

1806 Washington Way
Venice, CA 90291

5
of Units

2,854/Assessor
Sqft

4,205 Lot Size
Assessor

Income
SP \$1,825,000

\$
Sold



Area	11 Venice
Subdivision	
Sold Price/SqFt	\$639.45
Vacancy	25%
Total Bedrooms	4
Total Bathrooms	5.00
MLS#	18-362442
APN	4228-002-008

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		Structure Info		Contract Info		DOM 10
Scheduled or Actual	Actual	Type of Units	rent control	List Date	07-06-2018	
Rent Control %		Year Built/Source	1924	List Price	\$1,900,000	
GOI	\$0	Stories	2	Orig List Price	\$1,900,000	
Total Expense	\$0	Buildings	1	Status Date	10-11-2018	
NOI	\$0	Security		Sale Type	Standard	
Gross Income	\$0	Sewer		CSO	2.5%	
Cap Rate		Style		Listing Type	Exclusive Right	
GRM	0.00	Prop Condition		Disclosure	As Is, Coastal Zone, Rent Control	
Actual AGR		View		Seller Concessions?	No	
Actual GAI		Water				

Land/Parking Info		Community/Development		Sale/Sold Info	
Zoning	LARD1.5	Complex/Assoc Name		Contract Date	07-16-2018
Addl Parcel		Tax Mello Roos		Sold Date	10-11-2018
Rent Control		Mgmt. Co. Name		Sold Price	\$1,825,000
Land Type		Mgmt. Co. Phone		Sale Terms	
Parking Type	Driveway, On street	Oth. Mgmt. Co. Name		Sold Price/SqFt	\$639.45
Total Parking	1	Oth. Mgmt. Co. Phone		SP/LP	96.05%
Covered Parking				Concessions Amount	
Uncovered Parking					

Interior Features		Exterior Features	
AC/Cooling	None	Construction	
Heating	Wall	Exterior Constr	
Equip/Apppl	Built-Ins, Dryer, Range/Oven, Refrigerator, Washer	Pool	
Flooring		Roofing	
Laundry		Spa	
Laundry Equip		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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