

STATUS: Active

ADDRESS: 225 MARKET ST , VENICE 90291

LP: \$1,450,000



RESIDENTIAL INCOME
APN: 4238-012-011
NUM UNITS: 2
APX SF: 3,456 /VN
YB: 1990
RC: 0
CONST: stucco
NUM STO: 3
ZONE: LARD1.5
ASSED IMP VAL:

DOM: 30
ADP:
APX LSZ: 2,850 /VN
APX LDM: 30x95 /AS
GI: \$76,200
GOI: 76200
AOE: \$1,918
ATE: \$0
NOI: \$76,200
ASSED TOT VAL:

AREA: 11
STYLE: Architectural
POOL: No
SPA: No
GRM: 19.61
CAP:
INS: \$1,297
ELEC: \$1,022
GAS:

MLS#: 10-466549
MAP: 671/H6
CVD PKGC: 4
TRASH:
SCHED/ACT: Actual
WATER: \$8,614
GRDN: \$865
MAINT: \$1,170
MGR: \$0
ASSED LND VAL:

LD: 07/21/2010
SP:
SD:
PKGT: 4
WATER:
VAC: 0
MGMNT:
POOL EXP:
ELEV: \$3,811
LT: ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	1	2	2.50	No	\$3,500
Unit 2	1	2	2.50	No	\$2,850

DIRECTIONS: 1 block north of Windward Circle, 2 blocks to Venice beach, 2 blocks to Abbot Kinney

REMARKS: PRIME VENICE BEACH LOCATION !!! Newer duplex with two flats featuring wonderfully designed open floor plans with maximum space and flexibility, wood-burning fireplaces, private balconies, private two-car garages and gourmet kitchens with European cabinetry & granite counters. Approximately 1700 s/f each, the 2 bedroom + 2 1/2 bath flats offer security systems, large walk-in closets, additional sound insulation & convenient interior washer/dryer space. Plus there is a large bonus office/storage space on the first level. Built in 1990 ... No rent control !!! Unit A rent includes use of bonus room on lower level as an office.

AIR: Central,Wall/Window

ROOF: Composition

WATERFRONT:

SEWER: In Street,Paid

EQUIP: Built-Ins,Dishwasher,Garbage Disposal,Hood

Fan,Intercom,Microwave,Range/Oven,Refrigerator

OWNER PAYS: Gardener,Water

SPA:

HEAT: Central

FIN: Cash,Cash To New Loan

DISC: As Is

TYPE: Flats

TENANT PAYS:

OCC/SHOW: 48-hr Notice,Call LA 1,Listing Agent

Accompanies,Tenant

LP:: \$1,450,000

DOM: 30

SP:

SSP:

OLP: \$1,575,000

LD: 07/21/2010

CD:

SD:

WD:

LA1: CJ Cole

LA1#: 310-823-3129

LA1 CELL: 310-773-6945

LA1 OTHER:

LA2:

LA2#:

LA2 CELL:

LA1 OTHER:

LA1 EMAIL: cj06.mls@venicebeachliving.com

LA2 EMAIL:

LO1: Venice Beach Living

LO1# : 310-823-3129

LO2:

LO2# :

CSO: 2.5%

LT: ER

LBA: No

BAC: Yes

LS: No **EO:** No **PROBATE:**

DISCLAIMER: Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright (c) 2010 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.