



Commercial For Sale | Multifamily | Apartment building / Low Rise / Garden Style / 1-3 stories high

1846 10th Street . Pico , CA 90404

For sale 10 units apartment building in Santa Monica, California. For more information please contact the listing agent, Filip Niculete info@laaa.com (818) 212-2808

Listing Info

Listing ID: 2463
Sold

For Sale

Posted: 10/12/2020 10:47 am | On HOMEiZ: 1300 days | Updated: 3 years ago | Views: 531

\$4,400,000

Location Map

Listing Presented by



Property Type

Property status	Sold
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Property Price

Asking Price	\$4400000
Last Sold Price	\$4400000
Last Sold Date	10/09/2020
Total Lot Size	0.28 Acres
Asking Price per Sq. Ft.	\$485
Total Building Size Sq. Ft.	9076

Commission Split %	Contact listing agent%
Cap Rate %	4.71%
Gross Annual Income	\$0
Net Operating Income	\$207240
Gross Rent Multiplier	14.88
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$55000

Property Location & Description

Listing Headline	For sale 10 units apartment building in Santa Monica, California. For more information please contact the listing agent, Filip Niculete info@laaa.com (818) 212-2808
Rent control	Rent Control
Property Description	Built in 1958, the asset sits on 11,990 square feet of land with 9,076 square feet of rentable area and boasts a great unit mix with all 10 of its unit being 2-Bed / 1-Bath units. With an average unit size of over 900 square-feet, this property is beautifully designed with all of the units wrapping around a center courtyard, and tenants have access to the property from both 10th Street and an alleyway behind the building. Furthermore, the property offers its tenants ample parking with on-site garage and surface parking, and then plenty of additional permitted parking on 10th street, allowing the tenants to always have a parking spot when coming home.
Location Description	Prime Santa Monica location.
No. of Units	10

Price per Unit	\$440000
Units Mix No. Description No. Units Sq. Ft. Avg. Mo. Rent 1. 2+1 10 910 2. 3. 4. 5.	
APN / Parcel ID	4283-022-010
Zoning	SMR2
Occupancy %	100%
Construction Type	Other
No. Stories	2
Year Built	1958
Overall Property Condition	Good
Highlights	Great Santa Monica Location
	Soft Story Retrofitting Complete

	Common Area and In-Unit Laundry
	Excellent Mix of All 2 Bed Units
	Over 40% Upside in Rent
	On-Site & Permit Parking

Property Information

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	On-street Assigned Parking
# of Covered Parkings	10

Investment Overview

Type of use	Investor
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Energy Efficiency

Energy Star Certified	No
How old is you cooling and heating system?	No Data
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	No
Natural daylight	No

Appliances energy efficient	No
Roof	No

Neighborhood lifestyle

Lifestyle	Urban Core Retirement
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More information

MLS URL of this listing to link to your own site or brokerage site	20-632590
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