



Sullivan Dituri Realtors

FOR SALE

3008 Pacific Ave. Venice, CA 90291

Amazing Owner-User investment opportunity on the cusp of Venice Beach and the Marina Peninsula! One block north from famous Venice Pier and Washington Square. Minutes from the Venice Canals, Abbot Kinney, and Marina del Rey. Large units with outdoor space. This building is the epitome of coastal living, perfect for an Owner-User that wants to live steps from the beach! Ground floor 3-Bedroom, 3-Bathroom unit with private patio is vacant and will be delivered vacant.

Purchase Price: \$2,795,000.00
Type of Property: Apartment
Number of Units: 2
 Year Built 1961
 Lot Size (Sq. Ft.) ~ 7,501
 Apt. Building (Sq. Ft.) ~ 7,250
 Zoning LARD1.5
 APN 4227-018-028
 GRM 25.46
 CAP Rate 1.80%
 Scheduled Gross Income* \$ 50,363.50
 *PROJECTED

Unit No.	Description	Rent per Unit	Pro Forma
Unit 1*	3bd/3ba	\$6,000.00*	\$6,000.00
Unit 2	3bd/3ba	\$3,150.00	\$6,000.00
Total Rental Income		\$9,150.00	\$12,000.00
GRAND TOTAL (Annual)		\$109,800.00	\$144,000.00

*VACANT, RENT PROJECTED

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