

Brett Freeman - Abbot Kinney Real Estate - 310.435.6266

STATUS: Active

ADDRESS: 678 WESTMINSTER AVE , VENICE 90291

LP: \$1,499,000



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RESIDENTIAL INCOME

APN: 4239-024-006
NUM UNITS: 3
APX SF: 3,648/VN
YB: 1988
RC: 0
CONST:
NUM STO: 3
ZONE: LARD1.5
ASSED IMP VAL: \$318,362

DOM: 1
ADP:
APX LSZ: 5,183/VN
APX LDM: 40x131/VN
GI: \$93,600
GOI: 93600
AOE:
ATE: \$0
NOI: \$93,600
ASSED TOT VAL:

AREA: (11) Venice
STYLE: Architectural
POOL: No
GRM: 16.00
CAP:
INS:
ELEC:
GAS:

MLS#: 10-431395
MAP: [671/H5](#)
CVD PKG: 2
TRASH:
SCHED/ACT: Actual
TAXES:
GRDN:
MAINT:
MGR:
ASSED LND VAL: \$742,845

LD: 02/27/2010
SP: 0
SD:
NUM PKG: 8
WATER:
VAC: 0
MGMNT:
POOL EXP:
ELEV:
LT: ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	1	4	3.50	No	\$3,600
Unit 2	1	2	1.00	No	\$2,100
Unit 3	1	2	1.00	No	\$2,100

DIRECTIONS: west of 7th north of Abbot Kinney

REMARKS: Very unique Venice Triplex. Modern building with lots of skylights. Endless possibilities for this non-rent control building. Top 2 story unit is massive with 4 bedrooms, 3 1/2 baths, 2 lofts overlooking living room with 20 ft ceilings. It has a huge deck with spiral staircase leading down to private 2 car garage. Downstairs 2 units each have 2 bedrooms with vaulted ceilings in large open space with double french doors leading out to pergola covered private patios. Every unit has inside laundry. The entire compound is gated and has 3 separate parking areas with gated offstreet parking for up to 8 cars. Property is lined with 16 Eucalyptus trees. 3 blocks to Abbot Kinney 5 blocks to beach. Never a vacancy. Only one downstairs unit has lease others are month to month.

AIR: Central
ROOF:

WATERFRONT:

SEWER:
EQUIP: Dishwasher, Dryer, Garbage Disposal, Intercom, Range/Oven, Refrigerator, Washer

OWNER PAYS: Water
SPA:

HEAT: Central, Radiant, Wall
FIN: Cash To New Loan
DISC: LA/Owner Related, Owner Has R.E. License, Owner Is Listing Agent
TYPE: apartments
TENANT PAYS: Electric, Gas
OCC/SHOW: Call LA 1

LP: \$1,499,000 **DOM:** 1 **LD:** 02/27/2010 **SP:** **SSP:** **BLOG Y/N:** Yes
OLP: \$1,499,000 **CD:** **SD:** **WD:** **AVM Y/N:** Yes

LA1: Brett Freeman **LA1#:** 310-435-6266 **LA1 CELL:** 310-435-6266 **LA1 OTHER:**
LA2: **LA2#:** **LA2 CELL:** **LA2 OTHER:**
LA1 EMAIL: brett@abbotkinneyrealestate.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:** No

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