



Derrick Ruiz

Apartment Broker and Expert
Celebrating 30 years in Real Estate

STATUS: Active

ADDRESS: 332 4TH AVE , VENICE ,CA 90291

Asking \$2,000,000



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RESIDENTIAL INCOME

APN: 4240-008-028
NUM UNITS: 3
SUB:
YB: 1926
RC: 100
CONST:
NUM STO: 1
ZONE: LARD1.5
ASSED IMP VAL: \$124,080.00

DOM/CDOM: 84/
ADP: No
APX LSZ: 5,270/VN
APX SF: 1,800/ES
GI: \$85,140
GOI: \$85,140
AOE:
ATE: \$0
NOI: \$85,140
ASSED TOT VAL:

AREA: (11) Venice
STYLE:
POOL: No
APX LDM:
GRM: 24.00
CAP:
INS:
ELEC:
GAS:

MLS#: 15-909931
MAP:
CVD PKG: 0
TRASH:
SCHED/ACT: Scheduled
TAXES:
GRDN:
MAINT:
MGR:
ASSED LND VAL: \$370,335

LD: 05/30/2015
SP:
SD:
NUM PKG: 4
WATER:
VAC: 3%
MGMNT:
POOL EXP:
ELEV:
LT: ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	1	1	1.00	No	\$2,350
Unit 2	1	1	1.00	No	\$2,250
Unit 3	1	1	1.00	No	\$2,495

DIRECTIONS: 5th property south of Rose Ave

REMARKS: Strategically located, high grossing rent tri-plex, located behind electric gates; super private and prime real estate for a future building project. Zoned 1.5, these units are completely redone, each with their own washer dryers, pitched ceilings, skylights, recessed lighting, and modern kitchens. The rear free standing unit is larger and a coveted rental. The property feels like your own tranquil private oasis with lots of trees and foliage. One unit can be delivered vacant. This property is 4 blocks to the beach, and located in the Rose Corridor, which is currently undergoing a cultural and economic renaissance, including the best restaurants, wine bars, shopping and architecturally significant buildings in Southern California. Buy now and own a prime piece of Silicon Beach and build your dream project in the future. [Private Remarks](#) [Report a Violation](#) [Community Data](#) [Walk Score](#)

AIR: None
ROOF:
WATERFRONT:
SEWER:
EQUIP: Dishwasher, Range/Oven
OWNER PAYS:
SPA:
LAND TYPE:

HEAT: Wall Gas
FIN: Cash, Cash To New Loan
DISC: As Is
TYPE: garden
TENANT PAYS:
OCC/SHOW:
SALE TYPE: Standard

LP: \$1,899,000 **DOM:** 84 **LD:** 05/30/2015 **SP:** **SSP:** **BLOG Y/N:** Yes **LP/SF:** \$1055.00
OLP: \$2,100,000 **CDOM:** **CD:** **SD:** **WD:** **AVM Y/N:** Yes **SP/SF:**

LA1: Derrick Ruiz **DRE:** 00919713 **LA2:** **DRE:** N/A
PH: 424-240-9319 **CELL:** 310-308-3174 **FAX:** 310-634-1277 **PH:** **FAX:**
LO1: Exp Realty Washington, Inc. **PH:** **LO2:** **PH:**
derrick.ruiz@ExpRealty.com

CSO: 2.5% **LT:** ER **LBA:** **BAC:** Yes **LS:** No **EO:** No **PROBATE:**

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. Copyright © 2015 by TheMLS.com. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CalBRE# 00919713