



Christopher Newell

Realtor

310.993.9213 direct

ChrisNewell@BHHS Cal.com



1824 10TH ST

Santa Monica CA 90404

Price:		\$2,800,000	Year Built:		1952
Down Payment:	45%	\$1,260,000	Approx. Lot Size:		7,495
Number of Units:		6	Approx. Bldg. Sq. Ft.		3,225
Price Per Unit:		\$466,667	Price per Sq. Ft.		\$868
Current GRM:		13.35	Current CAP:		5.07%
Market GRM:		12.13	Market CAP:		5.82%
Proposed Financing:		\$1,540,000	Zoning:		SMR2
	Loan Rate	6.00% P&I		-\$9,233	per month
	Loan Duration	30 yr			

ANNUALIZED FINANCIALS

					Current Rents			Market Rents	
Scheduled Gross Income:					\$209,676			\$230,904	
Vacancy Allowance:					\$4,193.52	2%		\$4,618	2%
Gross Operating Income:					\$205,482			\$226,286	
Less Expenses:					\$63,407	30%		\$63,407	27%
Net Operating Income:					\$142,076			\$162,879	
Less Loan Payment:				DCR = 1.28	-\$110,797			-\$110,797	
Pre-Tax Cash Flow:					\$31,279	2.48%		\$52,082	4.13%
Plus Principal Reduction:					\$18,911			\$18,911	
Total Return Before Taxes:					\$50,190	3.98%		\$70,994	5.63%

INCOME

					Current Rents		Market Rents		
#Units	Bed/Bath		Avg. Rent/ Unit	Monthly	Avg. Rent/ Unit	Monthly			
1	2 + 1		\$3,567	\$3,567	\$3,800	\$4,300			
1	1 + 2		\$3,427	\$3,427	\$2,800	\$3,800			
2	1 + 1		\$3,095	\$6,190	\$3,300	\$6,300			
2	Studio/ADU		\$2,035	\$4,070	\$3,000	\$4,575			
Total Scheduled Rent:				\$17,254		\$18,975	EXPENSES ARE ESTIMATED *Actual		
SCEP:				\$57		\$57			
RUBS:				\$162		\$210			
Monthly Scheduled Gross Income:				\$17,473		\$19,242			
Annual Scheduled Gross Income:				\$209,676		\$230,904			

Property Highlights

- * 5 of 6 units have private fenced in outdoor space
- * Seller collects RUBS & SCEP from all tenants



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



Christopher Newell

Realtor

310.993.9213 direct

ChrisNewell@BHHS Cal.com



1824 10TH ST														
Santa Monica CA 90404														
	RENT ROLL AS OF				5/8/25									
	Unit #		Unit Type			Current Rent			Market Rent		Move-in Date		Size (sf)	Notes
		1	1 + 2				\$3,427			\$3,800		3/15/19		Upper Unit
		2	Studio				\$2,300			\$2,800		6/15/24		
		3	2 + 1				\$3,567			\$4,300		6/1/19		Front Unit
		4	1 + 1				\$3,295			\$3,300		2/1/25		Cottage
		5	1 + 1				\$2,895			\$3,000		7/1/24		Rear Cottage
		6	Studio				\$1,770			\$1,775		3/1/25		Garage ADU
			SCEP				\$57			\$57				
			RUBS				\$162			\$210				
			Pet Rent				\$0			\$0				
			MONTHLY TOTAL:				\$17,473			\$19,242			-	
			ANNUAL TOTAL:				\$209,676			\$230,904				