

1041 9th Street
SANTA MONICA, CA 90403

The
REAL ESTATE
Guys

MARKETING PACKAGE



APARTMENT BUILDING | 10 UNITS
\$4,650,000

Ken Marker

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FINANCIAL SUMMARY

1041 9th Street
SANTA MONICA, CA 90403



Summary

Price:	\$4,650,000	
Down Payment:	50%	
Number of Units:	10	
Cost Per Unit:	\$465,000	Market
Current GRM:	12.1%	10.8%
Current CAP:	5.3%	6.8%
Aproximate Age:	1970	
Approximate Lot Size:	7,512	sq. ft.
Approximate Gross RSF:	9,962	sq. ft.

Property Photo



Annualized Operating Data

	Current Rents	Market Rents
Scheduled Gross Income:	\$382,909	\$458,160
Vacancy/ Bad Debt:	\$11,487 3.0%	\$13,744 3.0%
Gross Operating Income:	\$371,421	\$444,415
Less Expenses:	\$125,807	\$115,807
Net Operating Income:	\$245,614	\$328,608

Scheduled Income

No. of Units	BDRMS/ BATHS	Current Rents	Market Rents		Taxes New Rate:	
		Monthly Rent/Unit	Monthly Rent/Unit	Monthly Income		
3	1+1	\$2,568 - \$2,895	\$3,200	\$9,600		\$61,875
5	2+2	\$2,718.72 - \$4,596	\$3,495 - \$4,600	\$17K- \$23K	Insurance	\$7,276
2	3+2	\$1,629.72 - \$3,970	\$5,000	\$10,000	Utilities	\$10,800
					General & Administrative	\$2,400
					Maintenance & Repairs	\$18,600
					Garbage	\$3,802
					Contract Services	\$7,800
					Management Fee	\$13,254

	Actual	Market		
Annual Scheduled Gross Income:	\$382,909	\$458,160	Est. Total Expenses:	\$125,807

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RENT ROLL

Unit #	Unit Type	Current Rent	Unit Status	Market Rent
1	2+2	\$4,596.00	Occupied	\$4,600.00
2	2+2	\$3,495.00	Occupied	\$4,600.00
3	1+1	\$2,568.00	Occupied	\$3,200.00
4	3+2	\$3,970.00	Occupied	\$5,000.00
5	2+2	\$3,470.00	Occupied	\$4,600.00
6	2+2	\$3,595.00	Occupied	\$4,600.00
7	2+2	\$2,718.72	Occupied	\$4,600.00
8	1+1	\$2,895.00	Occupied	\$3,200.00
9	3+2	\$1,629.72	Occupied	\$5,000.00
10	1+1	\$2,971.72	Occupied	\$3,200.00
	Total	\$31,909.16		\$36K - \$42.6K

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PROPERTY DESCRIPTION

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INVESTMENT HIGHLIGHTS

Number of Units	10
Year Built	1970
Aprox Gross Sq Ft	9,962
Aprox Lot Sq Ft	7,512
APN	4281-029-015
Zoning	SMR2*
Parking	10 Tandem
Utilities	Landlord pays water

Trophy investment! Well-located multifamily asset in the heart of Santa Monica, one of the most supply-constrained and resilient rental markets in Southern California. The property benefits from strong and consistent tenant demand, historically low vacancy rates, and proximity to major employment centers, coastal amenities, and premier retail corridors. Limited new development and favorable long-term market fundamentals support durable cash flow, potential rent growth, and long-term value appreciation, making this asset an attractive coastal investment with defensive characteristics.



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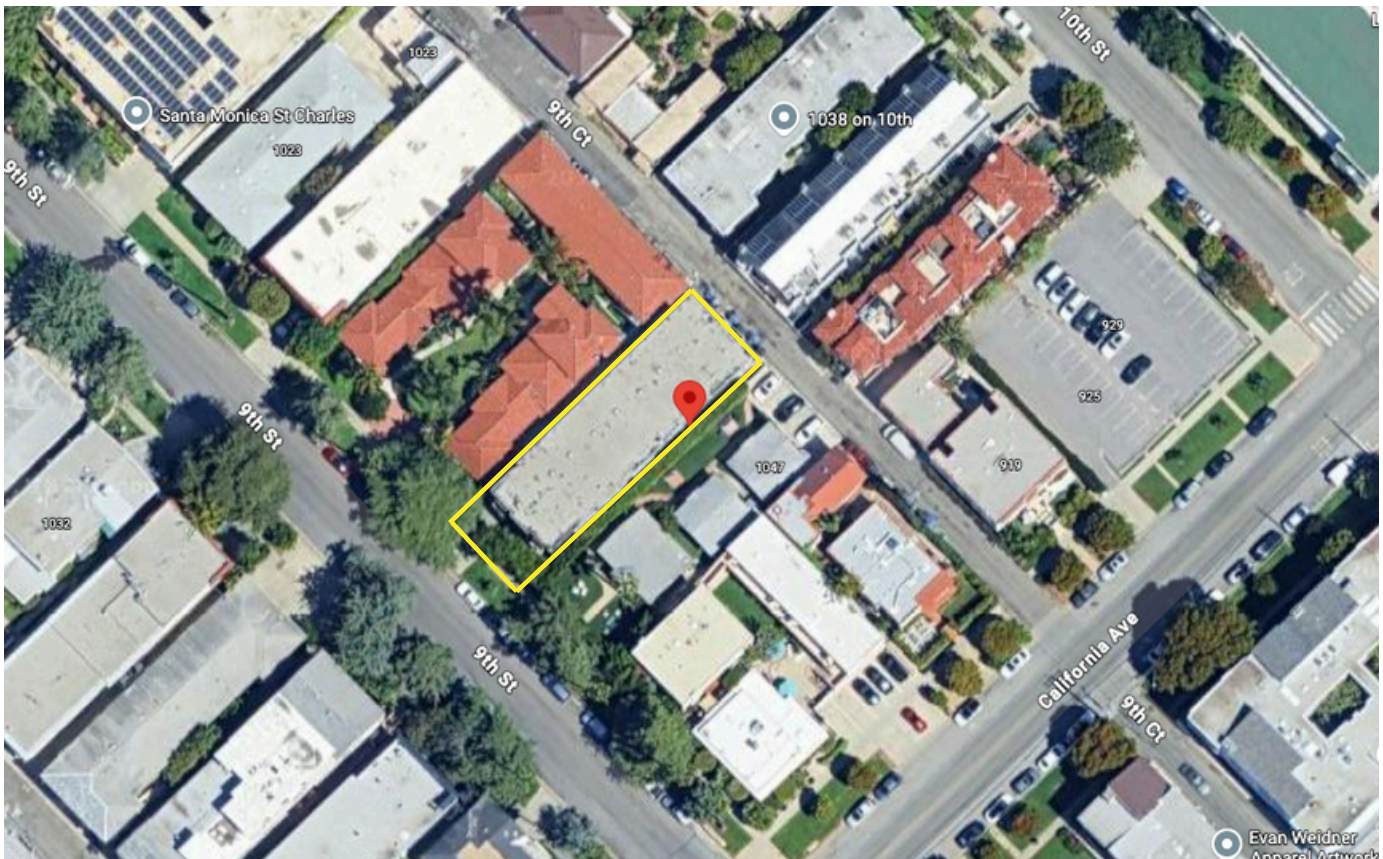
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SUMMARY

Premier multifamily investment opportunity located in the highly sought-after city of Santa Monica, one of Southern California's most stable and supply-constrained rental markets. The property is ideally positioned in a desirable residential neighborhood, just moments from Montana Avenue, Downtown Santa Monica, and Santa Monica Beach, offering exceptional proximity to employment centers, retail, dining, and lifestyle amenities.

Santa Monica continues to demonstrate strong rental demand driven by its coastal location, affluent demographics, limited new housing development, and historically low vacancy rates. These market fundamentals provide investors with durable income stability, long-term appreciation potential, and a defensive investment profile.

The property offers an attractive opportunity for both current income and future value enhancement, supported by consistent tenant demand and the long-term strength of the Santa Monica multifamily market. This asset is well suited for investors seeking a high-quality coastal holding in a premier West Los Angeles submarket.



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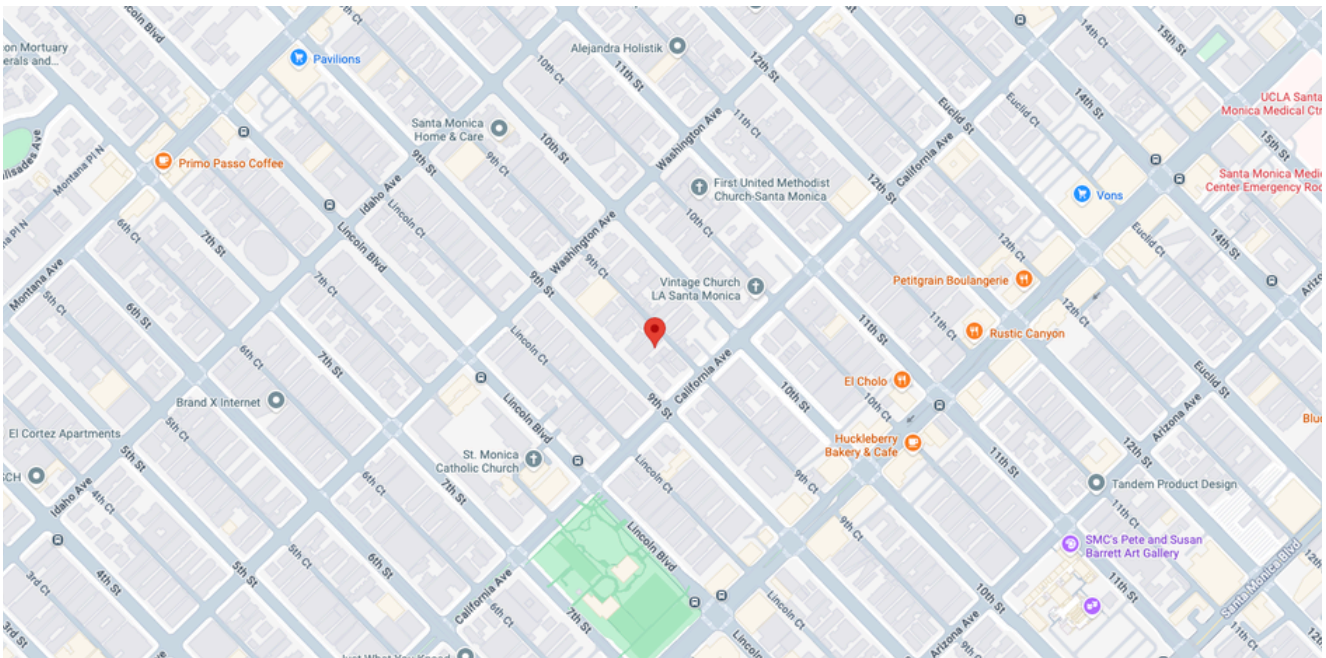
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LOCATION

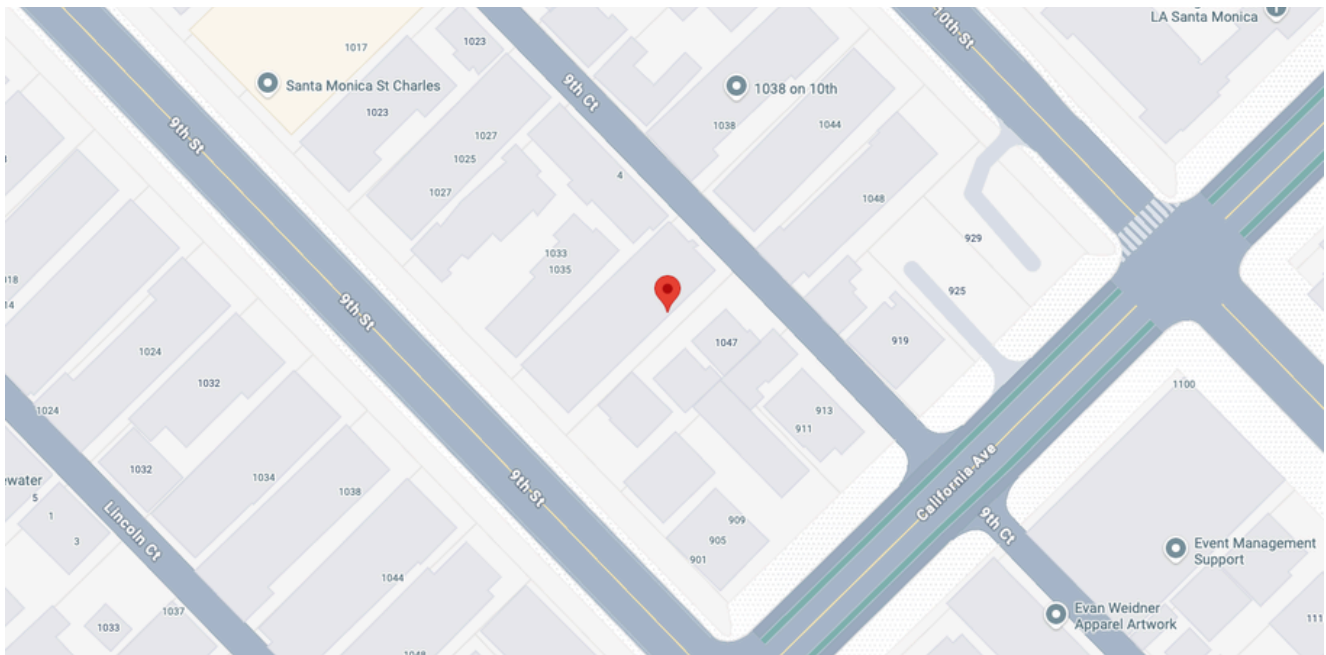
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SUBJECT MAPS



[Click here for Google Maps View](#)



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Building Photos



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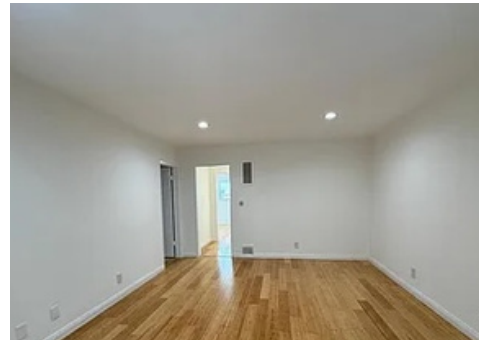


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