

STATUS: **Sold** ADDRESS: 3214 HIGHLAND AVE , SANTA MONICA ,CA 90405

SP: **\$2,750,000**



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RESIDENTIAL INCOME

APN: 4287-037-034
NUM UNITS: 8
SUB:
YB: 1951
RC: 100
CONST:
NUM STO: 1
ZONE: SMOP2*
ASSED IMP VAL: \$416,160.00

DOM/CDOM: 69/
ADP: No
APX LSZ: 10,495/VN
APX SF: 3,588/VN
GI: \$137,172
GOI: \$137,172
AOE:
ATE: \$0
NOI: \$0
ASSED TOT VAL:

AREA: (14) Santa Monica
STYLE:
POOL: No
APX LDM:
GRM: 24.02
CAP:
INS:
ELEC:
GAS:

MLS#: 14-798897
MAP: [671/G4](#)
CVD PKG:
TRASH:
SCHED/ACT: Actual
TAXES:
GRDN:
MAINT:
MGR:
ASSED LND VAL: \$919,713

LD: 10/02/2014
SP: \$2,750,000
SD: 12/22/2014
NUM PKG: 8
WATER:
VAC: 1%
MGMNT:
POOL EXP:
ELEV:
LT: ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	1	1	1.00	No	\$719
Unit 2	1	0	1.00	No	\$866
Unit 3	1	1	1.00	No	\$971
Unit 4	1	0	1.00	No	\$1,595
Unit 5	1	1	1.00	No	\$1,895
Unit 6	1	1	1.00	No	\$2,095
Unit 7	1	0	1.00	No	\$1,695
Unit 8	1	0	1.00	No	\$1,595

DIRECTIONS: About 2.5 blocks west of Lincoln, 1 block north of Rose, cross street is Dewey.

REMARKS: Sweet development opportunity located on the border of south Ocean Park and the Rose Ave district! Existing 8 unit - 1 story multifamily property on a huge double lot. City of Santa Monica says there is an existing tentative tract map that is good until Sep 2015. Existing designs call for a 6 condominiums of approximately 2000 square feet (one is a designated low income unit). Great opportunity to complete a fantastic project nestled just 1 block from the chic Rose Ave Venice restaurants, bars, and coffee houses. Also close to Whole Foods, Golds Gym, the Promenade, and of course the Venice Boardwalk. Please do not disturb tenants or walk through property. Call listing agent with any questions. Seller to select services. [Private Remarks](#)

[Report a Violation](#) [Community Data](#) [Walk Score®](#)

AIR: None **HEAT:** Wall Gas
ROOF: **FIN:** Cash,Cash To New Loan
WATERFRONT: **DISC:** Building Permit,Building Plans Available,Owner Has R.E. License,Rent Control
SEWER: **TYPE:** garden
EQUIP: Range/Oven **TENANT PAYS:**
OWNER PAYS: **OCC/SHOW:** Accepted Offer
SPA: **SALE TYPE:** Standard
LAND TYPE:

LP: \$3,295,000 DOM: 69 LD: 10/02/2014 SP: \$2,750,000 SSP: BLOG Y/N: Yes LP/SF: \$918.34
OLP: \$3,295,000 CDOM: CD: 12/10/2014 SD: 12/22/2014 WD: AVM Y/N: Yes SP/SF: \$766.44

LA1: [Derrick Ruiz](#) DRE: 00919713 LA2: DRE: N/A
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LO1: Exp Realty Washington, Inc. PH: LO2: PH:
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