

**1806 Washington Way**

Venice, CA 90291

 5  
# of Units

 2,854/Assessor  
Sqft

 4,205 Lot Size  
Assessor

 Income  
SP \$1,825,000

 \$  
Sold


Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00	No	\$1,950.00	\$1,950.00	\$3,000.00
Unit 2	2	1	1.00	No	\$1,857.00	\$1,857.00	\$3,000.00
Unit 3	3	1	1.00	No	\$0.00	\$0.00	\$3,000.00
Unit 4	4	1	1.00	No	\$1,833.00	\$1,833.00	\$3,000.00
Unit 5	5	0	1.00	No	\$0.00	\$0.00	\$3,000.00

**Directions:** One block south on Abbot Kinney Blvd. to Washington Way and turn sharp right or one block east of Ocean Ave. to Washington Way and turn sharp right on Venice Blvd.

**Remarks:** Spanish style 1924 two-story fourplex with permitted studio. Top units have decks. One bottom unit has yard and parking space. The studio with open floor plan, high ceilings, skylights and private yard was built in 1983. There is a bathroom with shower and efficiency kitchen but cooking is not allowed. It is attached to unit #B and must be combined. Great location near Abbot Kinney Blvd. and the beach.

**Income Details**

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

**Structure Info**

Type of Units	rent control
Year Built/Source	1924
Stories	2
Buildings	1
Security	
Sewer	
Style	
Prop Condition	
View	
Water	

**DOM 10**

List Date	07-06-2018
List Price	\$1,900,000
Orig List Price	\$1,900,000
Status Date	10-11-2018
Sale Type	Standard
CSO	2.5%
Listing Type	Exclusive Right
Disclosure	As Is, Coastal Zone, Rent Control
Seller Concessions?	No

**Land/Parking Info**

Zoning	LARD1.5
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Driveway, On street
Total Parking	1
Covered Parking	
Uncovered Parking	

**Community/Development**

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

**Sale/Sold Info**

Contract Date	07-16-2018
Sold Date	10-11-2018
Sold Price	\$1,825,000
Sale Terms	
Sold Price/SqFt	\$639.45
SP/LP	96.05%
Concessions Amount	

**Interior Features**

AC/Cooling	None
Heating	Wall
Equip/Appl	Built-Ins, Dryer, Range/Oven, Refrigerator, Washer
Flooring	
Laundry	
Laundry Equip	

**Exterior Features**

Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

**Betsy Goldman**  
Bulldog Realtors, Inc. DRE#: 01524947

Seller's Agent1 CALDRE#: 001016611

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