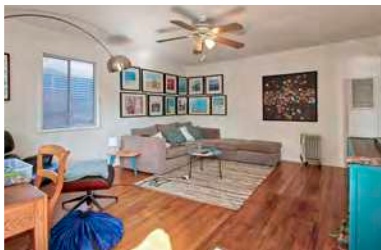


JUST LISTED! SANTA MONICA 4-PLEX.

**2635-2643 7TH STREET
ASKING PRICE: \$2,399,000**



QUINTESSENTIAL BEACH LIVING IN DESIRABLE **OCEAN PARK NEIGHBORHOOD**



- > First time ever on the market in 54 years.
- > 3 separate structures & 3 garage spaces.
- > Prime 4-Unit Building blocks to the Beach and Trendy Main St Shops and Restaurants.
- > 3 bed + 2 bath to be delivered vacant w/ 2 garage spaces at close of escrow w/ a projected rent of \$5,000/mo.
- > There are 2- 2 beds + 1 bath each currently getting \$2,840/mo and \$3,200/mo respectively.
- > There's also a Single unit + 1 bath that rents at \$1,428/mo. Laundry income comes out to approx. \$150/mo.
- > Yearly expenses for gardener are \$1,200/yr; Utilities at \$3,900/yr and insurance at \$2,500/yr.
- > There are 4 individual electric meters and 3 gas meters.

FOR MORE INFO ON PROPERTY VISIT
GARYLIMJAP.COM



GARYLIMJAP
(310) 430-0818
garylimjap@gmail.com
CalBRE #: 00927151



JESPER INGLIS
(310) 863-3034
jesper@ijesper.com
CalBRE #: 01259756