



# LAMBERT INVESTMENTS, INC.

## PROUDLY OFFERS 7 VACANT CONDO UNITS

1821 Montana Ave, Santa Monica, CA 90403 (6 units) 752  
19th St, Santa Monica, CA 90402 (1 house)

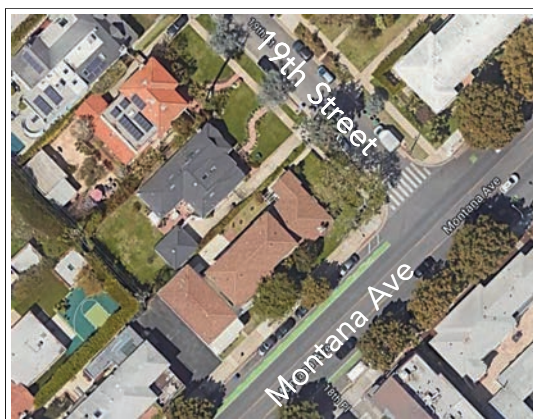
### MAXIMUM FLEXIBILITY

- RARE OPPORTUNITY TO PURCHASE CHARMING HOME & 6 UNITS, WHICH WILL ALL BE VACANT
- COMPLETED CONDO CONVERSION WITH RECORDED WHITE SLIP
- PREMIER MONTANA AVENUE IN FRANKLIN SCHOOL DISTRICT
- CAN ADD VALUE AND RENT OUT UNITS AT MARKET RENTS
- CAN SELL INDIVIDUALLY AS CONDOS
- CAN BE FAMILY COMPOUND

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HIGH-VALUE PRESTIGIOUS LOCATION



90402 Zipcode

752 19th St., Santa Monica, CA

HOUSE



Prime Montana Location

1821 Montana Ave, Santa Monica

6 CONDOS



Choose the highest use

More value at 1821 Montana Ave

6 GARAGES

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# THE PROPERTY

Single Family Home plus Six Vacant Units

Premier Santa Monica location on Montana Avenue and 19th Street  
752 19th Street is a Single Family 2 Bedroom - 1 Bath Home  
1821 Montana consists of Six 1 Bedroom - 1 Bath Units

ALL THE UNITS WILL BE VACANT

So many Rare and Real Possibilities for:

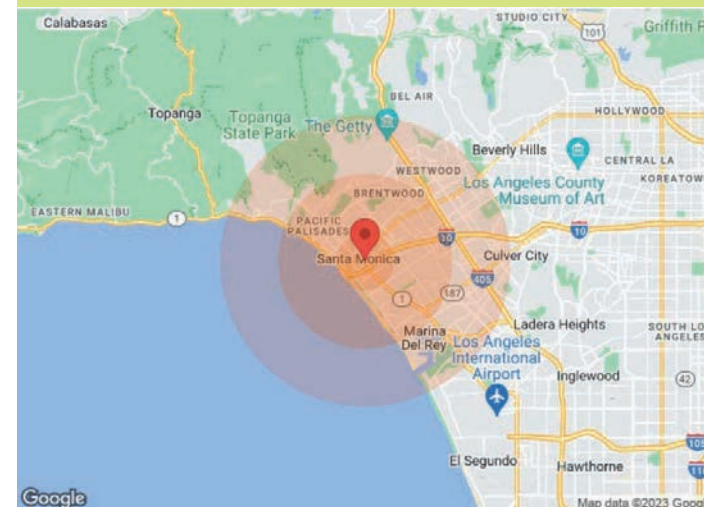
- Investors
- Owner / Users
- Even a Family Compound
- Six Covered Garages
- Soft story Retrofit is done
- Building has Copper plumbing
- Separate metering for each unit, electrical and gas

The existing property is filled with old world charm. The house has a fireplace and most of the units have hardwood floors.

Address is in the very desirable Franklin Elementary School neighborhood of Santa Monica Malibu School District and nearby to SMC College. Happening restaurants and great shopping right here with everything that Montana Avenue has to offer. Close to the Brentwood Country Mart and minutes from the beach. Walk & bike everywhere. Close proximity to the Prime West Los Angeles neighborhoods of Brentwood, Venice Beach and Marina del Rey.

**This exceptional opportunity will not last.**

## DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
POPULATION	40,582	191,487	442,335
HOUSEHOLDS	26,050	110,486	224,236
INCOME - Median HH	\$60,883	\$77,121	\$77,205
BIKE SCORE	91		
WALK SCORE	86		

# 7 VACANT UNITS IN PRIME SANTA MONICA

## FOR SALE

### 752 19TH STREET

HOUSE (2 bedroom / 1 bath)

### 1821 MONTANA AVE, UNITS A-F

SIX UNITS (1 bedroom / 1 bath)

SIX ONE-CAR GARAGES

PROPERTY HAS COMPLETED

CONDO CONVERSION

WITH RECORDED WHITE SLIP

## ESTIMATED INCOME AND EXPENSES

SPECIFIC UNITS	BEDS	BATHS	SQFT	MARKET RENT	
752 19th St House	2	1.00	977	\$5,000	Vacant
1821 Montana A	1	1.00	663	\$3,700	Vacant
1821 Montana B	1	1.00	668	\$3,700	Vacant
1821 Montana C	1	1.00	663	\$3,700	Vacant
1821 Montana D	1	1.00	668	\$3,700	Vacant
1821 Montana E	1	1.00	496	\$3,200	Vacant
1821 Montana F	1	1.00	496	\$3,200	Vacant
Laundry				\$200	

<b>PURCHASE PRICE</b>	<b>BEST OFFER</b>	ESTIMATED MONTHLY INCOME	\$ 26,400
LOT SIZE	8,935 SQ FT	ESTIMATED ANNUAL INCOME	\$316,800
# OF UNITS	7 individual APNs	ESTIMATED EXPENSES	\$ 55,944
BUILDING SIZE	4,631 SQ FT		
(consisting of 7 separate parcels)			
ZONING	SMR2		
PARKING	Six 1-car covered garages		
YEAR BUILT	1952		





# HOUSE AND UNITS

1821 MONTANA AVE, SANTA MONICA, CA 90403  
752 19TH ST, SANTA MONICA, CA 90402

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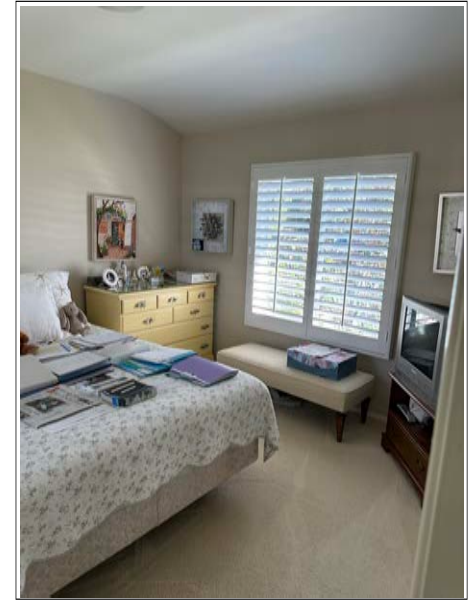


## PROPERTY PHOTOS - 19th Street House





## PROPERTY PHOTOS - 19th Street House



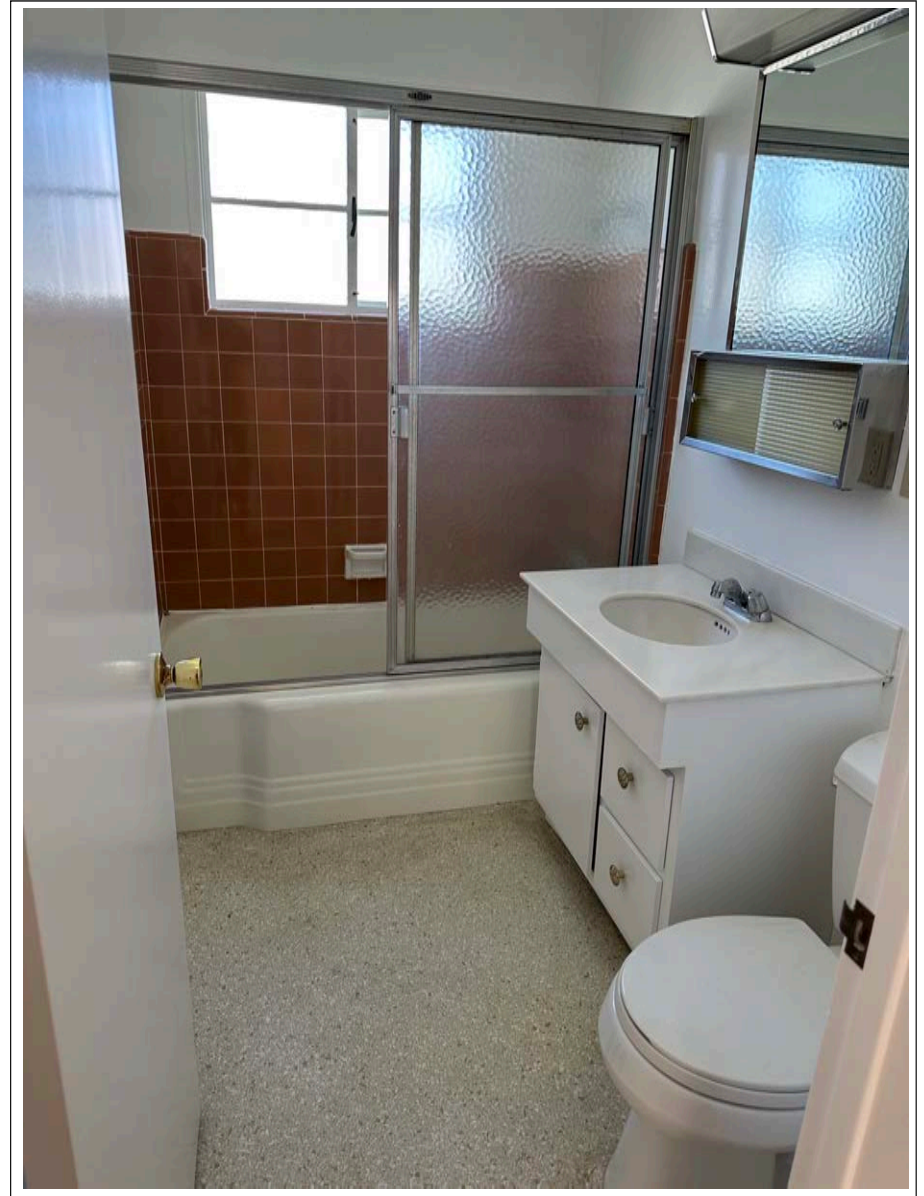


## PROPERTY PHOTOS - Montana Avenue Units





## PROPERTY PHOTOS - Montana Avenue Units





## PROPERTY PHOTOS - Montana Avenue Units

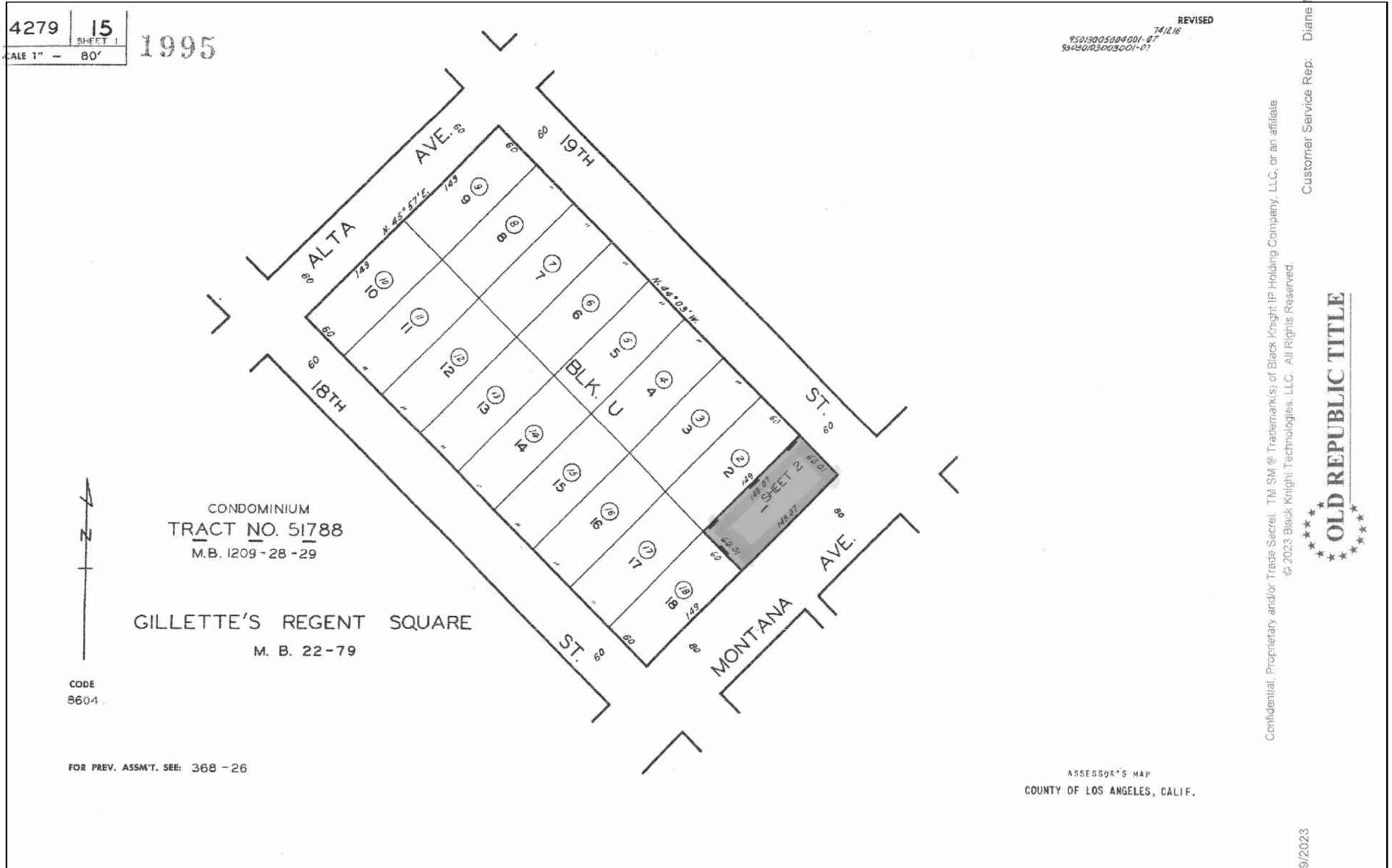




## PROPERTY PHOTOS - Montana Avenue Units

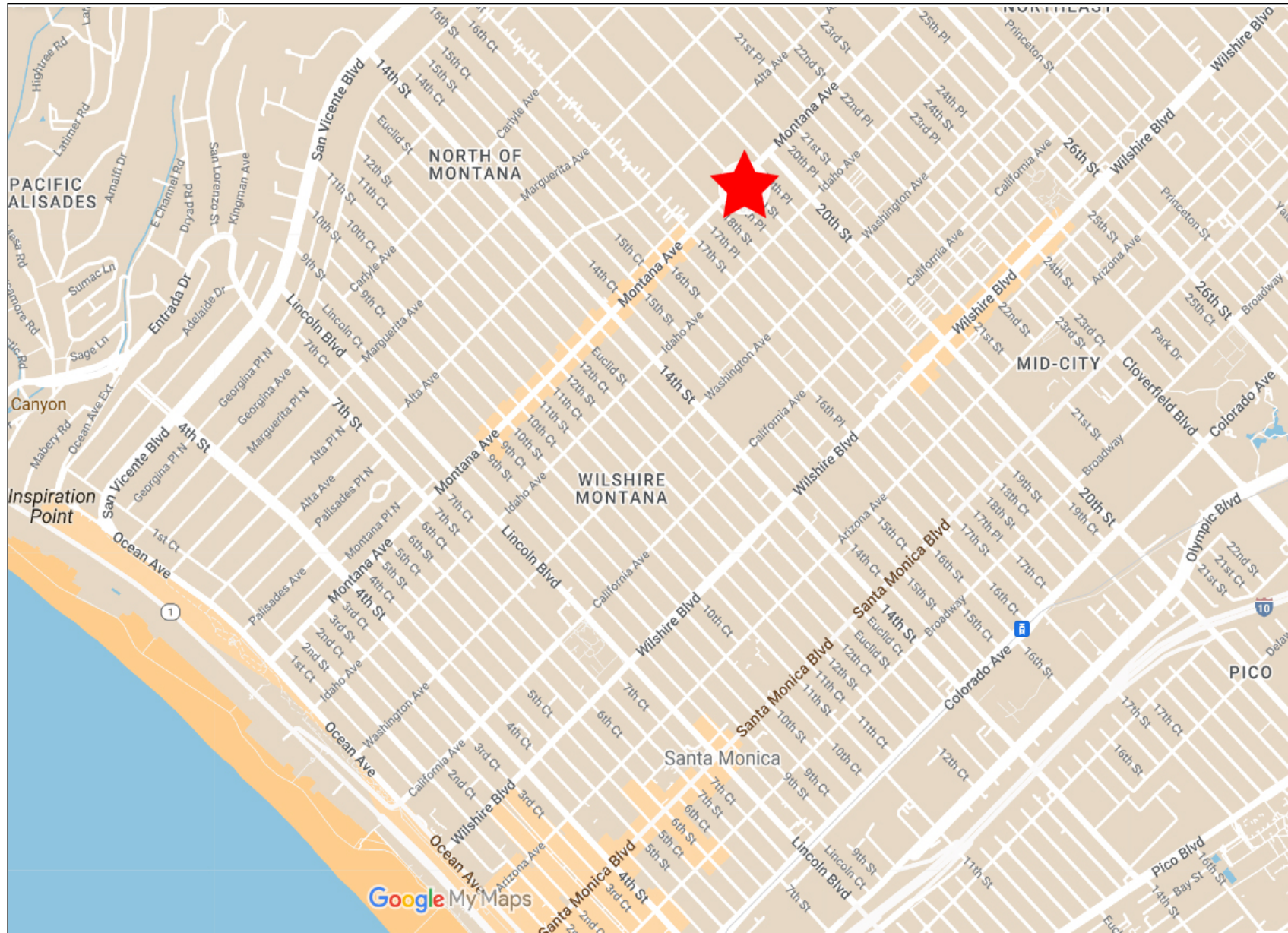


# LOCATION





## LOCATION - AERIAL





# CONDO CONVERSION COMPARABLES

1

1032 19th St #2  
Santa Monica, CA 90403

2

927 20th St #E  
Santa Monica, CA 90403

3

911 21st St #B  
Santa Monica, CA 90403

4

1011 19th St #B  
Santa Monica, CA 90403

5

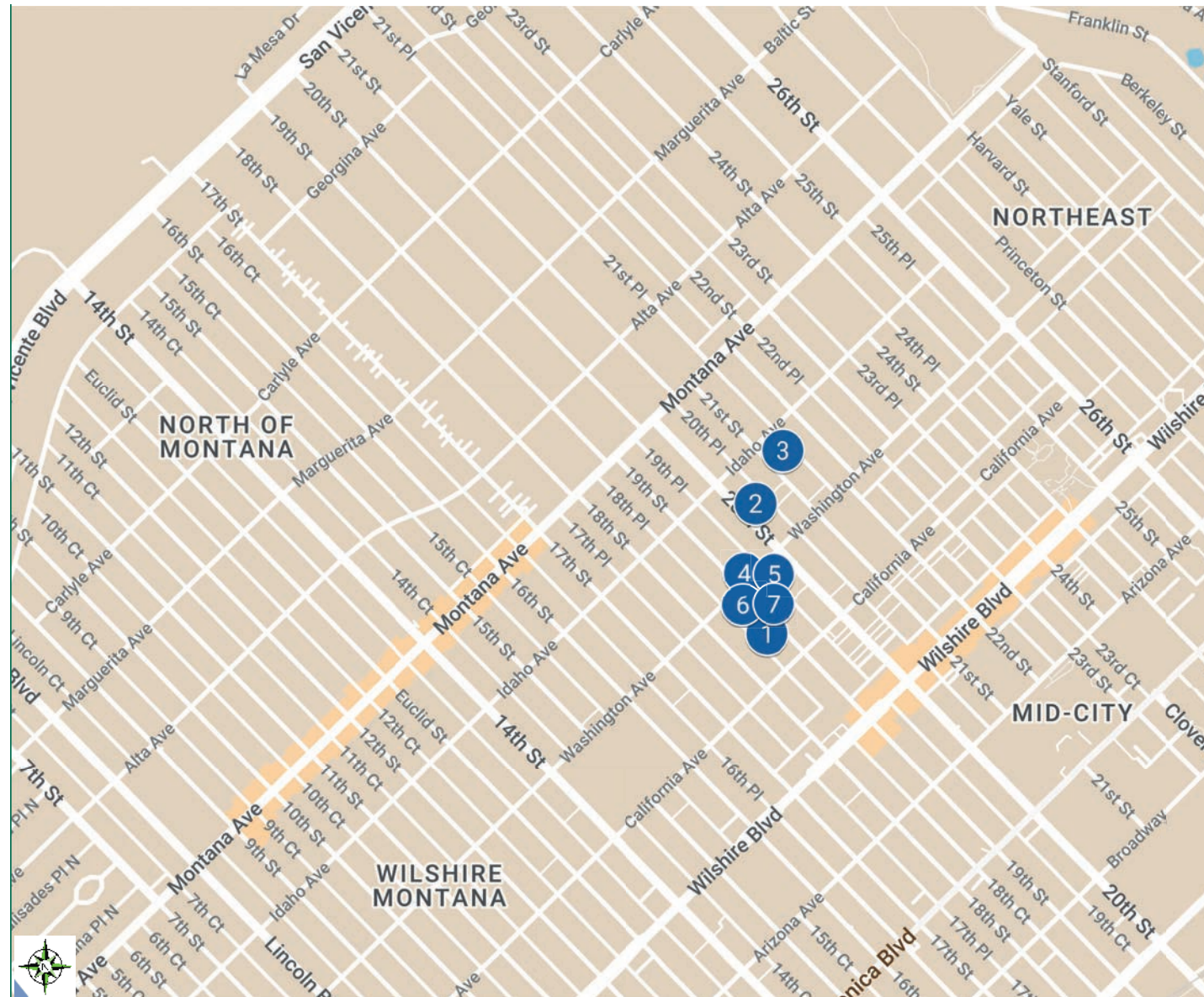
1011 19th St #C  
Santa Monica, CA 90403

6

1011 19th St #C  
Santa Monica, CA 90403








7

1011 19th St #F  
Santa Monica, CA 90403





## CONDO CONVERSION COMPARABLES

#	PHOTO	ADDRESS	CITY	BUILDING TYPE	YEAR BUILT	AVERAGE UNIT SIZE	SELLING PRICE	PRICE PSF	SALE DATE
1		1032 19th St #2	Santa Monica 90403	Condo	1947	655	\$623,320	\$951.63	06/02/2021
2		927 20th St #E	Santa Monica 90403	Condo	1952	742	\$685,000	\$923.18	10/08/2020
3		911 21st St #B	Santa Monica 90403	Condo	1948	588	\$675,000	\$1,147.96	10/21/2021
4		1001 19th St #B	Santa Monica 90403	Condo	1958	781	\$860,000	\$1,101.15	04/06/2021
5		1001 19th St #C	Santa Monica 90403	Condo	1958	781	\$795,000	\$965.98	03/18/2021
6		1001 19th St #C	Santa Monica 90403	Condo	1958	781	\$920,000	\$1,117.86	03/17/2022
7		1001 19th St #F	Santa Monica 90403	Condo	1958	823	\$980,000	\$1,190.77	01/20/2022

# MULTIFAMILY PROPERTY COMPARABLES

1

1014 5th St  
Santa Monica, CA 90403

2

929 Idaho Ave  
Santa Monica, CA 90403

3

907 16th St  
Santa Monica, CA 90403

4

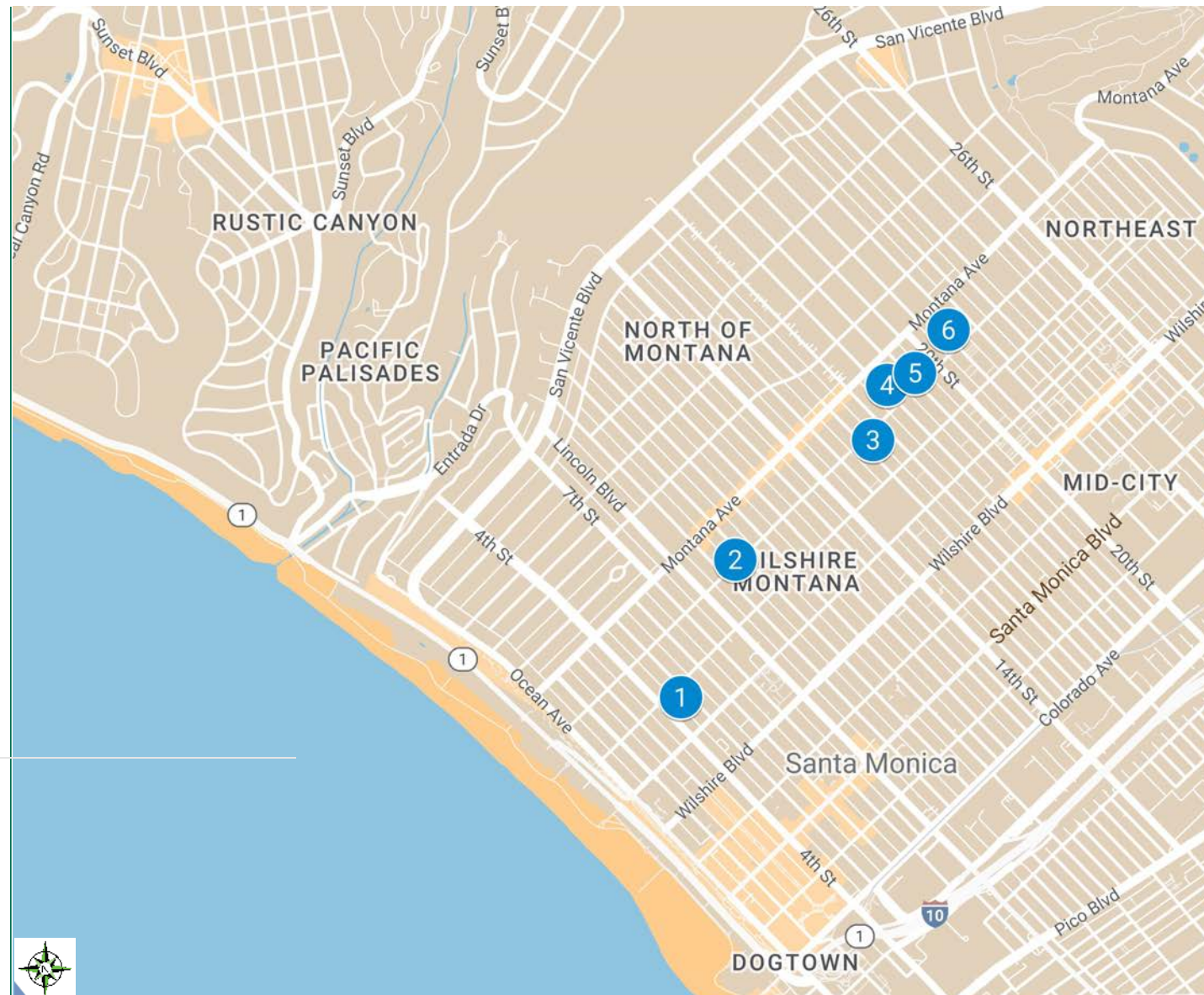
833 18th St  
Santa Monica, CA 90403

5

847 19th St  
Santa Monica, CA 90403

6

837 21st St  
Santa Monica, CA 90403



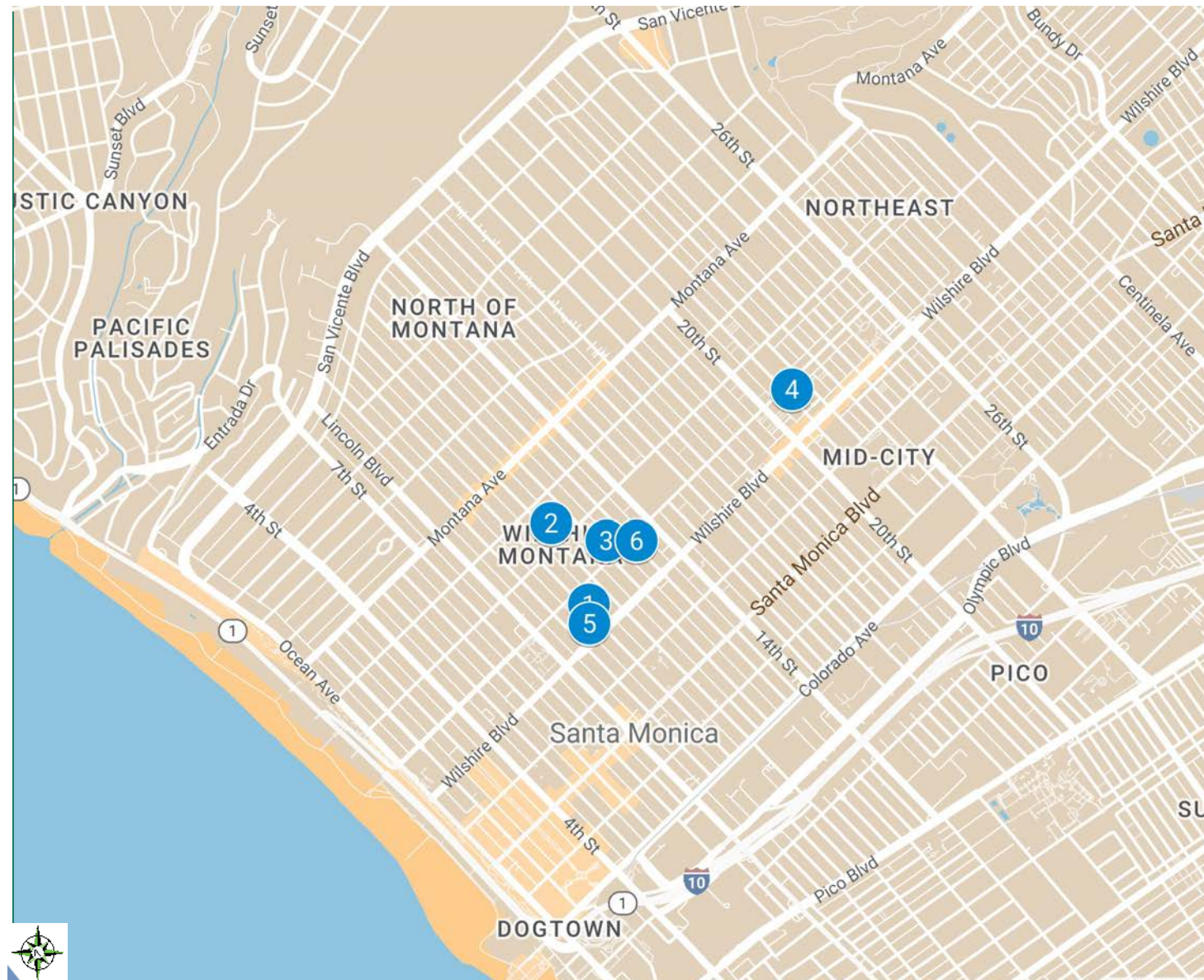
## MULTIFAMILY PROPERTY COMPARABLES

#	PHOTO	ADDRESS	CITY	BUILDING TYPE	YEAR BUILT	UNITS	AVERAGE UNIT SIZE	SELLING PRICE	PRICE PSF	SALE DATE
1		1014 5th St	Santa Monica 90403	Multifamily	1939	6	489	\$2,975,000	\$1,013.97	02/17/2023
2		929 Idaho Ave	Santa Monica 90403	Multifamily	1960	10	1,300	\$5,475,000	\$428.71	02/22/2023
3		907 16th St	Santa Monica 90403	Multifamily	1957	6	880	\$3,000,000	\$567.75	06/30/2022
4		833 18th St	Santa Monica 90403	Multifamily	1953	6	663	\$2,925,000	\$734.56	03/02/2023
5		847 19th St	Santa Monica 90403	Multifamily	1923	5	825	\$2,712,000	\$559.29	04/05/2023
6		837 21st St	Santa Monica 90403	Multifamily	1939	6	746	\$3,100,000	\$692.27	06/09/2022



# LEASE COMPARABLES

- 1  
1123 10th St #E  
Santa Monica, CA 90403
- 2  
933 11th St #18  
Santa Monica, CA 90403
- 3  
1043 12th St #2  
Santa Monica, CA 90403
- 4  
1107 NE 21st St #1109  
Santa Monica, CA 90403
- 5  
1144 10th St #10  
Santa Monica, CA 90403
- 6  
1101 Euclid St #E  
Santa Monica, CA 90403



## LEASE COMPARABLES

#	PHOTO	ADDRESS	CITY	BR	BATHS	SQ FT	LOT SIZE	YEAR BUILT	ASKING RATE	RENTAL RATE	LEASE TERMS	FURNISHED
1		1123 10th St #E	Santa Monica 90403	1	1.00	615	7512	1958	\$3200	\$3200	1+Year	Unfurnished
2		933 11th St #18	Santa Monica 90403	1	1.00	663	15001	1969	\$3600	\$3600	1+Year	Unfurnished
3		1043 12th St #2	Santa Monica 90403	1	1.00	624	7506	1974	\$3600	\$3600	1+Year	Unfurnished
4		1107 NE 21st St #1109	Santa Monica 90403	1	1.00	750	5931	1950	\$4200	\$3850	1 Year	Unfurnished
5		1144 10TH St #10	Santa Monica 90403	1	1.00	676	7522	1963	\$3200	\$3200	1+ Year	Unfurnished
6		1101 Euclid St #E	Santa Monica 90403	1	1.00	900	5002	1948	\$3200	\$3250	1+ Year	Unfurnished



# LAMBERT INVESTMENTS, INC.

Lambert Investments, Inc. is often referred to as “The Broker’s Broker”. Specializing in apartment sales throughout West Los Angeles for over three decades, with prominence and leadership throughout Santa Monica, Venice Beach and the Westside through Downtown Los Angeles and the San Fernando Valley.

## 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.

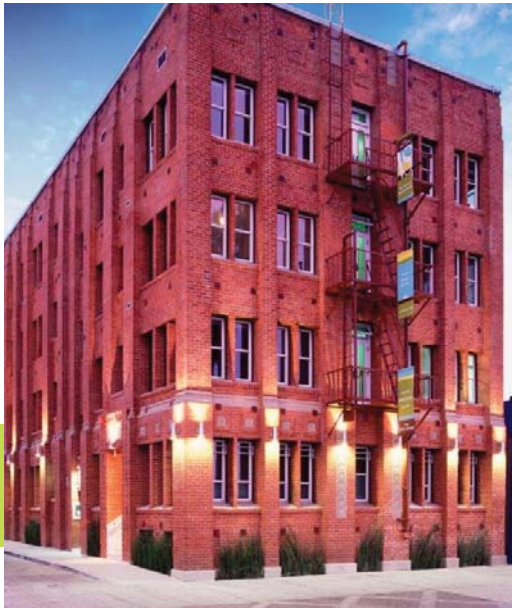
## LAMBERT INVESTMENTS (Cont.)

### Carl Lambert; *Principal*

As principal of Lambert Investments, Inc., Carl Lambert's education and professional experience provide clients with a complete understanding of real estate transactions from practical, business, legal and tax perspectives.

With a law degree from Southwestern University and a business degree from Pepperdine University, coupled with a Master of Science Degree in Taxation, Carl enjoys a unique educational background.

Lambert Investments, Inc. was formed in 1979 as a real estate brokerage, syndication and property management firm. With emphasis in Santa Monica and the Westside of Los Angeles, Lambert Investments has carefully navigated scores of clients through the myriad of challenges associated with land use issues, rent control, entitlement issues and other restrictions impacting the purchase and sale of real estate.



Lambert Investments is unlike other brokerage firms because it focuses on a limited number of transactions each year. In many instances, these transactions require special knowledge and practical experience unavailable from most real estate brokers.

Carl Lambert's knowledge and accomplishments as past President of Action Apartment Owners Association and as a Director of both the local and statewide Apartment Owners Associations, coupled with his creative solutions to difficult rent control and land use issues, continue to benefit clients and their properties throughout the Westside. His work with both local and state government regulators has been instrumental in the adoption of vacancy decontrol legislation.

Lambert Investments is a unique real estate "player", with the specialized qualifications to make a meaningful difference for both buyer and seller.

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