

1129 Lincoln Boulevard

10 Units | Santa Monica, CA 90403



REMAX
COMMERCIAL & INVESTMENT REALTY

"Serving Southern California for over 20 years"

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SANTA MONICA, CA 90403

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DESIGN BY CRESC



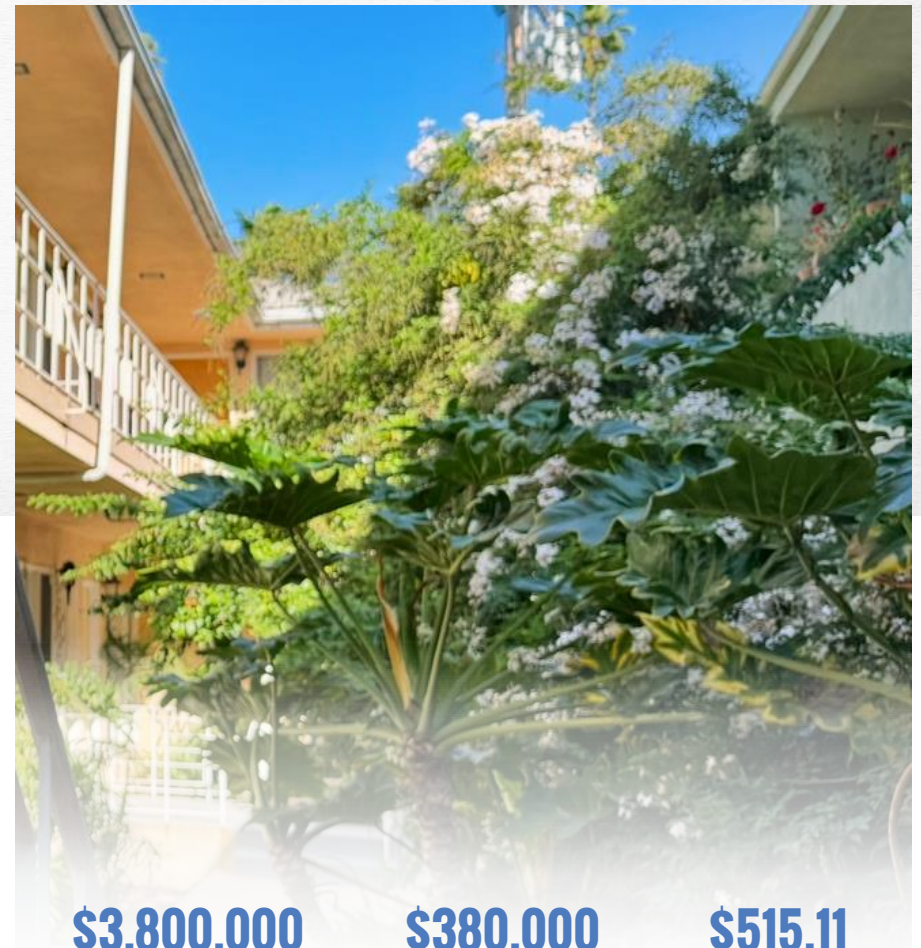
01

EXECUTIVE SUMMARY

PROPERTY SUMMARY

THE ASSET

UNITS	▪ 10
YEAR BUILT	▪ 1956
GROSS SF	▪ 7,377
LOT SF	▪ 7,494
APN	▪ 4281-035-016
FLOORS	▪ 2



\$3,800,000

PRICE

\$380,000

PRICE/UNIT

\$515.11

PRICE/SF

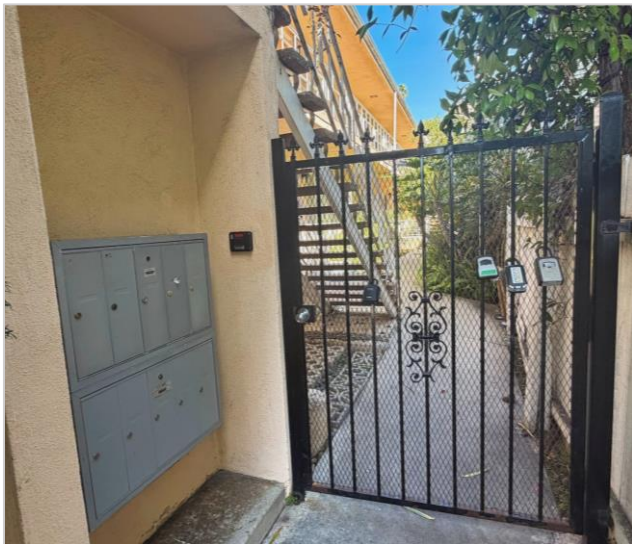
Property Highlights

- Classic 1950's 2 story apartment building with center courtyard
- 10 units, 100 % Occupied with significant upside in rental income
- Prime Santa Monica Location north of Wilshire Blvd. across from park
- Walking distance to Santa Monica Beach and Third Street Promenade
- Walk Score of 91, Bike Score of 92 with excellent transit close by

10 Units | Upside Potential

Property Layout

1129 Lincoln Boulevard



Aerial View



LINCOLN CT

LINCOLN BLVD

02

FINANCIAL ANALYSIS



Financial Analysis

PRICING

OFFERING PRICE **\$3,800,000**

PRICE/UNIT \$380,000

PRICE/SF \$515.11

GRM 13.79 **13.49**

CAP RATE 4.78% **5.01%**

Current **PF Yr 1**

THE ASSET

Units 10

Year Built 1956

Gross SF 7,377

Lot SF 7,494

APN 4281-035-016

Floors 2

MONTHLY RENT SCHEDULE

# of Units	Type	Rent 3/2026	Total	Year 1	Proforma Yr 1
2	Studio	\$1,922	\$3,843	\$1,970	\$3,940
5	1+1	\$2,150	\$10,750	\$2,199	\$10,996
1	2+1	\$2,995	\$2,995	\$3,055	\$3,055
1	2+1.5	\$2,684	\$2,684	\$2,744	\$2,744
1	2+2	\$2,296	\$2,296	\$2,348	\$2,348
Total Scheduled Rent			\$22,568		\$23,083

ANNUALIZED INCOME		Current*	Proforma Yr 1
Gross Potential Rent		\$270,816	\$276,996
Less: Vacancy/Deductions	0%	\$0	0% \$0
Misc. Income		\$4,740	\$4,740
Effective Gross Income		\$275,556	\$281,736

ANNUALIZED EXPENSES		Current	Proforma Yr 1
Taxes - Real Estate (NEW)		\$45,140	\$46,000
Property Management Fee		\$9,644	\$9,695
Building Insurance		\$7,919	\$8,100
Rent Control Fees		\$1,990	\$1,990
Grounds Maintenance		\$1,590	\$1,590
Janitorial		\$1,095	\$1,200
Maintenance		\$11,000	\$7,000
Administrative		\$1,377	\$1,377
Reserves		\$3,000	\$3,000
Pest Control		\$725	\$725
Utility - Electricity		\$1,350	\$1,350
Utility - Gas		\$2,095	\$2,095
Utility - Water		\$7,131	\$7,131

ESTIMATED EXPENSES		\$94,056	\$91,253
Expenses/Unit		\$9,406	\$9,125
Expenses/SF		\$12.75	\$12.37
% of GOI		34.1%	32.4%

RETURN		Current	Proforma Yr 1
NOI		\$181,500	\$190,483

Rent Roll

1129 Lincoln Boulevard

Unit #	Type	Current Rents	Year 1 Rents
1	2+2	\$2,296	\$2,348
2	1+1	\$2,450	\$2,506
3	1+1	\$2,350	\$2,404
4	Studio	\$1,995	\$2,040
5	2+1	\$2,995	\$3,055
6	1+1	\$2,450	\$2,506
7	1+1	\$1,050	\$1,074
8	1+1	\$2,450	\$2,506
9	Studio	\$1,848	\$1,900
10	2+1.5	\$2,684	\$2,744
Totals:		\$22,568	\$23,083



03

MARKET COMPARABLES







SALES COMPARABLES

1 of 2

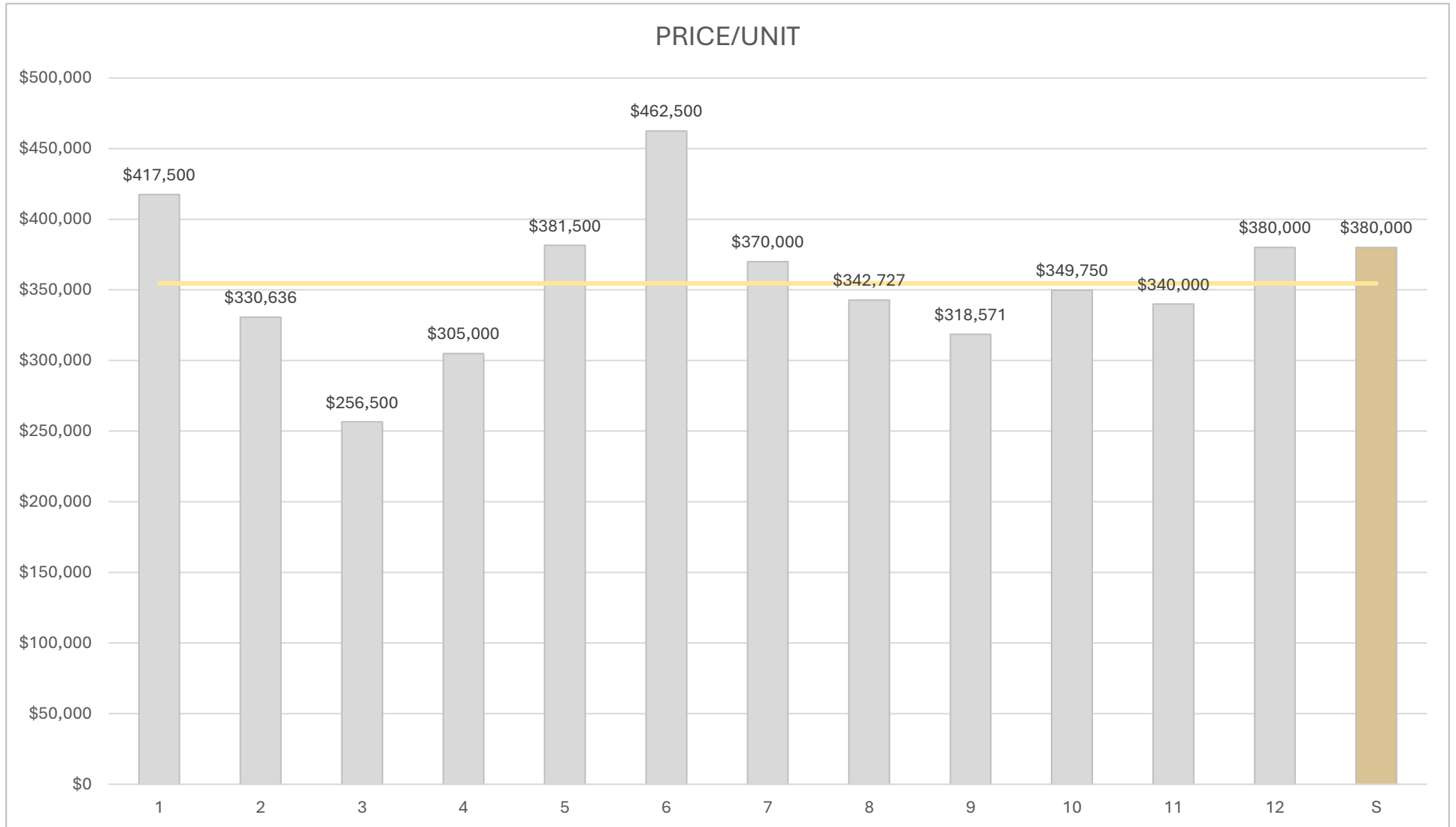
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 917 5th St Santa Monica, CA 90403	10	1959	10,803	6 - 1+1 3 - 2+1 1 - 2+2	10/1/2025	\$4,175,000	\$417,500	\$386.47	4.91%	13.90
	2 1518 10th St Santa Monica, CA 90401	11	1974	10,080	1 - Studio 4 - 1+1 5 - 2+2 1 - 3+3	8/22/2025	\$3,637,000	\$330,636	\$360.81	5.16%	13.50
	3 1330 10th St Santa Monica, CA 90401	10	1948	5,997	6 - Studio 2 - 1+1 2 - 4+2	8/21/2025	\$2,565,000	\$256,500	\$427.71	5.00%	13.00
	4 824 Lincoln Blvd Santa Monica, CA 90403	10	1955	6,480	10 - Studio	7/14/2025	\$3,050,000	\$305,000	\$470.68	5.00%	13.50
	5 854 9th St Santa Monica, CA 90403	10	1968	10,056	2 - 1+1 8 - 2+2	3/17/2025	\$3,815,000	\$381,500	\$379.38	4.85%	14.00
	6 1143 Lincoln Blvd Santa Monica, CA 90403	8	1976	10,434	8 - 3+2	4/24/2025	\$3,700,000	\$462,500	\$354.61	4.97%	12.87
	7 1013 12th St Santa Monica, CA 90403	10	1964	10,392	6 - 1+1 1 - 2+1 3 - 2+2	6/2/2025	\$3,700,000	\$370,000	\$356.04	4.86%	15.28

SALES COMPARABLES

2 of 2

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	8 1423 Euclid St Santa Monica, CA 90404	11	1974	12,159	2 - Studio 4 - 1+1 5 - 2+2	6/25/2025	\$3,770,000	\$342,727	\$310.06	5.55%	12.16
	9 1111 12th Street Santa Monica, CA 90403	7	1958	3,254	6 - 1+1 1 - 2+1	12/31/2025	\$2,230,000	\$318,571	\$685.31	5.85%	11.30
	10 1147 6th Street Santa Monica, CA 90403	20	1959	12,327	16 - Studio 4 - 1+1	On Market	\$6,995,000	\$349,750	\$567.45	5.20%	12.10
	11 1118 9th Street Santa Monica, CA 90403	10	1967	8,098	5 - 1+1 1 - 1+1.5 4 - 2+2	On Market	\$3,400,000	\$340,000	\$419.86	4.50%	13.30
	12 1050 12th Street Santa Monica, CA 90403	10	1957	7,068	7 - 1+1 3 - 2+1	On Market	\$3,800,000	\$380,000	\$537.63	4.39%	16.40
AVERAGES		11	1963	8,929				\$354,557	\$438.00	5.02%	13.44
	S Subject 1129 Lincoln Boulevard Santa Monica, CA 90403	10	1956	7,377	2 - Studio 5 - 1+1 1 - 2+1 1 - 2+1.5 1 - 2+2	On Market	\$3,800,000	\$380,000	\$515.11	5.01%	13.49

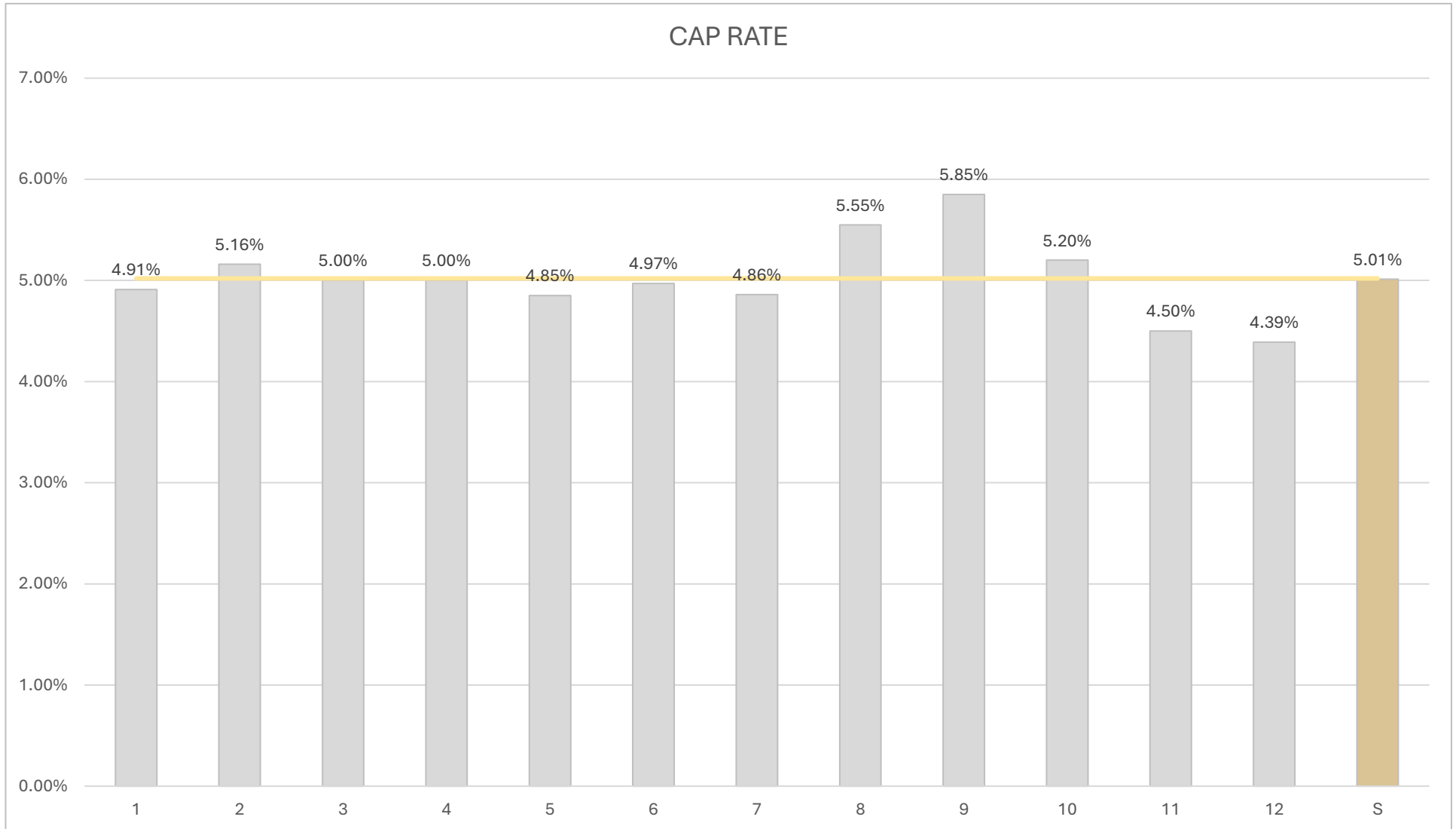
SALES COMPARABLES



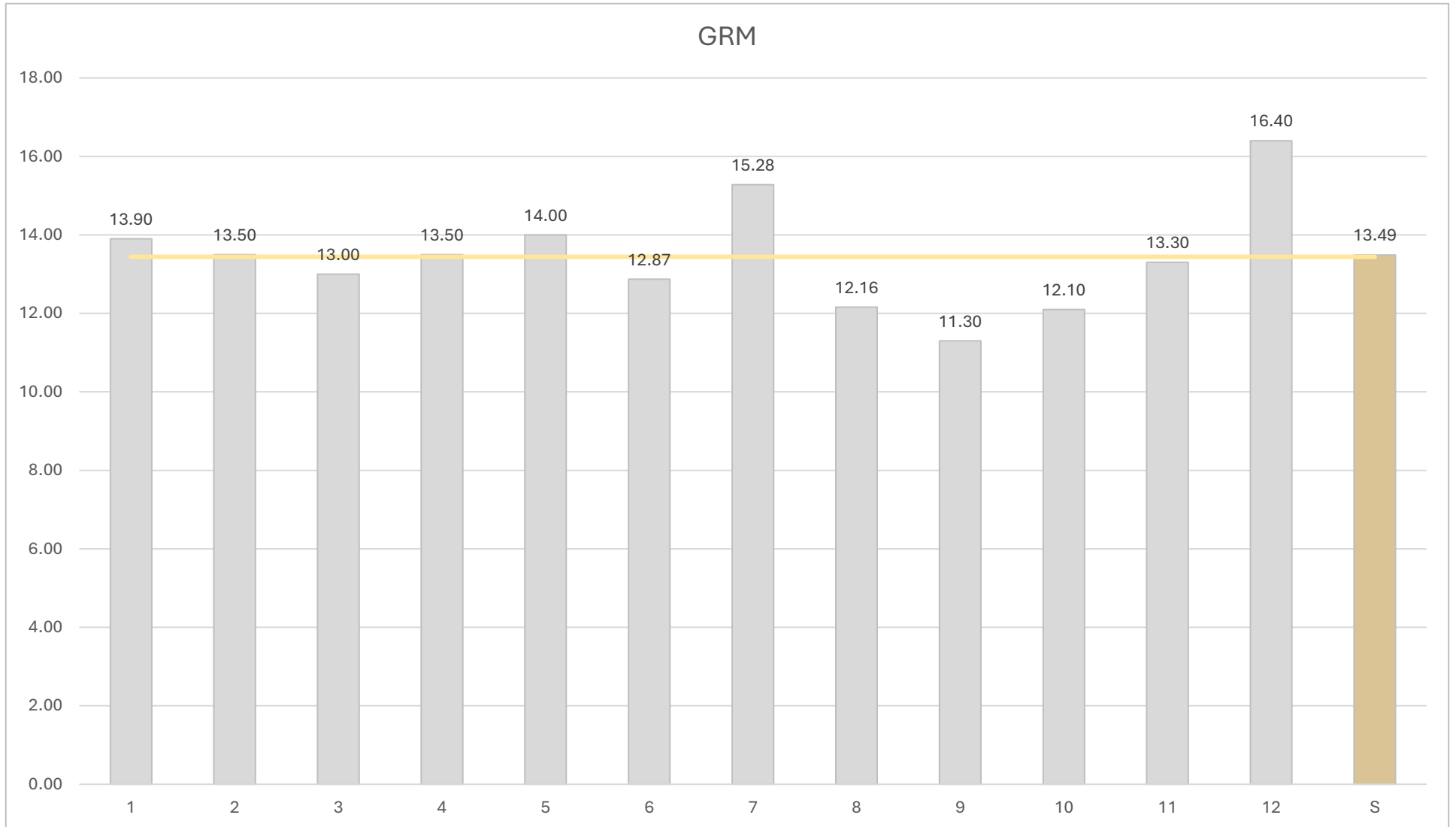
SALES COMPARABLES



SALES COMPARABLES



SALES COMPARABLES



An aerial night photograph of a pier extending into a body of water. On the left side of the pier, there is a large Ferris wheel illuminated with blue lights. Further down the pier, there is a large, multi-story building with a complex roof structure, also illuminated with blue lights. The pier is lined with small lights along its edge. In the background, a city skyline is visible under a dark sky, with mountains in the distance. The water reflects the lights from the pier and the city.

04 LOCATION OVERVIEW

Santa Monica

CALIFORNIA



92,828
POPULATION



\$1.48M
MEDIAN HOME PRICE



\$106,123
AVG HH INCOME

Situated in the heart of Santa Monica, 1129 Lincoln Boulevard offers an exceptional location in one of the most desirable coastal markets in the world. Just minutes from Santa Monica Beach, the 3rd Street Promenade, and the Expo Line Metro station, the Property provides unparalleled access to the vibrant lifestyle, amenities, and workforce that define this premier Westside submarket. Santa Monica is home to a thriving blend of Fortune 500 companies, leading tech and media firms, creative agencies, and boutique retailers. Often referred to as “Silicon Beach,” the area has rapidly become a hub for innovation, attracting tenants such as Google, Hulu, and Snap, as well as countless startups. The Property benefits from this expanding business ecosystem, offering owner-users and investors alike a prestigious address that resonates with clients, employees, and tenants.

Convenient freeway access to the I-10 and Pacific Coast Highway ensures direct connectivity to neighboring West Los Angeles, Downtown LA, and the greater Southern California region. Additionally, the Property’s pedestrian-friendly setting allows easy access to local cafes, restaurants, and retail shops, enhancing both tenant desirability and long-term value.

1129 Lincoln Boulevard is strategically positioned to capture the ongoing growth of Santa Monica’s commercial core while providing the unique advantage of a fully renovated, modern office environment within a timeless coastal setting.

Fortune 500

SANTA MONICA, CA



Silicon Beach Synergy

3,122

Area Business

29,241

People Employed

\$6.3B

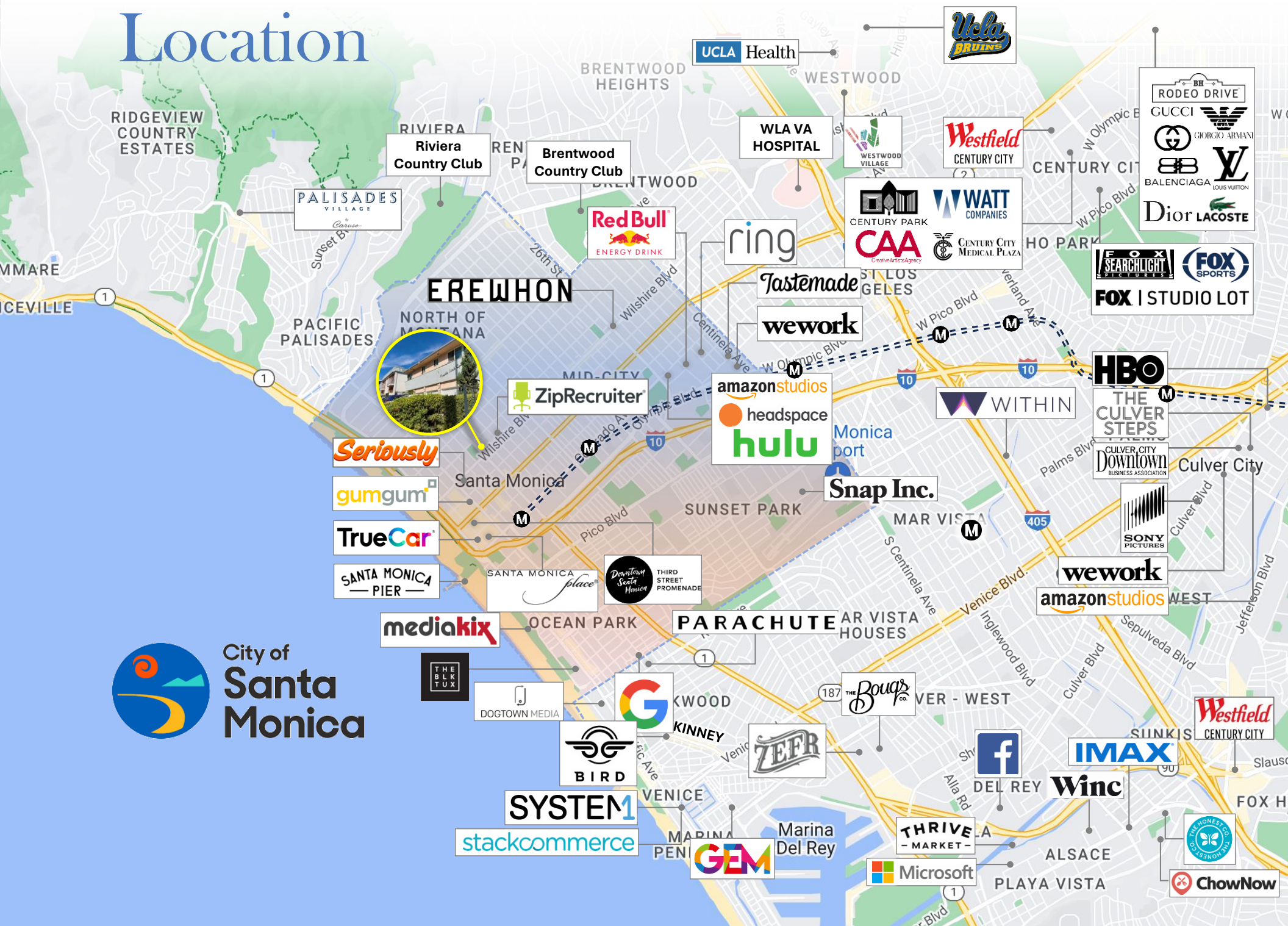
Annual Payroll

Job Creation: Silicon Beach has become a major source of job creation in the Los Angeles area. Tech companies, startups, and digital media firms in the region employ thousands of people across various roles, including software development, marketing, design, and business operations.

Innovation and Entrepreneurship: The ecosystem fosters innovation and entrepreneurship, leading to the development of new technologies, products, and services. Entrepreneurs and innovators in Silicon Beach work on cutting-edge projects, contributing to the overall technological advancement.

Real Estate Development: The growth of Silicon Beach has driven significant real estate development, including the construction of modern office spaces, co-working facilities, and residential complexes. This development helps to draw high profile companies and top talent to the area.

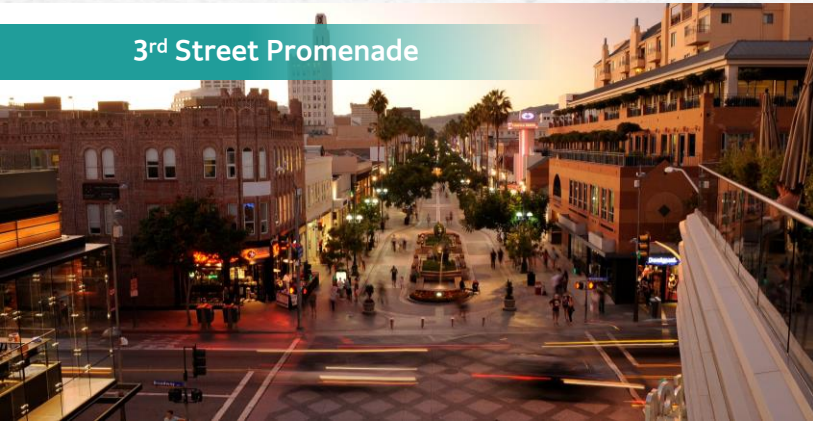
Location



Iconic Landmarks



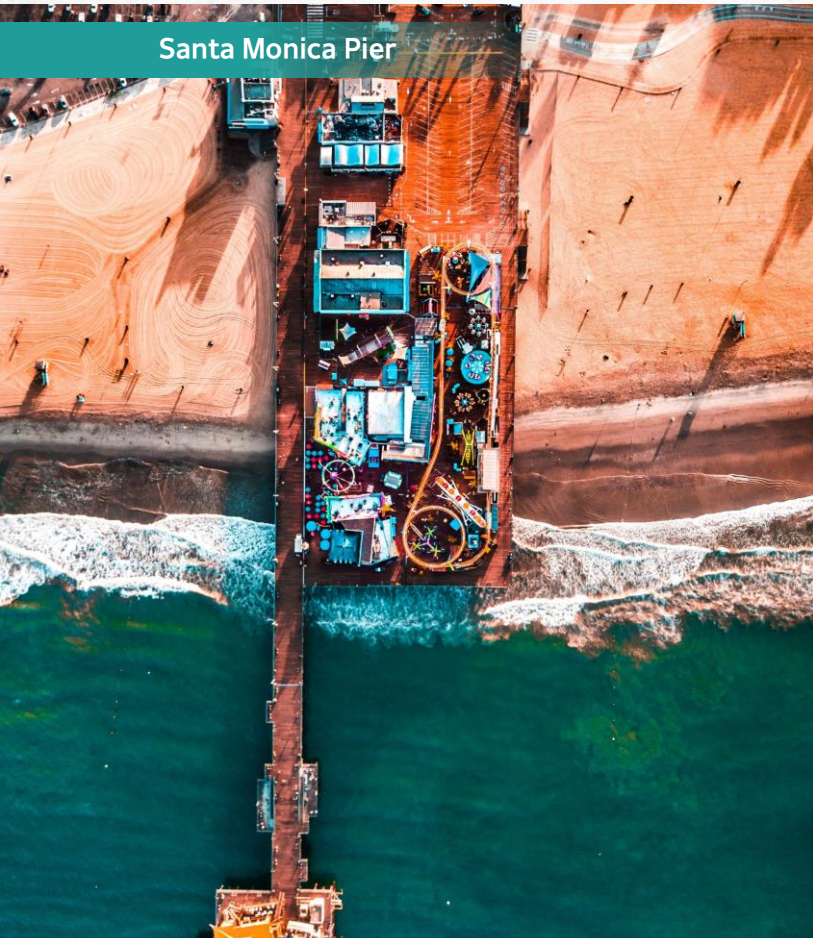
3rd Street Promenade



Santa Monica State Beach



Santa Monica Pier



Hotel Casa Del Mar



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