



1231 17TH STREET SANTA MONICA

FOR SALE
5-UNIT 100% LEASED
MULTI-FAMILY OPPORTUNITY

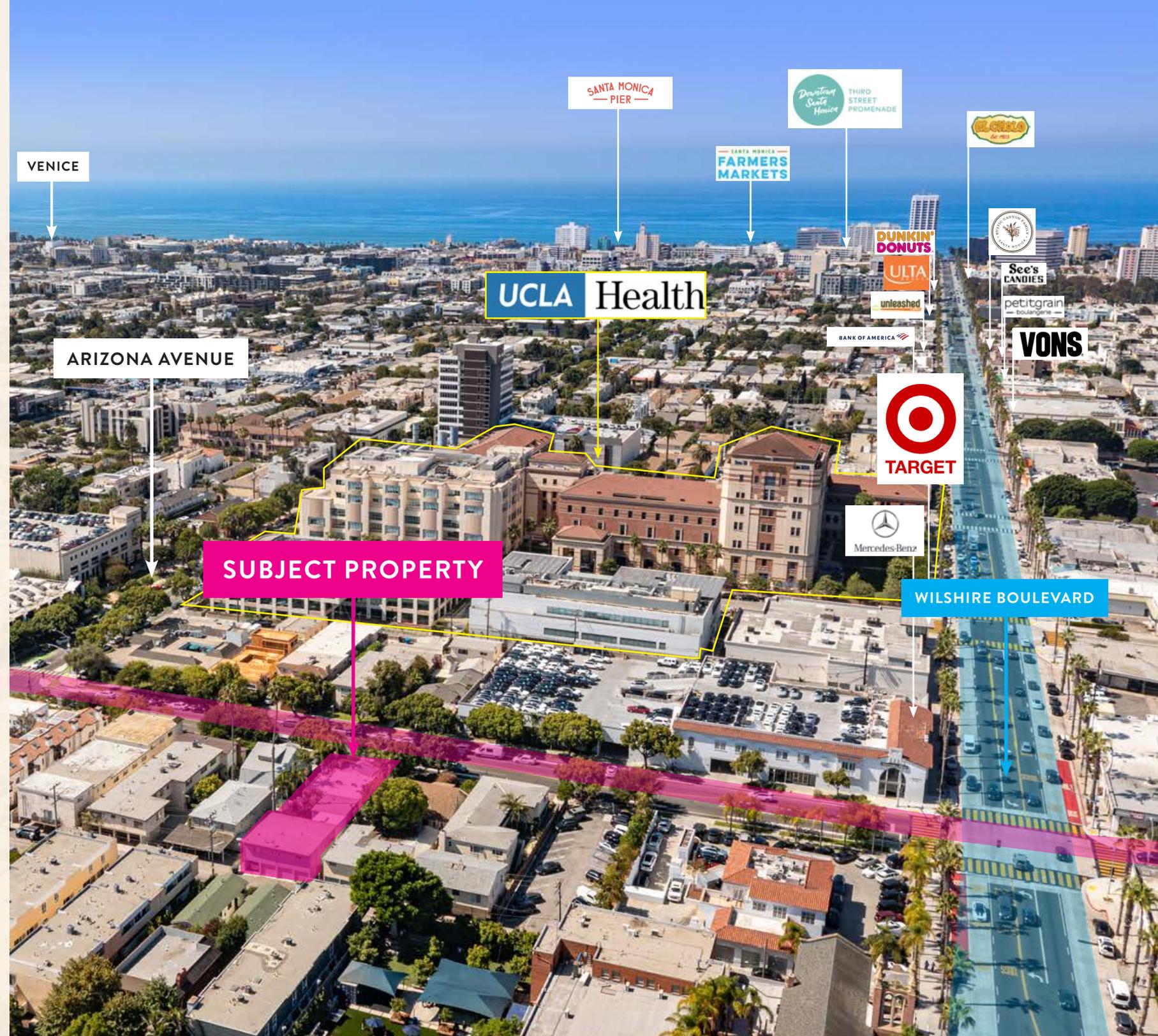
1231 17TH STREET

SANTA MONICA

Rarely available 5 unit beach style compound with front duplex units, a rear structure with 3 apartments, central garden, and 4 private garages.

PROPERTY INFORMATION

BUILDING SIZE	LOT SIZE
3,878 SF	7,523 SF
PRICE	UNITS
\$2,400,000	5
CURRENT CAP	MARKET CAP
5.39%	6.76%
YEAR BUILT	ZONING
1950	SMR2
APN	
4276-011-015	



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HIGHLY DESIRABLE SANTA MONICA POCKET

Steps from the beach, Montana Avenue, premium retail, and a mix of top-tier dining.

Within a major medical corridor including UCLA Health and St Johns Health Center.

VALUE ADD OPPORTUNITY

Nestled within a storybook style street scene lined with palm trees and well manicured courtyards.

- *Addition of ADUs possible with conversion of garages.**

**Buyer to verify*

LISTING TEAM

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95+ WALK SCORE

Just off Wilshire, steps from the beach, Montana Avenue boutiques, premium coffee shops, Whole Foods, and a host of top-tier dining.

PRIVATE BUNGALOW FEEL

The property is beautifully landscaped and designed for privacy, centered around a middle garden.

- *Bungalow-style units with modern finishes and private access.*
- *Prime walkable location delivering Santa Monica's best in retail, transit, and coastal access.*
- *Ideal for discerning buyers seeking a low-maintenance asset with authentic character and lifestyle perks.*

Central laundry room + in unit washer/dryers (in front duplex)



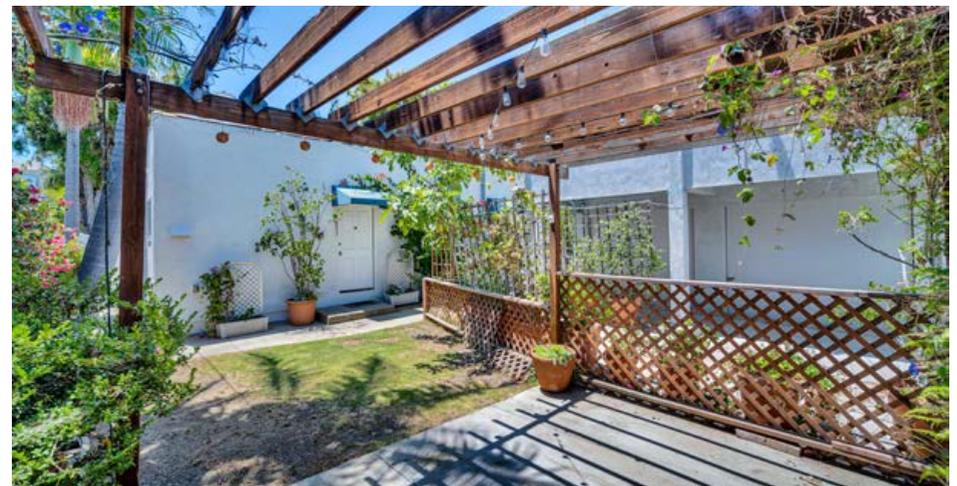
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1231 17TH STREET, SANTA MONICA, CA 90404



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FRONT DUPLEX

2 side-by-side units

GARAGES

4 private spaces

**Possible ADU conversion*

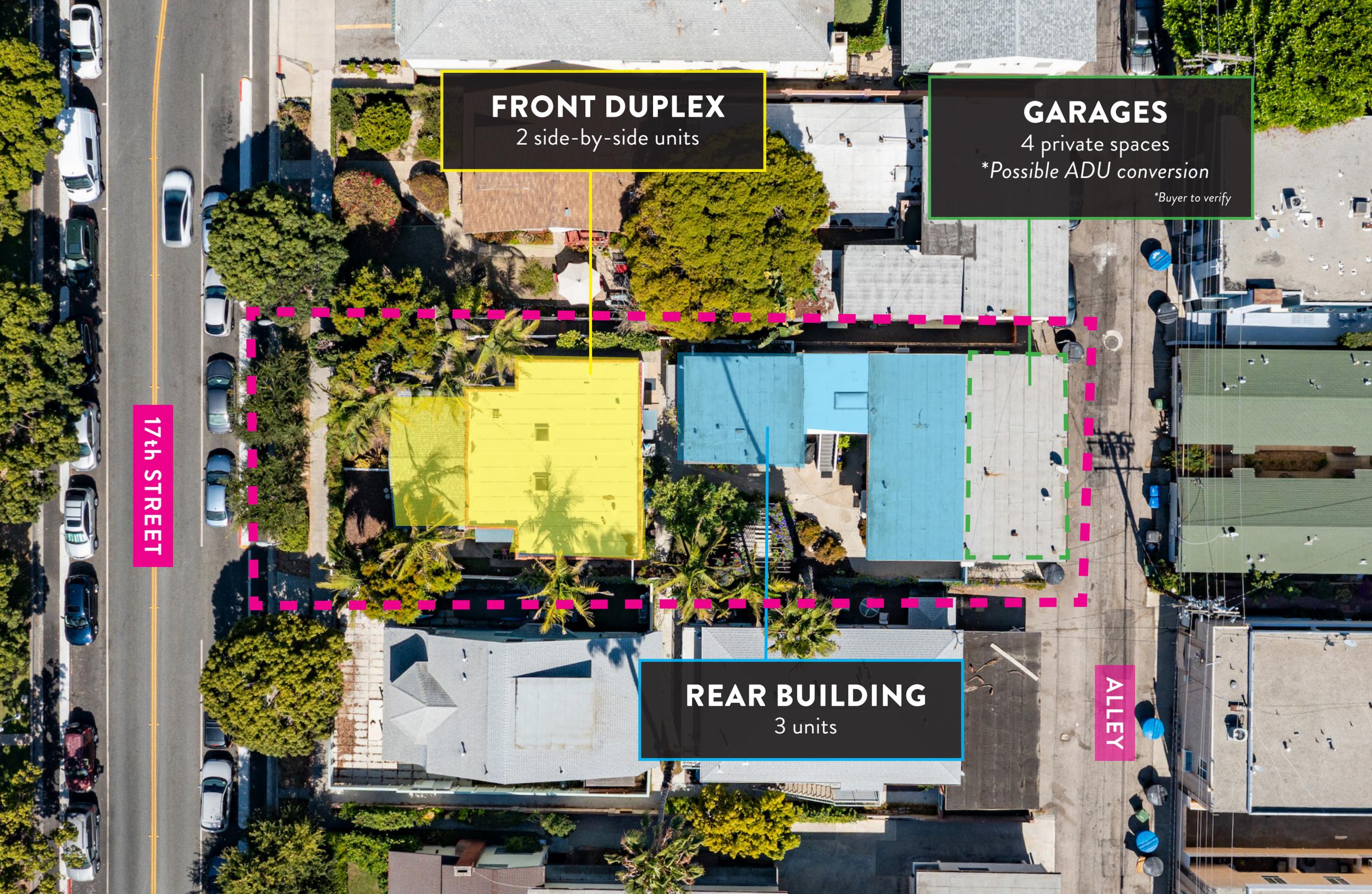
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REAR BUILDING

3 units

17th STREET

ALLEY



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DUPLEX UNIT 1



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DUPLEX UNIT 2



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STUDIO



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SANTA MONICA

PROPERTY PROFILE

Square Footage	3,878 SF
Lot Size	7,523 SF
Structures	2
Units	5
Asking Price	\$2,400,000
PPSF	\$619/SF
CAP	5.39%
Market CAP	6.76%
\$/Unit	\$480,000
Rental Upside	16.44%
GRM	11.7

INCOME STATEMENT

UNIT	UNIT TYPE	LEASE EXP.	CURRENT INCOME	MARKET INCOME
1233 + Garage	2+2		\$4,300.00	\$4,400
1231 + Garage	2+2		\$4,100.00	\$4,400
1231A	Studio		\$2,300.00	\$2,500
1233A + Garage	3+2	M2M	\$4,454.00	\$4,600
1233B	1+1	M2M	\$780.00	\$2,850
Laundry+Parking+Storage			\$1,200	\$1,200
Scheduled Income - Monthly			\$17,134	\$19,950
Scheduled Income - Annual			\$205,608	\$239,400
Less Vacancy Allowance (3%)			-\$6,168	-\$7,182
Gross Operating Income - Annual			\$199,440	\$232,218
Less Expenses			-\$71,165	35.7%
NOI			\$128,275	\$161,053

PROFORMA

INCOME	CURRENT RENT	MARKET RENT	
Potential Gross Income	\$205,608.00	\$239,400	
Vacancy (3%)	\$(6,168.24)	\$(7,182)	
Gross Operating Income	\$199,439.76	\$232,218	
Expenses			
Property Taxes	\$31,110.00	\$31,110	Actual
Property Management (5%)	\$9,971.99	\$9,972	est.
Insurance	\$10,483.22	\$10,483	Actual
Utilities	\$3,000.00	\$3,000	Actual
Repairs & Maintenance	\$10,000.00	\$10,000	est. \$2000/unit/yr
Landscaping	\$3,600.00	\$3,600	
Misc	\$3,000.00	\$3,000	
Total Expenses	\$71,165	\$71,165	30.65%
Net Operating Income	\$128,275	\$161,053	

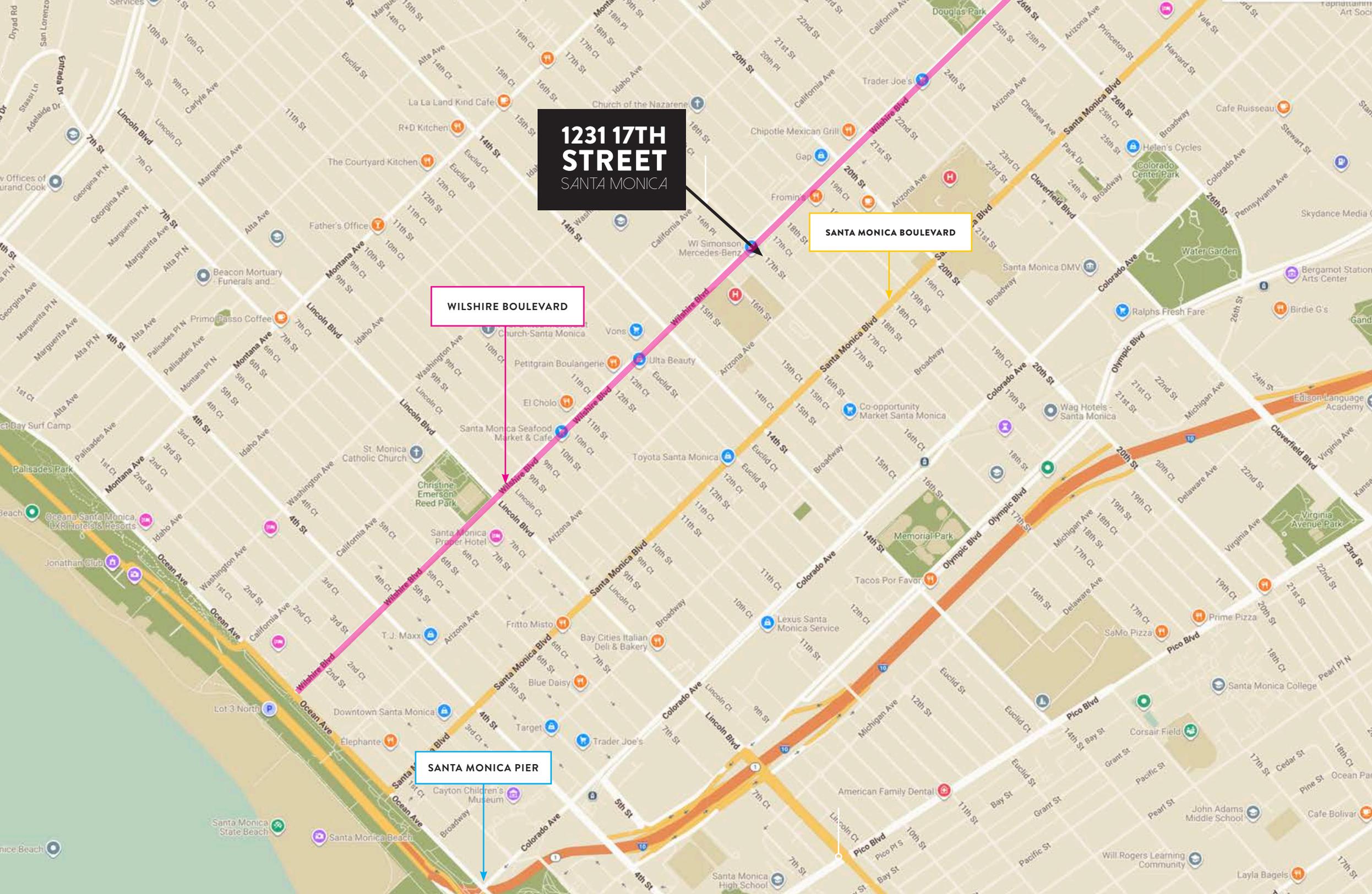


1231 17TH STREET
SANTA MONICA

SANTA MONICA BOULEVARD

WILSHIRE BOULEVARD

SANTA MONICA PIER





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