MONICA, CA 90404

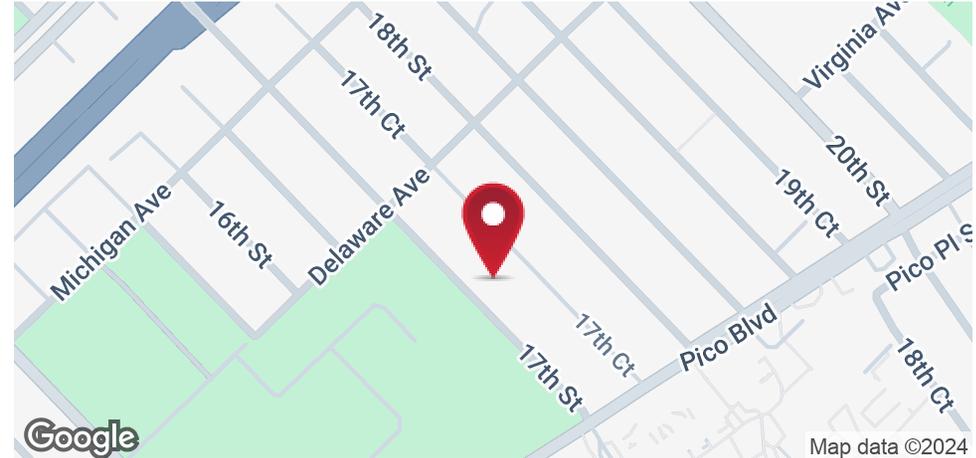
ANTE TRINIDAD, MRED

COMMERCIAL INVESTMENT BROKER
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CALDRE #00704267

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

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OFFERING SUMMARY

Sales Price:	\$2,295,000
Number of Units:	6
Building Size:	4,840 SF
Lot Size (50' X 155'):	7,746 SF
Zoning:	Low Density Residential
Parking Spaces:	2-Car Garage + 8 Open
Price/BSF:	\$474
Price/Unit:	\$382,500
Year Built:	1948
APN:	4274-014-019

PROPERTY OVERVIEW

Property consists of two separate structures, a double-car garage plus eight open parking spaces serviced by a rear alley. The front building has five units including one 3 BD/1 & 1/2 BA unit and four 2BD/1BA units. The rear building is a 2 BD/1 BA single family house. Great rent income upside on tenant turnover.

LOCATION OVERVIEW

Half a block from Santa Monica College; 17th Street between Pico Boulevard and Delaware Avenue

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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UNIT	DESCRIPTION	UNIT BED	UNIT BATH	CURRENT RENT
A	Front Building, Lower Level	3	1 & 1/2	\$2,616
B (fully renovated)	Front Building, Lower Level	2	1	\$1,000
C	Front Building, Upper Level	2	1	\$2,660
D (fully renovated)	Front Building, Upper Level	2	1	\$2,877
E (fully renovated)	Front Building, Upper Level	2	1	\$2,975*
1937 1/2	Rear SFR	2	1	\$1,942
Total				\$14,070

*Projected; currently vacant

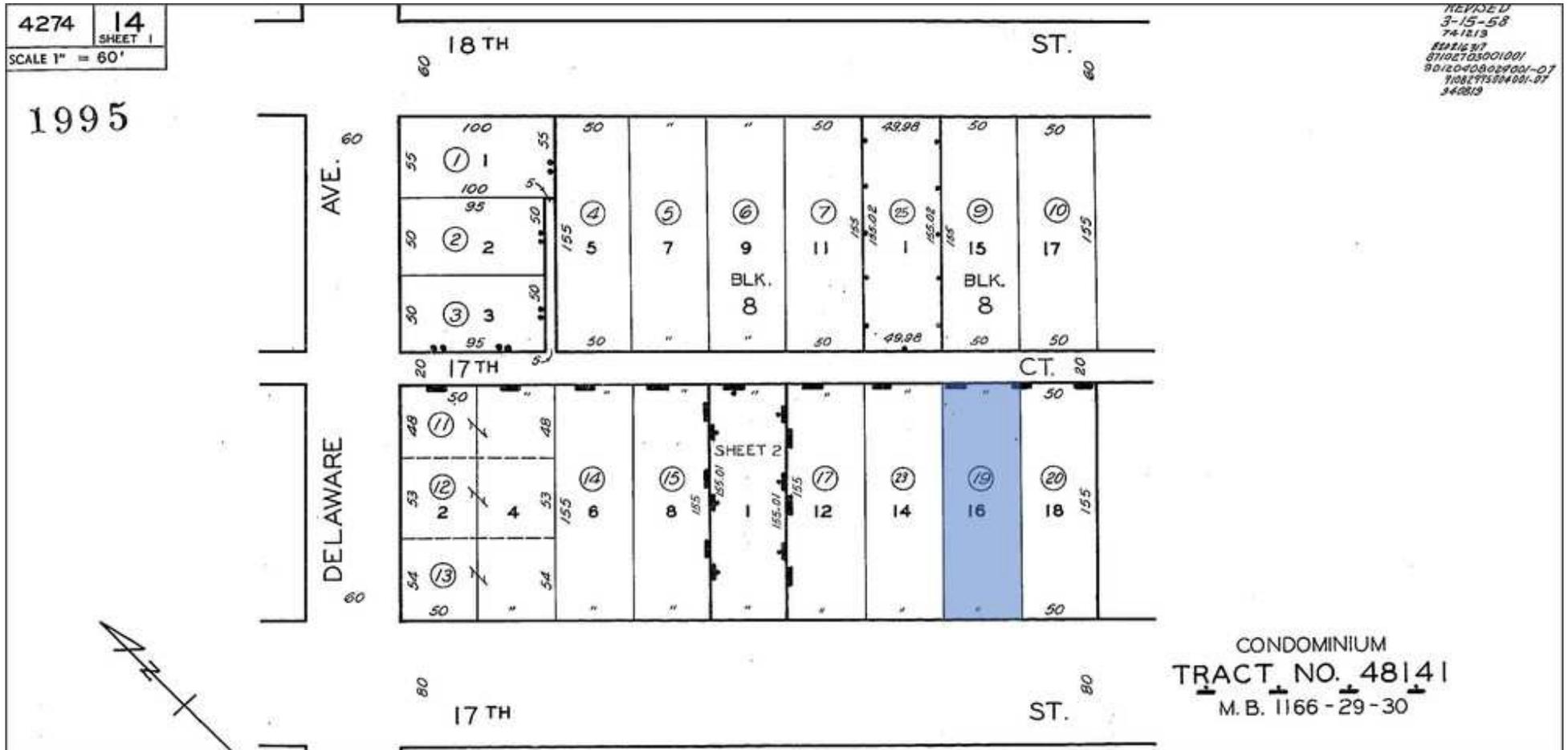
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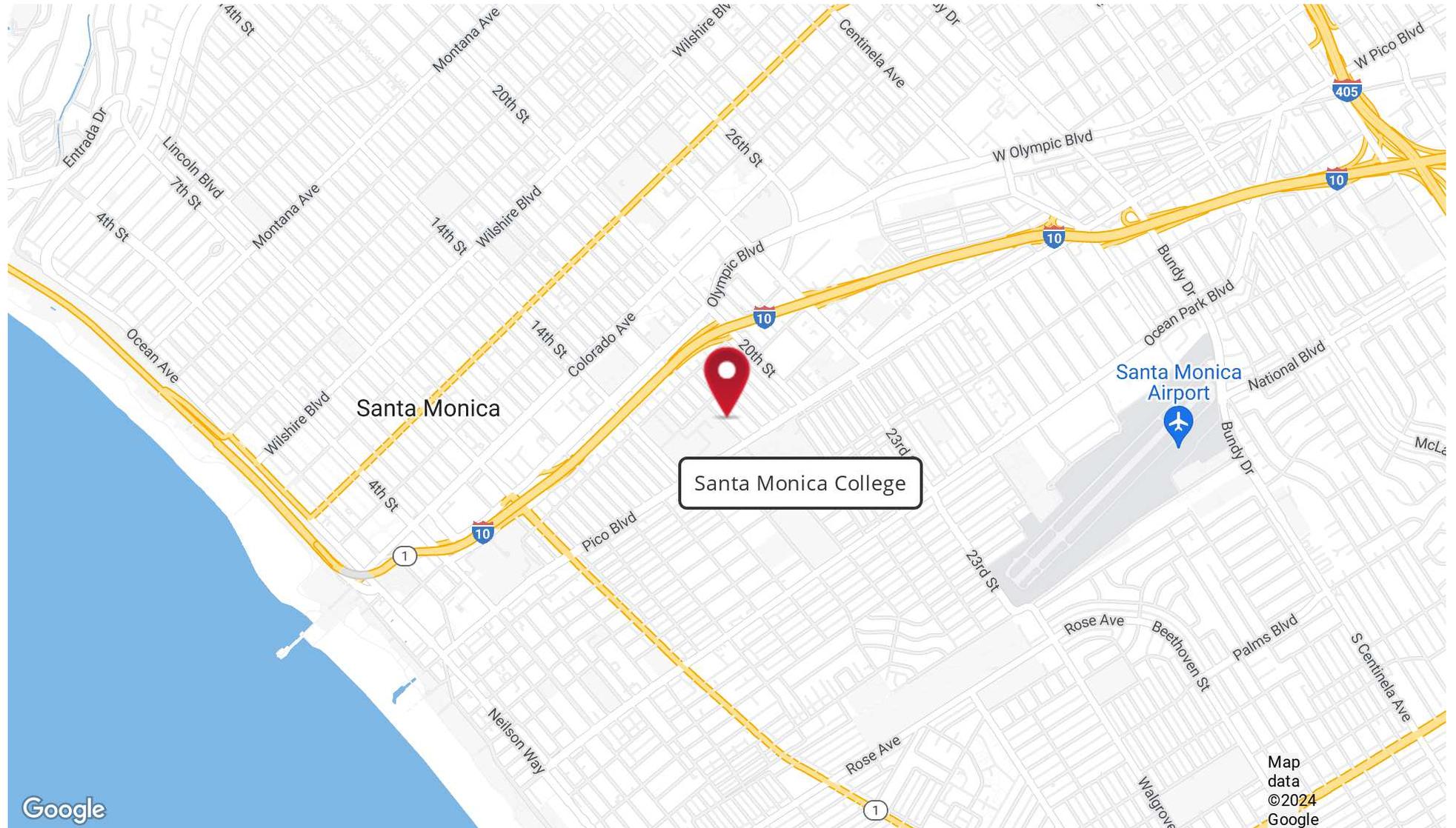


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Demographic Summary Report

1937 17th Street, Santa Monica, CA 90404

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	31,763		242,665		484,383	
2023 Estimate	32,340		246,487		491,577	
2010 Census	31,950		240,535		478,101	
Growth 2023 - 2028	-1.78%		-1.55%		-1.46%	
Growth 2010 - 2023	1.22%		2.47%		2.82%	
2023 Population by Hispanic Origin	7,228		42,400		87,640	
2023 Population	32,340		246,487		491,577	
White	24,139	74.64%	184,818	74.98%	354,068	72.03%
Black	2,250	6.96%	9,924	4.03%	22,224	4.52%
Am. Indian & Alaskan	304	0.94%	2,040	0.83%	3,854	0.78%
Asian	4,037	12.48%	37,471	15.20%	86,396	17.58%
Hawaiian & Pacific Island	67	0.21%	462	0.19%	1,004	0.20%
Other	1,543	4.77%	11,772	4.78%	24,032	4.89%
U.S. Armed Forces	16		141		232	
Households						
2028 Projection	15,187		120,011		224,608	
2023 Estimate	15,508		122,249		228,528	
2010 Census	15,460		120,441		223,790	
Growth 2023 - 2028	-2.07%		-1.83%		-1.72%	
Growth 2010 - 2023	0.31%		1.50%		2.12%	
Owner Occupied	3,971	25.61%	39,098	31.98%	83,851	36.69%
Renter Occupied	11,538	74.40%	83,151	68.02%	144,676	63.31%
2023 Households by HH Income	15,508		122,248		228,530	
Income: <\$25,000	2,472	15.94%	17,362	14.20%	31,704	13.87%
Income: \$25,000 - \$50,000	2,293	14.79%	13,672	11.18%	25,585	11.20%
Income: \$50,000 - \$75,000	1,956	12.61%	13,433	10.99%	25,127	11.00%
Income: \$75,000 - \$100,000	1,763	11.37%	12,385	10.13%	23,842	10.43%
Income: \$100,000 - \$125,000	1,498	9.66%	12,004	9.82%	23,741	10.39%
Income: \$125,000 - \$150,000	793	5.11%	9,677	7.92%	17,357	7.60%
Income: \$150,000 - \$200,000	1,886	12.16%	15,327	12.54%	26,979	11.81%
Income: \$200,000+	2,847	18.36%	28,388	23.22%	54,195	23.71%
2023 Avg Household Income	\$121,539		\$137,583		\$138,216	
2023 Med Household Income	\$89,648		\$108,897		\$108,431	

