LUCRUM

Offering Memorandum

The Fifth & Montana

848 5th St. Santa Monica, CA 90403
Multifamily Investment Opportunity

FOR SALE

PROPERTY WEBSITE

lucrumre.com

EQUITY UNION COMMERCIAL

Investment Advisor

The Fifth & Montana

Lucrum Group | Equity Union

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The Fifth & Montana

TABLE OF CONTENTS

01. Property Overview

02. Financial Analysis

03. Area Overview

EQUITY UNION COMMERCIAL

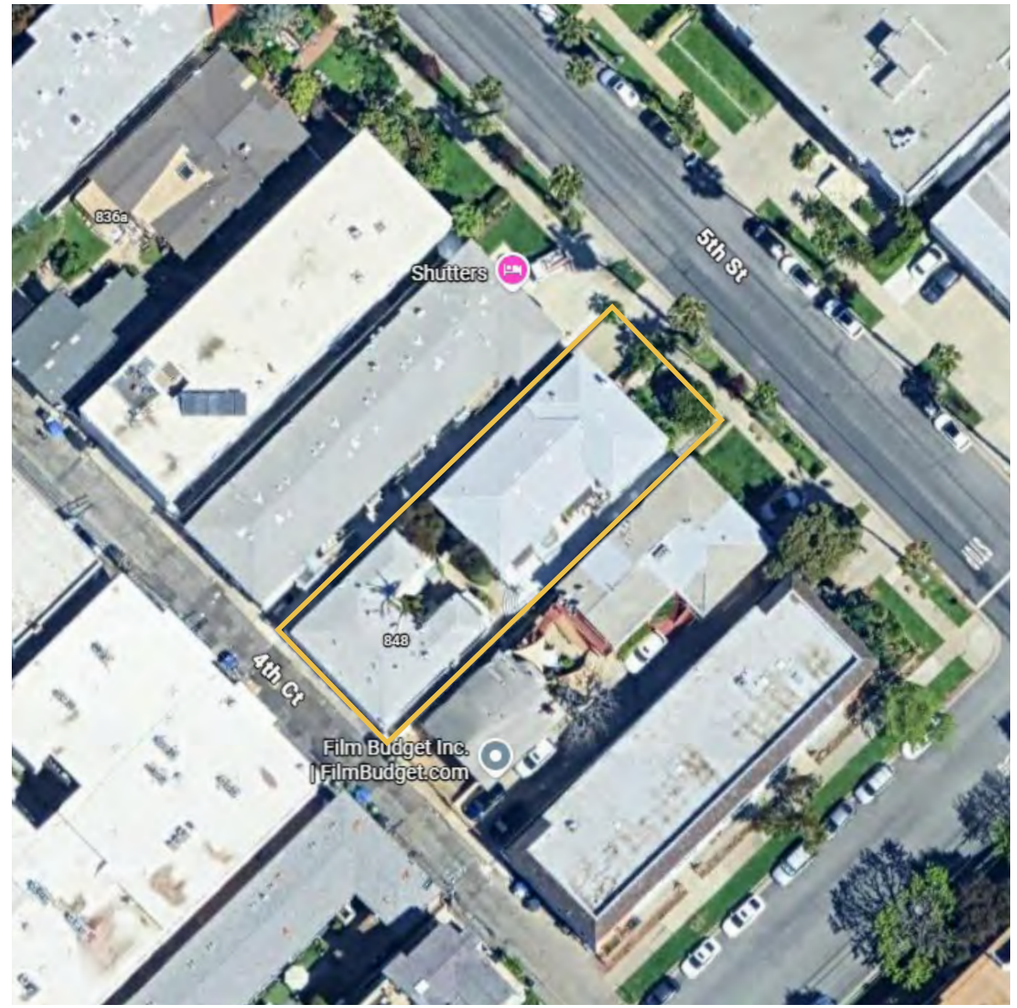
The Fifth & Montana

01. PROPERTY OVERVIEW

The Fifth & Montana

Property Overview

Street Address:	848 5th St.
City:	Santa Monica
State:	California
Zip Code:	90403
APN:	4292-016-010
Rentable Square Feet:	±7,192 SF
Lot Size:	±7,492 SF
Year Built:	1956 / 1964
Number of Units:	10
Number of Buildings:	2
Number of Stories:	2
Water:	Master-Metered
Electric:	Individually-Metered
Gas:	Individually-Metered
Construction:	Wood Frame
Roof:	Pitched
Parking:	12 Subterranean & Gar.
Zoning:	SMR2
Unit Mix:	(3) Studio/1 Bath | (6) 1 Bed/1 Bath (1) 3 Beds/3 Baths



The Fifth & Montana

Property Description

Lucrum Real Estate Group is pleased to present The Fifth & Montana, a 10-unit multifamily investment located at 848 5th Street in Santa Monica, California. The property offers investors a compelling combination of strong in-place income, substantial parking, rental upside, and attractive financing potential. With an estimated 5.53% current cap rate and 12 parking spaces for 10 units, The Fifth & Montana provides meaningful current yield with the potential for attractive leverage and interest-only financing, together with additional income-growth potential.

Built in 1956 and 1964, the two-building property comprises approximately 7,192 square feet on an approximately 7,492-square-foot lot, and includes three studios, six one-bedroom units and a distinctive townhome-style three-bedroom, three-bath front residence. Featuring generously sized bedrooms and bathrooms, a fireplace, washer/dryer hookups, a large private deck and a residential-scale layout, the three-bedroom residence provides a differentiated offering with potential appeal to an owner-occupant seeking to combine a Santa Monica residence with multifamily investment ownership. The property features 12 parking spaces, consisting of seven subterranean spaces and five rear alley garage spaces, providing a notable 1.2 spaces per unit.

Six of the property's ten units have undergone renovations, including three remodeled since 2024. Additional improvements include a roof overlay completed in early 2024, Vulkem deck work completed in 2023, and recent exterior painting and staircase improvements.

The property offers a mix of renovated and classic interiors, with select units featuring updated kitchens and baths, stainless steel appliances, hardwood-style flooring, exposed-beam ceilings, and private outdoor space. Residents also benefit from substantial on-site parking, a dedicated laundry room, landscaped common areas, and the property's intimate 10-unit scale.

Current NOI is estimated at approximately $225,450, with approximately 21.41% rental upside providing a path to projected NOI of approximately $294,231. At market rents, the property generates a projected 7.22% market cap rate, offering investors the opportunity to grow cash flow over time while benefiting from a meaningful going-in yield.

Location Description

The Fifth & Montana is located in Santa Monica's Wilshire-Montana neighborhood, approximately one block south of Montana Avenue. The location combines a primarily residential setting with immediate access to Montana Avenue's more than 150 restaurants and retailers, including neighborhood cafés, restaurants, boutiques, and everyday services.

Residents also benefit from convenient proximity to Palisades Park, Santa Monica's coastline, Downtown Santa Monica, Third Street Promenade, and Santa Monica Place. The property earns a 95 Bike Score®—Biker's Paradise and an 84 Walk Score®—Very Walkable, reinforcing the ability to access many daily needs and neighborhood amenities without relying exclusively on a vehicle. Nearby healthcare, education, technology, and entertainment employers provide additional access to a diverse Santa Monica employment base.

For multifamily investors, this combination of coastal proximity, walkability, neighborhood amenities, and strong surrounding demographics reinforces the property's resident appeal. ZIP Code 90403 reports a median household income of approximately $122,000, providing additional economic context for The Fifth & Montana's position within the Santa Monica rental market.

The Fifth & Montana

Property Highlights

- 5.53% current cap rate
- Attractive leverage & interest-only financing potential*
- Distinctive townhome-style 3BR/3BA front residence with fireplace —high owner-occupant appeal
- Rental upside to a projected 7.22% market cap rate
- 10-unit multifamily investment in Santa Monica
- Wilshire-Montana location approximately one block south of Montana Avenue
- 12 parking spaces — 1.2 spaces per unit
- Six of ten units renovated, including three since 2024
- Select units feature updated kitchens & baths, stainless steel appliances, hardwood-style flooring, exposed-beam ceilings, and private outdoor space
- Recent capital improvements include a 2024 roof overlay, 2023 deck work, exterior painting, and staircase improvements
- Dedicated laundry room & landscaped common areas

* Specific financing terms should remain in the financing section rather than being incorporated into this general highlight.

The Fifth & Montana

Location Highlights

- Wilshire-Montana location approximately one block south of Montana Avenue
- Montana Avenue offers 150+ restaurants & retailers
- 95 Bike Score®—Biker's Paradise
- 84 Walk Score®—Very Walkable
- Approximately 0.4 mile from Palisades Park & Santa Monica's coastline
- Convenient access to Santa Monica State Beach, Downtown Santa Monica, Third Street Promenade & Santa Monica Place
- Approximately $122,000 median household income in ZIP Code 90403
- Near Providence Saint John's Health Center & Santa Monica College

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848

6
7
7

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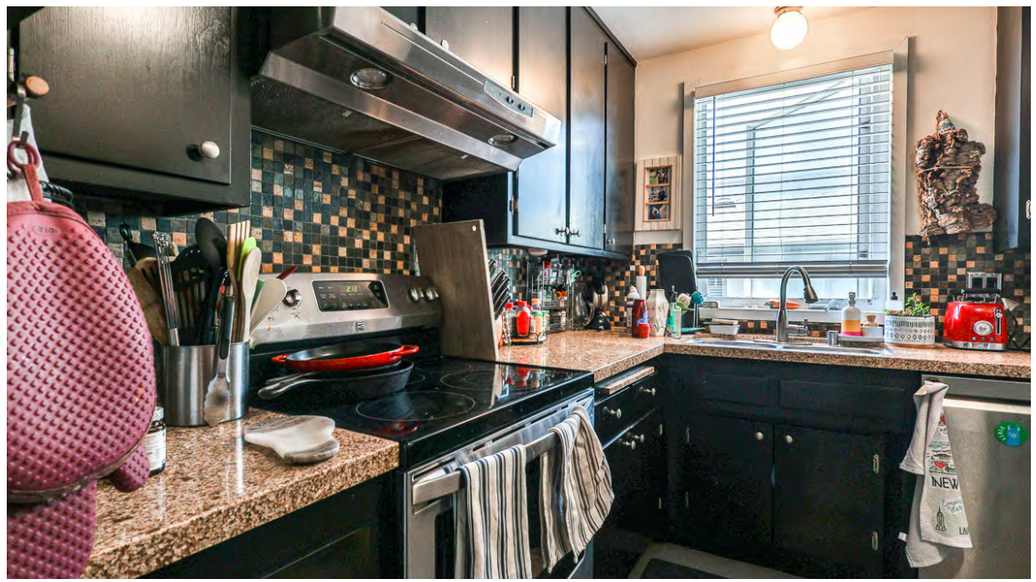
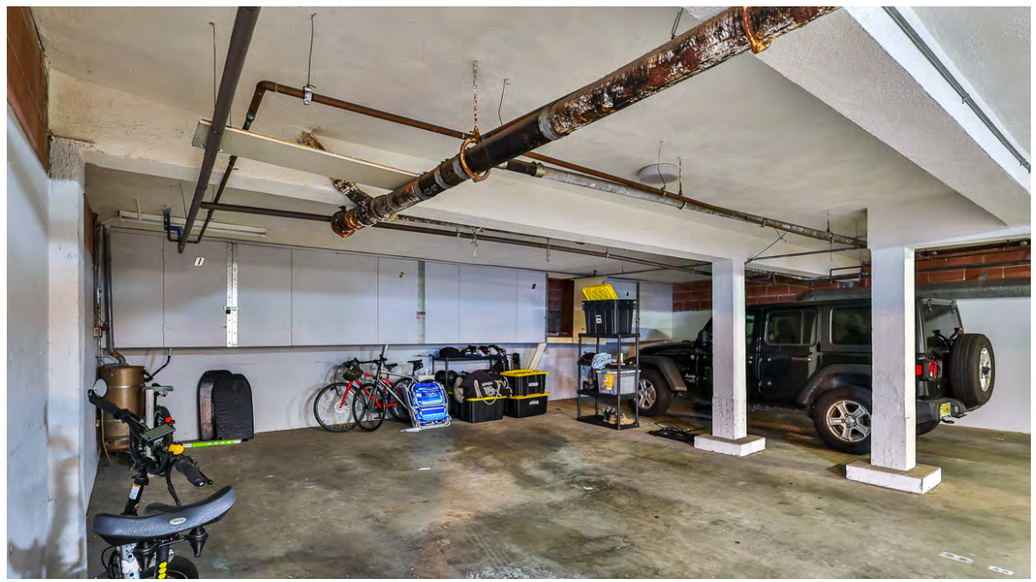
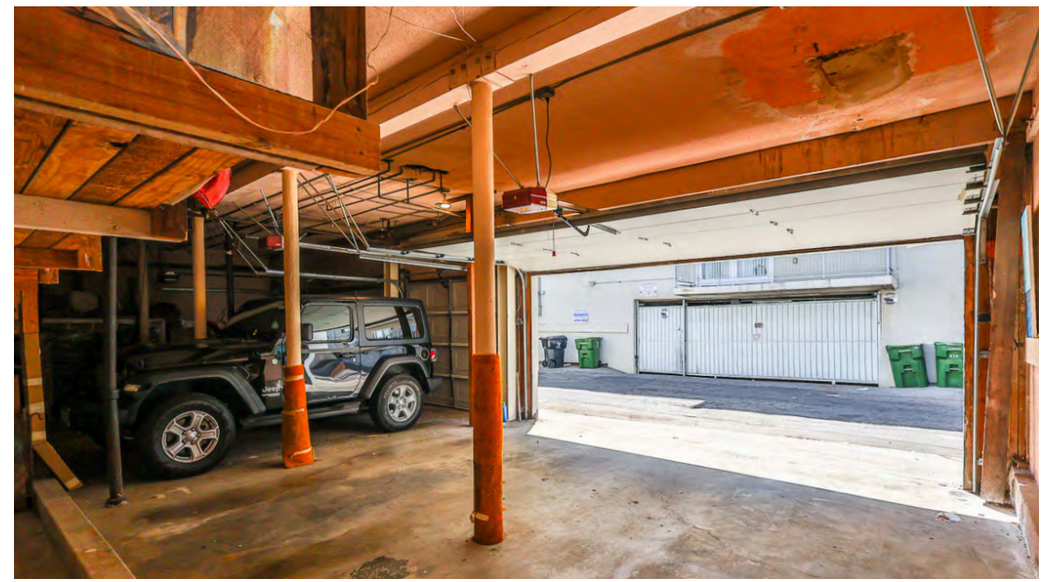
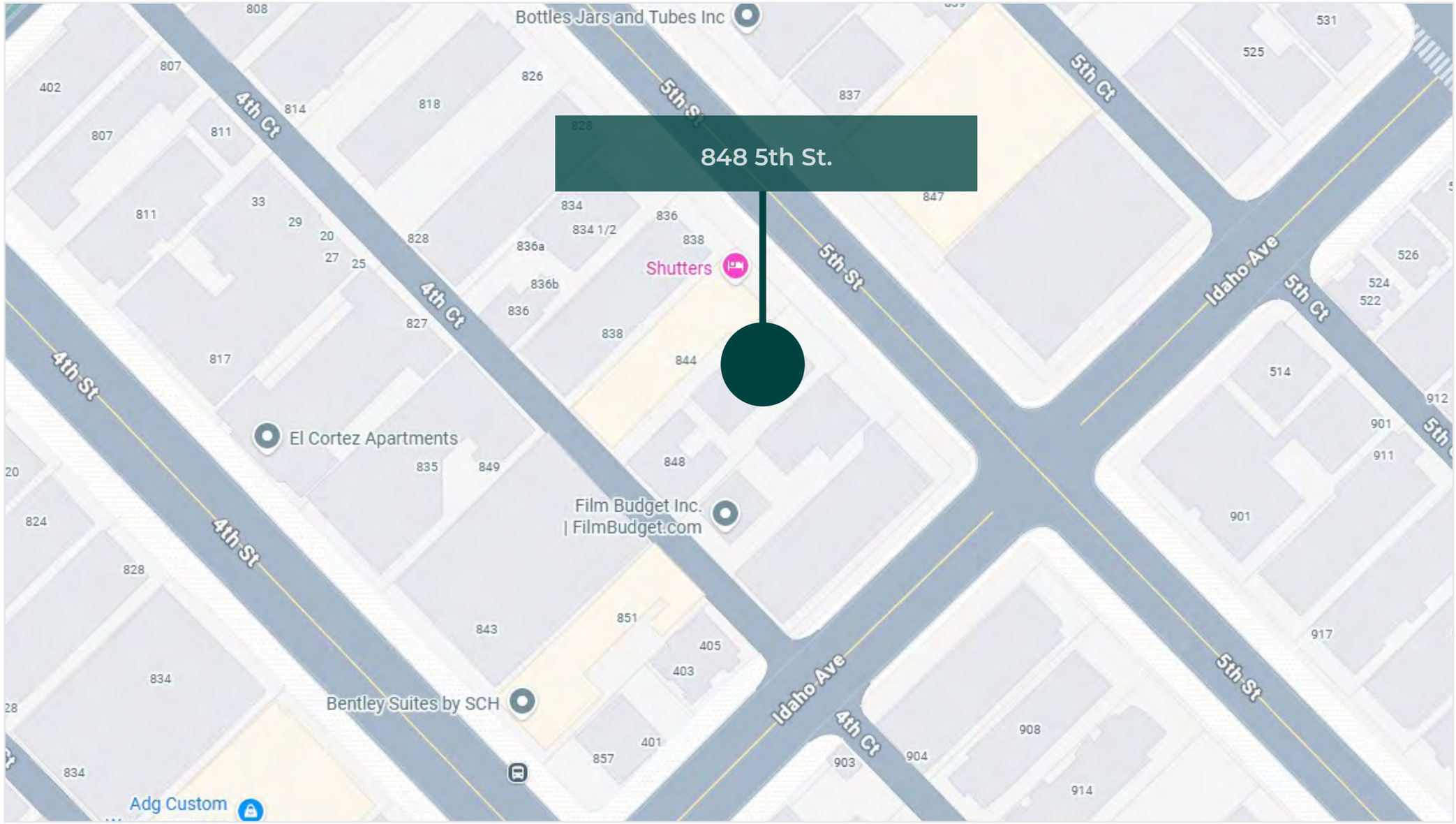


OPERATING INSTRUCTIONS
WASHER
DRYER





Street Map


848 5th St.
Bottles Jars and Tubes Inc
Shutters
El Cortez Apartments
Film Budget Inc.
| FilmBudget.com
Bentley Suites by SCH
Adg Custom
4th Ct
4th St
5th St
5th Ct
Idaho Ave

Satellite Map (3D)

The Fifth & Montana

02. FINANCIALS

Financials Pricing Details

Price	$4,075,000
Number of units	10
Price per unit	$407,500
Price per Square Foot	$566.60
Gross Square Footage	±7,192
Lot Size	±7,492 SF
Year Built	1956 / 1964

Returns	Current	Pro Forma
Cap Rate	5.53%	7.22%
GRM	12.25	10.09

Rent Roll Summary

# of Units	Unit Type	AVG Current	Pro Forma
3	Studio + 1 Bath	$1,890	$2,350
6	1 Bed + 1 Bath	$2,698	$2,995
1	3 Beds + 3 Baths	$5,750	$8,495

Financials Operating Data

Annual Income		Current		Pro Forma
Scheduled Gross Income		$332,772		$403,680
Less: Vacancy/Deductions	3.00%*	($9,983)	3.00%*	($12,110)
Gross Operating Income		$322,789		$391,570
Less: Expenses	29.25%*	($97,339)	24.11%*	($97,339)
Net Operating Income		$225,450		$294,231
Less Debt Service		($146,626)		($146,626)
Pre-Tax Cash Flow	4.71%**	$78,825	8.81%**	$147,605

Expenses	
Real Estate Taxes	$50,123
Insurance	$8,990
Utilities	$8,912
Maintenance & Repairs	$10,250
Misc. / Reserves	$2,500
Off-Site Management	$16,564
Total Expenses	$97,339
Per Square Foot	$13.53
Per Unit	$9,733.85

* As a percentage of Scheduled Gross Income.

** As a percentage of Down Payment.

Financials Rent Roll

#	Unit Type	± SF	Rent	Rent Per SF	Pro Forma Rent	Pro Forma Rent Per SF	Note
1	Studio/1 Bath	--	$1,521.00	--	$2,350.00	--	--
2	Studio/1 Bath	--	$2,256.00	--	$2,350.00	--	--
3	1 Bed/1 Bath	--	$2,900.00	--	$2,995.00	--	--
4	Studio/1 Bath	--	$1,894.00	--	$2,350.00	--	--
5	1 Bed/1 Bath	--	$2,566.00	--	$2,995.00	--	--
6	1 Bed/1 Bath	--	$2,650.00	--	$2,995.00	--	--
7	1 Bed/1 Bath	--	$2,550.00	--	$2,995.00	--	--
8	1 Bed/1 Bath	--	$2,830.00	--	$2,995.00	--	--
9	1 Bed/1 Bath	--	$2,689.00	--	$2,995.00	--	--
10	3 Beds/3 Baths	--	$5,750.00	--	$8,495.00	--	Townhome w/ Fireplace, Washer/ Dryer Hookups & Large Private Deck
--	**Totals**	**--**	**$27,606.00**	**--**	**$33,515.00**	**--**	**--**

Financials Rent Roll

--	Other Income	--	Monthly Income	--	Pro Forma Income	--	Note
--	Laundry Income	--	$125.00	--	$125.00	--	--
--	**Total Other Income**	--	$125.00	--	$125.00	--	--
--	**Monthly SGI**	**--**	**$27,731.00**	**--**	**$33,640.00**	**--**	**--**

Financials Loan Options

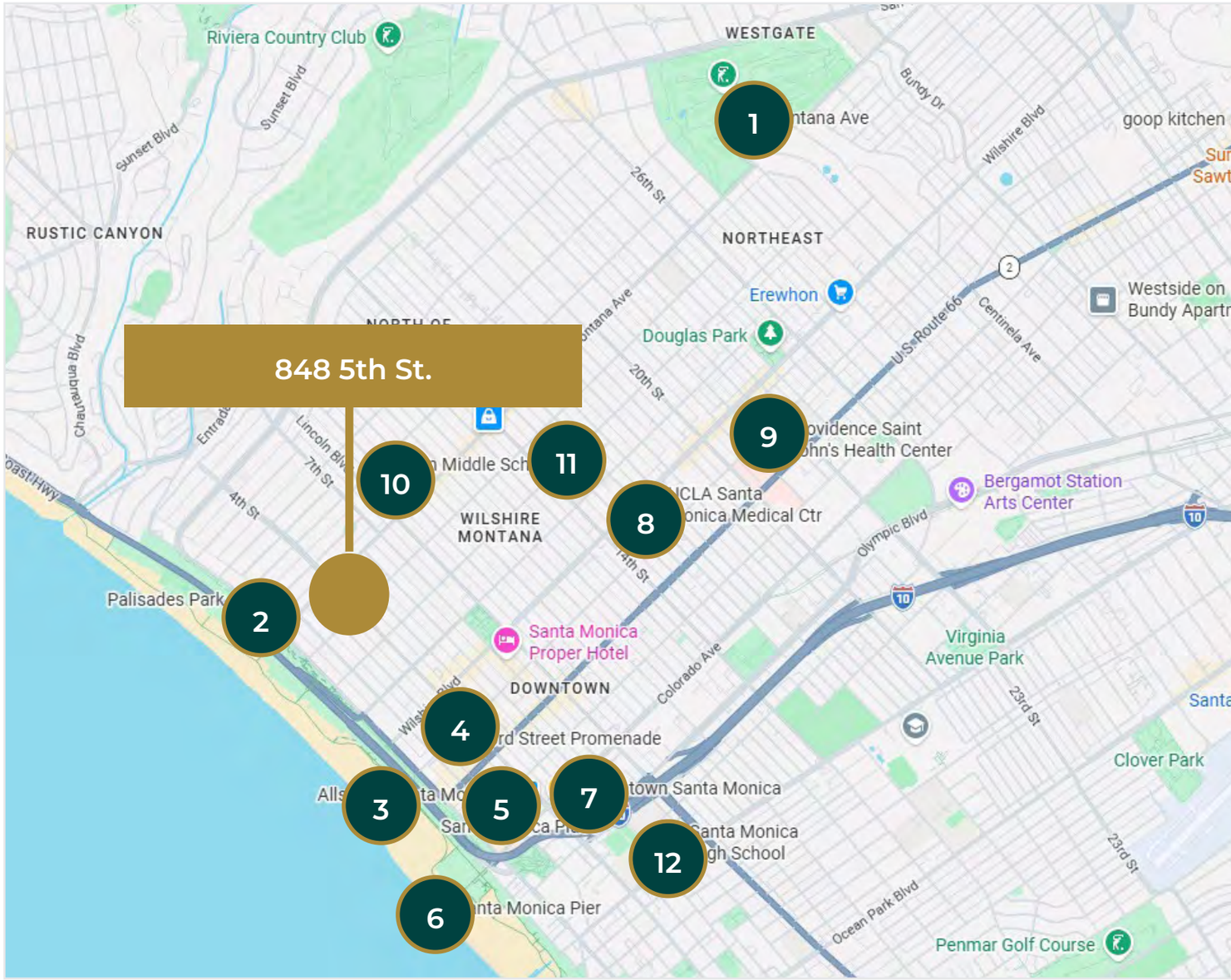
Indicative Loan Pricing	The Fifth & Montana		
Loan Product	**Option 1** **Floating-ARM**	**Option 2** **3-Year Fixed**	**Option 3** **5-Year Fixed**
Loan Amount	$2,400,000	$2,335,000	$2,400,000
Down Payment	$1,675,000	$1,740,000	$1,675,000
Amortization	30 Years	30 Years	30 Years
Loan Term	5 Years	12 Years	10 Years
Prepay	--	--	Years 1-4 | 3-3-2-1%
Debt Coverage Ratio (DCR)	1.25	1.25	1.20
Max Loan to Value	59%	57%	59%
Estimated Interest Rate	6.11%	6.375%	6.375%
Monthly Payment	$14,559	$14,567	$14,973
Recourse	Yes	Yes	Yes
Loan Fee	1%	1.25%	1%
Appraisal/Due Diligence	$10,000	$5,000	$4,500
Closing/Processing/Underwriting	Included Above	Included Above	Included Above

The interest rates listed above and any spreads derived there from are subject to market influences, which may impact loan proceeds. All terms are subject to review and approval by the lender and are subject to change until rate/spread lock. This analysis is based upon information provided by Convoy Capital. Final terms and conditions are subject to change. | October 06, 2026.

The Fifth & Montana

03. AREA OVERVIEW

Points of Interest



Points of Interest	
1	Montana Avenue Shopping District (2.1 Miles)
2	Palisades Park (0.3 Miles)
3	Santa Monica State Beach (1.0 Mile)
4	Third Street Promenade (0.8 Miles)
5	Santa Monica Place (1.0 Mile)
6	Santa Monica Pier (1.9 Miles)
7	Downtown Santa Monica Metro E Line Station (0.9 Miles)
8	UCLA Santa Monica Medical Center (1.3 Miles)
9	Providence Saint John's Health Center (2.0 Miles)
10	Roosevelt Elementary School (0.5 Miles)
11	Lincoln Middle School (1.1 Miles)
12	Santa Monica High School (1.3 Miles)

The Fifth & Montana

Points of Interest

Montana Avenue Shopping District (2.1 Miles)

Montana Avenue is a vibrant neighborhood corridor featuring boutiques, cafés, restaurants, fitness studios and everyday services. Access to this established lifestyle district enhances resident convenience and reinforces the property's appeal within Santa Monica.

Palisades Park (0.3 Miles)

Palisades Park is a scenic coastal park offering landscaped grounds, walking paths and sweeping views of Santa Monica Bay. Its close proximity connects residents with one of Santa Monica's most recognizable outdoor amenities.

Santa Monica State Beach (1.0 Mile)

Santa Monica State Beach offers expansive shoreline, swimming, surfing and access to the Marvin Braude coastal bicycle path. Nearby beach access provides a defining lifestyle advantage that supports sustained renter appeal.

Third Street Promenade (0.8 Miles)

Third Street Promenade is a pedestrian-oriented district offering shopping, dining, entertainment and community events. Its proximity gives residents convenient access to one of Downtown Santa Monica's principal commercial and lifestyle destinations.

Santa Monica Place (1.0 Mile)

Santa Monica Place is a prominent open-air shopping destination featuring major retailers, restaurants and rooftop dining. Convenient access strengthens the property's connection to Downtown Santa Monica's retail and entertainment amenities.

Santa Monica Pier (1.9 Miles)

The Santa Monica Pier is an internationally recognized coastal landmark offering dining, recreation and entertainment. Proximity to this iconic destination reinforces the property's connection to Santa Monica's distinctive coastal lifestyle.

The Fifth & Montana

Points of Interest

Downtown Santa Monica Metro E Line Station (0.9 Miles)

The Downtown Santa Monica Station provides Metro E Line service through the Westside to Culver City, USC and Downtown Los Angeles. Nearby rail access broadens regional connectivity and enhances the property's transit-oriented appeal.

UCLA Santa Monica Medical Center (1.3 Miles)

UCLA Santa Monica Medical Center is a full-service hospital providing emergency, inpatient, surgical and specialty care. The medical campus serves as an important healthcare resource and employment anchor supporting professional renter demand.

Providence Saint John's Health Center (2.0 Miles)

Providence Saint John's Health Center is a major Santa Monica medical institution offering comprehensive healthcare and specialty services. Its proximity provides convenient healthcare access while contributing to the area's diversified employment base.

Roosevelt Elementary School (0.5 Miles)

Roosevelt Elementary School is a nearby public elementary school within the Santa Monica-Malibu Unified School District. Its close proximity adds convenience for households seeking access to local public education.

Lincoln Middle School (1.1 Miles)

Lincoln Middle School is a Santa Monica-Malibu Unified School District campus serving middle-grade students. Convenient access to the campus strengthens the neighborhood's appeal to households with school-age children.

Santa Monica High School (1.3 Miles)

Santa Monica High School is the city's principal public high school and part of the Santa Monica-Malibu Unified School District. Its proximity provides residents with convenient access to a major local educational institution.

Local Developments

Tierra Apartments

A four- to six-story development providing 80 income-restricted senior apartments plus two manager units. Major features include a community room, two rooftop terraces with garden planters, secure bicycle storage, approximately 41 parking spaces, and resident-support services; 40 apartments are intended for unhoused seniors.

1415–1437 5th Street Mixed-Use Development

An 18-story, 422-unit mixed-use development containing 358 market-rate and 64 affordable residences, approximately 7,779 SF of commercial space, extensive resident amenities, and 184 parking spaces across two subterranean levels.

1318 4th Street Affordable Housing

New 122-unit affordable apartment community developed by EAH Housing, including 44 studios, 15 one-bedroom, 31 two-bedroom, and 32 three-bedroom residences. Of the total, 120 units will be income-restricted for households earning approximately 30%–60% of area median income, with two manager units.

Demographics

Wilshire-Montana, Santa Monica, CA

Wilshire-Montana is a highly desirable coastal Santa Monica neighborhood offering convenient access to Montana Avenue, Downtown Santa Monica, the beach and major Westside employment centers. Its walkable setting connects residents with restaurants, cafés, shopping, parks and everyday conveniences. Proximity to the Metro E Line and major transportation corridors provides regional connectivity to West Los Angeles, Culver City and Downtown Los Angeles, supporting sustained demand for well-located multifamily properties.

QUICK FACTS:

+ Convenient access to Third Street Promenade and Santa Monica Place, offering an established mix of shopping, dining and entertainment
+ Positioned near Santa Monica's technology, media, healthcare, creative, professional-services and hospitality employment base
+ Coastal access, neighborhood retail, recreation and transit connectivity appeal to a broad professional renter base
+ Convenient access to Palisades Park, Ocean Avenue, Santa Monica State Beach and the coastal recreation network

Median Household Income

$121,925

Median Age

44 years old

2023 Estiamted Population

21,582

Total Households

11,904

Bahcelors Degree or Higher

73.5%

Overview

Los Angeles, California

The Los Angeles Metro Rail is an urban rail transportatio system serving Los Angeles County, California. It consists of six lines, including two subway lines and four light rail lines serving 93 stations. It connects with the Metro Busway bus rapid transit system and also with the Metrolink commuter rail system.

The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D. C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Point Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. LA County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The LA Five-County area also has more than 700,000 people at work in health services / biomedical activities and 190,000 people in aerospace and technology.

Let’s Take the Next Step

Ready to Explore This Opportunity?

Connect with the Lucrum team to discuss the property, request additional information, or arrange a property tour.

Informed decisions begin with the right guidance.

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