



JANET JUNG

YOUR 3RD GENERATION VENICE LOCAL
& TOP PRODUCER SINCE 1999

ABBOT KINNEY REAL ESTATE

CALL ME DIRECT! 310.720.4165

STATUS: Active

ADDRESS: 631 INDIANA AVE , VENICE 90291

LP: \$849,000



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RESIDENTIAL INCOME

APN: 4239-003-034

NUM UNITS: 3

APX SF: 2,570/AS

YB: 1905

RC:

CONST:

NUM STO: 2

ZONE: LARD1.5

ASSED IMP VAL: \$28,345

DOM: 0

ADP: No

APX LSZ: 4,792/AS

APX LDM:

GI: \$0

GOI: 4160

AOE:

ATE: \$4160

NOI: \$0

ASSED TOT VAL:

AREA: (11) Venice

STYLE: Traditional

POOL: No

GRM: 0.00

CAP:

INS:

ELEC:

GAS:

MLS#: 10-430287

MAP: [671/H5](#)

CVD PKG: 0

TRASH:

SCHED/ACT: Actual

TAXES:

GRDN:

MAINT:

MGR:

ASSED LND VAL: \$13,891

LD: 02/23/2010

SP: 0

SD:

NUM PKG: 4

WATER:

VAC: 100

MGMNT:

POOL EXP:

ELEV:

LT: ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	631	2	1.00	No	\$0
Unit 2	633	2	1.00	No	\$0
Unit 3	633	2	2.00	No	\$0

DIRECTIONS: West of Lincoln Bl, South of Rose Ave

REMARKS: Well Priced Triplex, 6 blocks to the beach! All vacant at COE! Rear units vacant now. Rear is Townhome style, both 2 beds, 1 baths w/ Large eat-in kitchens. Front home probable tear down, currently occupied by relative and vacant at COE. Parking from alley, 4+ spots and gated. Probate listing with court confirmation. Easy to view rear daily by appt.

AIR: None

ROOF: Composition

WATERFRONT: None

SEWER: In Street

EQUIP: Garbage Disposal,Other,Antenna

OWNER PAYS: Water,Other

SPA: None

HEAT: Floor Furnace

FIN: Cash,Cash To New Loan

DISC: As Is,Court Approval Required,Probate

TYPE: residential

TENANT PAYS: Other

OCC/SHOW: Appointment w/List. Office,Listing Agent Accompanies

LP: \$849,000

DOM: 0

LD: 02/23/2010

SP:

SSP:

BLOG Y/N: Yes

OLP: \$849,000

CD:

SD:

WD:

AVM Y/N: Yes

LA1: Janet Jung

LA1#: 310-396-2600

LA1 CELL: 310-720-4165

LA1 OTHER:

LA2:

LA2#:

LA2 CELL:

LA2 OTHER:

LA1 EMAIL: janetjung@aol.com

LA2 EMAIL:

LO1: Abbot Kinney Real Estate

LO1#: 310-396-2600

LA1 FAX#: 310-396-0062

LO2:

LO2#:

LA2 FAX#:

CSO: 2.5%

LT: ER

LBA:

BAC: Yes

LS: No

EO: No

PROBATE:

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 © 2010 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed. Prepared by: Janet Jung DRE# 01265366