



Rare Mixed Use Asset in Prime Santa Monica

815-825 Wilshire Boulevard
Santa Monica, CA 90401

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TABLE OF CONTENTS

815-825 WILSHIRE BOULEVARD



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1 - PROPERTY SUMMARY

Property Summary

Property Description

2 - PHOTOS

Property Photos

3 - MAPS / DEMOGRAPHICS

Location Maps

Demographics

4 - FINANCIALS - CURRENT

Executive Summary

Tenant Mix Report

Pro Forma Summary

Projections

5 - COMPARABLES

Sale Comps MultiFamily

Sales Comps Commercial

Rent Comps Townhomes

Rent Comps Commercial

6 - BIO and DISCLAIMER

Professional Bio

Disclaimer

LAMBERT INVESTMENTS, INC.

2 Breeze Avenue

Venice, California 90291



815-825 WILSHIRE BOULEVARD

PROPERTY SUMMARY

1

PROPERTY SUMMARY
PROPERTY DESCRIPTION

PROPERTY SUMMARY

815-825 WILSHIRE BOULEVARD



PROPERTY SUMMARY

| | |
|---------------|---------------------------------|
| Address | 815-825 Wilshire Boulevard |
| City | Santa Monica, CA 90403 |
| APN: | 4282-035-024 |
| Price: | \$6,195,000 |
| Building Size | 10,000 SF |
| Lot Size: | 7,479 SF |
| Occupancy: | 100% |
| Zoning: | SMC6* - SM-MUB (Mixed-Use Blvd) |
| Parking: | 7 Open Spaces, incl. 1 ADA |
| Year Built: | 1996 |

Mixed Use. Commercial, Retail and Residential. Live/Work.

All leases are month-to-month.

This property is in one of the most desirable rental areas in California and the United States. RARE MIXED USE ASSET. A TRUE LIVE/WORK OPPORTUNITY. ONLY 8 BLOCKS FROM THE OCEAN.

Santa Monica is known for its beautiful beaches, shops, restaurants, and evolving employment hubs. Home to the world-renown Santa Monica Pier, the City supports a growing, vibrant, and diverse community.

The rental market is continuing to grow and thrive as tech giants expand to Silicon Beach.

Headquarters to many high-profile entertainment and corporate firms, Santa Monica is also close to the neighboring communities of prime West Los Angeles, Brentwood, Westwood, Pacific Palisades, Venice Beach, Marina Del Rey, Playa Del Rey and Playa Vista. The property is particularly well-positioned on busy Wilshire Boulevard, close to Santa Monica College and part of the Santa Monica Malibu Unified School District.

Walk Score 93

Bike Score 96

The lot has 75 ft of frontage on Wilshire Blvd., and the depth is approximately 99 ft. The total sq footage is approximately 7,479 per the property profile.

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PROPERTY DESCRIPTION

815-825 WILSHIRE BOULEVARD



PROPERTY DESCRIPTION

Rare Mixed-Use Asset in Prime Santa Monica Location on Wilshire Blvd.

GROUND FLOOR USE:

Commercial. Retail. All commercial leases are month-to-month.

UPSTAIRS USE:

4 Residential Townhouses with individual open air balconies

Each with 2 Bedrooms 2.5 Baths

High ceilings, patios & washer/dryers in every unit. Individually metered.

All residential leases are month-to-month. Unit B is a Moderate deed restricted unit at 100% of median income. The current maximum rent level is \$2829 which is \$155 more than the current rent paid. The rate will increase in May 2023 based on inflation. The 55-year deed restriction has approximately 28 years remaining.

Well-maintained.

Does not require Earthquake Retrofitting.

True opportunity to add value to an asset that has been in the same family for decades. First time on the market in decades!

Live/Work space. Ideal investment for owner/user.

Very High Demand location for both commercial and residential.

The lot has 75 ft of frontage on Wilshire Blvd., and the depth is approximately 99 ft. The total sq footage is approximately 7,479 per the property profile.

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PHOTOS

2

PROPERTY PHOTOS

PROPERTY PHOTOS

815-825 WILSHIRE BOULEVARD



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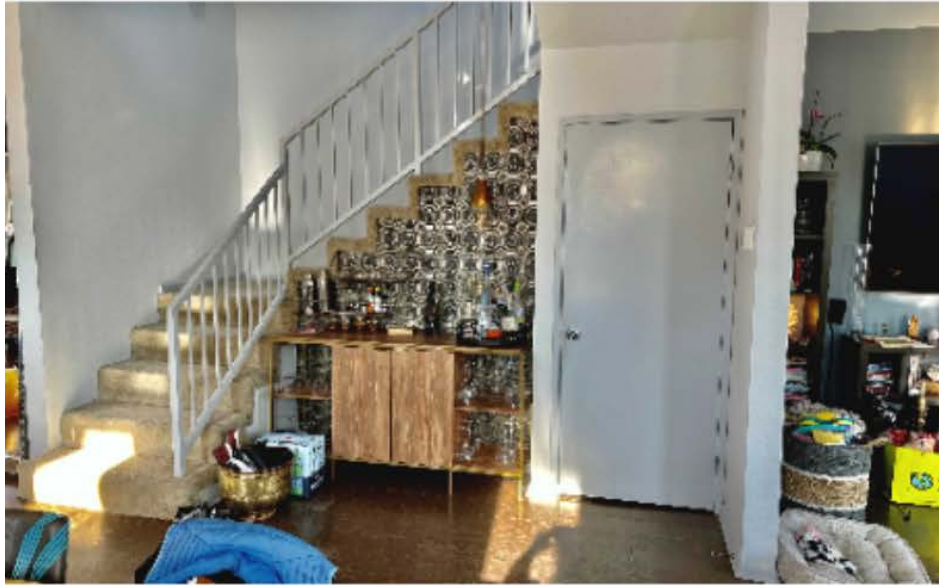


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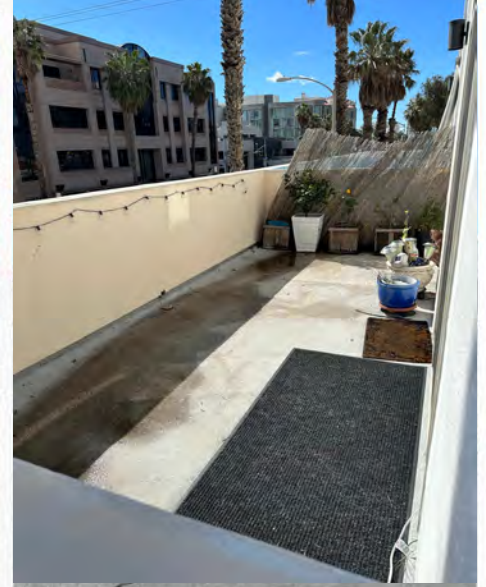


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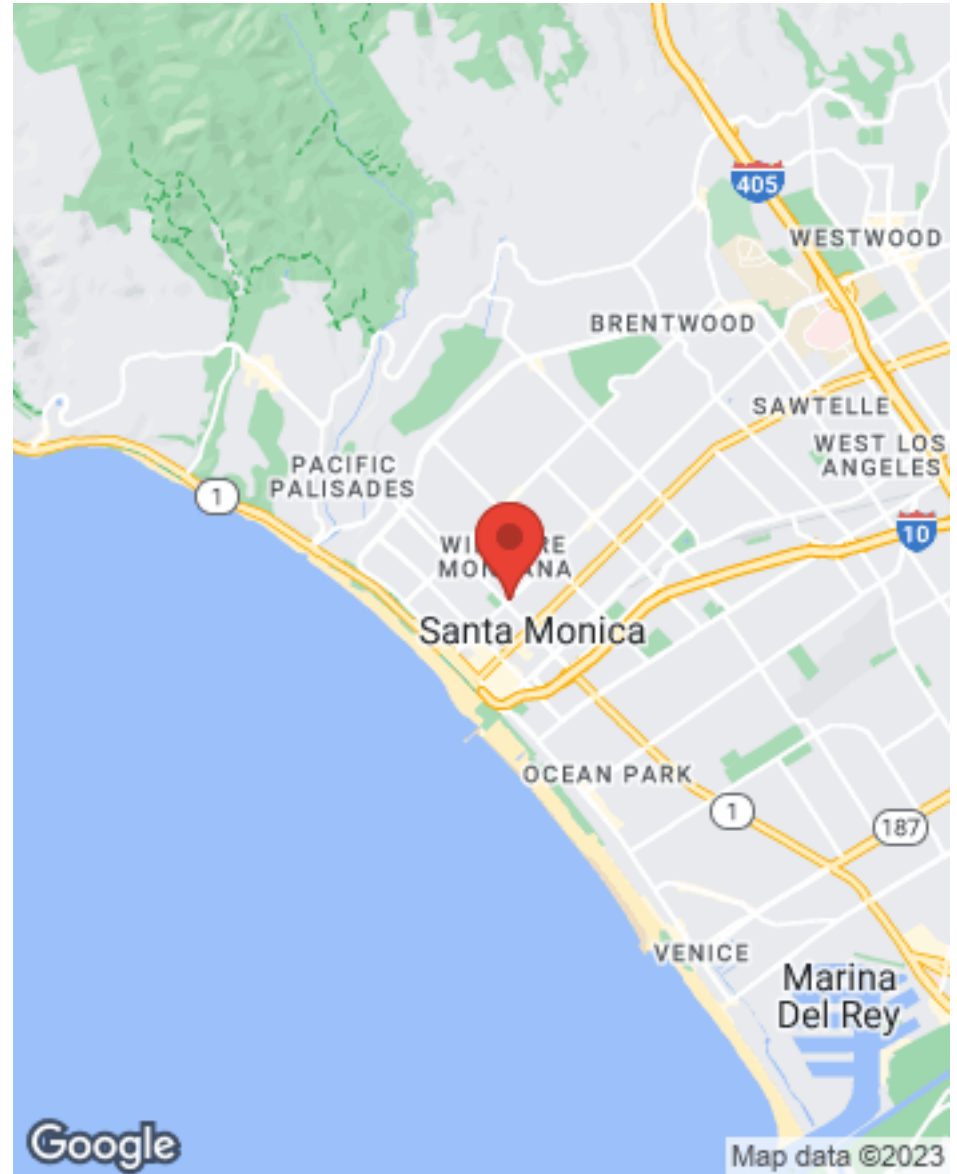
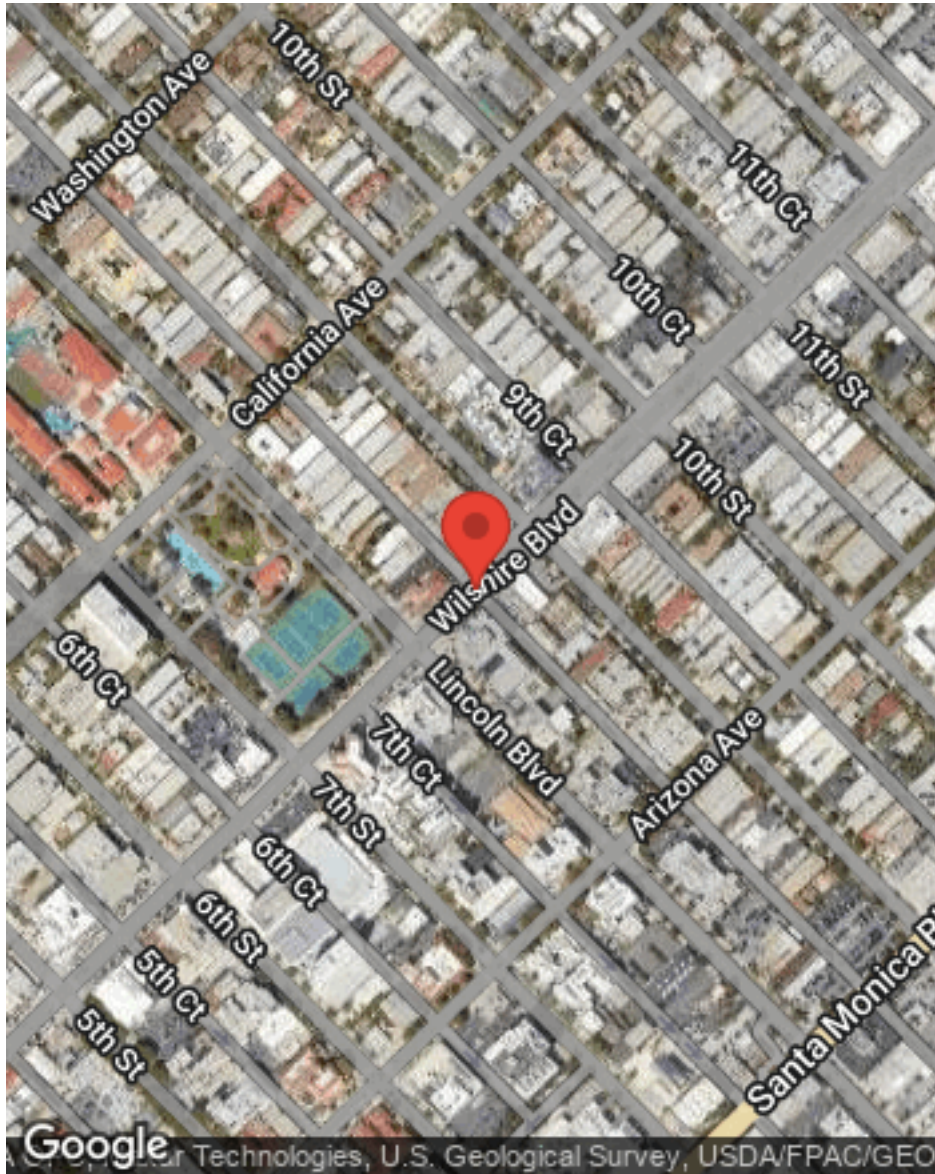
MAPS / DEMOGRAPHICS

3

LOCATION MAPS
DEMOGRAPHICS

LOCATION MAPS

815-825 WILSHIRE BOULEVARD



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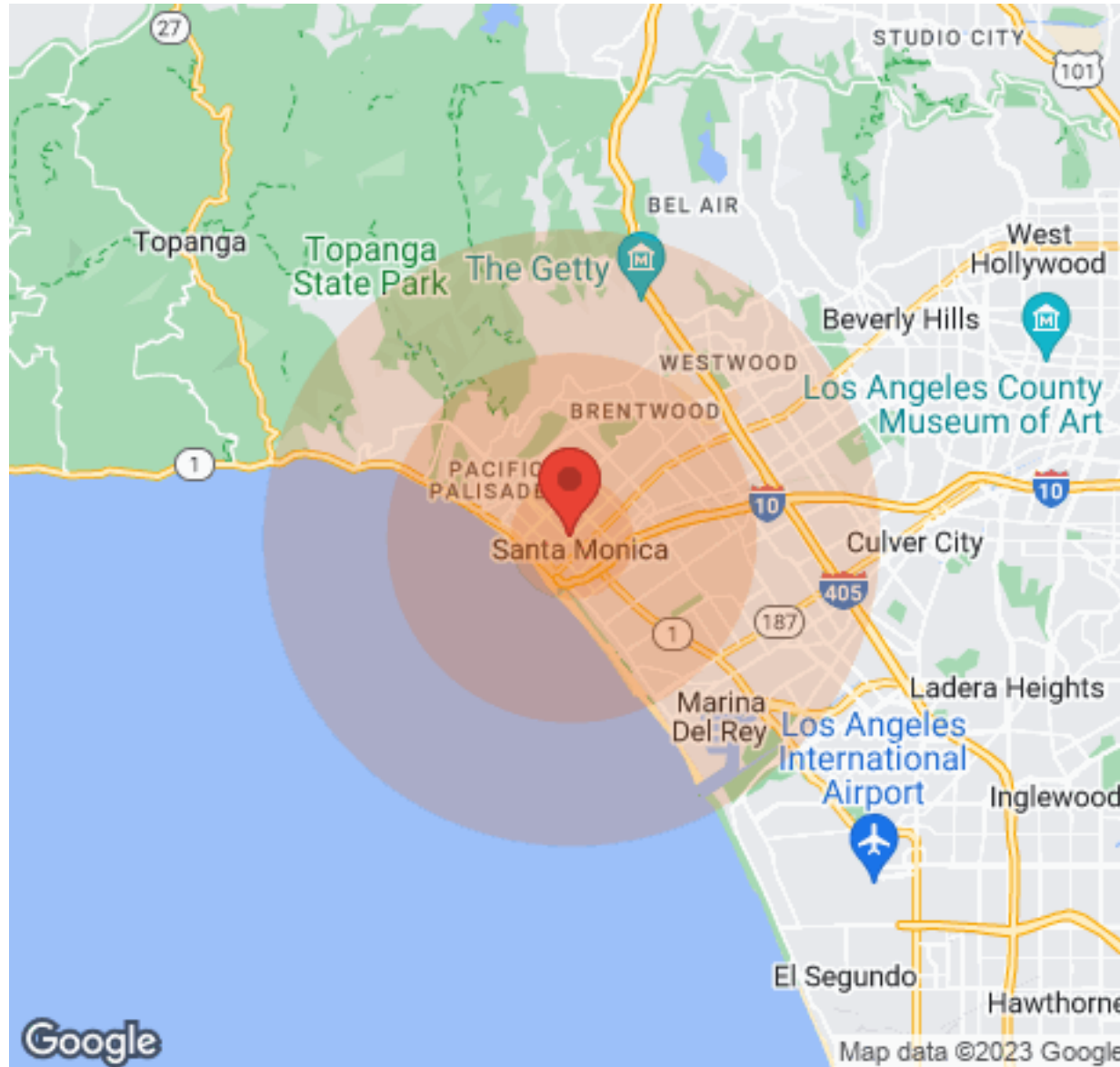


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DEMOGRAPHICS

815-825 WILSHIRE BOULEVARD



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 16,791 | 86,973 | 190,956 |
| Female | 18,044 | 90,744 | 199,525 |
| Total Population | 34,835 | 177,717 | 390,481 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 3,464 | 22,049 | 49,261 |
| Ages 15-24 | 1,831 | 13,494 | 31,420 |
| Ages 55-64 | 5,721 | 27,366 | 55,095 |
| Ages 65+ | 7,257 | 32,193 | 68,559 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 29,814 | 144,209 | 289,392 |
| Black | 697 | 3,254 | 8,659 |
| Am In/AK Nat | 5 | 99 | 346 |
| Hawaiian | 2 | 10 | 48 |
| Hispanic | 2,817 | 22,806 | 59,009 |
| Multi-Racial | 3,828 | 30,680 | 79,822 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$65,268 | \$77,812 | \$77,284 |
| < \$15,000 | 2,955 | 9,411 | 20,490 |
| \$15,000-\$24,999 | 1,836 | 6,532 | 13,248 |
| \$25,000-\$34,999 | 1,486 | 6,213 | 12,453 |
| \$35,000-\$49,999 | 1,702 | 9,060 | 18,837 |
| \$50,000-\$74,999 | 3,030 | 13,860 | 28,209 |
| \$75,000-\$99,999 | 2,348 | 10,590 | 20,965 |
| \$10,000-\$149,999 | 3,107 | 14,558 | 28,560 |
| \$150,000-\$199,999 | 1,337 | 6,848 | 13,956 |
| > \$200,000 | 2,036 | 12,800 | 26,932 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 22,954 | 102,444 | 207,693 |
| Occupied | 21,012 | 93,663 | 190,857 |
| Owner Occupied | 3,865 | 31,137 | 69,612 |
| Renter Occupied | 17,147 | 62,526 | 121,245 |
| Vacant | 1,942 | 8,781 | 16,836 |

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815-825 WILSHIRE BOULEVARD

FINANCIALS - CURRENT

4

EXECUTIVE SUMMARY
TENANT MIX REPORT
PRO FORMA SUMMARY
PROJECTIONS

EXECUTIVE SUMMARY

815-825 WILSHIRE BOULEVARD



Analysis / Scenario

CURRENT

Property

| | |
|-------------------|---------------------------------|
| Property Type | Mixed Use |
| Property | Mixed Use In Prime Santa Monica |
| Address | 815-825 Wilshire Boulevard |
| City, State | Santa Monica, CA 90401 |
| Year Built | 1996 |
| Tenants | 8 |
| Total Vacancy | 0 |
| Total Rentable SF | 10,000 |
| Lot Size SF | 7,479 |

Investment Information

| | |
|------------------------------|-------------|
| Purchase Price | \$6,195,000 |
| Price per SF | \$620 |
| Capitalization Rate | 3.42% |
| GRM | 18.8 |
| Gross Income / Square Feet | \$31.17 |
| Gross Expenses / Square Feet | (\$9.90) |
| Operating Expense Ratio | 31.80% |

Financial Information

All Cash

Annual Income & Expense

| | |
|--|-----------|
| Gross Operating Income | \$311,172 |
| Monthly GOI | \$25,931 |
| Gross Expenses (Pre-tax) | \$24,643 |
| New Property Tax at 1.2% | \$74,400 |
| Gross Expenses (with taxes) | \$99,043 |
| Tax Reimbursement for commercial units | \$0 |
| Net Operating Income | \$212,129 |

All leases are month-to-month.

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TENANT MIX REPORT

815-825 WILSHIRE BOULEVARD



| Suite | Tenants | Approx. SF | Current | | Market | |
|---------|---------------------------------|------------|----------|-----------|----------|-----------|
| | | | Monthly | Annual | Monthly | Annual |
| 815 | Resident A | 1,531 | \$2900 | \$34,800 | \$5800 | \$69,600 |
| 815 | Resident (dedicated moderate) B | 1,172 | \$2674 | \$32,088 | \$2808 | \$33,696 |
| 815 | Resident C | 1,531 | \$2950 | \$35,400 | \$5800 | \$69,600 |
| 815 | Resident D | 1,531 | \$2901 | \$34,812 | \$5800 | \$69,600 |
| 817-819 | Phit Pro Gym | 1,670 | \$5500 | \$66,000 | \$9185 | \$110,220 |
| 821 | Larry's Shaver Shop | 867 | \$3162 | \$37,944 | \$4769 | \$57,228 |
| 823 | Lily White Cleaners | 857 | \$2844 | \$34,128 | \$4714 | \$56,568 |
| 825 | Box Store | 841 | \$3000 | \$36,000 | \$4626 | \$55,512 |
| 8 | | 10,000 | \$25,931 | \$311,172 | \$43,502 | \$522,024 |

All leases are month-to-month. Unit B is subject to a moderate rate deed restriction with approximately 28 years remaining.

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PRO FORMA SUMMARY

815-825 WILSHIRE BOULEVARD



Investment Summary

| | |
|------------|--------------|
| Price | \$6,195,000 |
| Year Built | 1996 |
| Tenants | 8 |
| RSF | 10,000 sf |
| Lot Size | 7,479 sf |
| Floors | 2 |
| APN | 4282-035-024 |

The lot has 75 ft of frontage on Wilshire Blvd., and the depth is approximately 99 ft. The total sq footage is approximately 7,479 per the property profile.

All leases are month-to-month. Unit B is subject to a moderate rate deed restriction with approximately 28 years remaining.

Tenant Annual Scheduled Income

| Tenant | Current | | Market | |
|---------------------------------|-----------------|------------------|-----------------|------------------|
| | Monthly | Annual | Monthly | Annual |
| Resident A | \$2900 | \$34,800 | \$5800 | \$69,600 |
| Resident (dedicated moderate) B | \$2674 | \$32,088 | \$2808 | \$33,696 |
| Resident C | \$2950 | \$35,400 | \$5800 | \$69,600 |
| Resident D | \$2901 | \$34,812 | \$5800 | \$69,600 |
| Phit Pro Gym | \$5500 | \$66,000 | \$9185 | \$110,220 |
| Larry's Shaver Shop | \$3162 | \$37,944 | \$4769 | \$57,228 |
| Lily White Cleaners | \$2844 | \$34,128 | \$4714 | \$56,568 |
| Box Store | \$3000 | \$36,000 | \$4626 | \$55,512 |
| Totals | \$25,931 | \$311,172 | \$43,502 | \$522,024 |

Annualized Income

| Description | Actual | Market |
|------------------------|------------|-------------|
| Gross Potential Rent | \$311,172 | \$522,006 |
| - Less: Vacancy | \$0 | \$0 |
| Effective Gross Income | \$311,172 | \$522,006 |
| - Less: Expenses | (\$99,043) | (\$120,000) |
| Net Operating Income | \$212,129 | \$402,006 |

Annualized Expenses

| Description | Actual | Market |
|--------------------------------------|-----------------|------------------|
| Fire Life Safety | \$3,660 | \$3,660 |
| Insurance | \$9,000 | \$9,000 |
| Plumbing | \$975 | \$1,000 |
| Repairs | \$1,896 | \$22,640 |
| Utilities | \$9,112 | \$9,300 |
| Property Tax | \$74,400 | \$74,400 |
| Total Expenses with new taxes | \$99,043 | \$120,000 |
| Expenses Per RSF | \$9.90 | \$12.00 |

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PROJECTIONS * **

815-825 WILSHIRE BOULEVARD



| Before-Tax Cash Flow Year Ending | Year 1 01/2024 | Year 2 01/2025 | Year 3 01/2026 | Year 4 01/2027 | Year 5 01/2028 |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|
| Annual income | \$428,971 | \$450,605 | \$473,731 | \$498,475 | \$524,978 |
| Expenses | \$45,600 | \$50,160 | \$55,176 | \$60,694 | \$66,763 |
| New Property taxes | \$74,400 | \$75,888 | \$77,406 | \$78,954 | \$80,533 |
| Property tax reimbursement for commercial | \$31,248 | \$31,873 | \$32,510 | \$33,161 | \$33,824 |
| Total Expenses | \$88,752 | \$94,175 | \$100,071 | \$106,487 | \$113,472 |
| Estimated NOI | \$340,219 | \$356,430 | \$373,659 | \$391,988 | \$411,506 |

| Financial Indicators Year Ending | Year 1 01/2024 |
|-------------------------------------|-------------------|
| Key Ratios and Multipliers | |
| Capitalization Rate | 5.5% |
| Gross Rent Multiplier | 14.4 |
| Operating Expense Ratio | 11% |

Amounts per SF (10,000 SF)

| | |
|--------------|----------|
| Gross Income | \$429 |
| Expenses | (\$8.90) |

* Assumptions for income:

Residential Units A, C, D: Annual rent increases of 10% for non-rent controlled units.
Residential Unit B: Annual rent increase of 5% for one dedicated unit.
Commercial Units: Tenant pays market rents, starting at \$5.50/sqft with 3% annual escalation.
All leases are month-to-month.

** Assumptions for expenses:

Cash purchase.
Operating Expenses: Annual increase of 10%.
New Property Taxes: Annual increase of 2%.
Property tax reimbursement: Commercial rental sqft is 42% of the building's total RSF.

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815-825 WILSHIRE BOULEVARD

COMPARABLES

5

SALE COMPS MULTIFAMILY
SALES COMPS COMMERCIAL
RENT COMPS TOWNHOMES
RENT COMPS COMMERCIAL



RECENT SALE COMPARABLES - MULTIFAMILY

815-825 WILSHIRE BOULEVARD

*



| | |
|-------------|-------|
| Spaces | 8 |
| Rentable SF | 7,200 |
| Lot Size | 7,479 |
| Year Built | 1996 |

Mixed Use In Prime Santa Monica

815-825 Wilshire Boulevard, Santa Monica, CA 90401

A



| | |
|------------|-------------|
| Sale Price | \$3,000,000 |
| Units | 6 |
| Price/Unit | \$500,000 |
| Price/SF | \$567.75 |
| Lot Size | 7,497 |
| Cap Rate | 2.92% |
| Year Built | 1957 |
| Sale Date | 6/30/2022 |

907 16th St (MultiFamily)

907 16th Street, Santa Monica, CA 90403

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RECENT SALE COMPARABLES - MULTIFAMILY

815-825 WILSHIRE BOULEVARD

B

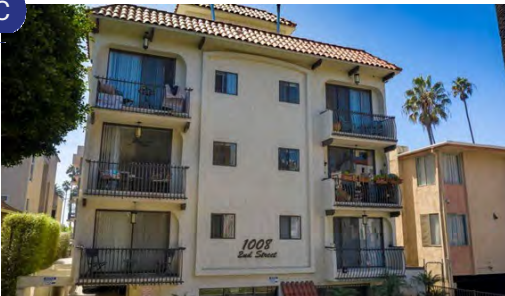


837 21st St (MultiFamily)

837 21st Street, Santa Monica, CA 90403

| | |
|------------|-------------|
| Sale Price | \$3,100,000 |
| Units | 6 |
| Price/Unit | \$516,667 |
| Price/SF | \$692.27 |
| Lot Size | 8,015 |
| Cap Rate | 3.51% |
| GRM | 22.2 |
| Year Built | 1939 |
| Sale Date | 6/9/2022 |

C



1008 2nd St (MultiFamily)

1008 2nd Street, Santa Monica, CA 90403

| | |
|------------|-------------|
| Sale Price | \$9,850,000 |
| Units | 14 |
| Price/Unit | \$703,571 |
| Price/SF | \$631.41 |
| Lot Size | 7,405 |
| Cap Rate | 3.06% |
| Year Built | 1969 |
| Sale Date | 6/3/2022 |

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RECENT SALE COMPARABLES - MULTIFAMILY

815-825 WILSHIRE BOULEVARD

D



| | |
|------------|-------------|
| Sale Price | \$7,500,000 |
| Units | 10 |
| Price/Unit | \$750,000 |
| Price/SF | \$482.19 |
| Lot Size | 13,608 |
| Cap Rate | 3.64% |
| Year Built | 1941 |
| Sale Date | 3/17/2022 |

810 20th St (MultiFamily)

810 20th Street, Santa Monica, CA 90403

E



| | |
|------------|-------------|
| Sale Price | \$2,780,000 |
| Units | 4 |
| Price/Unit | \$695,000 |
| Price/SF | \$849.89 |
| Lot Size | 7,488 |
| Cap Rate | 2.84% |
| Year Built | 1914 |
| Sale Date | 3/9/2022 |

1124 12th St (MultiFamily)

1124 12th Street, Santa Monica, CA 90403

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RECENT SALE COMPARABLES - MULTIFAMILY

815-825 WILSHIRE BOULEVARD

F



911-915 Lincoln (MultiFamily)

911 Lincoln Boulevard, Santa Monica, CA 90403

| | |
|------------|-------------|
| Sale Price | \$5,500,000 |
| Units | 10 |
| Price/Unit | \$550,000 |
| Price/SF | \$681.03 |
| Lot Size | 7,405 |
| Cap Rate | 3.6% |
| GRM | 18.0 |
| Year Built | 1958 |
| Sale Date | 2/18/2022 |

G



917 Lincoln Blvd (MultiFamily)

917 Lincoln Boulevard, Santa Monica, CA 90403

| | |
|------------|-------------|
| Sale Price | \$3,700,000 |
| Units | 6 |
| Price/Unit | \$616,667 |
| Price/SF | \$683.16 |
| Lot Size | 7,405 |
| Cap Rate | 6.82% |
| GRM | 10.6 |
| Year Built | 1924 |
| Sale Date | 2/4/2022 |

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Venice, California 90291



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RECENT SALE COMPARABLES - COMMERCIAL

815-825 WILSHIRE BOULEVARD



H



532 Colorado Ave (Medical)

532 Colorado Avenue, Santa Monica, CA 90401

| | |
|-------------|-------------|
| Sale Price | \$5,500,000 |
| Rentable SF | 4,368 |
| Price/SF | \$1,259.16 |
| Lot Size | 6,229 |
| Year Built | 1975 |
| Sale Date | 9/18/2022 |
| Days-On-Mkt | 321 |

I



1540 7th St (Mixed Use)

1540 7th Street, Santa Monica, CA 90401

| | |
|-------------|-------------|
| Sale Price | \$6,050,000 |
| Spaces | 3 |
| Rentable SF | 9,434 |
| Price/SF | \$641.30 |
| Lot Size | 7,405 |
| Cap Rate | 4.0% |
| Year Built | 1986 |
| Sale Date | 2/7/2022 |
| Days-On-Mkt | 241 |

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RECENT SALE COMPARABLES - COMMERCIAL

815-825 WILSHIRE BOULEVARD

J



| | |
|-------------|--------------|
| Sale Price | \$12,500,000 |
| Spaces | 7 |
| Rentable SF | 10,000 |
| Price/SF | \$1,250.00 |
| Lot Size | 14,993 |
| Year Built | 1923 |
| Sale Date | 2/2/2022 |

700-716 SM Blvd (Land Value)

700 Santa Monica Boulevard, Santa Monica, CA 90401

K



| | |
|-------------|-------------|
| Sale Price | \$5,900,000 |
| Spaces | 7 |
| Rentable SF | 6,800 |
| Price/SF | \$867.65 |
| Lot Size | 7,405 |
| Year Built | 1959 |
| Sale Date | 1/1/2022 |
| Days-On-Mkt | 274 |

1227 Lincoln Blvd (Medical)

1227 Lincoln Boulevard, Santa Monica, CA 90401

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RECENT SALE COMPARABLES - COMMERCIAL

815-825 WILSHIRE BOULEVARD



L



| | |
|-------------|-------------|
| Sale Price | \$2,399,000 |
| Rentable SF | 2,551 |
| Price/SF | \$940.42 |
| Lot Size | 7,488 |
| Year Built | 1964 |
| Sale Date | 12/31/2021 |
| Days-On-Mkt | 128 |

1411 11th St (Mixed Use)

1411 11th Street, Santa Monica, CA 90401

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Venice, California 90291

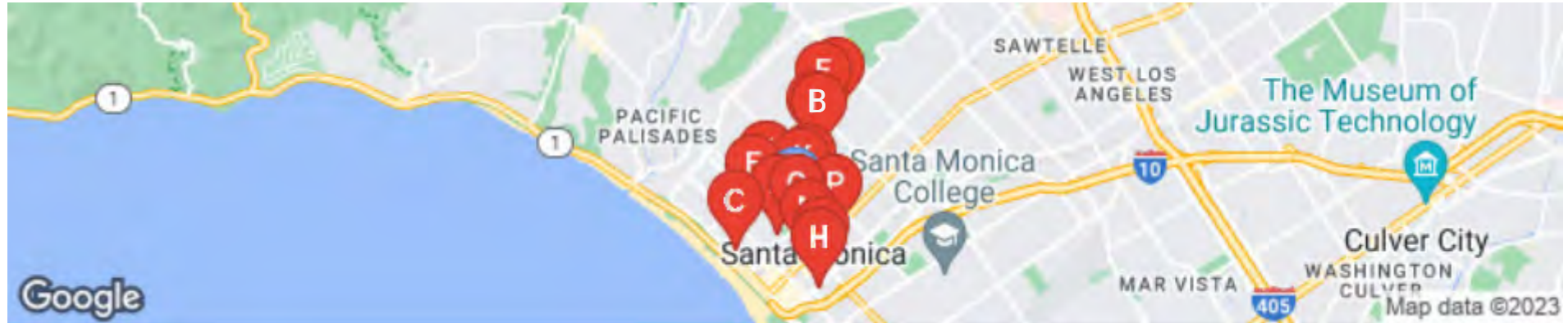


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RECENT SALE COMPARABLES - MULTIFAMILY AND COMMERCIAL

815-825 WILSHIRE BOULEVARD



A 907 16th Street
Santa Monica, CA, 90403
\$3,000,000

E 1124 12th Street
Santa Monica, CA, 90403
\$2,780,000

I 1540 7th Street
Santa Monica, CA, 90401
\$6,050,000

B 837 21st Street
Santa Monica, CA, 90403
\$3,100,000

F 911 Lincoln Boulevard
Santa Monica, CA, 90403
\$5,500,000

J 700 Santa Monica Boulevard
Santa Monica, CA, 90401
\$12,500,000

C 1008 2nd Street
Santa Monica, CA, 90403
\$9,850,000

G 917 Lincoln Boulevard
Santa Monica, CA, 90403
\$3,700,000

K 1227 Lincoln Boulevard
Santa Monica, CA, 90401
\$5,900,000

D 810 20th Street
Santa Monica, CA, 90403
\$7,500,000

H 532 Colorado Avenue Santa
Monica, CA, 90401
\$5,500,000

L 1411 11th Street
Santa Monica, CA, 90401
\$2,399,000

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RENT COMPARABLES - TOWNHOMES

815-825 WILSHIRE BOULEVARD



S



| | |
|--------------|-------------------|
| Avg Rent/RSF | \$42.55 |
| Range/RSF | \$35.71 - \$53.48 |
| RSF | 7,200 |
| Occupancy | 100% |
| Tenants | 8 |
| Year Built | 1996 |

Mixed Use In Prime Santa Monica

815-825 Wilshire Boulevard, Santa Monica, CA 90401

1



| | |
|--------------|------------|
| Avg Rent/RSF | \$6,450.00 |
| Range/RSF | \$6,450.00 |
| RSF | 1,075 |
| Occupancy | 100% |
| Tenants | 1 |
| Year Built | 2002 |

838 10th St #2

838 10th Street, Santa Monica, CA 90403

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RENT COMPARABLES - TOWNHOMES

815-825 WILSHIRE BOULEVARD

2



| | |
|--------------|------------|
| Avg Rent/RSF | \$6,600.00 |
| Range/RSF | \$6,600.00 |
| RSF | 1,889 |
| Occupancy | 100% |
| Tenants | 1 |
| Year Built | 1981 |

818 18th St #B

818 18th Street, Santa Monica, CA 90403

3



| | |
|--------------|------------|
| Avg Rent/RSF | \$6,500.00 |
| Range/RSF | \$6,500.00 |
| RSF | 2,129 |
| Occupancy | 100% |
| Tenants | 1 |
| Year Built | 1980 |

1055 19th St #2

1055 19th Street, Santa Monica, CA 90403

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RENT COMPARABLES - TOWNHOMES

815-825 WILSHIRE BOULEVARD



4



925 14th St #4

925 14th Street, Santa Monica, CA 90403

| | |
|--------------|------------|
| Avg Rent/RSF | \$4,750.00 |
| Range/RSF | \$4,750.00 |
| RSF | 1,315 |
| Occupancy | 100% |
| Tenants | 1 |
| Year Built | 1974 |

5



802 3rd St #E

802 3rd Street, Santa Monica, CA 90403

| | |
|--------------|------------|
| Avg Rent/RSF | \$8,990.00 |
| Range/RSF | \$8,990.00 |
| RSF | N/A |
| Occupancy | 100% |
| Tenants | 1 |
| Year Built | 1981 |

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RENT COMPARABLES - TOWNHOMES

815-825 WILSHIRE BOULEVARD



6



| | |
|--------------|------------|
| Avg Rent/RSF | \$7,000.00 |
| Range/RSF | \$7,000.00 |
| RSF | 1,833 |
| Occupancy | 100% |
| Tenants | 1 |
| Year Built | 1990 |

913 18th St #5

913 18th Street, Santa Monica, CA 90403

LAMBERT INVESTMENTS, INC.
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Venice, California 90291

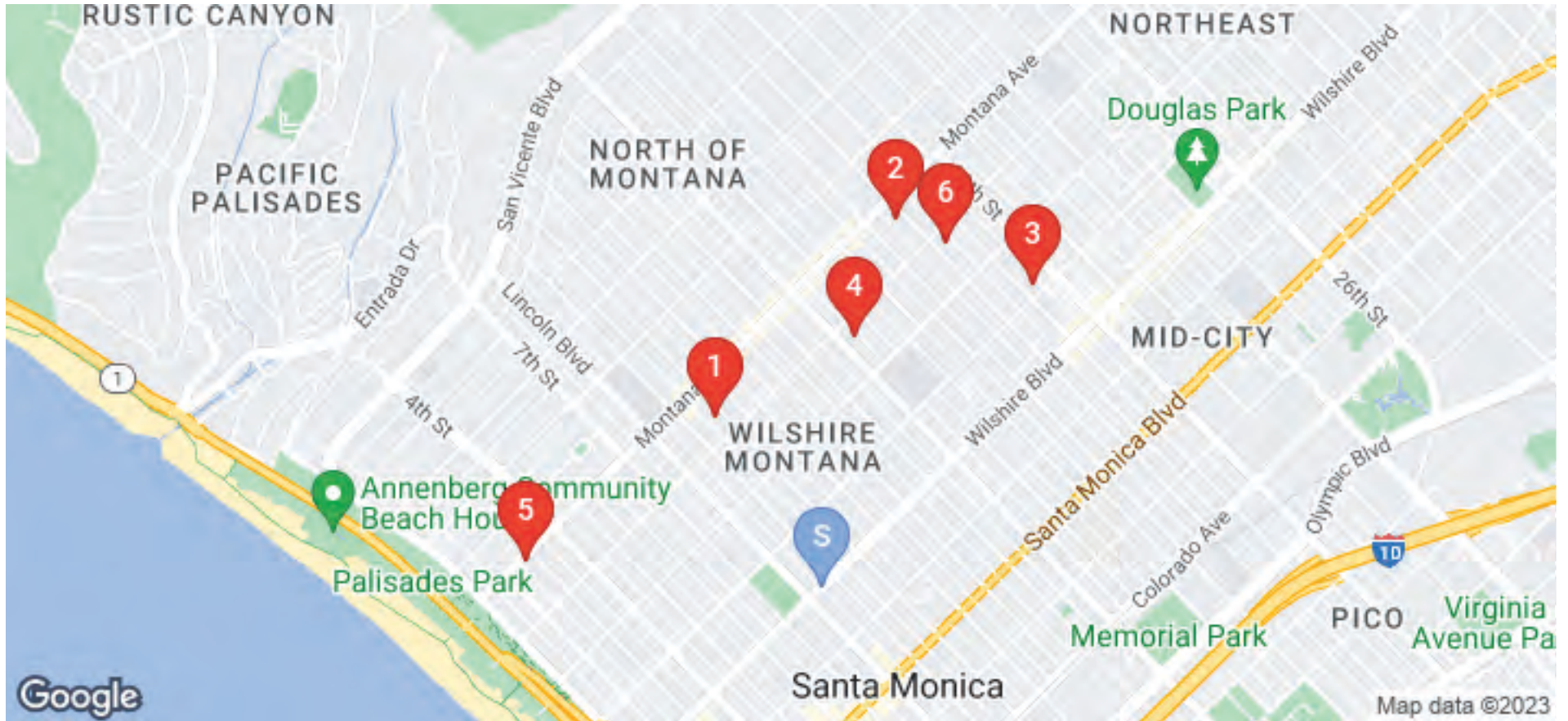


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RENT COMPARABLES - TOWNHOMES

815-825 WILSHIRE BOULEVARD



S 815-825 Wilshire Boulevard
Santa Monica, CA, 90401

1 838 10th Street
Santa Monica, CA, 90403

2 818 18th Street
Santa Monica, CA, 90403

3 1055 19th Street
Santa Monica, CA, 90403

4 925 14th Street
Santa Monica, CA, 90403

5 802 3rd Street
Santa Monica, CA, 90403

6 913 18th Street
Santa Monica, CA, 90403

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RENT COMPS COMMERCIAL

815-825 WILSHIRE BOULEVARD



1231 Lincoln Blvd

Santa Monica, CA 90401 - Santa Monica Submarket



BUILDING

| | |
|----------------|----------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 1927 |
| RBA: | 7,250 SF |
| Floors: | 1 |
| Typical Floor: | 7,250 SF |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisible: | 7,250 SF |
| Max Contig: | 7,250 SF |
| Total Available: | 7,250 SF |
| Asking Rent: | \$61.80/NNN |

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------|------------|-------------|-------------|-----------|------------|
| P 1st | Office | Direct | 7,250 | 7,250 | 7,250 | \$61.80/NNN | Vacant | 5 - 10 Yrs |

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RENT COMPS COMMERCIAL

815-825 WILSHIRE BOULEVARD



631 Wilshire Blvd

Santa Monica, CA 90401 - Santa Monica Submarket



BUILDING

| | |
|----------------|-------------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1958; Renov 1997 |
| RBA: | 28,667 SF |
| Floors: | 4 |
| Typical Floor: | 7,166 SF |

AVAILABILITY

| | |
|------------------|------------------|
| Min Divisible: | 2,414 SF |
| Max Contig: | 5,283 SF |
| Total Available: | 14,944 SF |
| Asking Rent: | \$\$90.00 |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|-------------|-----------|------------|
| P 1st | | Retail | Direct | 4,574 | 4,574 | 4,574 | \$90.00/NNN | 90 Days | Negotiable |
| P 2nd | 4A | Office | Direct | 2,414 | 2,414 | 2,414 | Withheld | Vacant | Negotiable |
| P 2nd | 4C | Office | Direct | 2,673 | 2,673 | 2,673 | Withheld | Vacant | Negotiable |
| P 3rd | 1 | Office | Direct | 5,283 | 5,283 | 5,283 | \$90.00/FS | Vacant | Negotiable |

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RENT COMPS COMMERCIAL

815-825 WILSHIRE BOULEVARD



720 Wilshire Blvd

Santa Monica, CA 90401 - Santa Monica Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1986; Renov 2008 |
| RBA: | 26,260 SF |
| Floors: | 3 |
| Typical Floor: | 8,596 SF |
| Core Factor: | 19% |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 1,116 SF |
| Max Contig: | 5,707 SF |
| Total Available: | 9,873 SF |
| Asking Rent: | \$54.00 - \$75.00 |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|---------|--------|----------|------------|-------------|-------------|-----------|------------|
| P 1st | 102 | Off/Med | Direct | 5,707 | 5,707 | 5,707 | \$69.00/MG | Vacant | Negotiable |
| P 1st | 101 | Retail | Direct | 3,050 | 3,050 | 3,050 | \$75.00/NNN | Vacant | 3 - 10 Yrs |
| P 2nd | 205 | Off/Med | Direct | 1,116 | 1,116 | 1,116 | \$54.00/FS | Vacant | Negotiable |

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RENT COMPS COMMERCIAL

815-825 WILSHIRE BOULEVARD



900 Wilshire Blvd

Santa Monica, CA 90401 - Santa Monica Submarket



BUILDING

| | |
|----------------|-------------------------|
| Type: | Class B Office |
| Tenancy: | Multiple |
| Year Built: | 1997; Renov 2019 |
| RBA: | 33,455 SF |
| Floors: | 4 |
| Typical Floor: | 8,363 SF |

AVAILABILITY

| | |
|------------------|-------------------|
| Min Divisible: | 2,000 SF |
| Max Contig: | 14,700 SF |
| Total Available: | 14,700 SF |
| Asking Rent: | \$78.00/MG |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|---------|---------|--------|----------------|------------|-------------|------------|-----------|------------|
| E 4th | Penthou | Off/Med | Direct | 2,000 - 14,700 | 14,700 | 14,700 | \$78.00/MG | Vacant | 5 - 10 Yrs |

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RENT COMPS COMMERCIAL

815-825 WILSHIRE BOULEVARD



1018 Wilshire Blvd

Santa Monica, CA 90401 - Santa Monica Submarket



BUILDING

| | |
|----------------|-------------------|
| Type: | Retail |
| Subtype: | Restaurant |
| Year Built: | 2006 |
| GLA: | 2,192 SF |
| Floors: | 1 |
| Typical Floor: | 2,192 SF |

AVAILABILITY

| | |
|------------------|--------------------|
| Min Divisible: | 2,192 SF |
| Max Contig: | 2,192 SF |
| Total Available: | 2182 SF |
| Asking Rent: | \$84.00/NNN |

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|--------|----------|------------|-------------|-------------|-----------|-----------|
| P 1st | Retail | Direct | 2,192 | 2,192 | 2,192 | \$84.00/NNN | Vacant | 3 - 5 Yrs |

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RENT COMPS COMMERCIAL

815-825 WILSHIRE BOULEVARD



1026-1032 Wilshire Blvd

Santa Monica, CA 90401 - Santa Monica Submarket



BUILDING

| | |
|----------------|--------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Tenancy: | Multiple |
| Year Built: | 1922 |
| GLA: | 17,399 SF |
| Floors: | 1 |
| Typical Floor: | 17,399 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisble: | 1,358 SF |
| Max Contig: | 1,358 SF |
| Total Available: | 1,358 SF |
| Asking Rent: | \$64.20/NNN |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|-------------|-----------|-----------|
| P 1st | 1028 | Retail | Direct | 1,358 | 1,358 | 1,358 | \$64.20/NNN | Vacant | 2 - 5 Yrs |

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Carl Lambert; President.

Carl Lambert, founder of Lambert Investments, Inc., holds a law degree from Southwestern University, a Bachelor of Science degree in Business Administration from Pepperdine University and a Master of Science Degree in Taxation. With over 46 years' experience in real estate sales and property management, his education and professional experience provide clients with a complete understanding of real estate transactions from practical, business, legal, and tax perspectives.

In 1979, Mr. Lambert formed Lambert Investments, Inc. as a real estate brokerage, syndication and property management firm completing over two billion in transactions. His rare vision for community growth and redevelopment has defined the company's approach to commercial and residential projects and brokerage transactions. Mr. Lambert's strong belief in collaboration has been widely recognized by community leaders and local agencies. Carl created the first live/work artists' lofts in Santa Monica with a 20% dedicated affordable component, which earned him a Gold Nugget Design Award.

As former President of Action Apartment Owners Association serving nine terms and as a director of both the local and statewide Apartment Owners Associations; Carl's knowledge and accomplishments benefit clients and their properties throughout the Westside, providing creative solutions to the challenges of rent control and land use issues.

Carl's work with both local and state government regulators has been instrumental in the adoption of vacancy decontrol legislation. He currently writes a column for several Apartment magazines. In addition to his Westside business ventures, Mr. Lambert is also involved with several projects on Catalina Island. In the late 1990s, he purchased a boarding house and transformed it into a multi-million-dollar repositioning venture; The Avalon Hotel, the island's premier boutique accommodation. The Avalon Hotel is the top rated by TripAdvisor in Avalon and has been in the Top Ten in the US in its class.

Mr. Lambert also serves as a member of the Pepperdine University Advisory Board and is a founding member of the Pepperdine University Graziadio School of Business and Management Board of Visitors.

Mr. Lambert's, experience, foresight, and specialized qualifications continues to make a meaningful difference for buyers, sellers, and investors.

PROFESSIONAL BIO

815-825 WILSHIRE BOULEVARD



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Francyne Lambert; Vice President

A California real estate broker since 1979, Francyne Shapiro-Lambert is a specialist in the brokerage of commercial properties and apartment buildings on the Westside of Los Angeles and surrounding areas. In 1986, she joined Lambert Investments, bringing her wealth of experience in Westside real estate along with her proven negotiating and closing skills.

Francyne is highly accomplished in all aspects of site acquisition, subdivision recordation, marketing, project management, leasing, property management, and communication and negotiation with governmental agencies. Her expertise includes conversions and navigating the complexities of apartment rent control in Santa Monica.

Since 1979, Francyne has sold some of the same properties numerous times. She has repeatedly demonstrated the ability to assess and satisfy clients' needs and buying criteria along with strong solid marketing presentations that equal results. Her exceptional marketing skills, longevity and closing record is matched by few Westside Brokers. Francyne is a mentor to women in business through the Jewish Federation and is a frequent contributor to the Westside Apartment and Apartment Age magazines.

A goal oriented, detail conscious person, Francyne began her professional career as a correspondent for Newsweek magazine in the Los Angeles bureau.

Francyne has established a solid reputation for exceptional negotiating and closing, in addition to an uncanny ability to structure and closing complex transactions.

Francyne has earned a reputation for bringing high vacancy centers to 100% occupancy at increased rental rates by adding value to previously troubled properties.

DISCLAIMER

815-825 WILSHIRE BOULEVARD



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