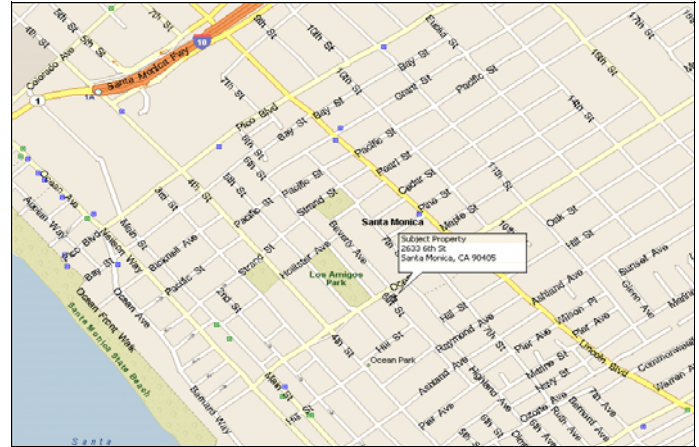


2633 6th Street, Santa Monica 90405

◆ 4 UNITS



Offered at \$1,195,000



RENT ROLL:

| UNIT# | BED | BATH | RENT |
|----------------------|-----|------|-----------|
| 1 | 2 | 1 | \$ 1,087 |
| 2 | 2 | 1 | 1,964 |
| 3 | 2 | 1 | 1,259 |
| 4 | 2 | 1 | 1,147 |
| Laundry | | | 110 |
| MONTHLY GROSS INCOME | | | \$ 5,567 |
| ANNUAL GROSS INCOME | | | \$ 66,804 |

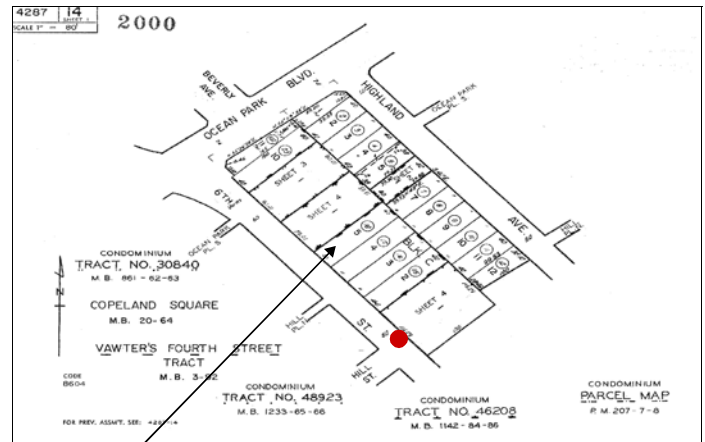
EXPENSES: (estimated)

| | |
|------------------------------------|------------------|
| Property Tax (new basis estimated) | \$ 14,935 |
| Insurance | 1,500 |
| Electricity/Water/Sewer/Rubbish | 2,500 |
| Gas | 840 |
| Gardening Service | 600 |
| Repairs | 3,000 |
| Miscellaneous | 1,000 |
| TOTAL ANNUAL EXPENSES | \$ 24,375 |

YEAR BUILT: 1965
DIMENSIONS: approx. 40x150
APPROX. SQ FT: 3,920
STORIES: 2
LOT SIZE: approx. 5,994
ZONING: SMOP2
APN: 4287-014-017
ROOF: Composition

EXCELLENT OWNER/USER OPPORTUNITY!!!

Wonderful location in Santa Monica's Ocean Park! 4 two bedroom / one bathroom units. Front upper unit (#2) has a large balcony. Some units have hardwood floors. Unit #3 has a small rear yard. Parking for 5 cars, maybe 6. Seller states that the roof is approximately 3 years old and plumbing is mostly copper. This property is subject to City of Santa Monica Planning and Zoning, Building and Safety and Rent Control. Buyer shall verify zoning and other public information independently. Inside inspection with accepted offer only, please do not disturb tenants. All offers to be submitted on CAR form RIPA-11. For more information, please contact Marius Markevicius, Raymond Marks, or Dave Schuchman.



2633 6th St.

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ROQUE & MARK Co.

REALTORS

SINCE 1965

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.