

STATUS: Active

ADDRESS: 618 INDIANA AVE , VENICE 90291

LP: \$990,000



RESIDENTIAL INCOME
APN: 4239-008-005
NUM UNITS: 4
APX SF: 2,976 /VN
YB: 1959
RC: 100
CONST: Stucco
NUM STO: 2
ZONE: LARD1.5
ASSED IMP VAL:

DOM: 29
ADP:
APX LSZ: 5,270 /VN
APX LDM:
GI: \$32,124
GOI: 32124
AOE:
ATE: \$0
NOI: \$0
ASSED TOT VAL:

AREA: 11
STYLE: Mid-Century
POOL: No
SPA: No
GRM: 0.00
CAP:
INS:
ELEC:
GAS:

MLS#: 07-213141
MAP: 671/H5
CVD PKGC: 0
TRASH:
SCHED/ACT: Actual
TAXES:
GRND:
MAINT:
MGR:
ASSED LND VAL:

LD: 08/21/2007
SP:
SD:
PKGT: 8
WATER:
VAC: 0
MGMNT:
POOL EXP:
ELEV:
LT: ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	1	2	1.00	No	\$500
Unit 2	2	2	1.00	No	\$707
Unit 3	3	2	1.00	No	\$763
Unit 4	4	2	1.00	No	\$707

DIRECTIONS: West of Lincoln, East of Abbot Kinney, Between Rose and Brooks

REMARKS: TERRIFIC 4 UNIT APARTMENT BUILDING priced under \$250,000 per unit & \$332 per s/f !!! Centrally located near trendy Abbot Kinney shops & restaurants and Venice Beach. 4 spacious 2 bd+1 ba units (@750 s/f each). Excellent floor plans, original built-ins, washer/dryer hook-ups. Long-time tenants. Fabulous up-side potential. Well below replacement cost. 5270 s/f lot zoned RD1.5. Parking for at least 8 cars. PROBATE SALE. NO COURT CONFIRMATION REQUIRED PER IAEA. Offers on CAR PPA 1/06. Sold "AS IS."

AIR: None
ROOF: Composition
WATERFRONT:
SEWER: In Street, Paid
EQUIP: None
OWNER PAYS:
SPA:

HEAT: Wall
FIN: Cash
DISC: As Is, Court Approval Not Required, Probate, Other
TYPE: Single Level
TENANT PAYS:
OCC/SHOW: Listing Agent Accompanies

LP:: \$990,000 **DOM:** 29 **SP:** **SSP:** **OLP:** \$1,100,000
LD: 08/21/2007 **CD:** **SD:** **WD:**

LA1: CJ Cole **LA1#:** 310-823-3129 **LA1 CELL:** **LA1 OTHER:**
LA2: Diane Louise Duffy **LA2#:** 310-586-0326 **LA2 CELL:** 310-503-4834 **LA1 OTHER:**
LA1 EMAIL: cj06.mls@venicebeachliving.com **LA2 EMAIL:** dduffer@earthlink.net
LO1: RE/MAX All Cities - Venice **LO1# :** 310-577-5300
LO2: RE/MAX All Cities - Venice **LO2# :** 310-577-5300
CSO: 2.5% **LT:** ER **LBA:** No **BAC:** Yes **LS:** No **EO:** No **PROBATE:** Yes **COURT APP:** Not Req'D

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) 2007 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.