



711 GRANT STREET

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CalRE# 00786737



\$2,459,000

6 Unit Building in Santa Monica

PROPERTY SUMMARY

LINDA LIGHT

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Address	711 Grant St. Santa Monica, CA 90405
APN	4289-002-014
Offering Price	\$2,459,000
Units	6
Current GRM	12.36
Current CAP	5.73
Year Built	1956
Lot Size (SF)	8,083
Rentable SF	6,128
Parking Spaces	5
Zoning	SMOP2



DESCRIPTION

This exceptional six-unit apartment building in prime Santa Monica, located west of Lincoln Boulevard, offers a rare investment opportunity with 12.41 GRM and 5.7 CAP rate. This property offers an ideal mix and spacious layout of (2) two story townhome style 3+2 units and the back building has (4) 2+1 units with one currently vacant, making it a perfect opportunity for an owner-user or for immediate rental income. With its desirable location, strong unit mix, and upside rental potential, this property is a standout choice for investors or buyers seeking a versatile and valuable asset in one of LA's most sought-after neighborhoods.

Trust Sale – NO Court Confirmation Required.



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Some photos have been digitally staged.



INVESTMENT ANALYSIS

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INCOME AND EXPENSES

PROFORMA ANNUALIZED EXPENSES

Estimated New Taxes @ 1.25%	\$	30,738
Insurance	\$	7,000
Water, Sewer, Trash	\$	6,600
Gas	\$	600
Electricity	\$	600
Gardening	\$	2,750
Repairs/Maintenance	\$	9,750

TOTAL ESTIMATED EXPENSES \$ 58,038



PROFORMA ANNUALIZED OPERATING DATA

Scheduled Gross Income	\$	198,912
Less Expenses	\$	58,038
NET OPERATING INCOME*	\$	140,875
(estimated)		

ESTIMATED LOAN TERMS

Loan to Value 60%:	\$	1,475,000
Loan Payments @ 5.7%	\$	103,284
Total Income After Loan Payments	\$	37,591



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RENT ROLL

UNIT NO.	MOVE IN DATE	UNIT TYPE	MONTHLY	ANNUAL
1	2023	3 + 2, Townhome	\$4,086	\$49,032
2	2021	3 + 2, Townhome	\$3,474	\$41,676
3	2003	2 + 1	\$1,803	\$21,636
4		2 + 1	\$786	\$9,432
5	Vacant	2 + 1	\$3,200	\$38,400
6	2022	2 + 1	\$3,178	\$38,312

Scheduled Rental Income \$16,516 \$198,312

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MARKET LOCATION OVERVIEW

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METRO RAIL AND STATION

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E-Line Metro Santa Monica to Culver City and Downtown is just .9–1.1 miles away



BIG BLUE BUS STATIONS

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BBB Route 3, Santa Monica to LAX is just .1 miles away
BBB Route 7, Santa Monica to Korea Town is just .2 miles away



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Location Highlights

Strategically located near Pico & Lincoln in Santa Monica, this 6-unit apartment building presents a compelling opportunity for stable cash flow and long-term appreciation in a high-demand coastal market.

With proximity to major employment centers, transit, and lifestyle amenities, the property is ideally positioned to attract quality tenants and benefit from ongoing urban growth.

- **Walking distance** to Santa Monica College, a major source of rental demand
- **Close to** UCLA Medical Center, Providence Saint John's, and Silicon Beach tech firms
- **Less than 2 miles** to the beach, Santa Monica Pier, and Third Street Promenade
- **Walkers & Bikers Paradise** – Walk Score of 95 and Bike Score of 93
- **Strong tenant pool** from nearby tech hubs, healthcare centers, and educational institutions
- **Surrounded by retail, dining, and entertainment** including Whole Foods, Trader Joe's, and local favorites
- **Abbot Kinney Blvd & Venice Beach** – Trendy boutiques, iconic boardwalk and eateries.
- **Quick access to I-10 and PCH**, connecting to Downtown LA, Venice, and Malibu
- **Well-established neighborhood** with consistent property value appreciation



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