

**STATUS:** Active

**ADDRESS:** 834 GRANT ST , SANTA MONICA 90405

**LP:** \$1,500,000



**RESIDENTIAL INCOME**  
**APN:** 4284-003-010  
**NUM UNITS:** 6  
**APX SF:** 4,668 /AS  
**YB:** 1957  
**RC:** 100  
**CONST:** Stucco  
**NUM STO:** 2  
**ZONE:** SMR2YY  
**ASSED IMP VAL:**

**DOM:** 25  
**ADP:** No  
**APX LSZ:** 7,148 /AS  
**APX LDM:**  
**GI:** \$109,092  
**GOI:** 109092  
**AOE:**  
**ATE:** \$15,607  
**NOI:** \$93,485  
**ASSED TOT VAL:**

**AREA:** 14  
**STYLE:** Modern  
**POOL:** No  
**SPA:** No  
**GRM:** 13.75  
**CAP:**  
**INS:** \$1,280  
**ELEC:** \$450  
**GAS:** \$1,621

**MLS#:** 04-077422  
**MAP:** 671/G3  
**CVD PKGC:** 5  
**TRASH:**  
**SCHED/ACT:** Actual  
**WATER:** \$5,049  
**GRDN:** \$1,000  
**MAINT:** \$3,000  
**MGR:**  
**ASSED LND VAL:**

**LD:** 06/28/2004  
**SP:**  
**SD:**  
**PKG:** 8  
**WATER:** \$3,207  
**VAC:** 0  
**MGMNT:**  
**POOL EXP:**  
**ELEV:**  
**LT:** ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	1	2	2.00	No	\$1,630
Unit 2	1	2	2.00	No	\$1,661
Unit 3	3	1	1.00	No	\$1,250
Unit 4	1	1	1.00	No	\$1,300

**DIRECTIONS:** 1/2 Block East of Lincoln between Pico & Pearl

**REMARKS:** Immaculate six unit garden apartment on a quiet street in Sunset Park, Santa Monica. Enter this fabulous complex through a zen garden with waterfall & tiled walkways. All of the spacious units are flooded with light and have gleaming hardwood floors. Two are 2 bedroom + 2 bath; four are 1 bedroom + 1 bath. Each unit is lovingly maintained with its own individual charm. There are five individual garages & a community laundry room with coin-operated machines. Garage rents additional \$750 /month.

**AIR:** None  
**ROOF:** Composition  
**WATERFRONT:**  
**SEWER:** In Street, Paid  
**EQUIP:** Built-Ins, Dryer, Garbage Disposal, Range/Oven, Refrigerator, Washer  
**OWNER PAYS:** Gardener, Gas, Water  
**SPA:**

**HEAT:** Wall  
**FIN:** Cash  
**DISC:** As Is  
**TYPE:** Garden  
**TENANT PAYS:** Electric, Gas, Other  
**OCC/SHOW:** 48-hr Notice, Call LA 1, Listing Agent Accompanies, Tenant

**LP::** \$1,500,000      **DOM:** 25      **SP:**      **SSP:**      **OLP:** \$1,500,000  
**LD:** 06/28/2004      **CD:**      **SD:**      **WD:**

**LA1:** CJ Cole      **LA1#:** 310-823-3129      **LA1 CELL:** 310-739-9930      **LA1 OTHER:**  
**LA2:**      **LA2#:**      **LA2 CELL:**      **LA1 OTHER:**  
**LA1 EMAIL:** cjcole@cjcole.com      **LA2 EMAIL:**  
**LO1:** Coldwell Banker-      **LO1# :** 310-301-3500  
**LO2:**      **LO2# :**  
**CSO:** 2.5%      **LT:** ER      **LBA:** No      **BAC:** Yes      **LS:** No      **EO:** No      **PROBATE:** No

**DISCLAIMER:** Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright (c) 2004 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.