



653 MARINE STREET
SANTA MONICA, CA 90405

OFFERING MEMORANDUM

INVESTMENT SUMMARY

This stunning, picture-perfect compound consists of 4 units

Unit #1 is a Townhouse with 2 bedrooms, 2 bathrooms, hardwood floors, grassy front yard and long side patio

Unit #2 is a Front House with 1 bedroom, 1 bathroom, hardwood floors, grassy front yard, enormous side yard, and no common walls

Unit #3 is an Upstairs Apartment with 2 bedrooms, 1 bathroom, hardwood floors, pitched roof, and 2 large decks

Unit #4 is a Downstairs Studio with bathroom, kitchen, Spanish tiles, separate side entrance and patio

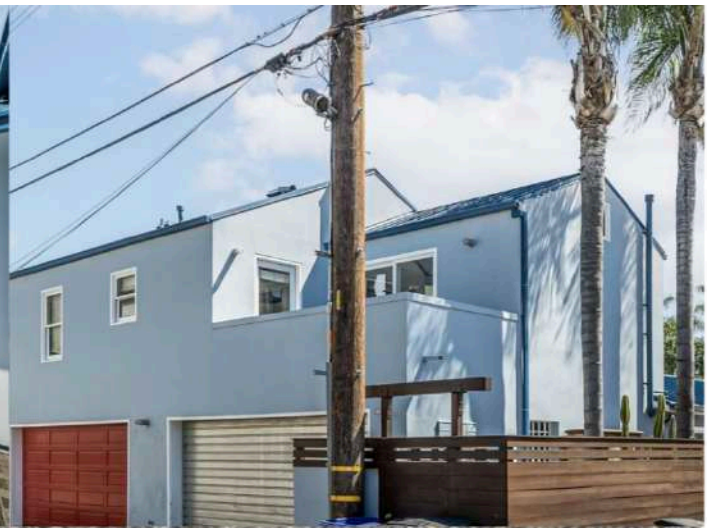
All units will be delivered vacant, except for Unit #2



PROPERTY SUMMARY

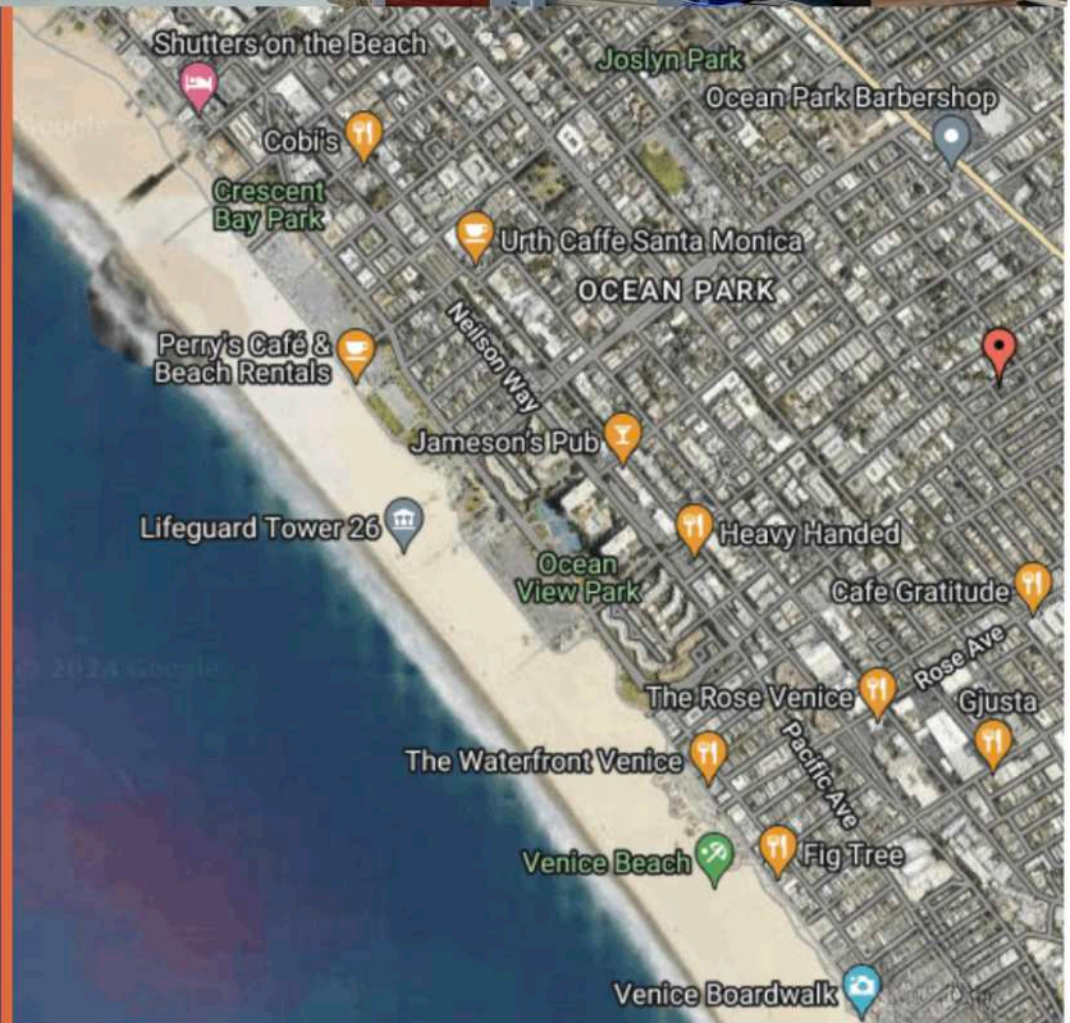
| | |
|------------------|----------------|
| Offering Price | \$3,500,000.00 |
| Building SqFt | 3,094 SqFt |
| Lot Size (acres) | 0.11 |
| Levels | 2 |
| Units | 4.00 |
| Year Built | 1988 |
| Subdivision Name | FOUNTAIN GLEN |
| County | Los Angeles |
| Parcel ID / APN | 4287-028-008 |
| Construction | WOOD |





INVESTMENT HIGHLIGHTS

- Prime location blocks from the beach
- Amazing resort-style complex on large corner lot
- Non-rent-controlled
- All units delivered vacant, except stand-alone house
- Architectural building Building with metal roof
- All units have custom kitchen and bathroom(s)
- Enormous garage with 4 side-by-side parking spaces and coin-operated laundry
- Garage has already been earthquake retrofitted
- The very best in indoor/outdoor beachside living



RENT ROLL

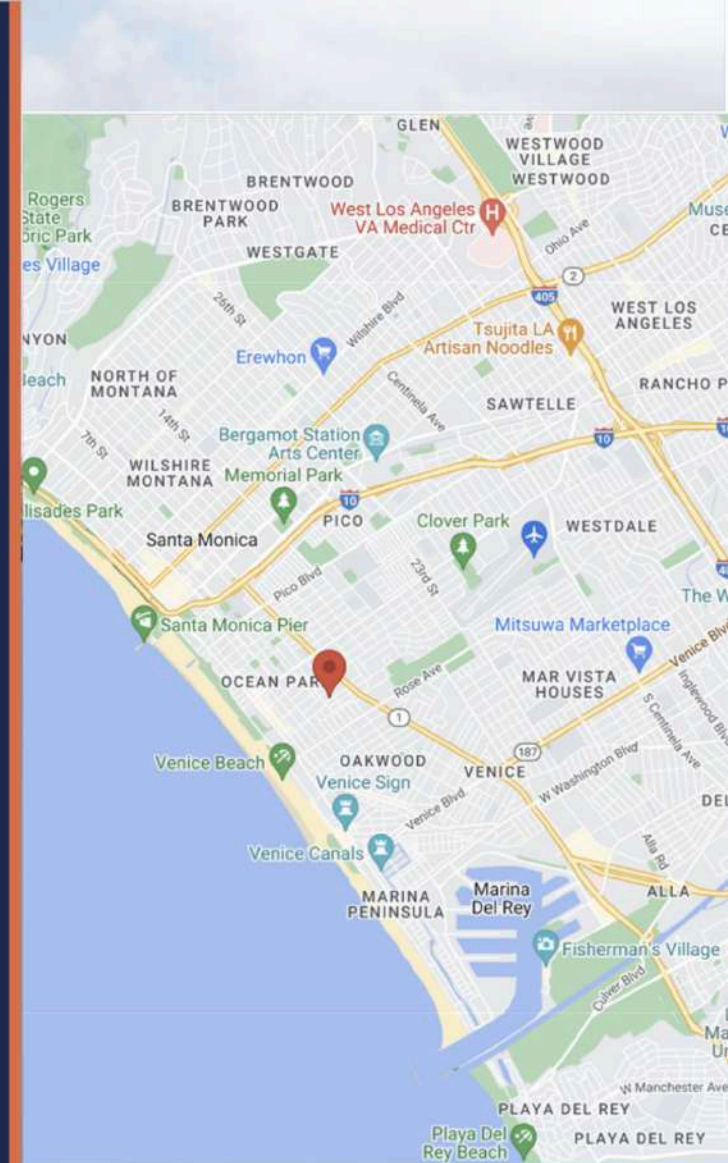
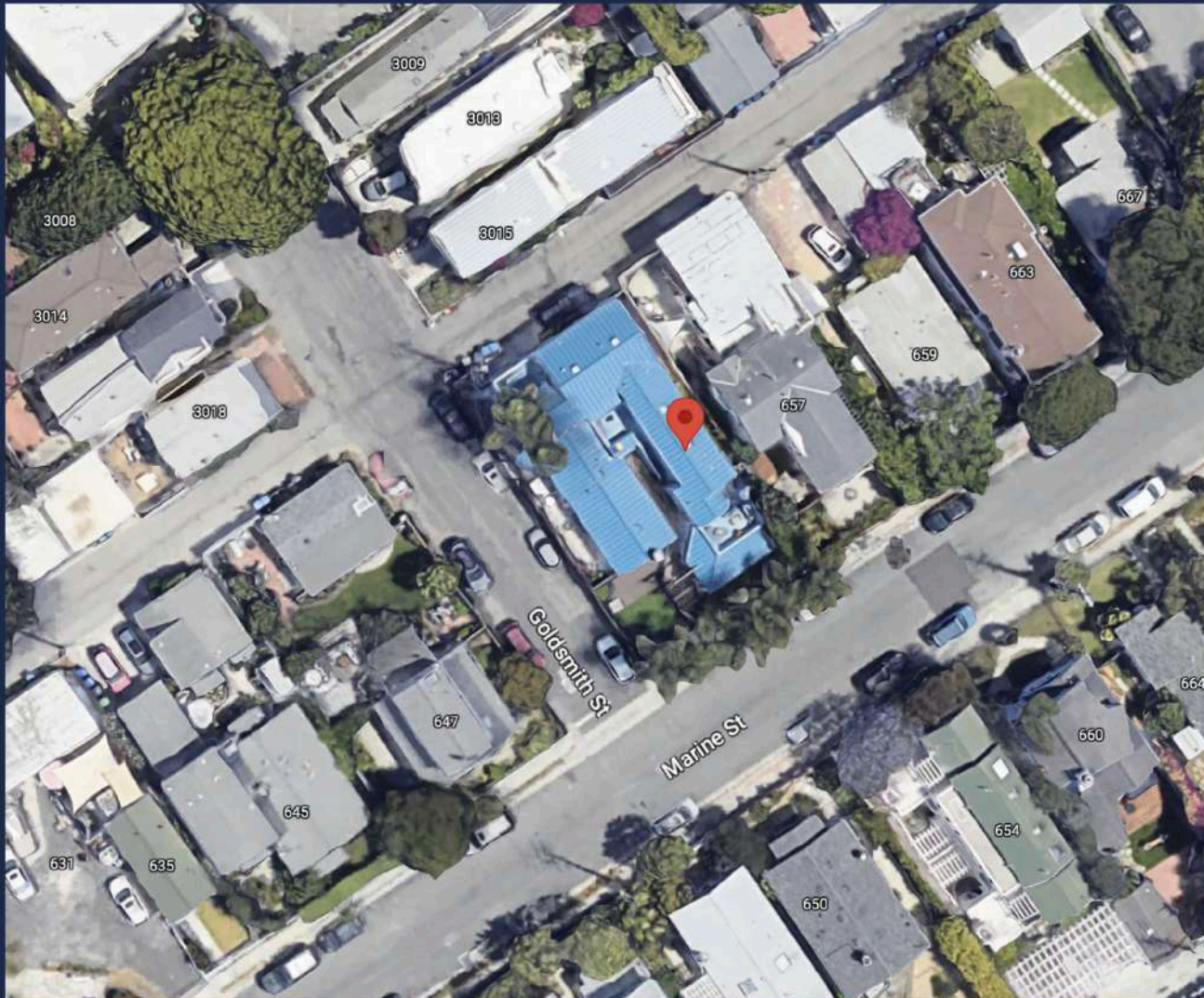
| Unit | Style | Bed/Bath | Occupancy | Month | Year |
|------|--------------|----------------|-----------|-----------------|------------------|
| #1 | Townhouse | 2 bed / 2 bath | Vacant | \$5,600 | \$67,200 |
| #2 | House | 1 bed / 1 bath | Occupied | \$4,000 | \$48,000 |
| #3 | Upstairs Apt | 2 bed / 1 bath | Vacant* | \$3,800 | \$45,600 |
| #4 | Studio | 0 bed / 1 bath | Vacant | \$2,400 | \$28,800 |
| | | | | \$15,800 | \$189,600 |

Rent prices are projected and include one parking space per unit.
Currently, Seller uses all 4 side-by-side parking spaces.
None of the units are rent controlled.
Unit 3 is current occupied by Seller and will be delivered vacant.



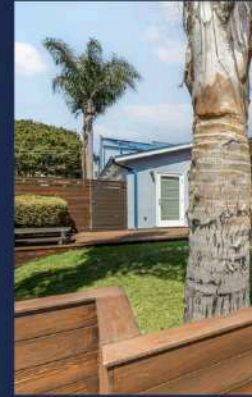
LOCATION HIGHLIGHTS

- Six blocks from the beach
- In the heart of Santa Monica's vibrant Ocean Park
- Walk to Starbucks (1.5 blocks), Ozone Park (2 blocks), Whole Foods (3.5 blocks), Nike Running Studio (3.5 blocks), Main Street (5 blocks) and beach (6 blocks)
- Incredible access to neighborhood amenities, freeways, and LAX airport





EXCLUSIVELY PRESENTED BY:



SUNSHINE REALTY

DENNIS WONG

Mobile: 310880-5368

310dennis@gmail.com

License #: DRE #01895999

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