



558 San Juan Ave, Venice 90291

RE/MAX[®] ONE
COMMERCIAL

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OVERVIEW



558 San Juan Avenue is a distinctive Venice triplex located in one of the Westside's most desirable rental submarkets, just moments from Abbot Kinney Boulevard and a short distance to the beach. The property consists of a charming 2-bedroom, 1-bath front house and a custom architect-designed duplex built in 1990 that is not subject to the Los Angeles Rent Stabilization Ordinance (RSO). The rear duplex features two one-bedroom, one-bath loft-style units with dramatic double-height ceilings reaching approximately 20 feet, with one unit currently vacant providing immediate upside.

The property offers a lush central courtyard, a private front yard, three ground-level storage spaces (two vacant) with potential for additional income or possible ADU conversion (buyer to verify), and dedicated garage parking for each unit. With strong architectural appeal, multiple income streams, and exceptional tenant demand driven by Venice's walkability and coastal proximity, this offering presents a compelling investment opportunity.

PROPERTY HIGHLIGHTS

- 3 units
- (2) 2+1 House, (2) 1+1 Loft-Style
- Duplex Built in 1990
- 1 Vacant Unit in the Duplex

LOCATION HIGHLIGHTS

- Prime Venice location just moments from Abbot Kinney Boulevard's renowned dining, retail, and nightlife
- Short distance to Venice Beach and the Pacific Ocean, a major driver of tenant demand



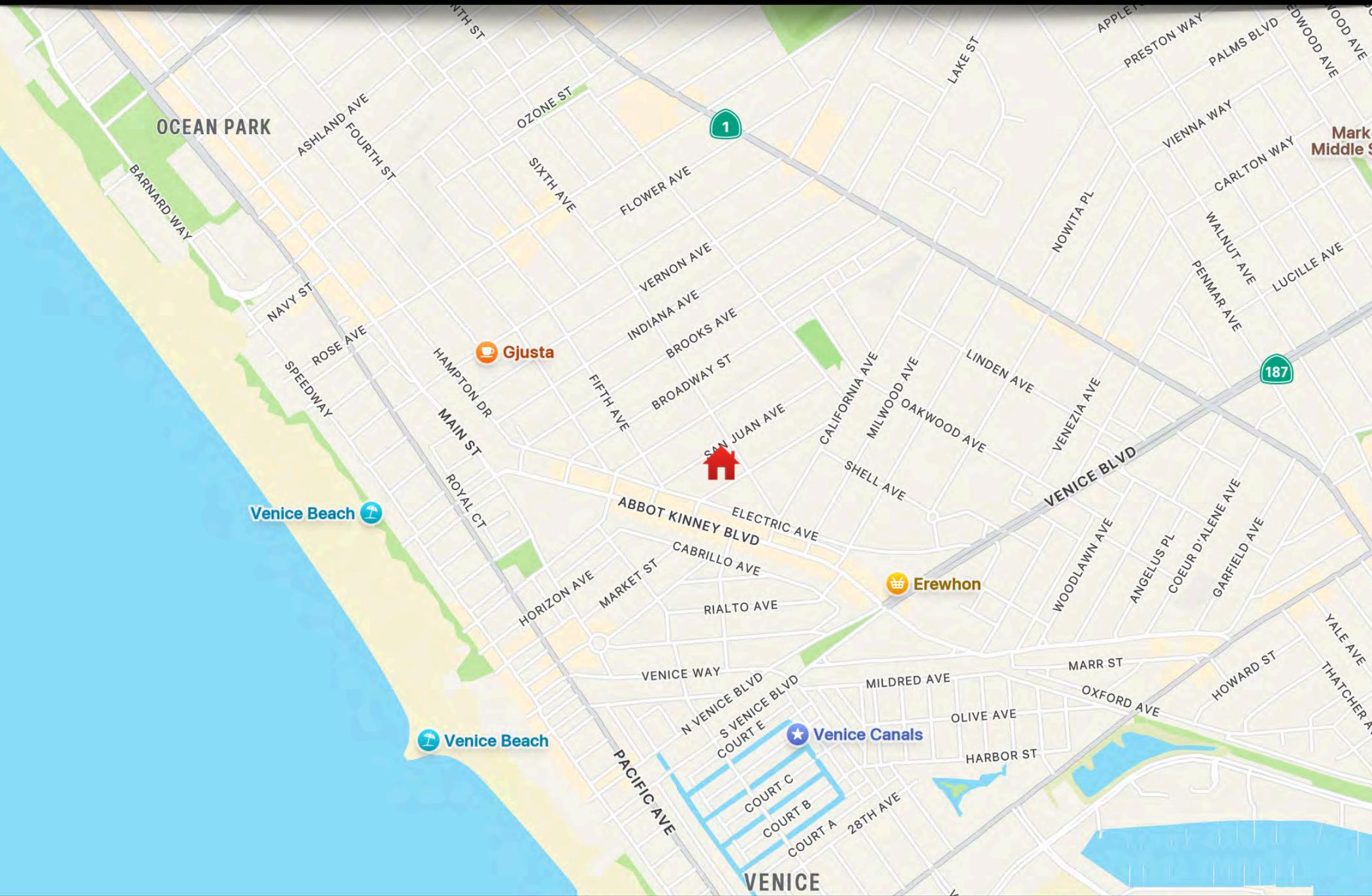
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STREET MAP



FINANCIAL SUMMARY

PRICING

Offering Price		\$2,500,000
Down Payment	(25%)	\$625,000
Price/ Unit		\$833,333
Price/ SF		\$760.11
GRM	13.53	18.58
Cap Rate	5.00%	3.06%

Market

ASSET

Units		3
Year Built	House 1928 / Duplex 1990	
Gross SF		3,289
Lot SF		5,199
Zoning		LARD1.5
Parking		3

Income

	Current	Proforma
Monthly Income	\$11,215	\$15,400
Annualized Income	\$134,580	\$184,800
Less Vacancy (3%)	\$4,037	\$5,544
Effective Rental Income	\$130,543	\$179,256
Total Expenses	\$54,164	\$54,164
Net Operating Income (NOI)	\$76,379	\$125,092

EXPENSES

Real Estate Taxes	\$31,250
Insurance	\$5,920
Utilities	\$3,450
Repairs & Maintenance	\$2,700
Management	\$4,710
Reserves	\$6,133
Total Expenses	\$54,164

COMPARABLE SALES

<u>ADDRESS</u>	<u>UNITS</u>	<u>GRM</u>	<u>PRICE/UNIT</u>	<u>PRICE/SF</u>
344 Indiana Ave	3	13.99	\$1,075,000	\$744.63
506 Boccaccio Ave	3	16.26	\$741,667	\$846.65
549 San Juan Ave	3	21.37	\$666,667	\$785.55
Average	3	17.21	\$827,778	\$792.28
558 San Juan Ave	3	18.58	\$833,333	\$760.11

Values represented in table and respective charts refer to Subject Property's LISTED PRICE to Comp Property's SALE PRICE.



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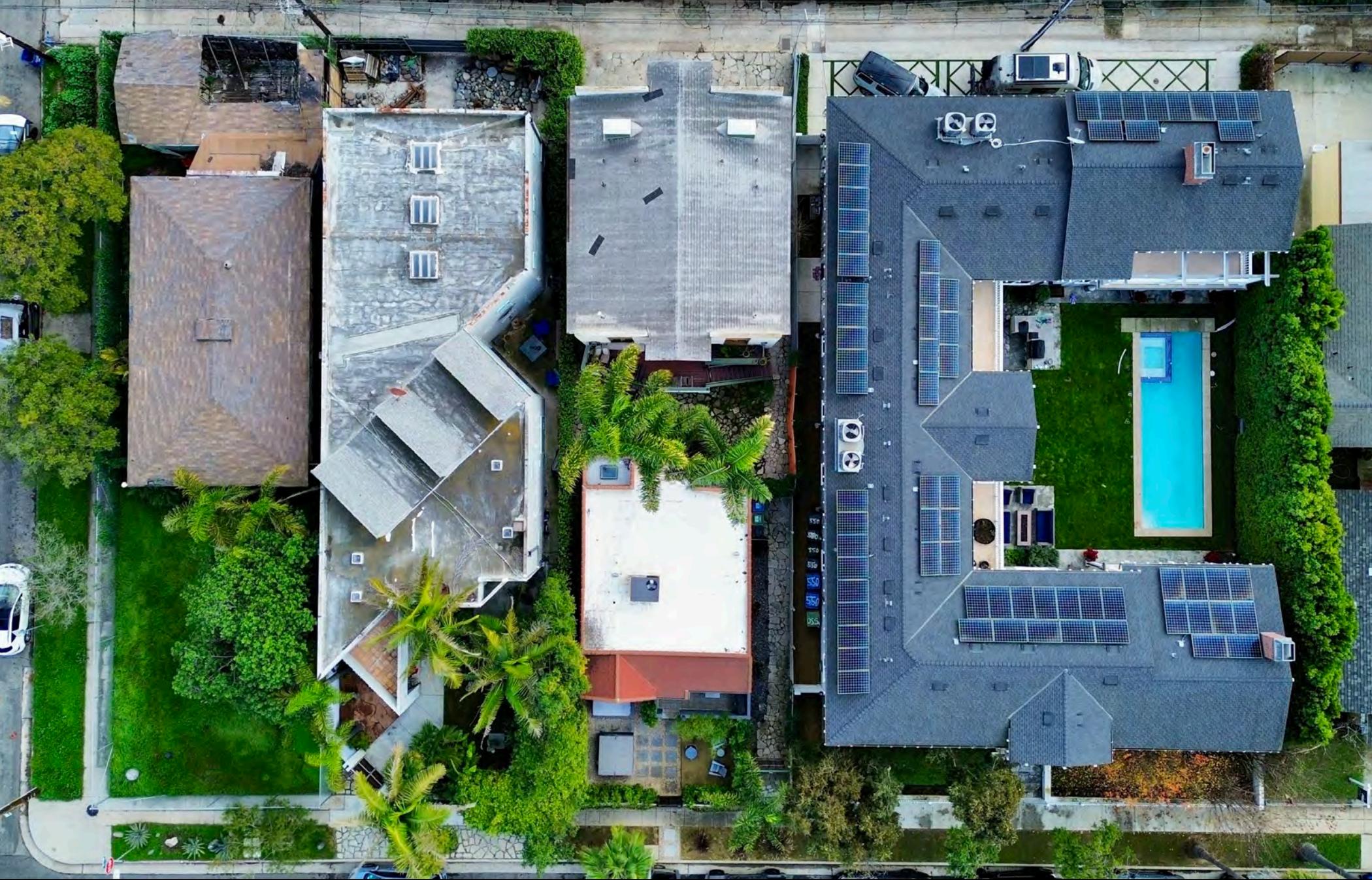
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COMMUNITY OVERVIEW

Nestled along the iconic shores of Southern California, Venice is a vibrant, eclectic neighborhood that seamlessly blends bohemian charm with modern sophistication. Known for its artistic spirit, cultural diversity, and laid-back beach lifestyle, Venice offers an unparalleled living experience that attracts residents and visitors from around the world.

A Thriving Hub of Culture and Creativity

Venice is synonymous with creativity. From the world-renowned Venice Beach Boardwalk, lined with street performers, local artisans, and unique boutiques, to the thriving art galleries and murals of the Abbot Kinney district, the community is a celebration of self-expression and innovation. It's a place where art meets life, and individuality thrives.

Prime Location and Connectivity

Located just minutes from Santa Monica, Marina del Rey, and LAX, Venice offers unbeatable convenience for work, travel, and play. Its walkability and bike-friendly infrastructure make getting around a breeze, whether you're strolling along the canals, biking to the beach, or exploring local eateries and shops.

Outdoor Living and Recreation

For outdoor enthusiasts, Venice delivers year-round activities. Residents enjoy miles of sandy beaches, the famous Venice Skate Park, and endless water sports like surfing and paddleboarding. The Venice Canals provide a tranquil retreat, while parks and green spaces create the perfect backdrop for picnics, yoga sessions, or casual afternoons with friends and family.

A Culinary and Shopping Destination

Venice is a food lover's paradise, offering an array of dining options ranging from farm-to-table restaurants to gourmet food trucks. Abbot Kinney Boulevard, often referred to as "the coolest block in America," is a shopper's dream, featuring designer boutiques, vintage stores, and specialty shops.

A True Sense of Community

Despite its global appeal, Venice maintains a close-knit community vibe. With neighborhood events, farmers markets, and wellness-focused gatherings, it's a place where connections flourish, and neighbors become friends.

Venice, California, is more than just a place to live—it's a lifestyle defined by creativity, connection, and coastal beauty. Discover the essence of this one-of-a-kind community, where every day feels like an escape.



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The RE/MAX ONE COMMERCIAL team has a combined experience of over 45 years in Multi-Family transactions in the Los Angeles and we have a 100% completion rate with all of our executed 1031 Exchanges.

In the past year, we have closed over one billion in multi-family assets in the Los Angeles. Decades of experience, expertise, professionalism, and bullish marketing strategy has led us to where we are today; heading the Multi-Family division for the #1 RE/MAX franchise in the world by sales volume. We will endeavor to continue our mission to relentlessly source, negotiate, and close the best deals for our esteemed clients.

\$50,000,000 in assets currently listed.
\$25,000,000 in assets currently under contract.
97% - 105% of asking price achieved.
100% completion rate on 1031 Exchanges.

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COMMERCIAL

LA's most TRUSTED Multi-Family Investment Brokerage.

Recent Activity on the Westside:

Recent Sales:

1537 15th St - 7 units	1837-1841 16th St - 16 units
1044 3rd St - 10 units	1445 9th St - 11 units
1420 20th St - 10 units	1311 Euclid St - 11 units
2314 Oak St - 6 units	1743 9th St - 8 units
2450 Oak St - 6 units	1024 Pico Blvd - 8 units
1137 12th St - 11 units	1537 19th St - 6 units
2315 Kansas Ave - 5 units	1533 19th St - 5 units
1711 Franklin St - 5 units	2420 20th St - 5 units
1420 Berkeley St - 6 units	502 Bay St - 5 units
919 18th St - 6 units	947 20th St - 6 units
919 20th St - 6 units	1028 14th St - 10 units
423 Ocean Ave - 16 units	912 11th St - 10 units
1501 Pearl St - 11 units	833 Lincoln Blvd - 10 units
2026 Oak St - 6 units	1731 Franklin Street - 6 units
2228 20th St - 6 units	1414 Ocean Park Blvd - 4 units
2122 20th St - 6 units	1112 11th Street - 8 units
2420 20th St - 5 units	848 18th Street - 7 units
1432 9th St - 10 units	847 15th Street - 6 units
1610 Broadway - 7 units	912 12th Street - 7 units
1939 17th St - 5 units	11627 Mayfield Ave - 10 units
1420 Harvard St - 10 units	2128 Veteran Ave - SFR
1338 Princeton St - 10 units	5769 W 74th St - SFR
1434 Berkeley St - 7 units	443 Bay Street - 6 units
1453 Berkeley St - 7 units	1423 Euclid Street - 11 units
	824 Lincoln Blvd - 10 units
	1247 Berkeley St - 6 units

AGENT SUMMARY

RE/MAX One is the #1 RE/MAX franchise in the world by sales volume and we head their Multi-Family division.

We have a 100% completion rate for all 1031 exchanges and have achieved record setting prices throughout Los Angeles.

Our dynamic team of agents are the most active brokers in the area and range from 45+ years of experience to young, high-energy agents dialing the phones to sell your property.

Chase Simonton

Vice President, Multi-Family Investments
dre 01766871

With over 17 years of experience selling multi-family investments and over 1 billion in closed transactions, Chase has become one of the premier multi-family specialists in the Greater Los Angeles Area. Leading a commercial real estate team of 7 agents, Chase offers both experience and problem solving ability backed by a young group of high energy agents calling on behalf of your property. and energy of a high powered real estate office.

Andrew Wong

Senior Partner, Multi-Family Investments
dre 02066504

Starting his career in Office Sales up in the Bay Area, Andrew has transitioned as the top multi-family specialist in Santa Monica and the Westside with over 7 years of experience. Leading the RE/MAX One Commercial team in total sales volume, Andrew has sold more buildings in Santa Monica in the past seven years than any other individual broker. His ability to negotiate and his networking reach with owners has earned him the top spot as Santa Monica's most trusted multi-family specialist.



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