

914 20th STREET, SANTA MONICA, CA 90403



Bungalow-Style Apartments with 10 Private Patios

PROPERTY SUMMARY

- 914 20th Street presents a rare opportunity to acquire a charming six-unit bungalow-style apartment complex.
- The property features an excellent unit mix consisting of five (5) 1-bedroom / 1-bath bungalow-style units and one (1) 2-bedroom / 2-bath unit located above the garages.
- Unit #1 is vacant and can be viewed anytime.
- Each 1-bedroom bungalow offers two private enclosed patios, creating exceptional indoor-outdoor living rarely found in multifamily properties.
- There are no upstairs or downstairs neighbors for any of the units.
- All units have hardwood floors throughout, in-unit washer and dryer, and open kitchens equipped with refrigerator, range, and dishwasher.
- The interiors are well-maintained and highly appealing to quality tenants seeking private outdoor space.
- The property includes five (5) on-site garage parking spaces (two private single-car garages plus a secured community garage for three cars), gated access, and EQ retrofit work completed for the parking structure.
- The building is surrounded by mature landscaping and offers excellent privacy from neighboring properties.



Offering Price:	\$3,600,000
Building:	3,882 SF
Lot size:	8,004 SF
Units:	6
Year Built:	1952
City:	Santa Monica
County:	Los Angeles
APN:	4277-011-003



This unit is vacant and can be viewed anytime

Ten Private Patios



RENT ROLL

Unit	Style	Bed/Bath	Status	Month	Year
#1	Garden Cottage	1 bed / 1 bath	Vacant	\$3,895	\$46,740
#2	Garden Cottage	1 bed / 1 bath	Occupied	\$3,895	\$46,740
#3	Garden Cottage	1 bed / 1 bath	Occupied	\$3,415	\$40,980
#4	Garden Cottage	1 bed / 1 bath	Occupied	\$4,345	\$52,140
#5	Garden Cottage	1 bed / 1 bath	Occupied	\$2,953	\$35,436
#6	Upstairs Apt	2 bed / 2 bath	Occupied	\$3,244	\$38,928
				\$21,747	\$260,964

Rent prices are actual, except Unit 1 is vacant.

Scheduled rent (without Renovations) is approx \$25K/month or \$300K/year



Just blocks away from Montana Avenue grocery stores, library, cafes, boutiques and more



LOCATION HIGHLIGHTS

- Premier location in Santa Monica's North of Wilshire neighborhood
- Less than 1.25 blocks from Montana Avenue
- Stroll to Montana Avenue shops and restaurants
- Close to Brentwood Farmers Market, Third Street Promenade, and the beach
- Located within the Franklin Elementary School district





EXCLUSIVELY PRESENTED BY:



SUNSHINE REALTY

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