

24 20TH AVE  
VENICE, CA 90291

3  
# of Units

1,755/VN  
Sqft

2,632/VN  
Lot Size

Income  
SP \$1,740,000

\$  
Sold



Area	11 Venice
Subdivision	
Sold Price/SqFt	\$991.45
Vacancy	0
Total Bedrooms	3
Total Bathrooms	3.00
MLS#	18-397352
APN	4226-013-022

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00	No	\$850.00	\$850.00	\$3,000.00
Unit 2	1	1	1.00	No	\$0.00	\$0.00	\$3,000.00
Unit 3	1	1	1.00	No	\$0.00	\$0.00	\$4,000.00

**Directions:** West of Pacific Ave just steps to the Venice Boardwalk.

**Remarks:** Classic Mid-Century 2 Story Venice triplex located on a walkstreet just steps to the world famous Venice Boardwalk. Property has 3 tuck under parking spaces in rear alley. Property recently painted. Front 1br 1ba unit currently vacant. Middle unit currently occupied with month to month long term tenant. Rear unit is a unique 2 story loft style unit and will be delivered vacant. Large fenced in front yard. Property ready for your investors remodel to make a fantastic Venice compound. Property walking distance to Windward Circle, Abbot Kinney Blvd, Venice Beach, and Washington Blvd. Call listing agent for all the details.

**Agent Remarks:** Currently paying about \$850. SELLER MOTIVATED SUBMIT ALL OFFERS.

Income Details		Structure Info		Contract Info		DOM 98
Scheduled or Actual	Scheduled	Type of Units	Triplex	List Date	10-15-2018	
Rent Control %	100	Year Built/Source	1948	List Price	\$1,800,000	
GOI	\$120,000	Stories	2	Orig List Price	\$2,000,000	
Total Expense	\$0	Buildings	1	Status Date	04-04-2019	
NOI	\$0	Security		Sale Type	Standard	
Gross Income	\$120,000	Sewer		CSO	2.5%	
Cap Rate		Style		Listing Type	Exclusive Right	
GRM	16.66	Prop Condition		Disclosure	Rent Control	
Actual AGR		View				
Actual GAI		Water				

Land/Parking Info		Community/Development		Sale/Sold Info	
Zoning	LAR3	Complex/Assoc Name		Contract Date	02-11-2019
Addl Parcel	No	Tax Mello Roos		Sold Date	04-04-2019
Rent Control		Mgmt. Co. Name		Sold Price	\$1,740,000
Land Type		Mgmt. Co. Phone		Sold Price/SqFt	\$991.45
Parking Type	Covered Parking, Side By Side	Oth. Mgmt. Co. Name		Sale Terms	Cash to New Loan
Total Parking	3	Oth. Mgmt. Co. Phone		SP/LP	96.67%
Covered Parking					
Uncovered Parking					

Interior Features		Exterior Features	
AC/Cooling	None	Construction	
Heating	Wall Gas	Exterior Constr	
Equip/Apppl	None	Pool	
Flooring		Roofing	
Laundry		Spa	
Laundry Equip		Fence	

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