



Priced at \$1,795,000

134 Park Place

Venice, CA 90291

Venice Beach fourplex with significant upside and rare owner-user potential

PARTNERSCRE
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134 Park Place

The Offering

3 UNITS DELIVERED VACANT. Venice Beach fourplex with significant upside and rare owner-user potential. The front house and two additional units will be delivered vacant, along with a **vacant garage**, offering flexibility to owner-occupy the front residence or reposition the property as a prime income asset. The property also offers **future potential to add ADUs**. Ideally located just steps from Abbott Kinney, with walkable access to some of Venice's best shops, restaurants, and amenities.

Situated on a large 3,200 SF corner lot, the property benefits from strong curb appeal and exceptional rental demand. Only one unit will remain occupied at close of escrow, allowing for renovations and lease-up at current market rents. Directly across the street, a **\$95M new mixed-use luxury development** is underway, bringing additional retail, hotel, and residential uses and further elevating the neighborhood. A rare opportunity to acquire a prime Venice asset with immediate vacancy and upside.

Highlights

- 3 units delivered vacant + vacant garage
- ADU potential on 3,200 SF corner lot
- Steps from Abbot Kinney and the beach
- Across from \$95M luxury mixed-use development

At a Glance

Venice

\$1,795,000

Price

2,042 SF

Building Size

4

Units

\$448,750

Price/Unit

\$879

Price/SF (Building)

3,177 SF

Lot SF

\$565

Price/SF (Lot)

4286-014-037

APN

50 FT x 70 FT

Dimension

LARD1.5

Zoning



134 Park Place

Underwriting

Summary	
Price	\$1,795,000
Down Payment	\$538,500
Down Payment %	30%
Number of Units	4
Cost per Unit	\$448,750
GRM	12.01
CAP	6.4%
Year Built / Age	1947
Approx. Lot Size	3,177
SqFt	2,042
\$/SF	\$879

Expenses	
Taxes	\$22,740
Insurance	\$5,500
Admin Fee	\$600
Utilities	\$4,800
Gardener	\$1,200
Maintenance	\$2,000
Total Expenses	\$36,840

Financing	
Loan Amount	\$1,326,500
Rate	6.0%
Term	30 yr fixed
Annual Pymt	(\$7,953)

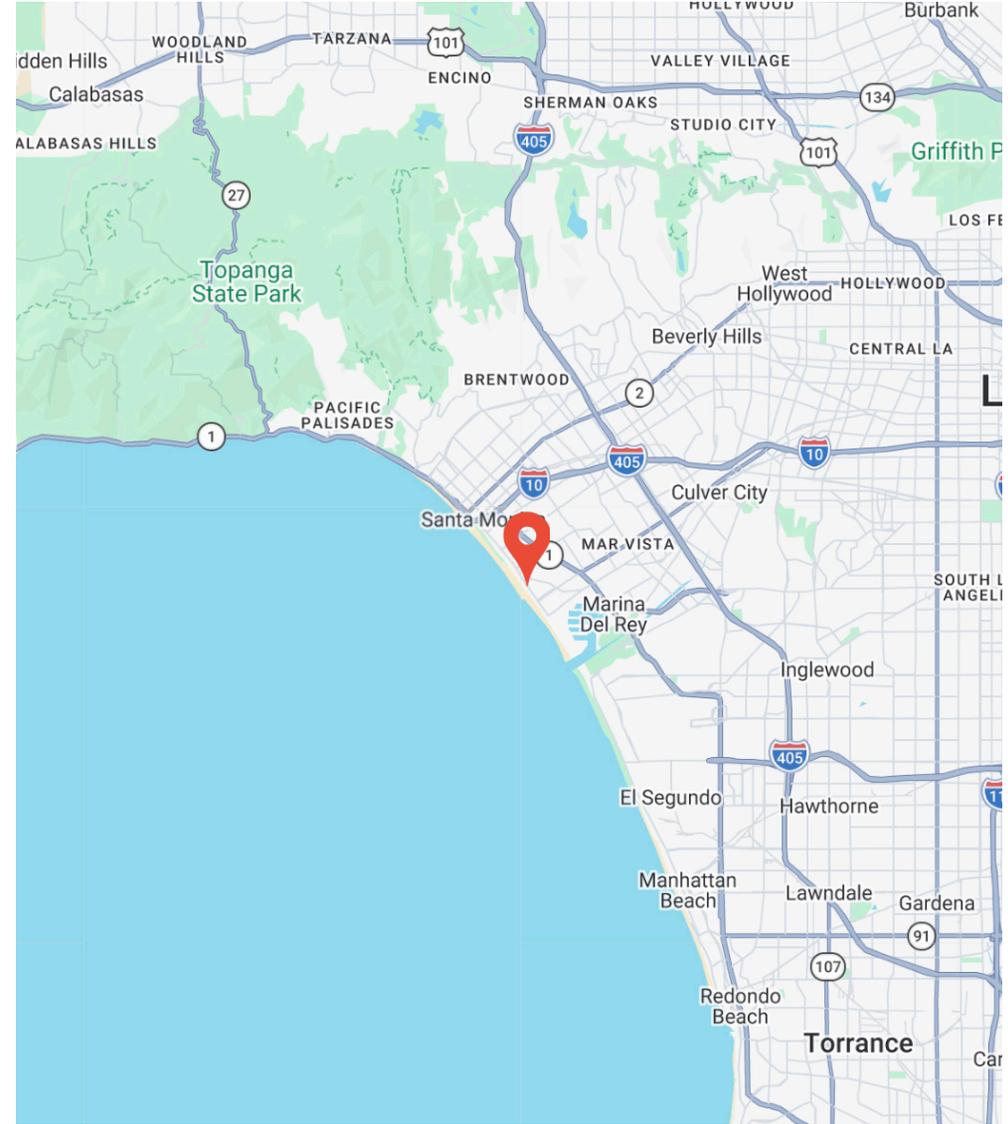
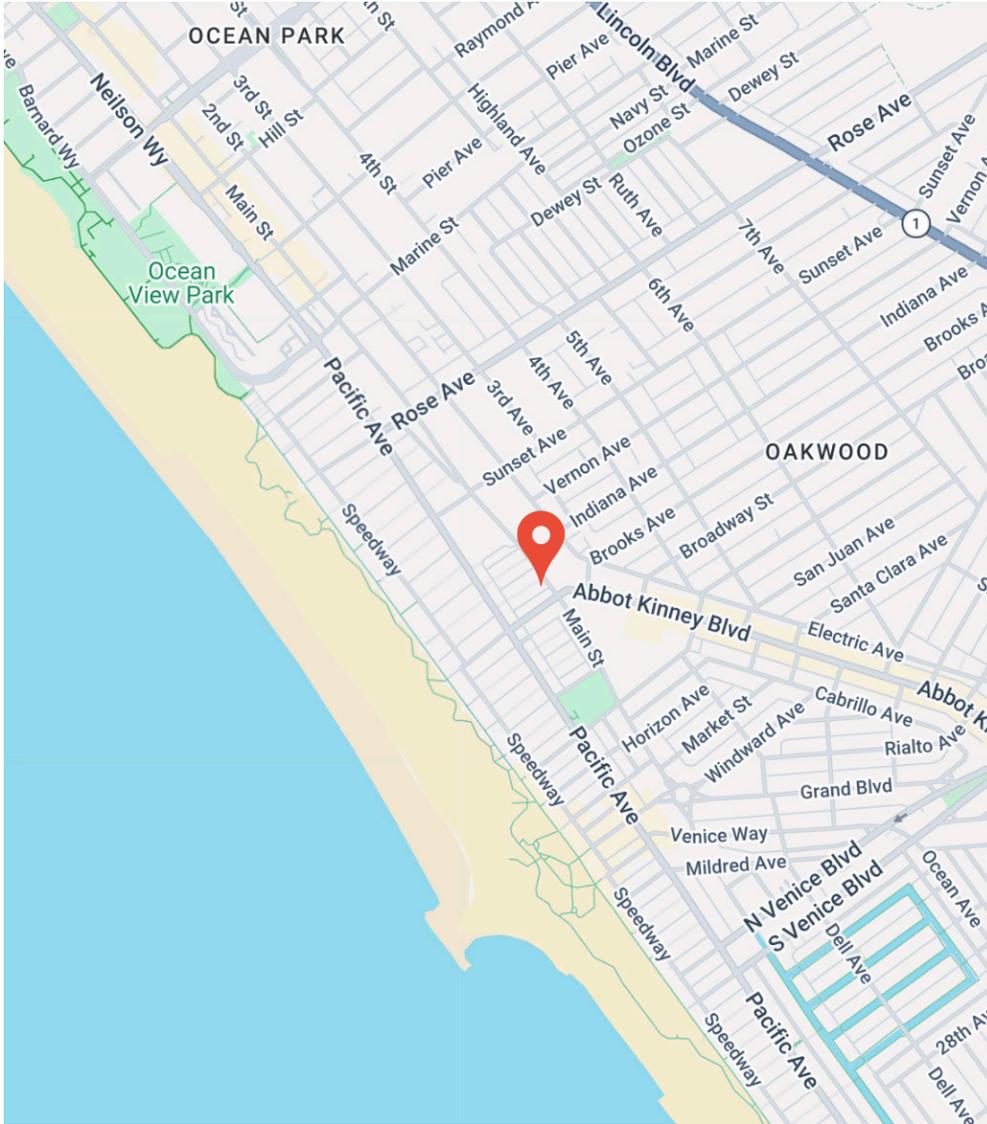
Cashflow	
Annual Gross Income	\$157,800
Gross Operating Income	\$157,800
Estimated Expenses	-23.3% (\$36,840)
Net Operating Income	\$120,960
Loan Payments	(\$95,436)
Pre-Tax Cash Flow	\$2,127 \$25,524
Total Return	\$25,524

Income			
# of Units	Bd/Ba	Monthly Rent/Unit	
1	2/1 (VACANT)	\$5,700	\$13,150
1	1/1 (VACANT)	\$3,150	
1	1/1	\$1,500	
1	1/1 (VACANT)	\$2,800	
Total Rent			\$13,150
Other Income			\$0
Monthly Gross Income			\$13,150
Annual Gross Income			\$157,800

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

134 Park Place

Location Map



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134 Park Place

Walk Score

Walk Score®

Walk Score
96

Walker's Paradise

Daily errands do not require a car.

Transit Score
53

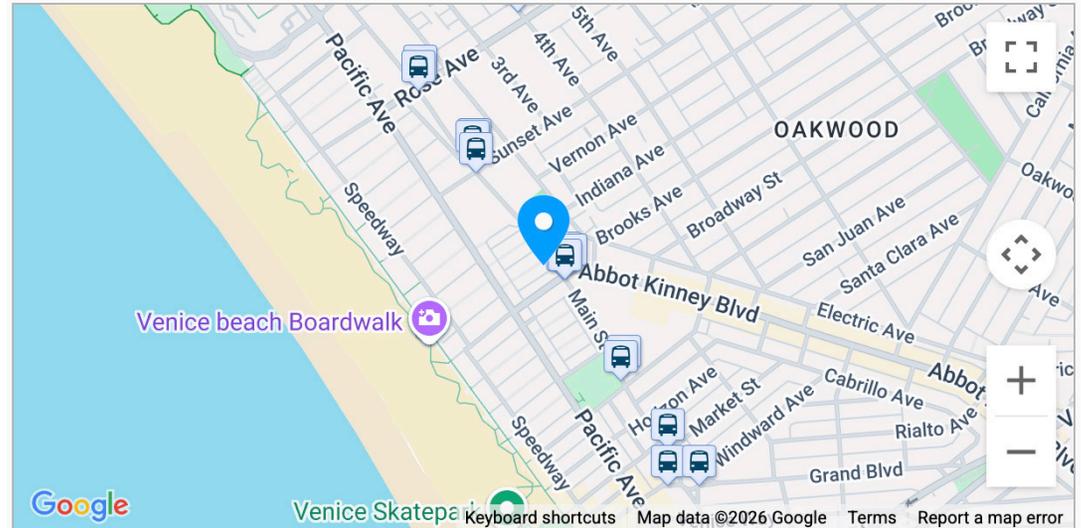
Good Transit

Many nearby public transportation options.

Bike Score
100

Biker's Paradise

Daily errands can be accomplished on a bike.



Bus lines:

1 Main St & Santa Monica Bl...	0.0 mi	33 Metro Local Line	0.0 mi
18 UCLA - Marina del Rey	0.4 mi	1 Washington Boulevard	0.4 mi

About this Location

134 Park Place has a Walk Score of 96 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

This location is in Los Angeles. Nearby parks include Westminster Dog Park, Kinney Plaza and Venice Recreation Center.

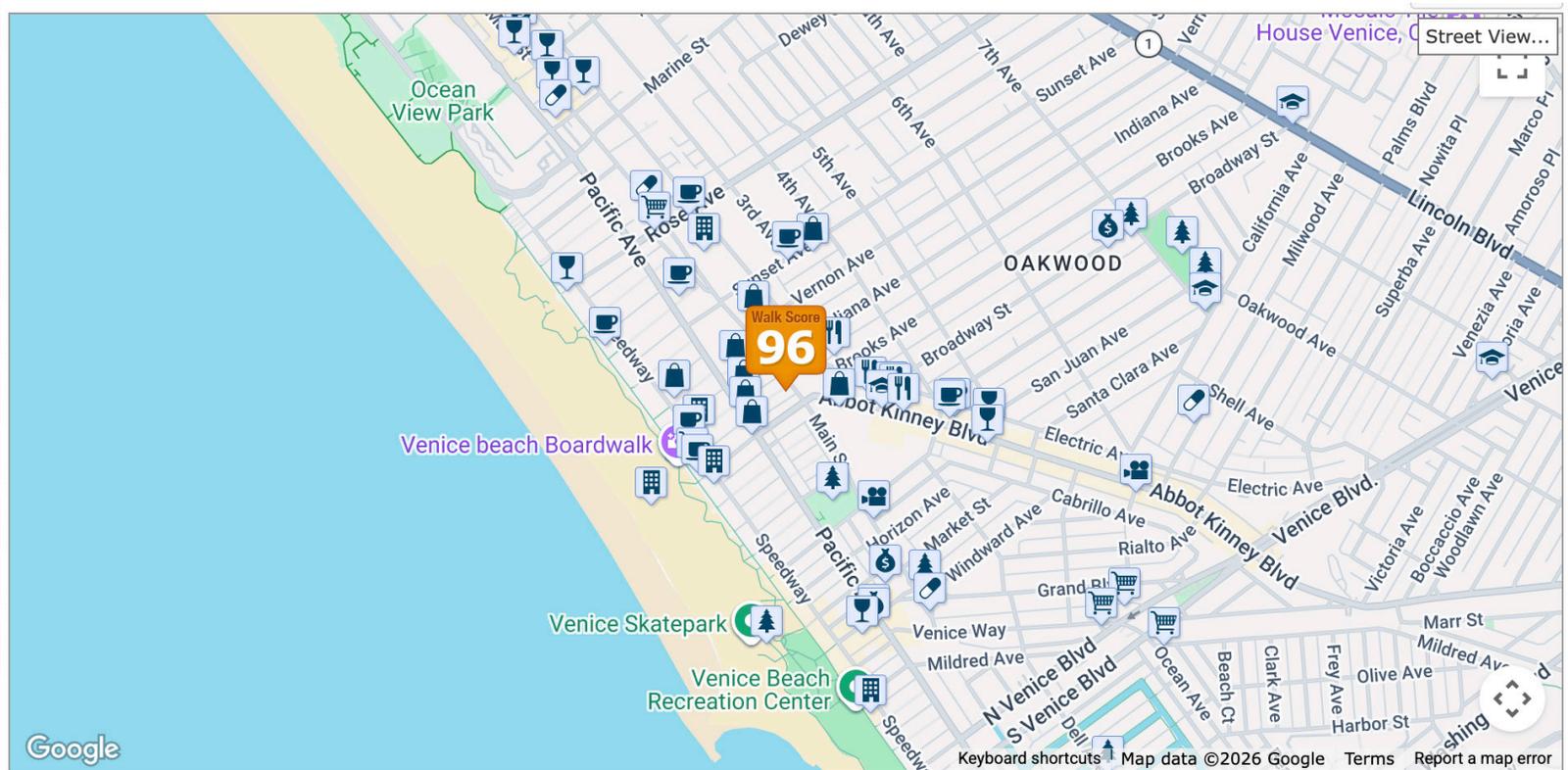
<https://www.walkscore.com/score/134-park-pl-los-angeles-ca-90291>

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Walk Score

Restaurants:	
Barrigue	.01mi >
Coffee:	
Gjusta	.2mi >
Bars:	
The Otheroom	.3mi >
Groceries:	
Ocean Front Market	.2mi >
Parks:	
Westminster Park	.2mi >
Schools:	
Magnolia Science Academy 4	.2mi >
Shopping:	
Hiasfuk	.08mi >
Entertainment:	
Karen's House - Californication	.2mi >
Errands:	
CVS Pharmacy	.3mi >
Search Nearby:	>



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