



1146
VENICE
BOULEVARD

VENICE

COMPASS

PRESENTED BY

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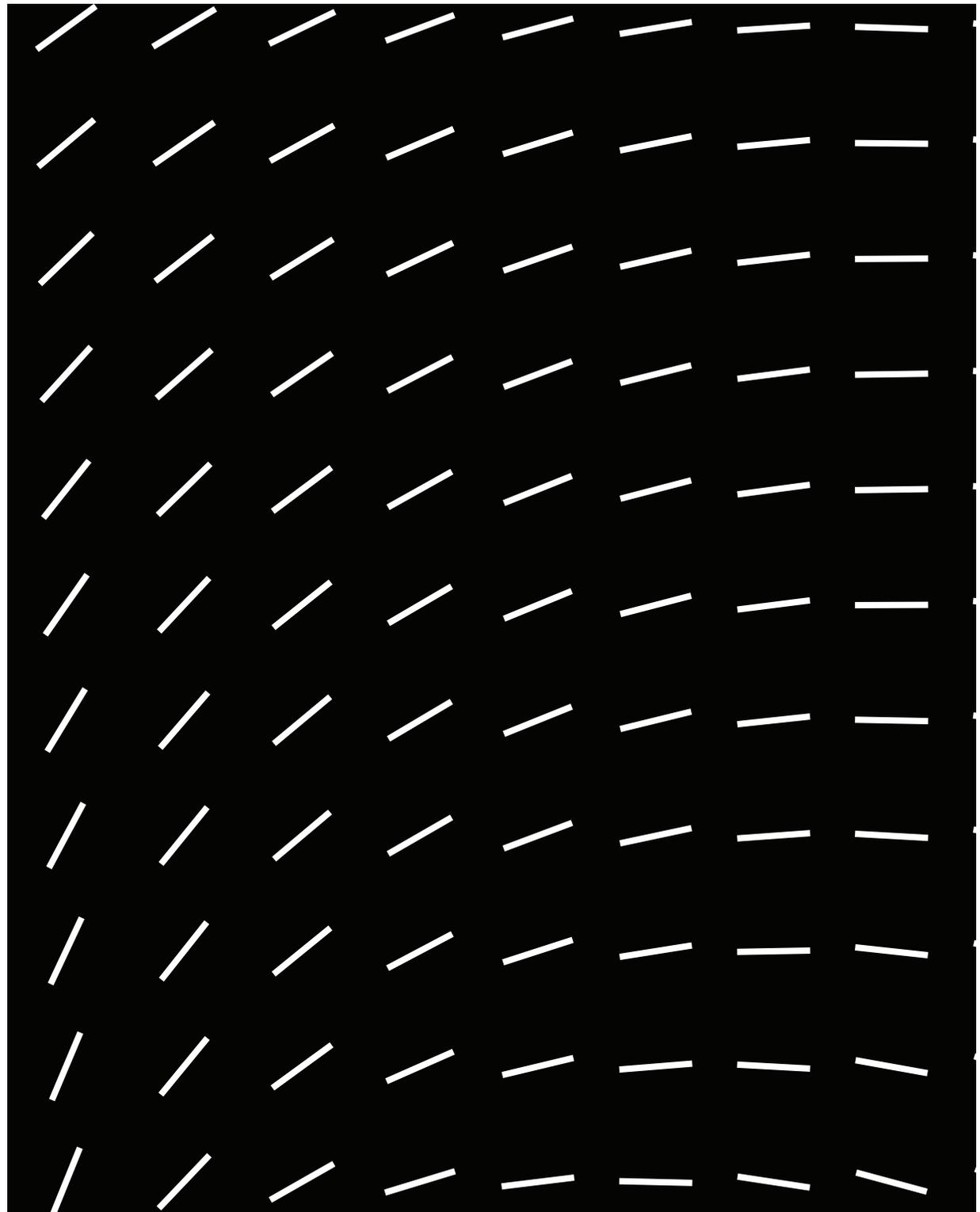


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Prime Venice Location



Located in a prime Venice location, within walking distance to shops, restaurants and the beach. Great access to transport and all that Venice and the West Side has to offer.



Location Overview

Prime Venice Location

4 Units | Total 4 Bedrooms, 4 Baths

3,116 Sq Ft Living Space

4,489 Sq Ft Lot Size

Zoning LAR4

4 Garages

Built in 1952



Property Summary

Fantastic opportunity to acquire this remodeled and very well maintained four-unit building, located in an excellent Venice location. Totalling 3,116 sq ft on a 4,489 sq ft lot, this updated two story building consists of 4 units, each 1 bed/1 bath. All units have been recently renovated with new floors, new appliances, remodeled bathrooms and kitchens. Additional upgrades to the building include new copper plumbing, updated electrical throughout and newer windows. Further features include 4 garage spaces, storage, as well as great patio areas. This is a wonderful investment property, in a great neighborhood.



Property Details

APN 4236-001-014

Notable Intersection Venice Boulevard &
Lincoln Boulevard

Market Venice

Zoning LAR4

Building Sq Ft 3,116

Lot Size Sq Ft 4,489



Financials

Rent Roll	Unit Type	Unit Sq Ft	Monthly Income	Annual Income
Unit 1	1 Bed, 1 Bath		\$2,675 \$2,758	\$32,100 \$33,096
Unit 2	1 Bed, 1 Bath		\$1,720 \$1,774	\$20,640 \$21,293
Unit 3	1 Bed, 1 Bath		\$2,080 \$2,144	\$24,960 \$25,737
Unit 4	1 Bed, 1 Bath		\$2,255 \$2,324	\$27,040 \$27,897

Annual Expenses

Insurance	\$3,300
Gardener	\$2,400
Property Taxes*	\$24,875 \$19,687
Repairs & Maintenance	\$1,500
Utilities	\$4,500
Misc./Reserves	\$325

Gross Monthly Income	\$8,730 \$9,002
Gross Annual Income	\$104,760 \$108,026

Gross Annual Income	\$104,760 \$108,026
Total Annual Expense	\$36,900 \$31,712
Net Operating Income	\$67,860 \$76,314
Cap Rate	3.4% 4.8%

\$1,575,000

*Based on ~~\$1,990,000~~ purchase price

Sales Comparables



616 Sunset Ave

VENICE

- Sales Price: \$2,012,500
- COE: 12/04/2024
- Units: 4 Units
- Sales price per Sq Ft: \$624.22
- Building Sq Ft: 3,224
- Lot Sq Ft: 4,802
- Year built: 1960
- Unit mix: (4) 1+2

Sales Comparables



21 26th Avenue

VENICE

- Sales Price: \$2,070,000
- COE: 12/02/2024
- Units: 4 Units
- Sales price per Sq Ft: \$617.91
- Building Sq Ft: 3,350
- Lot Sq Ft: 2,639
- Year built: 1912
- Unit mix: (4) 1+2

Sales Comparables



839 Grant Street

SANTA MONICA

- Sales Price: \$2,095,000
- COE: 10/23/2024
- Units: 4 Units
- Sales price per Sq Ft: \$679.31
- Building Sq Ft: 3,084
- Lot Sq Ft: 6,492
- Year built: 1939
- Unit mix: (2) 1+1, (2) 1+2



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