OFFERING MEMORANDUM

631 Pier Avenue

Ocean Park · Santa Monica, California

FOUR-UNIT INVESTMENT OFFERING

PARDEE
PROPERTIES

FRONT MATTER

confidentiality & disclaimer

This Offering Memorandum has been prepared by Pardee Properties for the exclusive use of a limited number of qualified prospective purchasers of 631 Pier Avenue, Santa Monica, California. It is furnished solely to assist a prospective purchaser in determining whether to pursue further investigation and does not purport to be all-inclusive.

The information contained herein was obtained from the owner and from sources believed reliable, including public records and the current listing on the Multiple Listing Service. It has not been independently verified by Pardee Properties, and no warranty or representation, express or implied, is made as to its accuracy or completeness. Square footage, lot size, unit configurations, and financial figures should be independently verified by the purchaser during due diligence.

By accepting this Offering Memorandum, the recipient agrees to hold and treat it in the strictest confidence, to not disclose its contents without the prior written authorization of Pardee Properties, and to return it upon request.

PARDEE PROPERTIES

PREPARED BY

Josh Flynn
Pardee Properties
(917) 972-5373
josh@pardeeproperties.com
DRE License #01985199

SECTION 01

executive summary

631 Pier Avenue sits blocks from Main Street, in the residential core of Ocean Park. Built in 1961 and maintained under a single ownership for decades, the four-unit property pairs its original split-level structure with deliberate, recent updates — mini-split climate control throughout, rebuilt decking, refreshed interiors — without disturbing the character of the original design.

The property is fully leased, producing $201,000 in current annual income across two 2-bedroom units, one 1-bedroom unit, and one studio. Four private garages and additional driveway parking serve three of the four units, a configuration that has become difficult to find in Santa Monica's coastal neighborhoods.

Ownership will consider carrying financing on qualified terms, a structure that changes the entry math for a buyer meaningfully in the current lending environment.

$2,995,000

OFFERING PRICE

$201,000

CURRENT GROSS INCOME

100%

OCCUPIED

5.5%

SELLER FINANCING RATE

04

SECTION 02

investment snapshot

$2,995,000	OFFERING PRICE
4	UNITS
$748,750	PRICE PER UNIT
$1,050.88	PRICE PER SQ. FT.
5.83%	CURRENT CAP RATE
4.81%	PRO FORMA CAP RATE
2,850 SF	BUILDING AREA (TAPED)
5,496 SF	LOT SIZE

Year built 1961. Zoning SMOP2. Subject to Santa Monica rent control.*

SECTION 03

investment highlights

01 Seller Financing Available

Ownership will carry 70% of the purchase price at 5.5%, interest-only, for a five-year term.

02 Fully Leased, Stable Income

All four units occupied, producing $201,000 in current annual gross income.

03 Four Private Garages

Three residences include a private garage and adjacent driveway space — an uncommon amenity this close to the beach.

04 Recent Capital Investment

Mini-split A/C installed throughout; Unit 3's deck and landing rebuilt within the past two years.

05 Walk to Main Street

Set within Ocean Park's walkable core, minutes from the beach, Rose Avenue, and Abbot Kinney.

06 Turnkey Condition

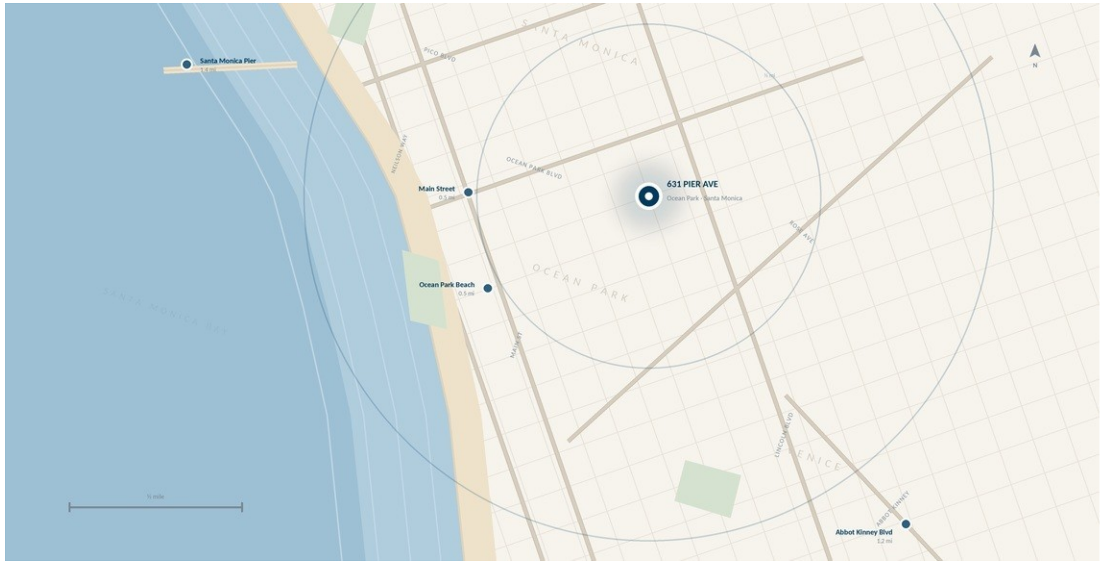
Ownership self-performs maintenance; no known deferred maintenance items.

SECTION 04

location & proximity

06

631 Pier Avenue sits between 6th and 7th Streets, tucked behind mature landscaping in one of Santa Monica's most walkable residential grids. Main Street's restaurants and shops are a short walk north; the beach, Rose Avenue, and the boundary of Venice's Abbot Kinney corridor are all within easy reach.



NEIGHBORHOOD & PROXIMITY

01	Main Street
02	Ocean Park Beach
03	Rose Avenue
04	Abbot Kinney Boulevard
05	Downtown Santa Monica
06	Whole Foods Market

SECTION 05

financial summary

	CURRENT (ACTUAL)	PRO FORMA
Gross Operating Income	$201,000	$201,000
Operating Expenses	$26,352	$57,000
Net Operating Income	**$174,648**	**$144,000**
Cap Rate	**5.83%**	**4.81%**

Property taxes are reassessed upon transfer of ownership. “Current (Actual)” reflects the seller's existing tax basis of $10,040 per year; “Pro Forma” reflects an estimated post-sale reassessment to approximately 1.2% of the purchase price ($36,000 per year), plus updated insurance including earthquake coverage. Gross Rent Multiplier: 14.90.

08

SECTION 06

seller financing

30%

DOWN

5.5%

INTEREST ONLY

5 YRS

TERM

No prepayment penalty.

Purchase Price	$2,995,000
Down Payment (30%)	$898,500
Seller-Carried First Trust Deed	$2,096,500
Annual Debt Service (Interest Only)	$115,300
Monthly Debt Service	$9,609

SECTION 07

property highlights

YEAR BUILT	1961
STORIES	2
BUILDING AREA	2,850 SF (Taped)
LOT SIZE	5,496 SF
ZONING	SMOP2*
RENT CONTROL	Yes — Santa Monica
TOTAL PARKING	7 spaces (4 covered, 3 driveway)
COOLING	Mini-split A/C, all units
ROOFING	Flat roof

Conditi on

No known deferred maintenance. Ownership self-performs repairs and upgrades units at turnover. Unit 2's kitchen is original but well maintained; flooring and blinds were recently replaced throughout that unit.

SECTION 08

parking

Four individual garages, each paired with adjacent driveway parking. Garage 1 is retained by ownership for private storage and is not leased; the remaining three garages serve Units 4, 3, and 1 respectively. Seven total parking spaces on-site.

Garage 1

Ownership

Private Storage — Not Leased

Garage 2

Unit 4

+ Driveway

Garage 3

Unit 3

+ Driveway

Garage 4

Unit 1

+ Driveway

Studio Unit 2 does not include a dedicated parking space.

SECTION 09

rent roll

UNIT	TYPE	RENT	LEASE EXPIRATION	SECURITY DEPOSIT	PARKING
1	2 BD / 1 BA	$4,500	8/1/2026	$4,500	Garage + Driveway
2	Studio / 1 BA	$2,350	Month-to-Month	$2,350	None
3	1 BD / 1 BA	$3,950	6/30/2027	$3,950	Garage + Driveway
4	2 BD / 2 BA	$5,950	7/21/2026	$5,950	Garage + Driveway
Total	**4 units**	**$16,750/mo**			

Unit 2 tenant is long-term, month-to-month, and does not have pets. Security deposits are equal to one month's rent per unit. Property is subject to Santa Monica rent control.

SECTION 10

unit 1

INTERIOR — LIVING AREA

CONFIGURATION

2 Bedroom / 1 Bath

CURRENT RENT

$4,500 / month

LEASE EXPIRATION

8/1/2026

SECURITY DEPOSIT

$4,500

PARKING

Garage + Driveway

Utilities: tenant pays gas, electric, cable, and internet. Owner pays water and trash.

SECTION 10

unit 2

INTERIOR — MAIN ROOM

Long-term tenant, no pets. Original kitchen, well maintained; flooring and blinds recently replaced.

CONFIGURATION

Studio / 1 Bath

CURRENT RENT

$2,350 / month

LEASE STATUS

Month-to-Month

SECURITY DEPOSIT

$2,350

PARKING

None

SECTION 10

unit 3

INTERIOR — LIVING AREA (VIRTUALLY STAGED)

CONFIGURATION

1 Bedroom / 1 Bath

CURRENT RENT

$3,950 / month

LEASE EXPIRATION

6/30/2027

SECURITY DEPOSIT

$3,950

PARKING

Garage + Driveway

Utilities: tenant pays gas, electric, cable, and internet. Owner pays water and trash. Deck and landing rebuilt ~2 years ago.

SECTION 10

unit 4

INTERIOR — LIVING AREA

CONFIGURATION

2 Bedroom / 2 Bath

CURRENT RENT

$5,950 / month

LEASE EXPIRATION

7/21/2026

SECURITY DEPOSIT

$5,950

PARKING

Garage + Driveway

Utilities: tenant pays gas, electric, cable, and internet. Owner pays water, trash, gardening, and spa maintenance.

SECTION 10

residence interiors

LIVING AREA

KITCHEN

BEDROOM

SECTION 11

gardens & courtyard

Decades of continuous ownership have shaped a garden uncommon for an income property this size — towering palms, podocarpus hedging, bougainvillea, fig vines, and a pomegranate tree woven through the hillside plantings.

COURTYARD ENTRY

GARDEN PATH

SECTION 11

unit 3 — private deck

Exclusive to Unit 3, rebuilt approximately two years ago alongside the unit's landing.

ROOFTOP DECK — UNIT 3

SECTION 11

unit 4 — private patio & spa

Unit 4 includes an exclusive patio with an above-ground spa; ownership maintains both as part of the unit's utilities.

PRIVATE PATIO — UNIT 4

ABOVE-GROUND SPA — UNIT 4

SECTION 12

capital improvements

~3 YEARS AGO

Mini-Split A/C

Installed throughout all four units.

~2 YEARS AGO

Unit 3 Deck & Landing

Fully rebuilt.

SECTION 13

investment analysis

Leveraged Cash Flow, With Seller Financing

Monthly Gross Income	$16,750
Monthly Operating Expenses (Pro Forma)	– $4,750
Monthly Debt Service (5.5%, Interest Only)	– $9,609
Net Monthly Cash Flow	**$2,391**

ANNUAL CASH FLOW

$28,692

CASH-ON-CASH RETURN

3.2%

Unleveraged, All-Cash Comparison

At the seller's current tax basis, the property produces a 5.83% unleveraged cap rate ($174,648 NOI). At an estimated post-sale reassessed tax basis, that figure is 4.81% ($144,000 NOI). Seller financing at 30% down materially improves entry-year cash flow relative to conventional financing at current rates.

SECTION 14

Blocks from Main Street. Minutes from the water.

Ocean Park is a walkable grid of mid-century apartment buildings and craftsman bungalows, a few streets removed from the sand. Main Street carries the neighborhood's day-to-day — coffee, produce, dinner — while Rose Avenue and Abbot Kinney extend the same character south into Venice.

Tenants here tend to stay. The combination of walkability, coastal air, and a tightly held supply of small residential buildings has kept Ocean Park one of the more stable rental submarkets on the Westside.

SECTION 14

streetscape

631 PIER AVENUE — STREET ELEVATION

SECTION 15

utilities & operations

The same tenant / owner utility split applies uniformly across all four units.

TENANT PAYS

Gas · Electric · Cable · Internet

OWNER PAYS

Water · Trash

Laundry is shared and complimentary to tenants; there is no laundry income. Ownership separately maintains Unit 4's private patio and spa.

SECTION 16

contract & offering process

OFFERING PRICE	$2,995,000
FINANCING	Seller may carry a first trust deed for qualified buyers
SALE TYPE	Standard
SELLER CONCESSIONS	None
PROPERTY TOURS	By appointment through listing broker
OFFERS	Reviewed as received

BACK MATTER

disclaimer

Pardee Properties has been engaged as the exclusive listing broker for the sale of 631 Pier Avenue, Santa Monica, California. The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser, and is not to be used for any other purpose or made available to any other person without the express written consent of Pardee Properties.

The information contained herein has been obtained from the seller and from sources deemed reliable, including public records and MLS data. Neither Pardee Properties nor the seller makes any representation or warranty, express or implied, as to the accuracy or completeness of this information. Square footage, lot size, and other physical characteristics should be independently verified. All financial projections, including the “Pro Forma” figures in this Offering Memorandum, are estimates only and are not guarantees of future performance.

The property may be withdrawn from the market, and the price and terms may be changed, without notice. This Offering Memorandum does not constitute an offer to sell or a solicitation of an offer to buy any interest in the property.

PARDEE
PROPERTIES
love where you live

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LISTED BY

Josh Flynn
Partner · Pardee Properties
(917) 972-5373
josh@pardeeproperties.com
DRE License #01985199

Keri Clifton
Partner · Pardee Properties
(310) 993-7097
keri@pardeeproperties.com
DRE License #01923133