

# 827 12<sup>th</sup> Street Santa Monica, CA 90403



Well-Maintained Spanish-Style Courtyard Property in Santa Monica | (4) 2+2 & (2) 1+1  
1/2 Block South of Montana Ave & Approx. 1.5 Miles from Downtown SM and the Pacific Ocean

COMPASS

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# Property Overview

827 12 <sup>th</sup>   Santa Monica   90403	
Offering Price	\$4,395,000
Number of Units	6
Unit Mix	(4) 2+2 & (2) 1+1
Price per Unit	\$732,500
Bldg. Size	4,746 SF
Price per Foot	\$665
Lot Size	7,484 SF
Year Built	1927
Current CAP	4.49%
Market CAP	5.40%
Current GRM	14.49
Market GRM	12.77



# Property Highlights



- 827 12<sup>th</sup> St. sits at the intersection of Montana Ave walkability, coastal proximity, and Downtown Santa Monica access. This combination defines one of the most coveted residential pockets on the Westside.
- Located just 1/2 block south of Montana Ave. and approx. 2 mile from the beach and Downtown Santa Monica, the property offers a setting where tenant appeal is shaped by everyday convenience, established neighborhood character, and proximity to the coast.
- 827 12<sup>th</sup> is a well-maintained Spanish-style property that reflects the architectural character long associated with this stretch of Santa Monica.
- Stucco exteriors, clay tile roofing, and original detailing are complemented by mature landscaping and a thoughtfully designed central courtyard.
- Comprised of (4) 2-bed and 2-bath units that average approx. 1,350 SF each, and (2) 1-bed units in a separate building at the rear of the lot, that average approx. 525 SF.
- Select interiors have been renovated and are well maintained, featuring wood flooring, quartz countertops, stainless steel appliances, and updated cabinetry and tilework.
- The combination of classic architecture and modernized interiors aligns well with the expectations of a high-income renter base, where pride of residence and neighborhood connection matter.
- 827 12<sup>th</sup> represents a turnkey opportunity in one of the Westside's most established neighborhoods, where well-located, well-maintained assets remain tightly held and consistently sought after.

# Exterior Photography

827 12<sup>th</sup> - Santa Monica - 90403



# Interior Photography

827 12<sup>th</sup> - Santa Monica - 2-Bdrm. Unit



# Interior Photography

827 12<sup>th</sup> - Santa Monica - 1-Bdrm. Unit



# Neighborhood Overview



# About Santa Monica



## Location, Lifestyle, and Luxury

Santa Monica is one of the Westside's most established coastal communities, defined by walkable residential streets, proximity to the Pacific, and a network of long-standing commercial corridors that support everyday life. The city offers a balance that continues to draw long-term residents, blending relaxed coastal access with the convenience of dining, retail, and wellness amenities integrated into the neighborhood fabric.

The area surrounding Montana Ave. reflects some of Santa Monica's most recognizable character. Tree-lined streets, Spanish-style architecture, and a predominantly low-rise residential scale create a quieter setting while remaining steps from one of the city's most active corridors. Montana Ave. serves as a daily-use commercial spine, anchored by neighborhood cafés, restaurants, boutiques, and wellness destinations that cater to residents who value consistency, walkability, and quality.

Santa Monica is composed of several distinct neighborhoods, each contributing to its broader appeal. North of Montana is known for its estate homes and limited turnover, while Downtown Santa Monica and the Third Street Promenade offer a more urban environment with a mix of retail, offices, and entertainment. Main Street and Ocean Park provide a beach-adjacent atmosphere that continues to attract creatives, professionals, and longtime locals.

Santa Monica's appeal is rooted in its longevity. Coastal access, established residential neighborhoods, and long-standing commercial corridors have supported consistent demand over time.

# Neighborhood Amenities Map



# Neighborhood Amenities Map



# Neighborhood Amenities Map



# Nearby Hotspots



## 1) Montana Avenue

Montana Ave. is defined by long-standing cafés, boutiques, and daily-use retail rather than transient concepts. The stretch near 12th St. includes familiar names like Caffè Luxxe, R+D Kitchen, Forma, and Uovo, alongside specialty shops and wellness studios that serve nearby residents throughout the week.

## 2) Downtown SM & 3<sup>rd</sup> St. Promenade

Downtown SM functions as the city's primary commercial and activity center, anchored by the 3<sup>rd</sup> St. Promenade, Santa Monica Place, and the surrounding Ocean Ave. corridor. The area combines retail, dining, offices, entertainment, and transit access, drawing steady foot traffic from both residents and visitors.

## 3) Santa Monica Beach

The Santa Monica coastline and Palisades Park form one of the city's defining edges, offering direct access to the beach, pedestrian paths, and open green space overlooking the Pacific. Palisades Park runs along the bluff above Ocean Ave.

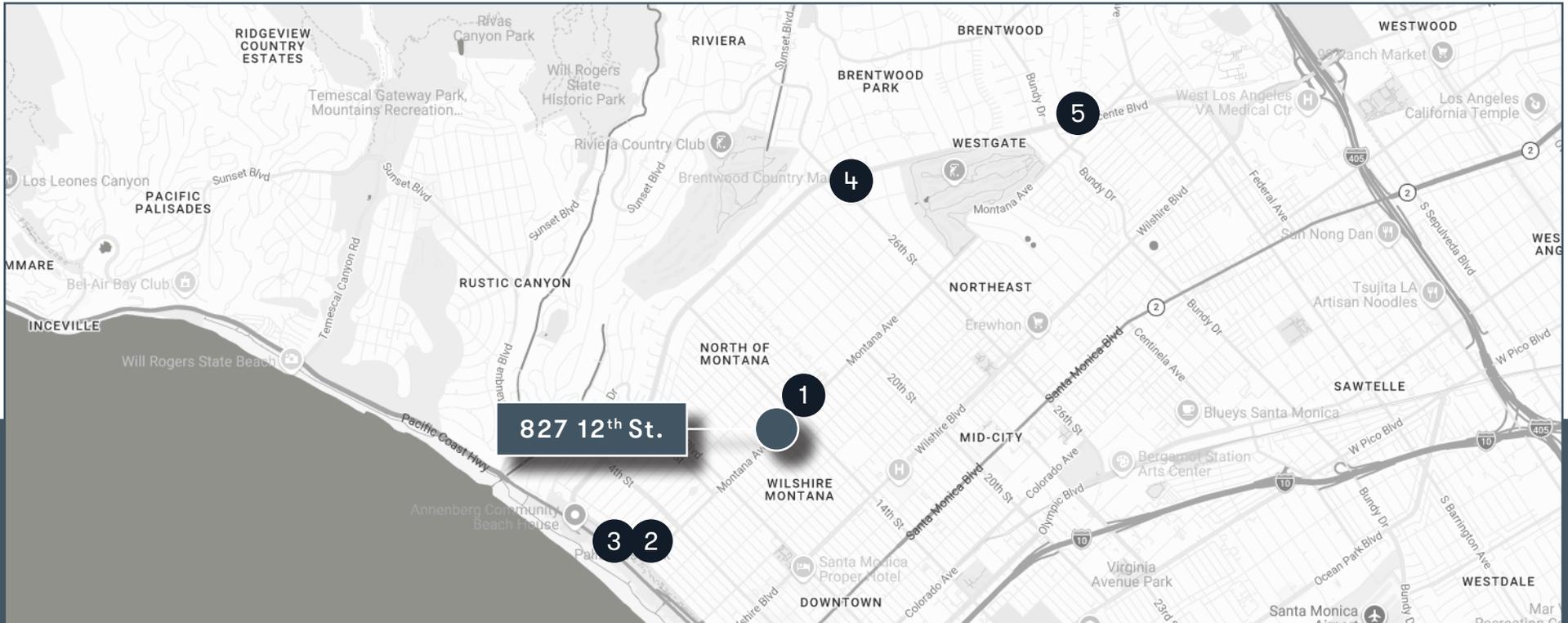
## 4) Brentwood Country Mart

Brentwood Country Mart has long functioned as a neighborhood staple rather than a destination built for novelty. Anchored by well-known local names like Caffè Luxxe, Farmshop, and Vicente Foods, it serves as a regular stop for Brentwood and North of Montana residents running daily errands or grabbing a familiar coffee or

## 5) San Vicente Blvd.

San Vicente Blvd. serves as a key Westside corridor linking Santa Monica, Brentwood, and Westwood. The Brentwood stretch features a mix of established restaurants, neighborhood retail, offices, and fitness studios, with names that have maintained long-term followings rather than cycling through concepts.

# Nearby Hotspots Map



Hotspot Address	Distance	Notes
1) Montana Ave.	0.1 mile	Known for its cafés, restaurants, boutiques, and daily-use retail that serve Santa Monica’s North of Montana community.
2) Downtown SM	1.4 miles	Primary commercial hub, combining retail, dining, offices, entertainment, transit access, and proximity to the beach.
3) Santa Monica Beach	1.5 miles	An iconic coastal stretch offering direct beach access, ocean views, and a lengthy walking trail.
4) Brentwood Country Mart	1.7 miles	A well-known Westside gathering spot featuring curated retail and dining destinations.
5) San Vicente Blvd.	2.2 miles	A major Westside corridor lined with established restaurants, offices, fitness studios, and neighborhood retail.

# Nearby Developments



## 1) 1238 Lincoln Blvd.

Lincoln Property Co. is seeking approvals for an 8-story complex, replacing the former Boys & Girls Clubs site south of Wilshire Blvd. The proposal includes 257 units above 320 parking spaces, with 26 income-restricted units approved through density bonus incentives; construction timing TBD pending entitlements.

## 2) 1238 & 1518-24 7<sup>th</sup> St.

Hankey Capital is advancing two residential projects in Downtown Santa Monica, including a 23-story tower at 1518–1524 7<sup>th</sup> St. with 104 for-sale homes and 20 affordable units, as well as a separate 4-story, 100% affordable housing project at 1238 7<sup>th</sup> St.

## 3) 1318 4<sup>th</sup> St.

EAH Housing is planning a 6-story affordable housing project on the former site of Parking Structure 3 in downtown SM. The development will include 122 units ranging from studios to 3-bdrm units, along with ground-floor market space and permanent supportive housing.

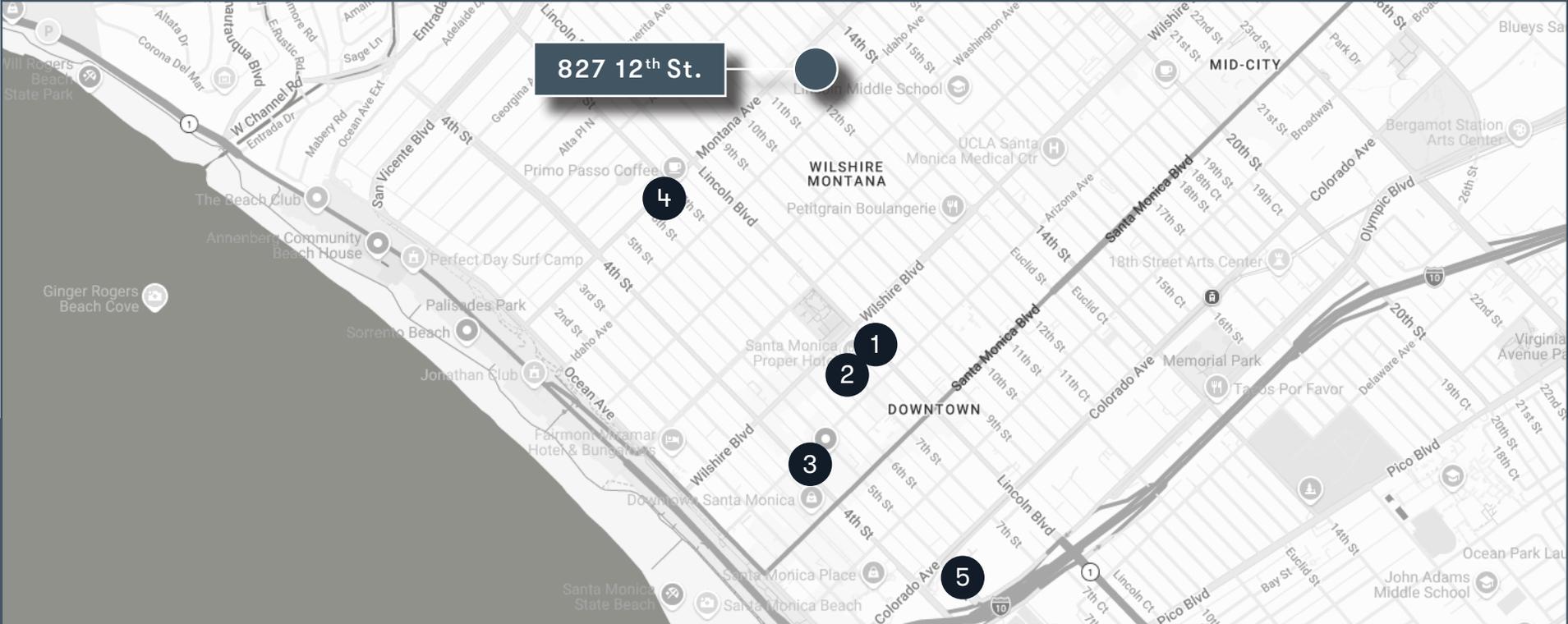
## 4) 817 16<sup>th</sup> St.

Whitecap Projects has proposed a 4-story condominium development, just south of Montana Ave, featuring 8 units (1–3 bdrm.) with 7 parking spaces. The project received conditional approval from the Architectural Review Commission and includes income-restricted residences.

## 5) 1640 5<sup>th</sup> St.

Lincoln Property Co. is advancing plans for an 8-story multifamily project, adjacent to the Downtown Santa Monica E Line station. The proposal calls for 132 units (studio–3-bdrm.) above 132 subterranean parking spaces, including 15 affordable units secured through density bonus incentives.

# Nearby Developments Map



Dev Address	Distance	Notes
1) 1238 Lincoln Blvd.	0.8 mile	Proposed 8-story mixed-income complex with 257 units above 320 parking spaces, replacing Boys & Girls club on Wilshire.
2) 1238 & 1518 7th St.	0.9 mile	vHankey Capital is advancing a 23-story residential tower, alongside a separate 4-story, 100% affordable housing project.
3) 1318 4th St.	1.2 miles	EAH Housing plans a 6-story project with 122 units, ground-floor market space, and permanent supportive housing.
4) 817 6th St.	0.6 mile	Approved 4-story condominium project just south of Montana Ave. featuring 8 units with 7 parking spaces
5) 1640 5th St.	1.6 miles	Proposed 8-story complex near the Downtown Santa Monica E Line station with 132 units and subterranean parking.

# Financials & Comparables



827 12 <sup>th</sup>   Santa Monica   90403	
Offering Price	\$4,395,000
Number of Units	6
Unit Mix	(4) 2+2 & (2) 1+1
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# Financials

827 12<sup>th</sup> | Santa Monica | 90403  
Offered at \$4,395,000

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

Income					
		Current Rents		Potential Rents	
# of Units	Unit Mix	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
4	2 + 2	\$4,101 - \$5,495	\$18,806	\$5,495	\$21,980
2	1 + 1	\$3,103 - \$3,250	\$6,473	\$3,350	\$6,700
<b>Total Scheduled Rent:</b>			\$25,278		\$28,680
<b>Laundry Income:</b>			\$0		\$0
<b>Monthly Gross Income:</b>			\$25,278		\$28,680
<b>Annual Gross Income:</b>			\$303,336		\$344,160

Approx. Year Built:	1927	Price per Foot	\$665
Approx. Lot Size:	7,484 SF	Current CAP	4.49%
Approx. Bldg. Size:	6,746 SF	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
Return Before Taxes:	\$197,553   4.49%	\$237,356   5.40%

Estimated Expenses	
Taxes (1.25%):	\$54,938
Insurance:	\$8,095
Utilities:	\$6,746
Repairs/Maintenance:	\$12,133
Professional Mgmt:	\$14,788
On-Site Manager:	\$0
Misc:	\$1,500
<b>Total Expenses:</b>	<b>\$98,200</b>
<b>Per Sq. Ft:</b>	<b>\$14.56</b>
<b>Per Unit:</b>	<b>\$16,367</b>

# Rent Roll

827 12<sup>th</sup> St | Santa Monica | 90403

Current as of 02/19/26



Current Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date	Notes:
1	2 + 2	\$4,429	\$5,495	Mar-2024	
2	2 + 2	\$4,722	\$5,495	Mar-2018	
3	2 + 2	\$5,495	\$5,495	Sep-2024	
4	2 + 2	\$4,161	\$5,495	Sep-2005	
5	1 + 1	\$3,163	\$3,350	Jul-2014	
6	1 + 1	\$3,310	\$3,350	Aug-2024	
	Laundry Income:	\$0	\$0		
	Other Income:	\$0	\$0		
	<b>Monthly Total:</b>	<b>\$25,278</b>	<b>\$28,680</b>		
	<b>Annual Total:</b>	<b>\$303,336</b>	<b>\$344,160</b>		

# Santa Monica Rental Comps



**Subject Property**

827 12th St | Santa Monica | 90403

(4) 2-Bdrm. & 2-Bath	\$5,495
(4) 2-Bdrm. & 1.5-Bath	\$3,350



**1) 1115 14<sup>th</sup> St. (Unit #302)**

Rent	\$5,500   Leased on 04/25/25
Unit Mix	2-Bdrm. & 2-Bath   1,250 SF



**2) 816 17<sup>th</sup> St. (Unit #A)**

Rent	\$5,500   Leased on 10/20/25
Unit Mix	2-Bdrm. & 1-Bath   900 SF



**3) 1021 17<sup>th</sup> St. (Unit #A)**

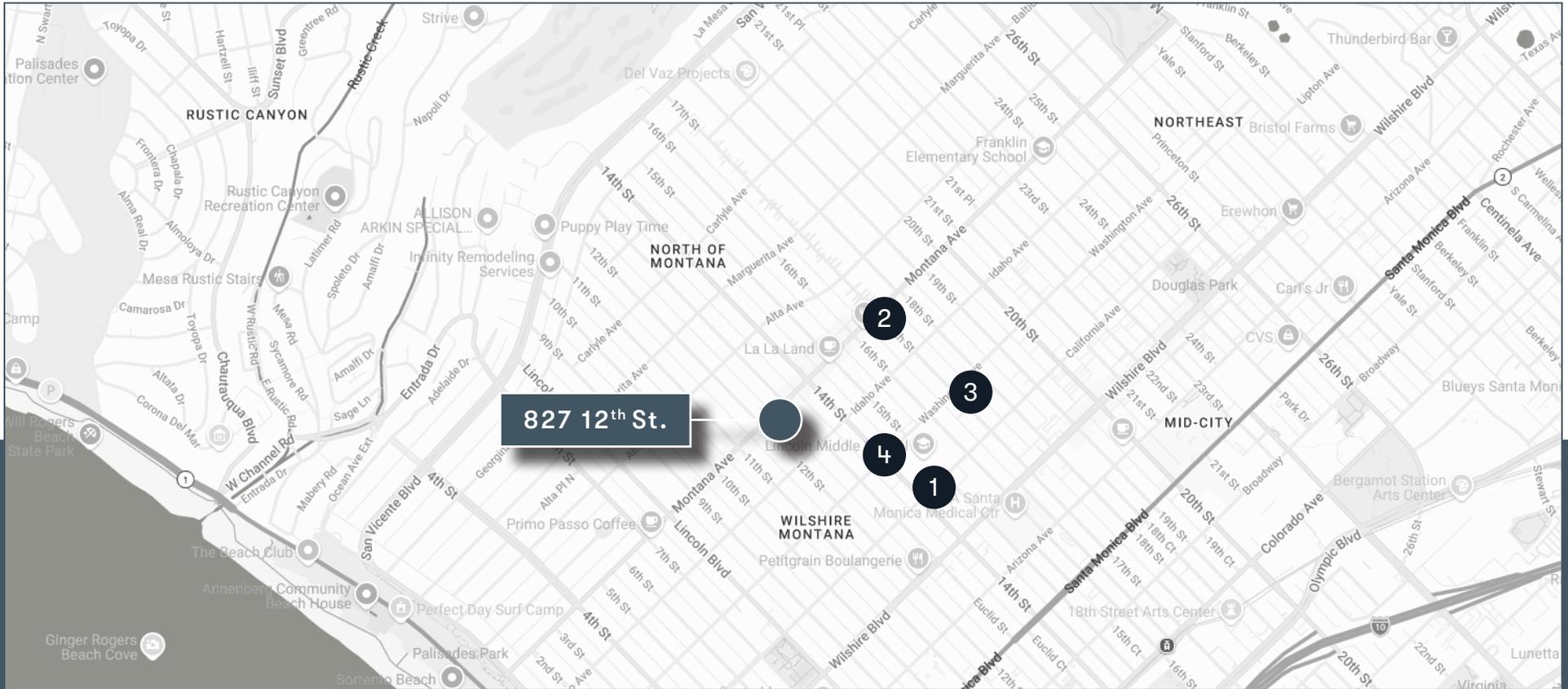
Rent	\$5,500   Leased on 02/01/26
Unit Mix	2-Bdrm. & 1-Bath   1,200 SF



**4) 1002 14<sup>th</sup> St. (Unit #6)**

Rent	\$5,500   Leased on 07/31/25
Unit Mix	2-Bdrm. & 2-Bath   1,033 SF

# Santa Monica Rental Comps Map



Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 1115 14 <sup>th</sup> St. (Unit #302)	\$5,500	04/25/25	2-Bdrm. & 2-Bath	1,250 SF	\$4.40	0.5 mile
2) 816 17 <sup>th</sup> St. (Unit #A)	\$5,500	10/20/25	2-Bdrm. & 1-Bath	900 SF	\$6.11	0.5 mile
3) 1021 17 <sup>th</sup> St. (Unit #A)	\$5,500	02/01/26	2-Bdrm. & 1-Bath	1,200 SF	\$4.58	0.6 mile
4) 1002 14 <sup>th</sup> St. (Unit #6)	\$5,500	07/31/25	2-Bdrm. & 2-Bath	1,033 SF	\$5.32	0.4 mile



## 827 12<sup>th</sup> Street Santa Monica, CA 90403

Getting into a bigger or better property  
is easier than you think. It comes down to  
working with the right team.

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