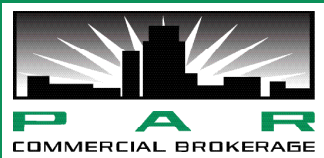


1013 12TH STREET • Santa Monica, CA 90403

10 UNIT APARTMENT BUILDING

NORTH OF WILSHIRE BOULEVARD

FOR SALE



**ARTHUR PETER**  
310.395.2663 X101  
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LIC# 01068613

**RAFAEL PADILLA**  
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**BRUCE MITCHELL**  
310.877.2835  
BRUCE@TEAMABC.COM  
COMPASS

# 1013 12th Street, Santa Monica, CA 90403

PROPERTY  
PROFILE

## PROPERTY:

**SALE PRICE:** \$4,200,000.00

**APN #:** 4281-018-022

**ZONING:** SM R2\*

**NUMBER OF UNITS:** Ten (10)

**UNIT MIX:** Three (3) 2 bed + 2 bath  
One (1) 2 bed + 1 bath  
Six (6) 1 bed + 1 bath

**NUMBER OF STORIES:** 2

**YEAR BUILT:** 1964 (per assessor)

**BUILDING SIZE:** 7,954 square feet (per assessor)

**LOT SIZE:** 7,522 square feet (per assessor)

**PARKING:** Twelve (12) total: two (2) rows tandem spaces and eight (8) single spaces

## UTILITIES/SERVICES:

**WATER:** One (1) meter/Landlord

**TRASH:** City/Landlord

**GAS:** Separate meters per unit/tenant,  
master gas/landlord

**ELECTRICAL:** Separate per unit/tenant

**WATER HEATER:** One (1) water heater/landlord

**LAUNDRY (WASHER/DRYER):** Landlord owned/One (1) set

## CONSTRUCTION:

**ROOF:** Comp. Flat

**PLUMBING:** Mixed (buyer to verify)

**FOUNDATION:** Raised/Concrete

**FRAMING:** Wood

**EXTERIOR:** Stucco

**PARKING SURFACE:** Concrete



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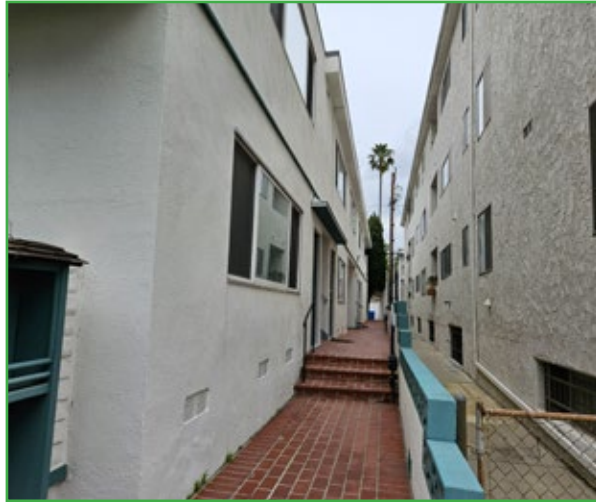
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PROPERTY PHOTOS



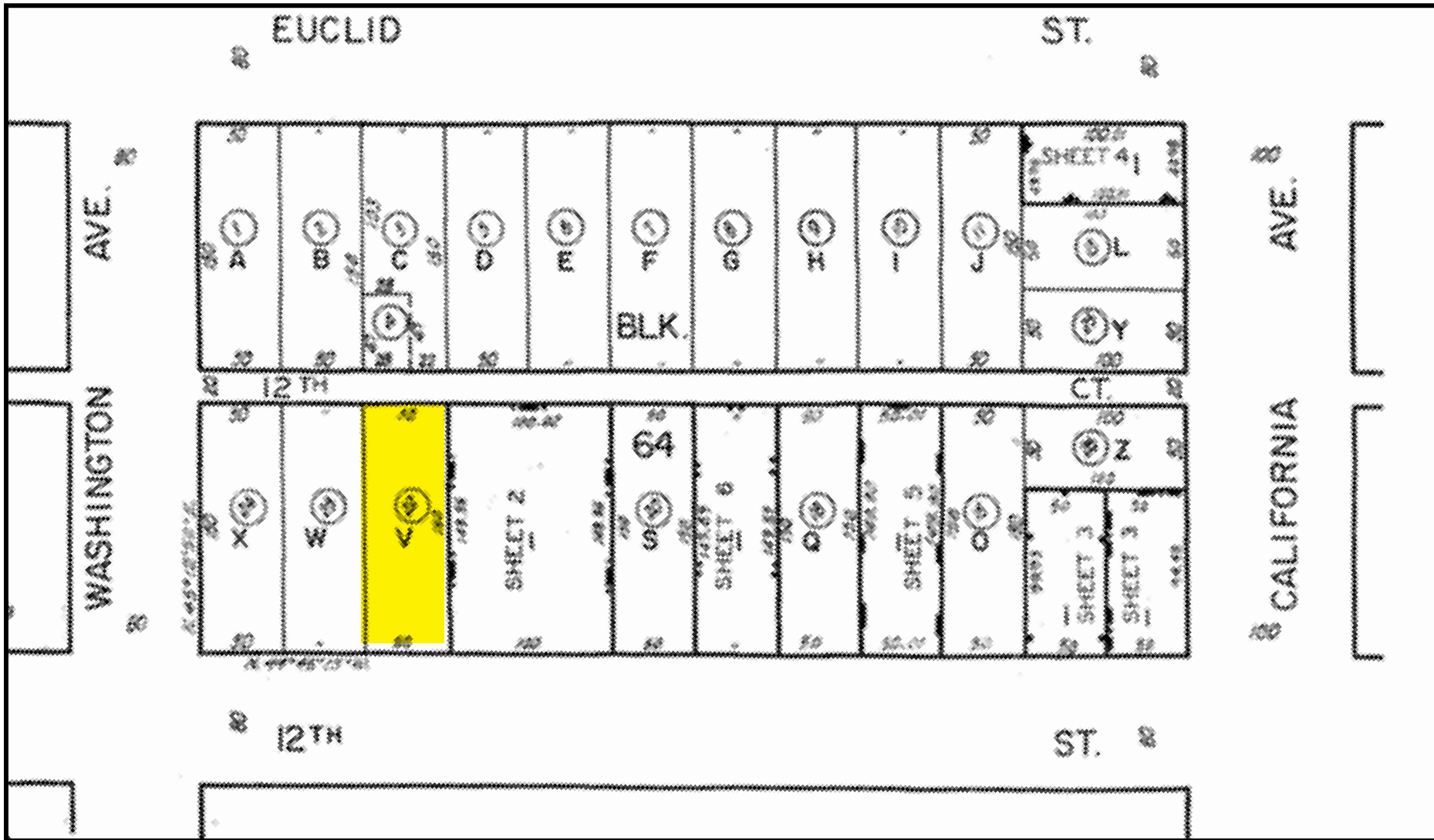
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PARCEL  
MAP



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**RENT ROLL:**

UNIT	BEDS/BATH	CURRENT MONTHLY RENT	RENOVATED MONTHLY RENT
1	2+2	\$2,675.00	\$3,600.00
2	1+1	\$2,523.00	\$2,800.00
3	1+1	\$2,350.00	\$2,800.00
4	1+1	\$1,971.00	\$2,800.00
5	2+2	\$2,546.00	\$3,600.00
6	1+1	\$2,420.00	\$2,800.00
7	1+1	\$2,542.00	\$2,800.00
8	1+1	\$1,273.00	\$2,800.00
9	2+1	\$2,864.00	\$3,600.00
10	2+2	\$1,443.00	\$3,600.00
<b>Total Monthly</b>		<b>\$22,607.00</b>	<b>\$31,200.00</b>
<b>Laundry Income</b>		<b>\$285.00</b>	<b>\$285.00</b>
<b>Total Annual</b>		<b>\$274,704.00</b>	<b>\$377,820.00</b>

**2024 EXPENSES:**

<b>PROPERTY TAX (NEW 1.20%):</b>	\$50,400.00	<b>MAINTENANCE (ESTIMATED):</b>	\$16,446.00
<b>INSURANCE:</b> (Includes earthquake)	\$5,737.00	<b>UTILITIES:</b> (House water, gas and electric)	\$10,098.00
<b>RENT CONTROL/BUSINESS LICENCE FEE:</b>	\$2,282.00		
<b>GARDEN SERVICES:</b>	\$1,200.00		
<b>CITY BUSINESS TAX:</b>	\$308.00		
		<b>TOTAL EXPENSES:</b>	<b>\$86,755.00</b>



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## PRICING AND FINANCIAL ANALYSIS:

### SUMMARY:

**PRICE:** \$4,200,000.00    **DOWN PAYMENT:** 100%    **NUMBER OF UNITS:** 10    **YEAR BUILT:** 1964    **PARKING:** Twelve (12) spaces  
**APPROXIMATE LOT SIZE:** 7,522 SF (per title)    **APPROXIMATE SQUARE FEET:** 7,954 SF (per title)    **COST PER SF:** \$528.03

### ANNUALIZED OPERATING DATA:

RENTS:	CURRENT	PROJECTED
ANNUAL SCHEDULED GROSS INCOME:	\$274,704.00	\$377,820.00
LESS VACANCY RATE RESERVE (3%):	\$8,241.00	\$11,344.00
GROSS OPERATING INCOME:	\$266,463.00	\$366,486.00
LESS EXPENSES:	\$86,755.00	\$86,755.00
<b>NET OPERATING INCOME:</b>	<b>\$179,708.00</b>	<b>\$279,731.00</b>
CAP:	4.27%	6.67%
GRM:	15.28	11.12

BY THE NUMBERS



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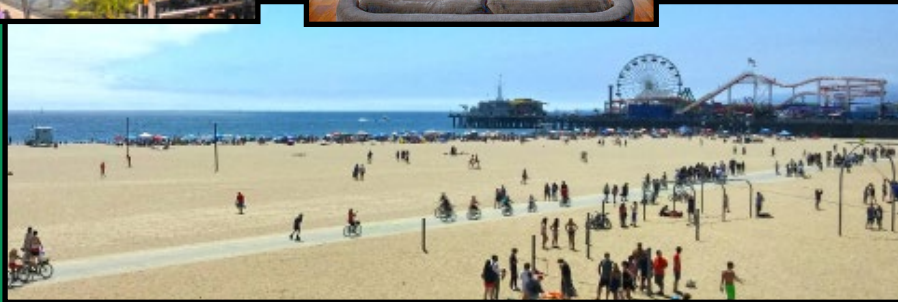
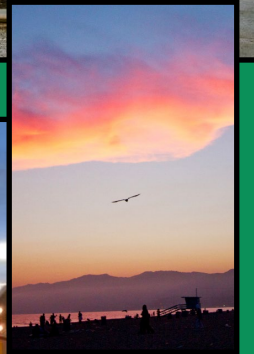
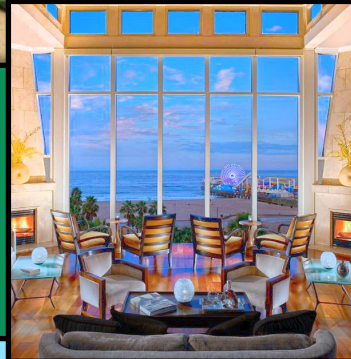
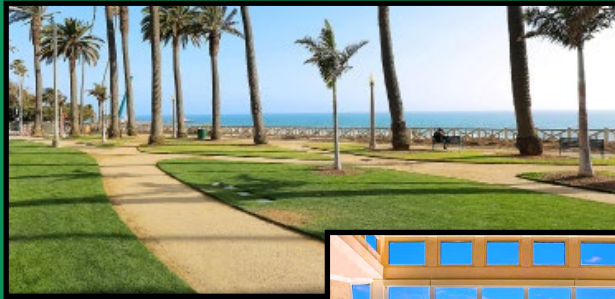
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AREA INFORMATION

Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 6.5 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world.



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