



The Bicknell Residences



Ocean Park Fourplex | Owner-User or Investor | Value-Add | \$1,999,000
238 Bicknell Ave. Santa Monica, CA 90405



One owner-occupied unit; appealing to both owner-occupied and investor buyers



Below-market rents with clear path to income growth



Court-Supervised Sale: Defined and structured disposition process, subject to court confirmation



Flexible unit mix with multiple layout configurations



Compelling value-add & repositioning opportunity



Vintage Santa Monica character with repositioning potential



