



PRICE REDUCTION!
1302 Santa Monica Boulevard
SANTA MONICA, CA



Retail Building - 1302 Santa Monica Boulevard



Parking Lot + 3 units - 1417 Euclid Street

PRICE: \$2,850,000.00

DESCRIPTION: 1302 Santa Monica - 4,836 SF Retail building on 5,296 SF Corner Lot
1417 Euclid – 3 units – 1,414 SF and parking lot for Retail Building on a 50 x 150 R-3 Lot. Lot is not contiguous to 1302 Santa Monica

AREA DESCRIPTION: Prime Santa Monica Boulevard. Tremendous Car Traffic Count.

See next page for Lease Details, Income, and Expense Data

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All information presented is deemed reliable but not guaranteed by Broker. Buyer should verify all information regarding condition of the improvements. Buyer should verify with the City of Santa Monica that the property has the appropriate zoning for Buyer's intended use.



For Sale

Retail Building and Adjacent Parking lot with 3 Apartment Units

1302 Santa Monica Retail Building	
Building Size	4,836
Building Use	Retail
Retail Building Lot	5,296
Zoning	C4
Year Built	1932
Projected Rent per SF	\$2.75
Projected Monthly Rent NNN	\$13,299.00
Projected Annual Rent NNN	\$159,588.00
Parking for 10 cars behind building at 1417 Euclid	
Bay Cities Appliance has a lease that expires June 30. 2012	
Current NNN Rent with no option to extend	\$13,000.00

Price	\$2,850,000.00
Retail NNN Income Projected	\$159,588.00
Apartment Income Net Actual	\$28,808.43
Total Projected Income	\$188,396.43
Cap Rate Projected	6.61%
Total Land Area	12,796
Total Building Retail	4,836
Total Apartment SF	1414
Total Building SF	6,250
Total Price per SF	\$456.00

1417 Euclid Parking Lot and 3 units	
Lot Size 50 x 150	7500
Year built	1922
Building Size	1414
Zoning	R3
Monthly Gross Rent Apartments	\$2,815.00
Annual Gross Rent Apartments	\$33,780.00
Apartment Expense Actual	\$4,971.57
Net Income Apartments	\$28,808.43
Bay Cities has parking for 10 cars on this site	
Total Property tax for Euclid	\$1,959.29
Bay Cities reimburses landlord 2/3 of taxes Euclid	

1417 Euclid Apartment Data	
Unit 1 - Studio	\$823.00
Unit 2 - 2 bed 1 bath	\$1,050.00
Unit 3 - 2 bed 1 bath	\$942.00
Total rent monthly	\$2,815.00
Each unit has 1 parking space	
Annual Expense	
Gardner	\$425.00
Water & Trash	\$1,800.00
Insurance	\$2,100.00
Prop Tax For Units Only	\$646.57
Total Annual Expense	\$4,971.57
Tenant pays gas & electric	
All month to month leases	

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