

827 12TH STREET SANTA MONICA, CA 90403



WELL-MAINTAINED SPANISH-STYLE COURTYARD PROPERTY IN SANTA MONICA
1/2 BLOCK SOUTH OF MONTANA AVE & LESS THAN 1 MILE FROM THE BEACH

COMPASS

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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS



KENNY STEVENS TEAM

- Located in an affluent and highly desirable Santa Monica neighborhood, 827 12th is a well-maintained Spanish-style complex that embodies the quintessential SoCal lifestyle. With world-class beaches, vibrant neighborhood boutiques, top-rated restaurants, and an unmistakable energy, this property offers a rare opportunity to own in one of the most sought-after locations on the Westside.
- Located 1/2 block south of Montana Ave. This tree-lined avenue is home to dozens of unique boutiques, world-class dining, cutting-edge wellness and relaxation, and an exceptional atmosphere.
- Less than 1 mile from the Beach and Downtown Santa Monica.
- Comprised of (4) 2-bdrm. and 1.5-bath units and (2) 1- bdrm. units.
- 2-bdrm. units are renovated and feature wood flooring, quartz countertops, stainless-steel appliances, updated cabinetry and tilework.
- Bright and spacious units, with the 2-bdrm. units averaging approx. 1,350 SF and 1-bdrm units average approx. 525 SF.
- Property amenities include well-maintained landscaping, communal courtyard, and (5) 1-car garages.

Price	Year Built	# of Units
\$4,395,000	1927	6
Bldg. Size	Lot Size	APN
6,746 SF	7,484 SF	4281-016-015

EXTERIOR PHOTOGRAPHY

827 12TH | SANTA MONICA



EXTERIOR PHOTOGRAPHY

827 12TH | SANTA MONICA



INTERIOR PHOTOGRAPHY

827 12TH | SANTA MONICA





NEIGHBORHOOD OVERVIEW



ABOUT SANTA MONICA



Laid-Back Coastal Icon & Living Postcard

Nestled along the Pacific, Santa Monica is where luxury meets laid-back coastal living. Known for its walkable streets, bustling cafes, boutique shopping, and pristine beaches, the city offers an unbeatable lifestyle for those who appreciate both sophistication and a relaxed atmosphere.

Just south of Montana Avenue, one of Santa Monica's most exclusive enclaves, you'll find tree-lined streets, charming Spanish-style buildings, and a community of high-net-worth residents who take pride in their neighborhood. Montana Avenue is the pulse of the area, where locals start their mornings at Caffè Luxxe, shop at James Perse, and grab dinner at R+D Kitchen or Forma. The area is packed with boutique fitness studios, wellness centers, and some of the city's best dining, making it a haven for professionals, creatives, and longtime locals who appreciate the blend of convenience and charm.

Santa Monica is made up of distinct neighborhoods, each with its own personality. North of Montana is home to LA's most prestigious estates, while Downtown Santa Monica and the Third Street Promenade offer an urban mix of retail, dining, and entertainment. Main Street delivers a more eclectic, artsy vibe, while Ocean Park attracts creatives and surfers looking for a true beachside escape.

With its unrivaled coastal beauty, vibrant culture, and an unbeatable balance of city energy and beachside relaxation, Santa Monica continues to captivate those seeking the ultimate Southern California lifestyle. Whether it's the endless ocean views, world-class restaurants, or boutique-lined streets, this city offers a timeless appeal that few places can match.

NEIGHBORHOOD AERIAL MAP

MONTANA AVE | EAST TOWARDS BRENTWOOD



PERSPIRE + SUGARED
BRONZED
gget
FATHER'S OFFICE
café luxxe
THE HYDRATION ROOM
IV and INJECTION THERAPY

Riviera Country Club

STRETCH LAB
FACE GYM.
kreation
LOGAN HOLLOWELL
the Courtyard kitchen
LOVESAC
the detox market
LE CAFE DE LA PLAQUE
R+D KITCHEN

nest
brooklinen
WHOLE FOODS MARKET
PRIMA CANTINA & TACOS
Peet's COFFEE
drybar
MODERN
Casper

Montana Ave.

Brentwood Country Club

BARDONNA
SWEET JARRE
WILLIAMS SONOMA
sweetgreen
BREAD HEAD
lala land
pinkberry

Clare V.

827 12th St.

NEIGHBORHOOD AERIAL MAP



MONTANA AVE | 1 MILE EAST OF THE BEACH



NEARBY HOTSPOTS



KENNY STEVENS TEAM

1) MONTANA AVE.

Montana Ave. stretches across 10 blocks, and is home to over 150 boutiques, cafés, wellness studios, and upscale shopping and dining. Locals sip espresso at Caffè Luxxe, browse designer finds at Elyse Walker, and indulge in fresh pastries from Sweet Lady Jane. With its walkability, charm, and exclusive feel, it remains a favorite among longtime residents.

2) 3RD ST. PROMENADE & DOWNTOWN SM

A bustling hub of entertainment, shopping, and dining, Downtown SM is where the energy of the city meets the serenity of the coast. Anchored by the iconic Third Street Promenade, home to over 80 retailers, world-class restaurants, and vibrant street performers, this district offers a dynamic, walkable lifestyle... just steps from Santa Monica Pier and the beach.

3) SANTA MONICA BEACH & PIER | OCEAN AVE.

Home to the world-famous Santa Monica Pier and stunning oceanfront views, Ocean Ave. is where luxury meets laid-back beach culture. Residents and visitors stroll along palm-lined streets, bike the Marvin Braude Path, and enjoy sunset dining at hotspots like The Bungalow and Éléphante.

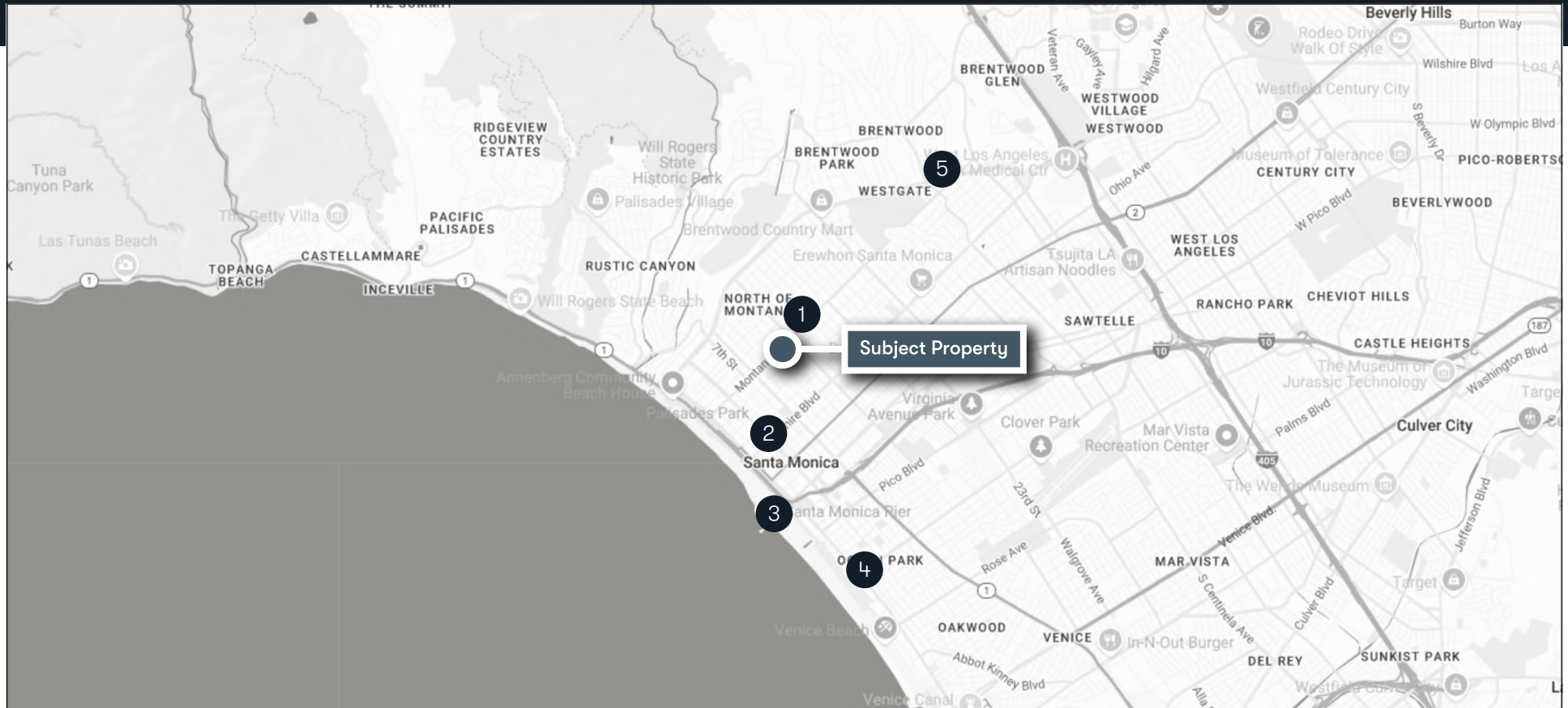
4) MAIN ST.

Blending historic charm with a vibrant, artsy energy, Main Street is SM's go-to for trendy boutiques, craft coffee, and laid-back dining. Locals browse independent shops, sip at Dogtown Coffee, and unwind at The Victorian's weekend beer garden.

5) SAN VICENTE BLVD. | BRENTWOOD

Lined with over 100 cafés, boutiques, and top-tier restaurants, San Vicente Blvd is Brentwood's central gathering spot. Locals grab coffee at Caffè Luxxe, shop at Whole Foods, and dine at favorites like Toscana and Baltaire, all beneath the street's signature coral tree canopy.

NEARBY HOTSPOTS MAP



HOTSPOT ADDRESS	DISTANCE	NOTES
1) Montana Ave.	0.4 Mile	Stretches across 10 blocks, and is home to over 150 boutiques, cafés, wellness studios, and upscale shopping/dining.
2) 3 rd St. Promenade	1.0 Mile	80 retailers, world-class restaurants, and vibrant street performers, this district offers a dynamic, walkable lifestyle.
3) Santa Monica Pier & Beach	1.5 Miles	Home to the world-famous Santa Monica Pier and stunning oceanfront views.
4) Main St.	2.2 Miles	Blending historic charm with a vibrant, artsy energy, SM's go-to for trendy boutiques, craft coffee & laid-back dining.
5) San Vicente Blvd.	2.5 Miles	Lined with over 100 cafés, boutiques, and top-tier restaurants - Brentwood's central gathering spot.

NEARBY DEVELOPMENTS



KENNY STEVENS TEAM

1) 1437 6TH ST.

Now being developed by Madison Realty Capital, this proposed project calls for an 8-story building featuring (173) studio, 1- and 2-bdrm. units. The project utilizes density bonus incentives and will include 26 affordable units. Madison Realty Capital took over the project from NMS Properties.

2) 601 WILSHIRE BLVD.

Being developed by Cypress Equity Investments, 601 Wilshire Boulevard is a 4-story mixed-use project featuring (40) 1-, 2- and 3-bdrm. units above 6,200 SF of ground-floor retail. Designed by KFA Architecture, the project includes a rooftop deck, co-working space, pet spa, and central courtyard. Completion is expected in 2025.

3) 1420 20TH ST.

Beverly Hills-based DIICO Properties is planning an 8-story mixed-use project featuring 50 units, a 40-room hotel, and 1,163 SF of retail space. Designed by Ottinger Architects, the project will include a rooftop amenity space and a metal-screened exterior. Construction will replace 10 existing units and add 10 affordable residences.

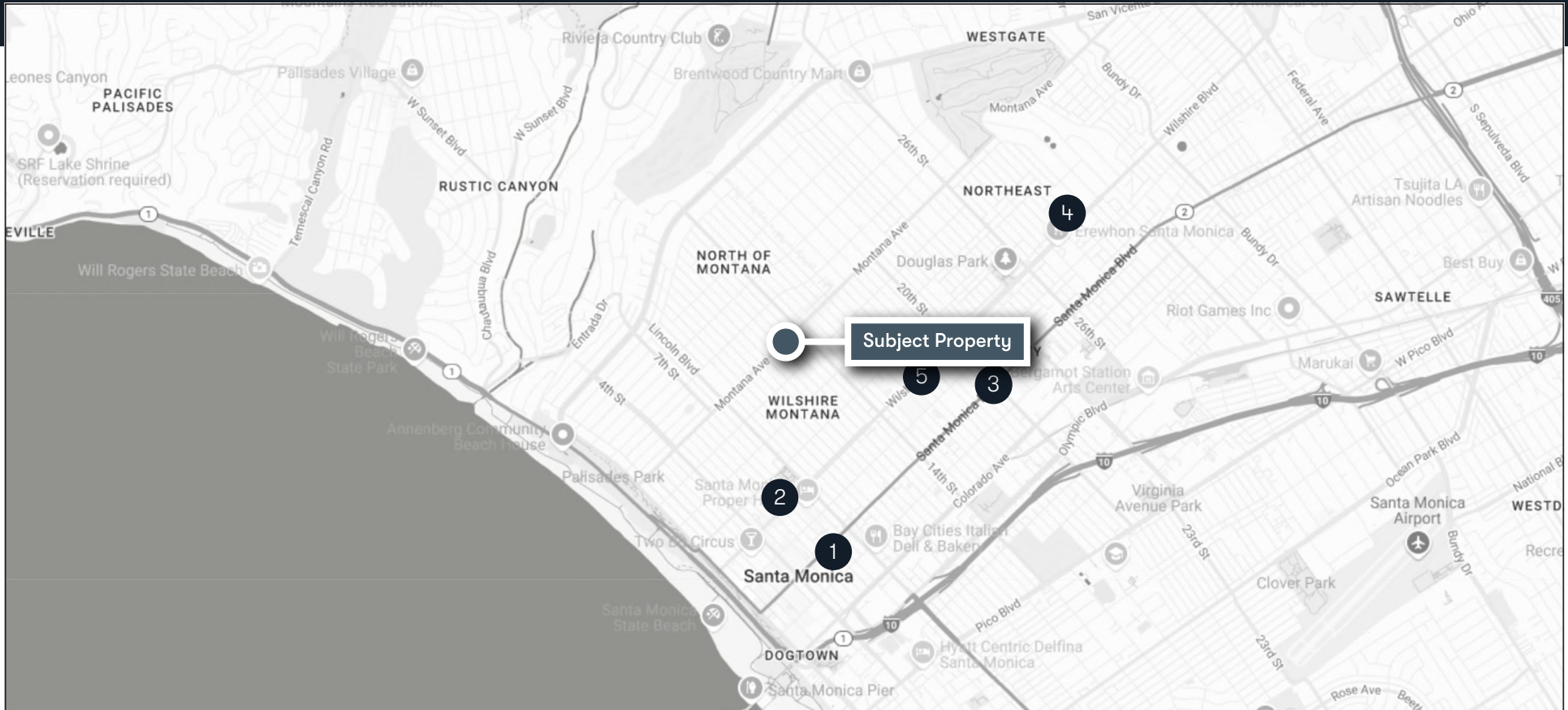
4) 2919 WILSHIRE BLVD.

Cypress Equity Investments is planning an 8-story mixed-use development, featuring 127 units above 5,700 SF of retail space. Using density bonus incentives, 13 units will be designated as affordable housing. The project replaces a commercial building and surface parking.

5) 1931 WILSHIRE BLVD.

Cypress Equity Investments proposed an 8-story mixed-use development, bringing 260 units above 11,000 SF of retail. Designed by AC Martin, the project includes rooftop amenities and multiple courtyards. Using density bonus incentives, 26 units will be reserved for very low-income renters.

NEARBY DEVELOPMENTS MAP



DEVELOPMENT ADDRESS	DISTANCE	NOTES
1) 1437 6th St.	1.1 Miles	Madison Realty Capital - 8-story multifamily project comprised of (173) studio, 1- and 2-bdrm. units.
2) 601 Wilshire Blvd.	0.7 Mile	Cypress Equity Investments - mixed-use project comprised of 40 units and 6,200 SF of ground-floor retail space.
3) 1420 20th St.	1.8 Miles	DIICO properties - proposed project featuring 127 units (with 13 affordable units) above 5,700 SF of retail space.
4) 2919 Wilshire Blvd.	1.6 Miles	Cypress Equity Investments - 8-story mixed-use project featuring 127 units above 5,700 SF of retail space.
5) 1901 Wilshire Blvd.	1.8 Miles	Cypress Equity Investments - 8-story mixed-use project featuring 260 units (26 affordable) above 11,000 SF of retail.



PROPERTY FINANCIALS





FINANCIALS

827 12TH ST | SANTA MONICA | 90403

INVESTMENT SUMMARY	
Price:	\$4,395,000
Down Payment:	\$4,395,000 100%
Number of Units:	6
Price per Unit:	\$732,500
Current GRM:	14.49
Potential GRM:	12.77
Proposed Financing:	\$0

Approximate Age:	1927
Approximate Lot Size:	7,484 SF
Approximate Gross RSF:	6,746 SF

Price Per SF:	\$665
Current CAP:	4.49%
Market CAP:	5.40%

ANNUALIZED OPERATING DATA		
	CURRENT RENTS	MARKET RENTS
Scheduled Gross Income:	\$303,336	\$344,160
Vacancy Allowance:	\$7,583 2.5%	\$8,604 2.5%
Gross Operating Income:	\$295,753	\$335,556
Less Expenses:	\$98,200 32%	\$98,200 29%
Net Operating Income:	\$197,553	\$237,356
Less Loan Payment:	-\$0	-\$0
Pre-Tax Cash Flow:	\$197,553 4.49%	\$237,356 5.40%
Plus Principal Reduction:	\$0	\$0
Total Return Before Taxes:	\$197,553 4.49%	\$237,356 5.40%

INCOME					
		CURRENT RENTS		POTENTIAL RENTS	
# of Units	Unit Mix	Rent/Unit	Monthly Income	Rent/Unit	Monthly Income
4	2 + 1.5	\$4,161 - \$5,495	\$18,806	\$5,495	\$21,980
2	1 + 1	\$3,163 - \$3,310	\$6,473	\$3,350	\$6,700
Laundry Income:			\$25,278		\$28,680
Other Income:			\$0		\$60
Monthly Gross Income:			\$25,278		\$28,680
Annual Gross Income:			\$303,336		\$344,160

ESTIMATED EXPENSES	
Taxes:	\$54,938
Insurance:	\$8,095
Utilities:	\$6,746
Repairs/Maintenance:	\$12,133
Property Management:	\$14,788
On-site Manager:	\$0
Misc:	\$1,500
Total Expenses:	\$98,200
Per Sq. Ft:	\$14.56
Per Unit:	\$16,367

Current as of 07/25/25

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SANTA MONICA RENTAL COMPARABLES



827 12TH ST | 90403

(4) 2-Bdrm. & 1.5-Bath \$5,495

(2) 1-Bdrm. & 1-Bath \$3,350



1) 940 7TH ST. UNIT #9

Rent: Leased on 02/01/25 for \$5,500

Unit Mix: 2-Bdrm. & 2-Bath | 937 SF



2) 1115 14TH ST. UNIT #302

Rent: Leased on 04/25/25 for \$5,500

Unit Mix: 2-Bdrm. & 2-Bath | 1,250 SF



3) 1124 12TH ST.

Rent: Leased on 03/08/25 for \$3,495

Unit Mix: 1-Bdrm. & 1-Bath | N/A

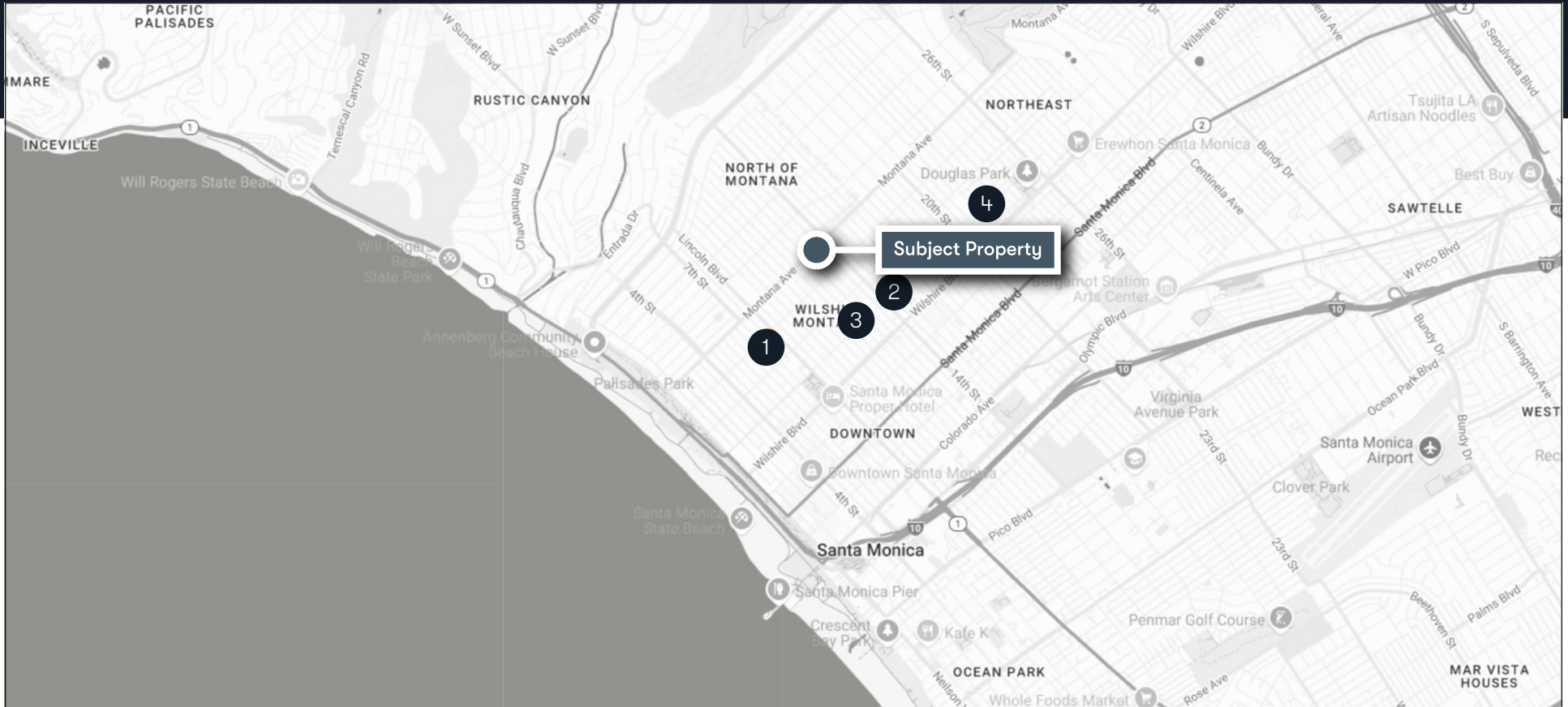


4) 1106 22ND ST. UNIT #C

Rent: Leased on 05/29/25 for \$3,400

Unit Mix: 1-Bdrm. & 1-Bath | 890 SF

SANTA MONICA RENTAL COMPS MAP



ADDRESS	DISTANCE	LEASE DATE	RENT	UNIT MIX	UNIT SIZE	RENT PER SF
1) 940 7 th St. Unit #9	0.5 mile	02/01/25	\$5,500	2-Bdrm. & 2-Bath	937 SF	\$5.87
2) 1115 14 th St. Unit #302	0.5 mile	04/25/25	\$5,500	2-Bdrm. & 2-Bath	1,250 SF	\$4.40
3) 1124 12 th St.	0.4 mile	03/08/25	\$3,495	1-Bdrm. & 1-Bath	N/A	N/A
4) 1106 22 nd St. Unit #C	1.1 mile	05/29/25	\$3,400	1-Bdrm. & 1-Bath	890 SF	\$3.82



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Getting into a bigger or better
property is easier than you think...
Questions? Contact Kenny Stevens



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