

9 19th Ave
Venice, CA 90291

2
of Units

1,960/Vendor
Enhanced
Sqft

2,640 Lot Size
Vendor
Enhanced

Income
LP \$1,299,000

\$
Active



Area	11 Venice
Subdivision	
List Price Per Sqft	\$662.76
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. There is one 2 car garage and 3 covered parking spots. Interiors reflect deferred maintenance and present a clear value-add renovation opportunity. Property is currently in the City of Los Angeles REAP program (approximately 5 years). One tenant's rent is paid to LAHD and one tenant is paying 50% rent directly to the owner. Seller is willing to relinquish any REAP funds currently held by the City. Upon successful removal from REAP, buyer may retain accumulated funds per LAHD guidelines. Seller states there is approximately \$90k in the REAP escrow account. Seller currently pays all tenant utilities. There are no written lease agreements in place. One unit is occupied by a subtenant (tenant of record not residing at the property). Seller will not complete repairs or pursue removal from the REAP program prior to closing. Property is priced accordingly for an experienced value-add investor. Asset will require a buyer experienced in LAHD compliance, construction management, and tenant repositioning strategies. Listing broker can provide current REAP documentation and construction bids from a local, experienced licensed general contractor. Cash sale only. Property will not qualify for conventional financing in its current condition. Sold strictly as-is. Seller will make no repairs, credits, or termite remediation. Property will NOT be delivered vacant. Buyer will have to negotiate tenant relocation buyouts. Premier Venice location within walking distance to the beach, boardwalk, restaurants, and retail. Strong long-term upside for an investor who understands Westside coastal assets and regulatory navigation. Please contact listing broker for additional details.

Agent Remarks: I am getting the complete REAP Record and code violations from the Housing Department shortly. I am also getting the actual REAP escrow balance that will be credited to the buyer upon removal from the REAP program. Inside with an accepted offer. Cash offers only.

Income Details	
Scheduled or Actual	Actual
Rent Control %	100
GOI	\$0
Total Expense	\$0
NOI	\$0
Gross Income	\$0
Cap Rate	
GRM	0.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	Upper/Lower
Year Built/Source	1966/Vendor Enhanced
Stories	2
Buildings	1
Security	Gated
Sewer	In Connected and Paid
Style	Mid-Century
Prop Condition	Fixer, Repairs Major
View	
Water	District/Public

Contract Info		DOM 0
List Date	02-25-2026	
List Price	\$1,299,000	
Orig List Price	\$1,299,000	
Status Date	02-25-2026	
Change Date/Type	02-25-2026/New Listing	
Sale Type	Standard	
Listing Type	Exclusive Right	
Disclosure	As Is, Building Plans Available, Coastal Commission Restrictions, Rent Control	
Seller Concessions?	Yes	

Land/Parking Info	
Zoning	LAR3
Addl Parcel	No
Rent Control	Yes
Land Type	
Parking Type	Garage - 2 Car, Garage Is Attached
Total Parking	5
Covered Parking	5
Uncovered Parking	

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

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	Accepted Offer
Lockbox Location	
Lockbox Type	
Occupant Type	Tenant
Gate Code	

Interior Features	
AC/Cooling	None
Heating	Wall
Equip/Apppl	Range/Oven
Flooring	Mixed
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	Stucco
Pool	None
Roofing	Composition
Spa	None
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. 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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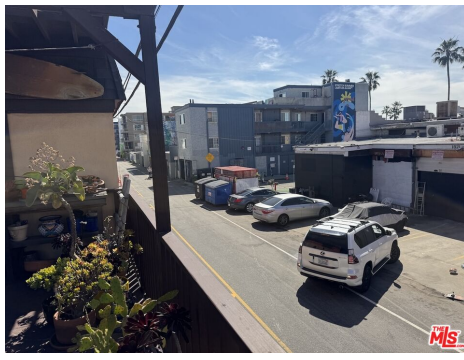
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