



# Derrick Ruiz

Apartment Broker and Expert  
Celebrating 30 years in Real Estate

**2300 PISANI PL**  
VENICE, CA 90291

2  
# of Units

1,805/VN  
Sqft

6,930/VN  
Lot Size

Income  
**SP \$2,200,000**

**\$**  
Sold



Area	11 Venice
Subdivision	
Price Per Sqft	\$1,218.28
Vacancy	0
Total Bedrooms	4
Total Bathrooms	3.00
MLS#	15-882247
APN	4237-005-007

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	2.00	No	\$3,100.00	\$3,100.00	\$3,100.00
Unit 2	1	2	1.00	No	\$2,500.00	\$2,500.00	\$2,500.00

**Directions:** 2 lots south of Venice. Near Abbot Kinney

**Remarks:** Great potential development opportunity for the savvy investor. Older duplex on a 6970 square foot R3 lot. It looks like you can possibly build 3 to 4 units. Buyer to do own independent investigations as to what and how many units can be built. PLEASE do not walk on the property or disturb tenants. Seller will consider carrying \$500,000 for a qualified investor. Great location. Call agent for more details.

**Agent Remarks:** Finally closed!! Wow!

**Showing Remarks:** No showings.

Income Details	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$67,200
Total Expense	\$0
NOI	\$0
Gross Income	\$67,200
Cap Rate	
GRM	0.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	garden
Year Built/Source	1937
Stories	0
Buildings	1
Security	
Sewer	
Style	
Prop Condition	
View	No
Water	

Contract Info		DOM 43
List Date	02-25-2015	
List Price	\$2,199,000	
Orig List Price	\$2,199,000	
Status Date	06-12-2015	
Sale Type	Standard	
CSO	3%	
Listing Type	Exclusive Right	
Disclosure	As Is	

Land/Parking Info	
Zoning	LAR3
Addl Parcel	No
Rent Control	
Land Type	
Parking Type	Garage - 1 Car, Garage Is Detached
Total Parking	2
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	

Sale/Sold Info	
Contract Date	04-09-2015
Sold Date	06-12-2015
Sold Price	\$2,200,000
Sold Price/SqFt	\$1,219
Sale Terms	Cash to New Loan
SP/LP	100.05%

Interior Features	
AC/Cooling	None
Heating	Floor Furnace
Equip/Apppl	None
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

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Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. MLSPLUS™ Copyright © 2016 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CalBRE# 00919713