711 GRANT STREET

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$2,495,000

6 Unit Building in Santa Monica

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PROPERTY SUMMARY

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Address	711 Grant St. Santa Monica, CA 90405
APN	4289-002-014
Offering Price	$2,495,000
Units	6
Current GRM	12
Current CAP	5.6
Year Built	1956
Lot Size (SF)	8,083
Rentable SF	6,128
Parking Spaces	5
Zoning	SMOP2

DESCRIPTION

Opportunity Knocks! This exceptional six-unit apartment building in prime Santa Monica, located west of Lincoln Boulevard, offers a rare investment opportunity with 3 out of 6 units vacant. This property features an ideal unit mix, including two spacious, two-story townhome-style 3B+2Ba units in the front building, both currently vacant, and four 2B+1Ba units in the rear building, 1 of which is vacant. This combination provides an excellent opportunity for an owner-user or an investor seeking immediate income potential. With its desirable location, strong unit mix, and upside rental potential, this property is a standout choice for investors or buyers seeking a versatile and valuable asset in Santa Monica, one of LA's most sought-after neighborhoods. **Trust Sale - NO Court Confirmation Required.**

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INVESTMENT
ANALYSIS

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INCOME AND EXPENSES

PROFORMA ANNUALIZED EXPENSES

Estimated New Taxes @ 1.25%	$	31,188
Insurance	$	7,000
Maintenance ~5%	$	10,000
Gas	$	600
Electricity	$	600
Water/Sewer	$	4,000
Trash	$	2,700
Landscaping	$	2,750
Rent Registration	$	1,400
TOTAL ESTIMATED EXPENSES	$	60,278

PROFORMA ANNUALIZED OPERATING DATA

Scheduled Gross Income	$	206,004
Less Vacancy @2%	$	4,120
Effective Gross Income	$	201,884
Less (estimated) Expenses	$	60,278
NET OPERATING INCOME	$	141,606
Less Loan Payments	$	103,200
NET Cash Flow	$	38,406

ESTIMATED LOAN TERMS

Loan to Value 60%:	$	1,495,000
Loan Payments @ 5.7%	$	103,284
Total Income After Loan Payments	$	38,759

3 Units are currently Vacant. All financials are pro forma.

RENT
ROLL

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UNIT NO.	MOVE IN DATE	UNIT TYPE	ACTUAL RENT	PROJECTED RENT	ANNUAL
1	Vacant	3 + 2, Townhome	$0	4,100	$49,200
2	Vacant	3 + 2, Townhome	$0	4,100	$49,200
3	2003	2 + 1	$1,803	$1,803	$21,636
4	Unknown	2 + 1	$786	$786	$9,432
5	Vacant	2 + 1	$0	$3,200	$38,400
6	2022	2 + 1	$3,178	$3,178	$38,136

Scheduled Rental Income **$17,167** **$206,004**

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MARKET LOCATION OVERVIEW

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METRO RAIL AND STATION

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E-Line Metro Santa Monica to Culver City and Downtown is just .9-1.1 miles away

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BIG BLUE BUS
STATIONS

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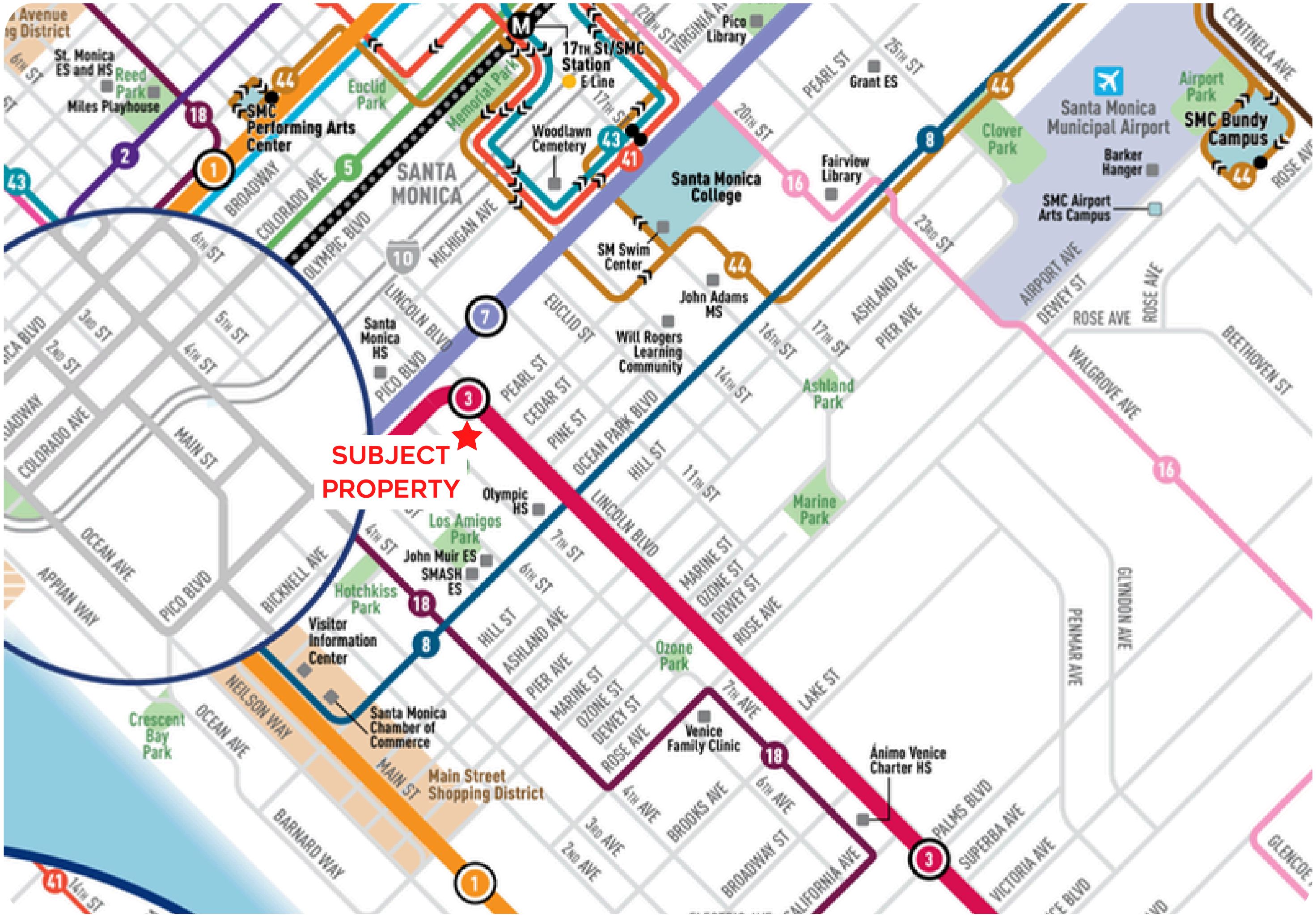
BBB Route 3, Santa Monica to LAX is just .1 miles away
BBB Route 7, Santa Monica to Korea Town is just .2 miles away



Location Highlights

Strategically located near Pico & Lincoln in Santa Monica, this 6-unit apartment building presents a compelling opportunity for stable cash flow and long-term appreciation in a high-demand coastal market.
With proximity to major employment centers, transit, and lifestyle amenities, the property is ideally positioned to attract quality tenants and benefit from ongoing urban growth.

- **Walking distance** to Santa Monica College, a major source of rental demand
- **Close to** UCLA Medical Center, Providence Saint John's, and Silicon Beach tech firms
- **Less than 2 miles** to the beach, Santa Monica Pier, and Third Street Promenade
- **Walkers & Bikers Paradise –** Walk Score of 95 and Bike Score of 93
- **Strong tenant pool** from nearby tech hubs, healthcare centers, and educational institutions
- **Surrounded by retail, dining, and entertainment** including Whole Foods, Trader Joe's, and local favorites
- **Abbot Kinney Blvd & Venice Beach –** Trendy boutiques, iconic boardwalk and eateries.
- **Quick access to I-10 and PCH,** connecting to Downtown LA, Venice, and Malibu
- **Well-established neighborhood** with consistent property value appreciation

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