

**STATUS:** Active

**ADDRESS:** 672 FLOWER AVE , VENICE 90291

**LP:** \$980,000



**RESIDENTIAL INCOME**

**APN:** 4240-012-040

**NUM UNITS:** 2

**APX SF:** 1,815 /AS

**YB:** 1923

**RC:** 100%

**CONST:** stucco

**NUM STO:** 1

**ZONE:** LARD1.5

**ASSED IMP VAL:**

**DOM:** 3

**ADP:** No

**APX LSZ:** 5,793 /VN

**APX LDM:**

**GI:** \$29,196

**GOI:** 29196

**AOE:**

**ATE:** \$3,447

**NOI:** \$25,749

**ASSED TOT VAL:**

**AREA:** 11

**STYLE:** California Bungalow

**POOL:** No

**SPA:** No

**GRM:** 33.50

**CAP:**

**INS:** \$1,224

**ELEC:**

**GAS:**

**MLS#:** 06-148579

**MAP:** 671/H4

**CVD PKGC:** 2

**TRASH:**

**SCHED/ACT:** Actual

**WATER:** \$1,263

**GRDN:** \$600

**MAINT:**

**MGR:**

**ASSED LND VAL:**

**LD:** 12/01/2006

**SP:**

**SD:**

**PKGT:** 2

**WATER:** \$360

**VAC:** 0%

**MGMNT:**

**POOL EXP:**

**ELEV:**

**LT:** ER

| Type   | Number of Units | Bedrooms | Baths | Furnished(y/n) | Revenue |
|--------|-----------------|----------|-------|----------------|---------|
| Unit 1 | 672             | 1        | 1.00  | No             | \$1,495 |
| Unit 2 | 674             | 3        | 1.00  | No             | \$938   |

**DIRECTIONS:** 1 block south of Rose, 2 blocks east of Lincoln

**REMARKS:** This terrific property features two well-maintained cottages, each with a cozy front porch & nice private yard area. Both have original wood windows & doors plus individual laundry hook-ups. The front cottage has 1 bd, 1 ba, enclosed sun porch (doubles as additional sleeping area), separate dining room, spacious kitchen & private patio. The rear cottage is a 3 bd + 3 ba home with a large kitchen, dining nook, fireplace in the living room, hardwood floors throughout, attached double garage.

**AIR:** None

**ROOF:** Composition

**WATERFRONT:**

**SEWER:** In Street, Paid

**EQUIP:** Garbage Disposal

**OWNER PAYS:** Gardener, Water

**SPA:**

**HEAT:** Wall

**FIN:** Cash

**DISC:** As Is

**TYPE:** Cottages

**TENANT PAYS:** Electric, Gardener, Gas

**OCC/SHOW:** 48-hr Notice, Listing Agent Accompanies, Tenant

**LP::** \$980,000

**DOM:** 3

**SP:**

**SSP:**

**OLP:** \$980,000

**LD:** 12/01/2006

**CD:**

**SD:**

**WD:**

**LA1:** CJ Cole

**LA1#:** 310-823-3129

**LA1 CELL:**

**LA1 OTHER:**

**LA2:**

**LA2#:**

**LA2 CELL:**

**LA1 OTHER:**

**LA1 EMAIL:** cj06.mls@venicebeachliving.com

**LA2 EMAIL:**

**LO1:** Coldwell Banker-

**LO1# :** 310-301-3500

**LO2:**

**LO2# :**

**CSO:** 3%

**LT:** ER

**LBA:** No

**BAC:** Yes

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

**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) 2006 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.