

9 19th Ave  
Venice, CA 90291

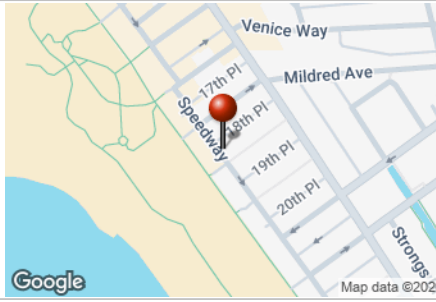
2  
# of Units

1,960/Vendor  
Enhanced  
Sqft

2,640 Lot Size  
Vendor  
Enhanced

Income  
LP \$1,399,000↑

\$  
Active



Area	11 Venice
Subdivision	
List Price Per Sqft	\$713.78
Vacancy	0
Total Bedrooms	6
Total Bathrooms	4.00
MLS#	26656857
APN	4226-011-009

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	2.00	No	\$3,000.00	\$3,000.00	\$0.00
Unit 2	1	3	2.00	No	\$1,500.00	\$1,500.00	\$0.00

**Directions:** Corner of Speedway and 19th Ave

**Remarks:** Two-story duplex featuring two 3-bedroom, 2-bath units (one upper, one lower). Gated front patio and security gates. Interiors reflect deferred maintenance and present a clear value-add opportunity. Property is currently in the City of Los Angeles REAP program and has reportedly been in REAP for approximately five years. Seller is willing to relinquish any REAP funds currently held by the City. Upon successful REAP removal, buyer may be eligible to recover accumulated funds per LAHD guidelines. Seller currently pays all tenant utilities. One unit is occupied by a subtenant, and the tenant of record is reportedly not residing at the property. Seller will not complete repairs, pursue REAP removal, or address LAHD-related issues prior to closing. Property is priced accordingly for an experienced value-add investor. Asset will require a buyer familiar with LAHD compliance, renovation oversight, and tenant management strategies. Listing broker can provide available REAP documentation and contractor bids. Based on preliminary conversations with lenders and title representatives, the property may qualify for conventional financing and title insurance while in REAP; however, buyer must independently verify all financing and title conditions. Property is being sold strictly "AS-IS." Seller will make no repairs, credits, or termite remediation. Property will NOT be delivered vacant. Any tenant relocation negotiations or buyouts after close of escrow shall be the buyer's responsibility. Prime Venice location near the beach, boardwalk, restaurants, and retail. Strong long-term upside for an investor familiar with Westside coastal assets and Los Angeles housing regulations. **DISCLOSURE:** All information provided is deemed reliable but has not been verified by Seller or Listing Broker and may be based on third-party or public sources. Information regarding REAP status, rents, tenant occupancy, financing, title insurability, permits, LAHD matters, and potential recovery of REAP funds is subject to change. Buyer is advised to conduct their own independent investigations and consult with appropriate legal, financial, construction, and property management professionals regarding all aspects of the property. Property is sold strictly "AS-IS" and Seller and Listing Broker make no guarantees or warranties, express or implied.

**Agent Remarks:** Inside with an accepted offer.

Income Details		Structure Info		Contract Info		DOM 35
Scheduled or Actual	Actual	Type of Units	Upper/Lower	List Date	02-25-2026	
Rent Control %	100	Year Built/Source	1966/Vendor Enhanced	List Price	\$1,399,000	
GOI	\$0	Stories	2	Orig List Price	\$1,299,000	
Total Expense	\$0	Buildings	1	Status Date	02-25-2026	
NOI	\$0	Security	Gated	Change Date/Type	05-09-2026/Price Change	
Gross Income	\$0	Sewer	In Connected and Paid	Sale Type	Standard	
Cap Rate		Style	Mid-Century	Listing Type	Exclusive Right	
GRM	0.00	Prop Condition	Fixer, Repairs Major	Disclosure	As Is, Building Plans Available, Coastal Commission Restrictions, Rent Control	
Actual AGR		View		Seller Concessions?	Yes	
Actual GAI		Water	District/Public			

Land/Parking Info		Community/Development		Showing Info	
Zoning	LAR3	Complex/Assoc Name		Contact Name	
Addl Parcel	No	Tax Mello Roos		Contact Phone	
Rent Control	Yes	Mgmt. Co. Name		Occupancy/Show	Accepted Offer
Land Type		Mgmt. Co. Phone		Lockbox Location	
Parking Type	Garage - 2 Car, Garage Is Attached	Oth. Mgmt. Co. Name		Lockbox Type	
Total Parking	5	Oth. Mgmt. Co. Phone		Occupant Type	Tenant
Covered Parking	5			Gate Code	
Uncovered Parking					

Interior Features		Exterior Features	
AC/Cooling	None	Construction	
Heating	Wall	Exterior Constr	Stucco
Equip/Apppl	Range/Oven	Pool	None
Flooring	Mixed	Roofing	Composition
Laundry		Spa	None
Laundry Equip		Fence	

Derrick Ruiz  
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Seller's Agent1 CALDRE#: 00919713

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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. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CALDRE# 00919713

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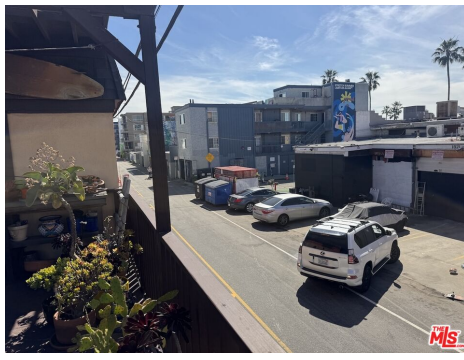
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