

534 N BROADWAY ST

VENICE, CA 90291

\$ 3,990,000

YEAR BUILT 1964

 10
BEDS

 6
BATHS

 4,428
SQFT

LOT SIZE: 5,2

 GARAGE SPACES:



POTJANEE SRI

Senior Estate Director | DRE# 01766066

YOUR REAL ESTATE SOLUTION

 818-971-9193 | 661-310-5899

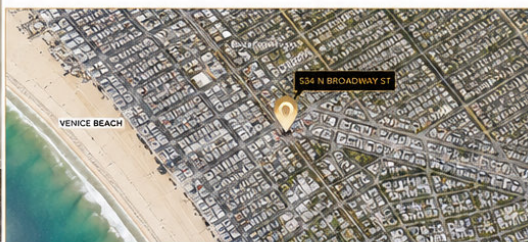
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 www.potjaneesri.com

PROPERTY HIGHLIGHTS

-  Prime Beachside Location – Quiet streets just 4 blocks from Venice Beach
-  1 Block to Abbott Kinney Blvd – Renowned for its shops, cafés, restaurants, bars & boutiques
-  Near Westminster Elementary School – Ideal for families
-  Comparable to Rodeo Dr, Montana Ave & 3rd Street Promenade – Trendy, walkable neighborhood vibe
-  Walkable & Transit-Friendly – Public transportation available off Lincoln Blvd
-  Close to Groceries – Ralphs, Erewhon & Whole Foods within 1 mile
-  Vacant & Move-In Ready – Ideal for owner-occupants or investors
-  Public Records Show 12 Bedrooms – Currently configured as 10 bedrooms (buyer to verify)
-  Freshly Painted Interior & Exterior – Roof coated with elastomeric paint for added durability

PER SQFT	SQFT	2025 ACTUAL INCOME	PROFORMA	
4 Units	901.08	\$ 5,000	\$ 5,500	Per Month
3/2		\$ 4,000	\$ 4,500	Per Month
3/2		\$ 5,000	\$ 5,500	Per Month
2/2		\$ 4,250	\$ 4,500	Per Month
OTHERS				
Utilities	\$ 676	Per Month	\$ 800	Per Month
Insurance	\$ 283	Per Month	\$ 676	Per Month
Property Tax	\$ 4,000	Per Month	\$ 283	Per Month
			\$ 4,000	Per Month
GROSS INCOME	\$ 18,250		\$ 20,000	Per Month
TOTAL EXPENSE	\$ 5,759		\$ 5,759	Per Month
NET INCOME	\$ 12,491		\$ 14,241	Per Month
ROI	3.76%		4.28%	



4 BLOCKS
TO VENICE BEACH



1 BLOCK
TO ABBOTT KINNEY BLVD



7 MIN
TO BOARDWALK



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ENGEL & VÖLKERS

RESIDENTIAL & COMMERCIAL | 1031 EXCHANGE | INVESTMENT PROPERTIES
SHORT SALE SPECIALIST | INTERNATIONAL REAL ESTATE

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