OFFERING MEMORANDUM

Marcus & Millichap
THE NEEMA GROUP



1434 BERKELEY ST

SANTA MONICA, CA 90404

SEVEN UNITS IN SANTA MONICA • JUST SOUTH OF SANTA MONICA BLVD

ATTRACTIVE UNIT MIX FEATURING FIVE TOWNHOUSES • FULLY PARKED • UPGRADED SYSTEMS

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1434 BERKELEY ST

SANTA MONICA, CA 90404

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Marcus & Millichap
THE NEEMA GROUP



The Neema Group of Marcus & Millichap is pleased to present a seven-unit multifamily investment opportunity at 1434 Berkeley St, located in Santa Monica's Mid-City neighborhood just south of Santa Monica Blvd, one of the Westside's most established and supply-constrained rental submarkets.

The property offers a rare mix of large, townhouse-style units, uncommon for the submarket. Of the seven units, five are spacious two-bedroom, one and one-half-bath townhomes, one is a one-bedroom, one-bath unit, and one is a three-bedroom, two-bath unit, giving ownership a diversified rent roll across floor plans. Built in 1964, the property totals approximately 8,390 square feet on a 7,807 square foot lot. Most units feature granite countertops, and every unit includes copper plumbing and individual washer and dryers, reducing near-term capital exposure for ownership.

The property provides seven on-site parking spaces, with five spaces in the rear and two tandem spaces at the front of the building, a meaningful amenity in a submarket where covered parking is limited. A small grass yard fronts the building, adding curb appeal along Berkeley St.

Mid-City is Santa Monica's second most walkable neighborhood, carrying a Walk Score of 92. Residents are within walking distance of the Wilshire Blvd retail and restaurant corridor and Santa Monica College, with the Expo Line's 26th St/Bergamot station providing direct transit access.

PROPERTY SUMMARY

PROPERTY INFORMATION

ADDRESS:	1434 Berkeley St Santa Monica, CA 90404
NUMBER OF UNITS:	7
APPROX. GROSS SF:	8,390 SF
APPROX. LOT SIZE:	7,807 SF
YEAR BUILT:	1964
PARCEL NUMBER:	4267-017-015
PROPERTY TYPE:	Multifamily
UNIT MIX:	(1) 1 + 1 (5) 2 + 1.5 Townhouse (1) 3 + 2

PRICING INFORMATION

SALE PRICE:	$2,500,000
PRICE PER UNIT	$357,143
PRICE PER SF:	$297.97
CURRENT CAP RATE:	5.28%
CURRENT GRM:	11.38
MARKET CAP RATE:	6.42%
MARKET GRM:	9.94



INVESTMENT HIGHLIGHTS

§

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Most units feature granite countertops, copper plumbing, and individual washer and dryers, reducing near-term capital exposure for ownership. Newly installed garage gates in the rear of the building add a further layer of security and curb appeal.

§

Built in 1964, the property totals approximately 8,390 square feet on a 7,807 square foot lot, with a small grass yard fronting the building along Berkeley St.

§

Mid-City is Santa Monica's second most walkable neighborhood, carrying a Walk Score of 92. Residents are within walking distance of the Wilshire Blvd retail and restaurant corridor and Santa Monica College.

§

The Expo Line's 26th St/Bergamot station provides direct transit access, connecting residents to Downtown Santa Monica, Downtown Los Angeles, and destinations throughout the Westside.








1434




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SANTA MONICA, CA 90404


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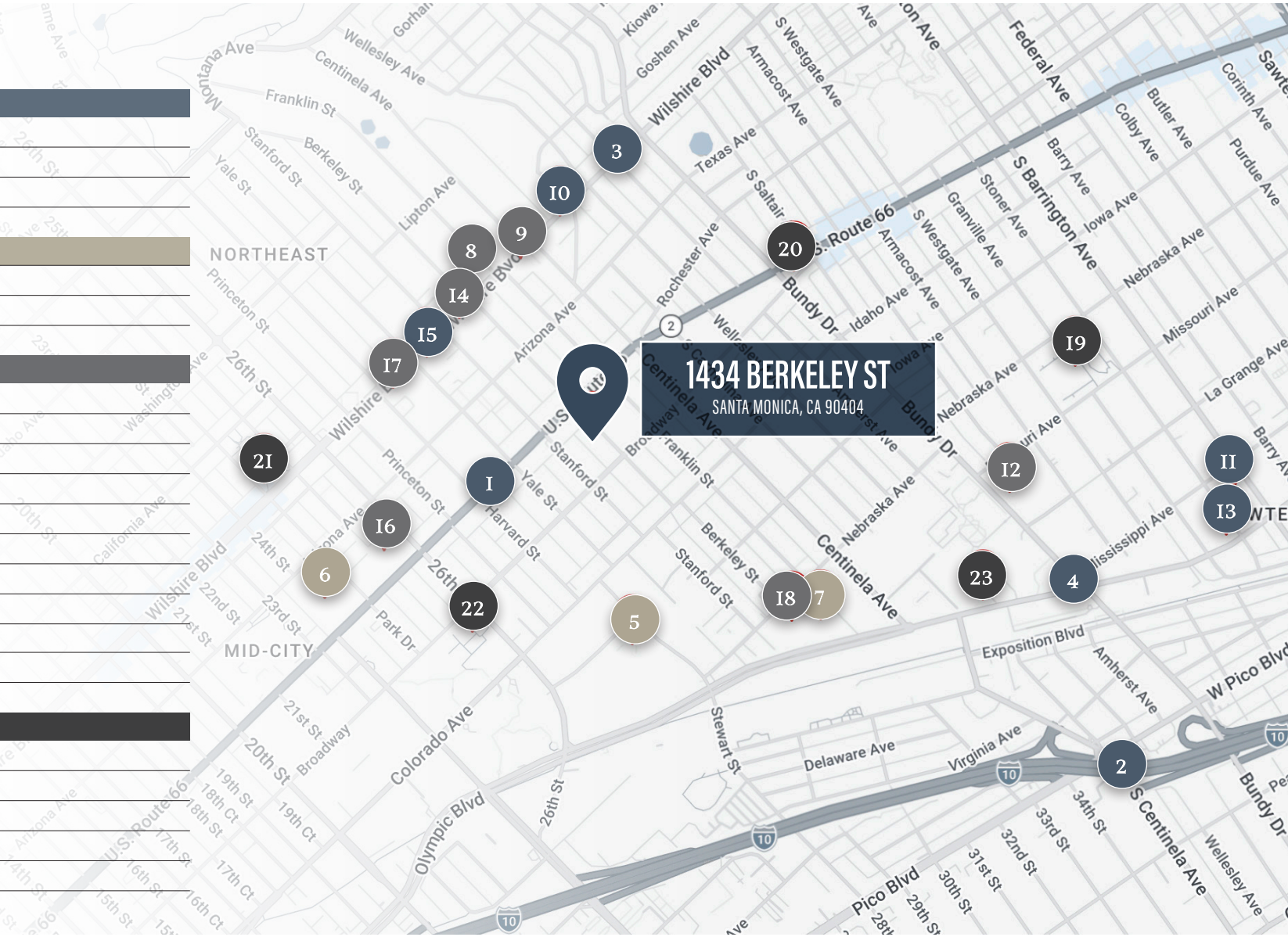






Nearby Retail & Amenities

TRANSPORTATION	
1	Santa Monica Blvd
2	10 Freeway
3	Wilshire Blvd
4	Olympic Blvd
SCHOOLS	
5	Santa Monica City College
6	McKinley Elementary
7	New Roads School
RETAIL	
8	Bristol Farms
9	Bevmo
10	BlueJam Cafe
11	Ralphs
12	LA Fitness
13	Trader Joes
14	Public Storage
15	Petco
16	CVS
17	Erewhon
18	Blueys
MISCELLANEOUS	
19	Stoner Park
20	Ohio and Bundy Triangle Park
21	Douglas Park
22	Colorado Center Park
23	Riot Games




Erewon
Yale St
Wilshire Blvd
McDonald's
UCLA Health
Santa Monica Blvd
Days Inn By Wyndham
1434 BERKELEY ST
SANTA MONICA, CA 90404


Century City
Brentwood
Wilshire Corridor
Japan Town
Centinela Ave
Santa Monica Blvd
Idaho Ave
1434 BERKELEY ST
SANTA MONICA, CA 90404

SANTA MONICA

Southern California's premier coastal destination for entertainment, shopping and business. Consisting of 8.5 square miles, Santa Monica is bordered by the Pacific Ocean to the west, the Pacific Palisades to the north, Brentwood and West Los Angeles to the east and Venice to the South and features three miles of spectacular coastline along Santa Monica Bay. As one of the oldest cities in Los Angeles County, Santa Monica has become a major business center, luxury retail locale and popular entertainment district.

Over the years, Santa Monica has experienced significant growth as a dining and entertainment center serving the greater Los Angeles area. The downtown Santa Monica area has seen a wave of redevelopment - historic and functionally outdated buildings have been transformed into trendy retail and entertainment venues including a $50 million dollar restoration of the iconic City Hall building, a $55 million seven acre redesign of Palisades Park and the $265 million renovation of the Santa Monica Place mall. Adjacent to Santa Monica Place lies the Third Street Promenade, Santa Monica's premier tourist attraction and the center of the city's retail and entertainment.

Santa Monica has been Los Angeles' top performing Westside submarket throughout the last decade and is home to some of the region's most successful retailers and innovative companies in tech, social media and entertainment. Santa Monica is a city rich in tradition and diversity. Historic roots, central access and beach-side location have established Santa Monica as an economic hub, accentuated by its vibrant commercial districts, affluent residential communities, celebrated hospitals, recreational and art venues, high profile corporate headquarters, and booming tech, media and entertainment sectors. Serving as Southern California's tech hub, Santa Monica's "Silicon Beach" has attracted major teach companies and start-ups like Google, Microsoft, Facebook, Snap Chat, Hulu and YouTube.

5-Mile Trade Area Demographic Snapshot

Condensed OM-ready view of population, income, households and demand drivers

P

520,826
2025 Population
+1.8% projected by 2030

H

241,926
Households
+2.0% projected by 2030

$

$126,897
Median HH Income
vs. $78,171 U.S. avg.

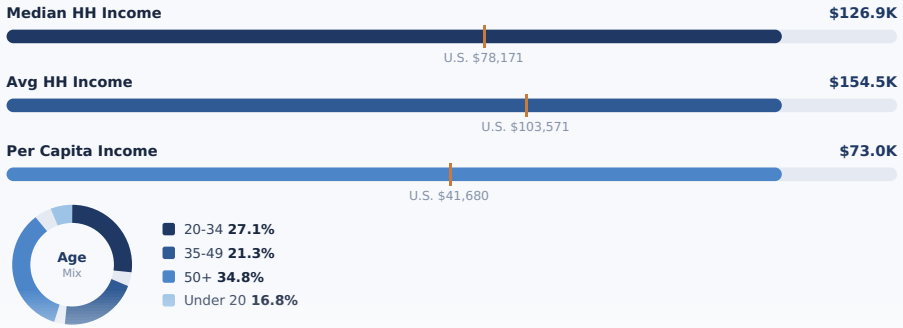
D

859,903
Daytime Population
large daily market presence

Why it matters for the OM

- **High-income customer base**
  $154,539 average household income and $72,960 per-capita income.
- **Dense residential demand**
  530,461 projected residents by 2030 within the 5-mile area.
- **Educated consumer profile**
  68.7% hold a bachelor's or graduate degree.
- **Premium housing context**
  $1,000,000+ median housing value reported for the selected geography.

At-a-glance indicators





SANTA MONICA PIER

A Los Angeles landmark since 1909, the pier is home to Pacific Park's iconic Ferris wheel, an historic carousel, and sweeping views of the coastline. It draws roughly 8 million visitors a year, making it one of the most visited attractions in Southern California and a defining feature of the Santa Monica waterfront.

THIRD STREET PROMENADE

This pedestrian-only stretch spans three blocks of downtown Santa Monica, lined with retail, dining, and entertainment. A mix of national retailers, local boutiques, and street performers keep the corridor active day and night, and its proximity to the beach makes it one of the Westside's most consistently trafficked shopping districts.





SANTA MONICA BEACH

Wide sand and mild year-round weather make this one of the most visited beaches in Los Angeles County. Bordered by Palisades Park to the north and the pier to the south, it draws both locals and tourists for its walkability, bike paths, and direct access to the city's retail and dining core.

RENT ROLL

NO. OF UNITS	UNIT TYPE	APPROX UNIT SF	ACTUAL RENTS	PRO FORMA RENTS
1	2+1.5 Townhouse	1,200	$3,084	$3,000
2	2+1.5 Townhouse	1,200	$2,700	$3,000
3	2+1.5 Townhouse	1,150	$3,155	$3,000
4	2+1.5 Townhouse	1,200	$2,946	$3,000
5	2+1.5 Townhouse	1,200	$1,480	$3,000
6	1+1 (Section 8)	750	$1,939	$2,450
7	3+2	1400	$3,000	$3,500
7			**$18,304**	**$20,950**

1	1+1	750	$1,939	$2,450
5	2+1.5 Townhouse	1190	$13,365	$15,000
1	3+2	1400	$3,000	$3,500
7	**TOTAL**		**$18,304**	**$20,950**

FINANCIAL ANALYSIS

Marcus & Millichap
THE NEEMA GROUP

ANNUALIZED OPERATING DATA	CURRENT RENTS		PRO FORMA	
Scheduled Gross Rental Income:	**$219,642**		**$251,400**	
Less Vacancy Rate Reserve:	$(10,982)	5.0%	$(12,570)	5.0%
Gross Effective Rental Income:	$208,660		$238,830	
Less Expenses:	$76,704	34.9%	$78,213	31.1%
Net Operating Income:	**$131,956**		**$160,617**	

ESTIMATED ANNUALIZED EXPENSES	CURRENT RENTS	PRO FORMA
Taxes Rate:	$29,750	$29,750
Insurance	$9,229	$9,229
Utilities	$13,213	$13,213
Waste Removal	$1,312	$1,312
Repairs & Maintenance	$3,500	$3,500
Management	$10,433	$11,942
Landscaping	$3,500	$3,500
Cleaning	$722	$722
Fire / Safety	$731	$731
Pest Control	$600	$600
License & Fees	$1,490	$1,490
Direct Assessment	$2,224	$2,224
Total Expenses:	**$76,704**	**$78,213**
Per Net Sq. Ft.:	$9.14	$9.32
Per Unit:	$10,958	$11,173

SUMMARY	
Price:	**$2,500,000**
Down Payment (40%):	**$1,000,000**
Number of Units:	7
Cost per Legal Unit:	$357,143
Cost per Net GSF:	$297.97
Approx. Lot Size:	7,807
Approx. Gross SF:	8,390
Approx. Age:	1964

RETURNS	CURRENT	PRO FORMA
Current CAP:	5.28%	6.42%
Current GRM:	11.38	9.94

SCHEDULED INCOME		CURRENT RENTS		PRO FORMA	
No. of Units	Unit Type	Avg. Monthly Rent/Unit	Monthly Income	Avg. Monthly Rent/Unit	Monthly Income
1	1+1	$1,939	$1,939	$2,450	$2,450
5	2+1.5 TH	$2,673	$13,365	$3,000	$15,000
1	3+2	$3,000	$3,000	$3,500	$3,500
Total Scheduled Rent:			**$18,304**		**$20,950**

SALE COMPARABLES



1434 BERKELEY ST
Santa Monica, CA 90404

SALE PRICE	$2,500,000
YEAR BUILT	1964
NO. OF UNITS	7
PRICE PER UNIT	$357,143
PRICE PER SF	$297
ACTUAL CAP RATE	5.28%
GRM	11.38
SALE DATE	FOR SALE



801-811 26TH ST
Santa Monica, CA 90403

SALE PRICE	$4,850,000
YEAR BUILT	1948
NO. OF UNITS	12
PRICE PER UNIT	$404,167
PRICE PER SF	$457
ACTUAL CAP RATE	—
GRM	—
SALE DATE	12/31/25



1131 17TH ST
Santa Monica, CA 90403

SALE PRICE	$2,630,000
YEAR BUILT	1966
NO. OF UNITS	6
PRICE PER UNIT	$438,333
PRICE PER SF	$294
ACTUAL CAP RATE	4.41%
GRM	—
SALE DATE	12/23/25



2336 34TH ST
Santa Monica, CA 90405

SALE PRICE	$2,310,000
YEAR BUILT	1966
NO. OF UNITS	6
PRICE PER UNIT	$385,000
PRICE PER SF	$390
ACTUAL CAP RATE	—
GRM	—
SALE DATE	12/5/25

SALE COMPARABLES



1247 BERKELEY ST
Santa Monica, CA 90404

SALE PRICE	$3,330,000
YEAR BUILT	1961
NO. OF UNITS	6
PRICE PER UNIT	$555,000
PRICE PER SF	$370
ACTUAL CAP RATE	—
GRM	—
SALE DATE	11/25/25



1810 12TH ST
Santa Monica, CA 90404

SALE PRICE	$2,525,000
YEAR BUILT	1963
NO. OF UNITS	7
PRICE PER UNIT	$360,714
PRICE PER SF	$487
ACTUAL CAP RATE	6.38%
GRM	12.89
SALE DATE	10/24/25



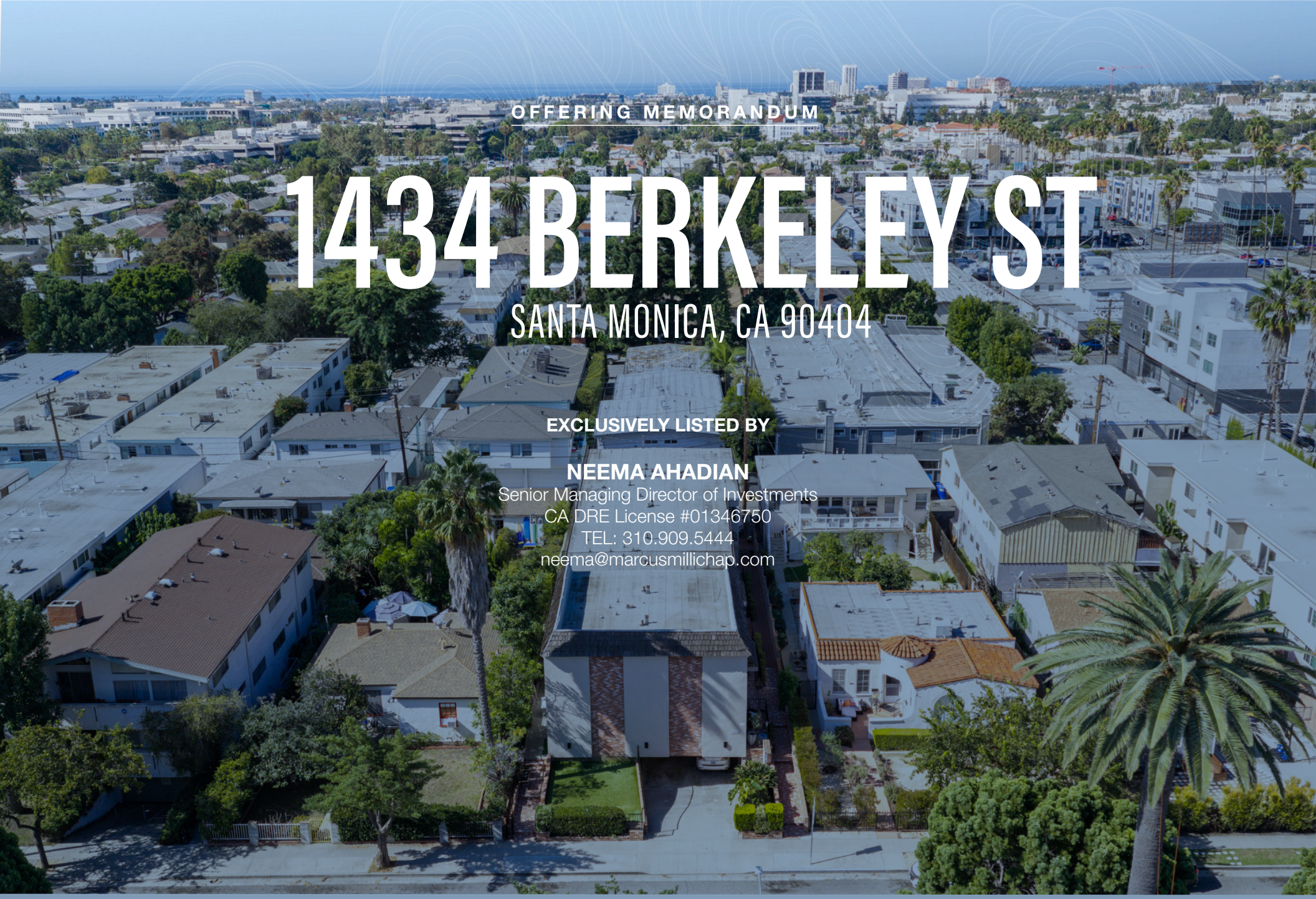
938 20TH ST
Santa Monica, CA 90403

SALE PRICE	$3,882,000
YEAR BUILT	1969
NO. OF UNITS	7
PRICE PER UNIT	$554,571
PRICE PER SF	$421
ACTUAL CAP RATE	5.95%
GRM	12.23
SALE DATE	10/16/25



1533 YALE ST
Santa Monica, CA 90404

SALE PRICE	$2,200,000
YEAR BUILT	1957
NO. OF UNITS	6
PRICE PER UNIT	$366,667
PRICE PER SF	$454
ACTUAL CAP RATE	—
GRM	—
SALE DATE	10/10/25



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