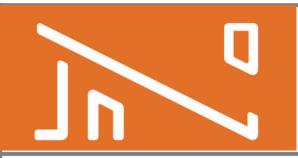


## Christopher Newell

Realtor 310.993.9213 direct ChrisNewell@BHHSCal.com



					824 10TH	<b>3</b> 1			
				Santa I	Monica CA	90404			
Price:			\$2,700,000		Year Built:		1952		
Down Pay	yment:	40%	\$1,080,000		Approx. Lot Size	):	7,495		
Number of Units:			6		Approx. Bldg. So	ղ. Ft.	3,225		
Price Per	Unit:		\$450,000		Price per Sq. Ft.		\$837		
Current GRM:			<u>12.88</u>		Current CAP:		5.51%		
Market GRM:			11.69		Market CAP:		6.28%		
Proposed	l Financing:		\$1,620,000		Zoning:		SMR2		
	Loan Rate	6.00%	P&I		-\$9,713	per month			
	Loan Duration	30			75,715	permonth			
	LIZED FINAN		y.						
		CIALS			Current	Rents	Market Rent	rc	
Schedule	d Gross Income	۵٠			\$209,676		\$230,904		
	Allowance:	··			\$4,193.52		\$4,618		
Gross Operating Income:				\$205,482		\$226,286			
Less Expenses:				\$56,727		\$56,727	25%		
	ating Income:				\$148,755		\$169,559		
Less Loan Payment:		DCR =	1.28	-\$116,553		-\$116,553			
Pre-Tax Cash Flow:				\$32,203	2.98%	\$53,006	4.91%		
Plus Principal Reduction:		1:			\$19,894		\$19,894		
Total Ret	urn Before Taxe	es:			\$52,096	4.82%	\$72,900	6.75%	
INCOMI	E						EXPENSES		
			Current R	ents	Market	Rents	Taxes (new):	1.20%	\$32,40
#Units	Bed/Bath		Avg. Rent/ Unit	Monthly	Avg. Rent/ Unit	Monthly	Insurance:		\$7,00
1	2 + 1		\$3,567	\$3,567	\$3,800	\$4,300	Water/Sewer/Trash/Pest	*634/mo	\$7,60
1	1 + 2		\$3,427	\$3,427	\$2,800	\$3,800	Repairs/Maintenance:	4% of Gross Inc	\$8,21
2	1+1		\$3,095	\$6,190	\$3,300	\$6,300	Misc:	\$250 per unit	\$1,50
2	Studio/ADU		\$2,035	\$4,070	\$3,000	\$4,575			
Total Sch	eduled Rent:			\$17,254		\$18,975	EXPENSES ARE ESTIMATED	*Actual	
SCEP:	eddied Neitt.			\$17,254		\$57	EXTENSES AND ESTIMATED	7 (Ctual	
RUBS:				\$162		\$210	Total Expenses:		\$56,72
	Scheduled Gro	ss Income	e:	\$17,473		\$19,242	Per Sq. Ft:		\$17.5
Annual Scheduled Gross Income:			\$209,676		\$230,904	Per Unit:		\$9,45	
Dronart	v Highlights								
	y Highlights	ioto for a	ood in outdoor or	100			A**		4/1/
			ed in outdoor spa P from all tenants						Soll !
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## 1824 10TH ST

## Santa Monica CA 90404

RENT ROLL	AS OF	10/27/25				
Unit #	Unit Type	Current Rent	Market Rent	Move-in Date	Size (sf)	Notes
1	1+2	\$3,427	\$3,800	3/15/19		Upper U
2	Studio	\$2,300	\$2,800	6/15/24		
3	2 + 1	\$3,567	\$4,300	6/1/19		Front U
4	1+1	\$3,295	\$3,300	2/1/25		Cottag
5	1+1	\$2,895	\$3,000	7/1/24		Rear Cott
6	Studio	\$1,770	\$1,775	3/1/25		Garage A
	SCEP	\$57	\$57			
	RUBS	\$162	\$210			
	Pet Rent	\$0	\$0			
	MONTHLY TOTAL:	\$17,473	\$19,242		-	
	ANNUAL TOTAL:	\$209,676	\$230,904			