



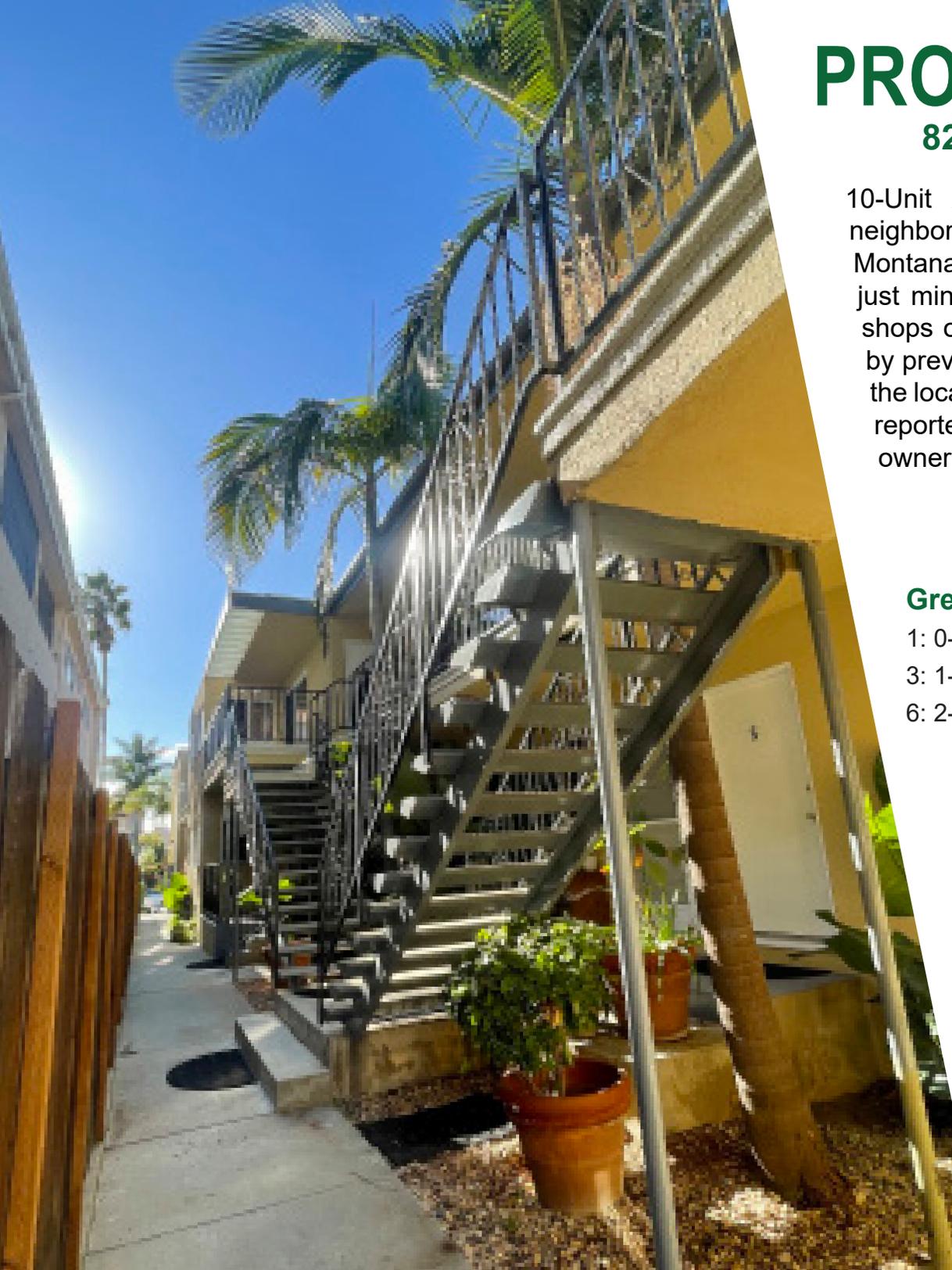
## OFFERING MEMORANDUM

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**823 5th Street**  
10-Unit Apartment - Santa Monica



Sullivan Dituri Realtors



# PROPERTY OVERVIEW

823 5th Street, Santa Monica, CA 90403

10-Unit Apartment for sale in desirable Santa Monica neighborhood! North of Wilshire Blvd., around the corner from Montana Ave., this building sits on a palm tree lined street just minutes from Palisades Park and the restaurants and shops on Montana Ave. Seismic retrofitting was completed by previous owner, and the building appears to comply with the local retrofit ordinance. Strong unit mix with market rents reported by owner. Income generating investment! Pride of ownership shows!

### Great unit mix consisting of:

- 1: 0-bedroom / 1-bathroom
- 3: 1-bedroom / 1-bathroom
- 6: 2-bedroom / 1-bathroom

**PRICE**  
.....  
**\$4,900,000**

### PROPERTY INFORMATION

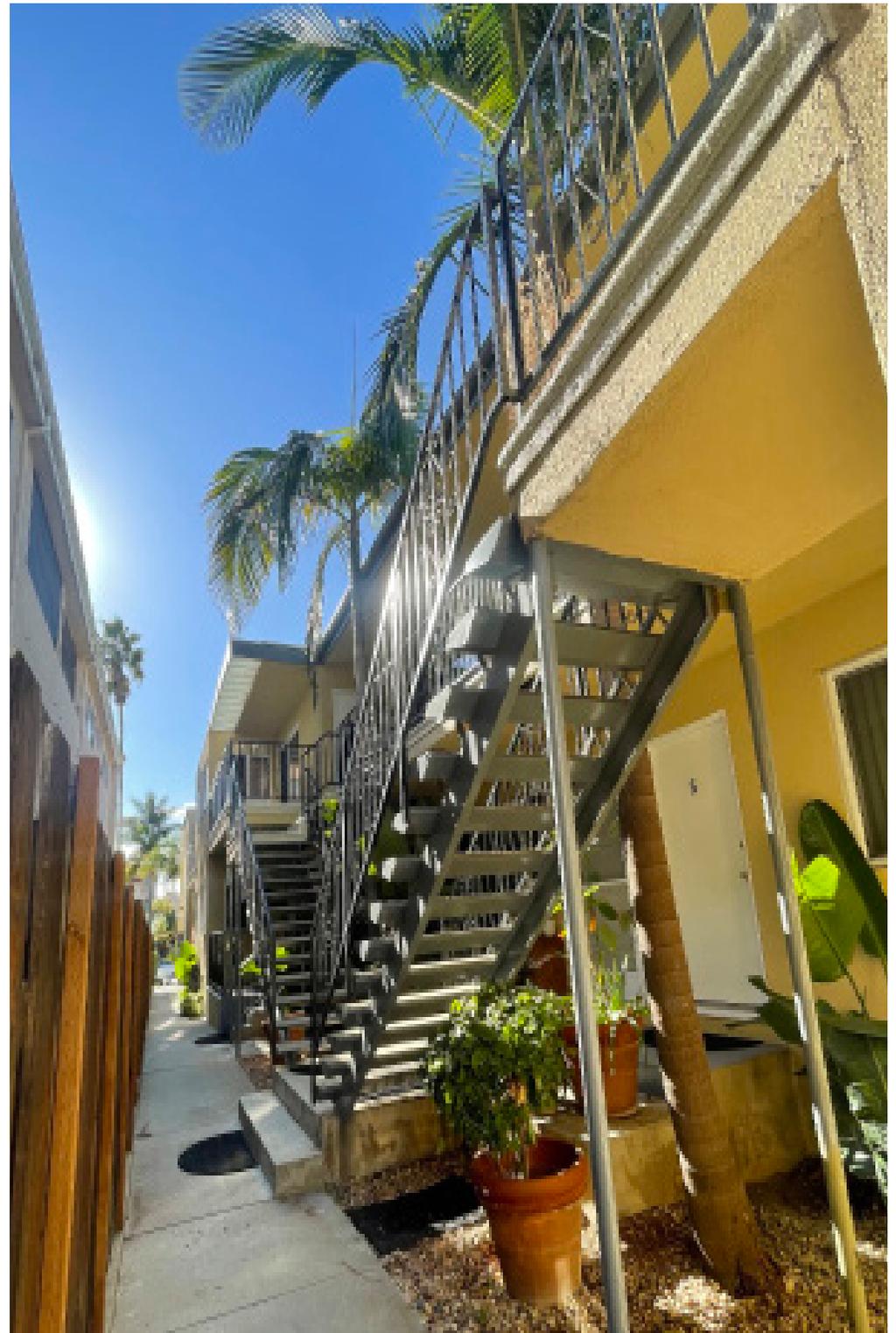
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Type of Property:	Apartment
Number of Units:	10
Year Built	1958
Lot Size (Sq. Ft.)	~ 7,524
Apt. Building (Sq. Ft.)	~ 8,440
Zoning	SMR2*
APN(s)	4292-009-022
GRM	16.00
CAP Rate	3.89%
Scheduled Gross Income*	\$306,216

\*PROJECTED

The information is from sources deemed reliable.  
Buyer's responsibility to verify its accuracy.

# PROPERTY OVERVIEW



# LOCATION OVERVIEW

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# LOCATION HIGHLIGHTS

This building is centrally located in the highly desirable Wilshire-Montana neighborhood in Santa Monica. The immediate neighborhood hosts an array of opportunities including many shops and restaurants on Montana Ave. and beautiful greenspaces. Meanwhile, 3rd Street Promenade Santa Monica beach and Palisades Park are just a short walk away. There is nearby access to the 10 Freeway and PCH for weekend trips up the coast.

## Walkability Near:

823 5th Street, Santa Monica, CA 90404



### Very Walkable

Most errands can be accomplished on foot.



### Good Transit

Many nearby public transportation options.



### Biker's Paradise

Daily errands can be accomplished on a bike.

# FINANCIAL OVERVIEW

## 823 5th Street, Santa Monica, CA 90403

Purchase Price: \$4,900,000.00  
 Type of Property: Apartment  
 Number of Units: 10

	Scheduled	Pro Forma
Gross Scheduled Income	\$ 306,216.00	\$ 362,340.00
Vac. and Credit Loss 3%	\$ 9,186.48	\$ 10,870.20
Gross Operating Income	\$ 297,029.52	\$ 351,469.80
Operating Expenses* 35%	\$ 106,350.00	\$ 106,350.00
Net Operating Income	\$ 190,679.52	\$ 245,119.80
Loan Payment 1	\$ -	\$ -

**Cashflow** \$ 190,679.52 \$ 245,119.80

	Scheduled	Pro Forma
Cash-On-Cash Return	3.89%	5.00%
CAP Rate	3.89%	5.00%
Gross Rent Multiplier	16.00	13.52

\* Operating Expenses are estimated

\* Expenses include property taxes estimated at 1.15% - \$57,500

Unit No.	Description	Rent per Unit	Pro Forma
1	2bd / 1ba	\$ 2,468.00	\$ 3,600.00
2	1bd / 1ba	\$ 2,250.00	\$ 2,350.00
3	2bd / 1 ba	\$ 2,600.00	\$ 3,250.00
4	1bd / 1ba	\$ 1,800.00	\$ 2,350.00
5	Studio	\$ 1,750.00	\$ 1,895.00
6	2bd / 1ba	\$ 3,400.00	\$ 3,600.00
7	1bd / 1ba	\$ 2,350.00	\$ 2,350.00
8*	2bd / 1 ba	\$ 3,600.00	\$ 3,600.00
9	2bd / 1 ba	\$ 2,800.00	\$ 3,600.00
10	2bd / 1ba	\$ 2,500.00	\$ 3,600.00

Total Rental Income \$ 25,518.00 \$ 30,195.00  
**GRAND TOTAL (Annual)** \$ 306,216.00 \$ 362,340.00

\*VACANT - Rent is Projected

# ABOUT SULLIVAN-DITURI

Sullivan-Dituri Real Estate Company established in 1962 is recognized as a leader in the commercial and rental housing industry on the Westside.

Sullivan-Dituri is fully engaged in all aspects of residential income property asset analysis, sales, acquisition and management.



## **William T. Dawson, Vice President**

William T. Dawson has been with the company since 1990 and is actively engaged in the Property Management and Real Estate sales and serves as company Broker. He holds a B.S. degree in Business Administration and Real Estate Finance from California State University at Northridge. He serves the rental housing industry as a director and Past President of the Apartment Association of Greater Los Angeles (AAGLA) in 2009, served as a director of the Santa Monica Chamber of Commerce, and is a member of the Beverly Hills and Greater Los Angeles Area Association of Realtors, and has been involved with several civic organizations such as the Santa Monica Kiwanis Club, currently a member of the Santa Monica Rotary Club, past President of the Boys and Girls Club Council of Santa Monica and currently serves on the Board of Governors of the Boys and Girls Clubs of Santa Monica and is past Chairman as of 2009.



## Sullivan Dituri Realtors

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