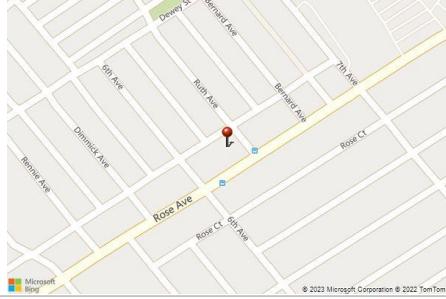


**621 Rose Ave**  
Venice, CA 90291



2 # of Units  
1,850/Appraiser Sqft  
3,551 Lot Size Vendor Enhanced



Income  
**SP \$1,800,000**

**\$**  
**Sold**

<b>Area</b>	11 Venice
<b>Subdivision</b>	
<b>Sold Price/SqFt</b>	\$972.97
<b>Vacancy</b>	3%
<b>Total Bedrooms</b>	4
<b>Total Bathrooms</b>	4.00
<b>MLS#</b>	23-247781
<b>APN</b>	4240-003-004

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	3.00	No	\$4,000.00	\$4,000.00	\$5,500.00
Unit 2	1	2	1.00	No	\$2,000.00	\$2,000.00	\$3,250.00
Unit 3	1	0	1.00	No	\$1,100.00	\$1,100.00	\$1,750.00

**Directions:** 3 Blocks West of Lincoln Blvd

**Remarks:** SELLER IS WILLING TO CARRY A 50% FIRST WITH 50% DOWN AT 4%! Large 2 story duplex located in the popular Rose Ave commercial district. Close to restaurants, coffee shops, retail, Whole Foods, and Venice Beach. Originally a small 1 story duplex, the seller built a 2 story modern townhouse style unit out of the front unit in 2008 and left the original 2 bed 1 bath unit in the rear. Main unit has 2 beds and 3 baths, nice open kitchen & living room space with a large private open patio in front. The two large bedrooms upstairs have 12 foot ceilings which gives a nice feeling to the space. The en suite master bedroom is very spacious with a balcony. There is also a skylight over the stairwell for additional light. Attached two car garage in rear off of alley has been turned into a studio rental unit with 3/4 bath and kitchenette, w/o permits. Studio unit is connected to the main unit for electrical service. May be a good candidate for an ADU, buyer to investigate. There is a gated concrete parking pad in the rear with room to park 3 cars. Property currently tenant occupied but will be delivered VACANT at the close of escrow. Great opportunity to purchase a vacant building and remodel or upgrade and re-tenant. Call agent for more info. Property under LA rent control and is zoned LAC4.

**Agent Remarks:** The middle 2 bed, 1 ba unit is now vacant. Garage studio unit not permitted, seller has not inquired about converting to an ADU. Seller says time to sell, let's get'er done. SHOULD BE EASIER TO VIEW UNITS, CALL ME.

**Showing Remarks:** Inside with accepted offer for now.

<b>Income Details</b>	
<b>Scheduled or Actual</b>	Scheduled
<b>Rent Control %</b>	
<b>GOI</b>	\$0
<b>Total Expense</b>	\$0
<b>NOI</b>	\$0
<b>Gross Income</b>	\$126,000
<b>Cap Rate</b>	
<b>GRM</b>	25.20
<b>Actual AGR</b>	\$126,000
<b>Actual GAI</b>	

<b>Structure Info</b>	
<b>Type of Units</b>	2 Stry duplx
<b>Year Built/Source</b>	1954/Vendor Enhanced
<b>Stories</b>	0
<b>Buildings</b>	1
<b>Security</b>	Gated
<b>Sewer</b>	In Connected and Paid
<b>Style</b>	Contemporary
<b>Prop Condition</b>	Updated/Remodeled, Additions/Alter
<b>View</b>	No
<b>Water</b>	District/Public

<b>Contract Info</b>	
<b>List Date</b>	03-05-2023
<b>List Price</b>	\$2,049,000
<b>Orig List Price</b>	\$2,149,000
<b>Status Date</b>	07-21-2023
<b>Sale Type</b>	Standard
<b>CSO</b>	2.5%
<b>Listing Type</b>	Exclusive Agency
<b>Disclosure</b>	Coastal Commission Restrictions, Rent Control

<b>Land/Parking Info</b>	
<b>Zoning</b>	LAC4
<b>Addl Parcel</b>	No
<b>Rent Control</b>	Yes
<b>Land Type</b>	Fee
<b>Parking Type</b>	Side By Side, Uncovered, Gated
<b>Total Parking</b>	3
<b>Covered Parking</b>	0
<b>Uncovered Parking</b>	3

<b>Community/Development</b>	
<b>Complex/Assoc Name</b>	
<b>Tax Mello Roos</b>	No
<b>Mgmt. Co. Name</b>	
<b>Mgmt. Co. Phone</b>	
<b>Oth. Mgmt. Co. Name</b>	
<b>Oth. Mgmt. Co. Phone</b>	

<b>Sale/Sold Info</b>	
<b>Contract Date</b>	06-05-2023
<b>Sold Date</b>	07-21-2023
<b>Sold Price</b>	\$1,800,000
<b>Sold Price/SqFt</b>	\$972.97
<b>Sale Terms</b>	Seller Financing
<b>SP/LP</b>	87.85%

<b>Interior Features</b>	
<b>AC/Cooling</b>	Air Conditioning
<b>Heating</b>	Combination
<b>Equip/Appl</b>	Gas Or Electric Dryer Hookup, Garbage Disposal, Range/Oven, Refrigerator
<b>Flooring</b>	Laminate
<b>Laundry</b>	Laundry Closet Stacked
<b>Laundry Equip</b>	Own

<b>Exterior Features</b>	
<b>Construction</b>	
<b>Exterior Constr</b>	Stucco
<b>Pool</b>	None
<b>Roofing</b>	Composition Shingle
<b>Spa</b>	None
<b>Fence</b>	

<b>Derrick Ruiz</b> eXp Realty of California Inc DRE#: 01878277 Seller's Agent1 CALDRE#: 00919713	<b>Jacob Greenberg</b> Compass DRE#: 01991628 Buyer's Agent1 CALDRE#: 02046012	<b>Carl Gambino</b> Compass DRE#: 01991628 Buyer's Agent2 CALDRE#: 01971890
Phone / Cell	p: 424-240-9319 / c: 310-308-3174	Phone / Cell
Email	derrick.ruiz@eXpRealty.com	Email
Office Phone	888-584-9427	Office Phone

<b>Phone / Cell</b>	p: 646-465-1766 / c: 646-465-1766
<b>Email</b>	carl.gambino@compass.com
<b>Office Phone</b>	310-230-5478

**NOTICE:** Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. 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 © 2023 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CALDRE# 00919713

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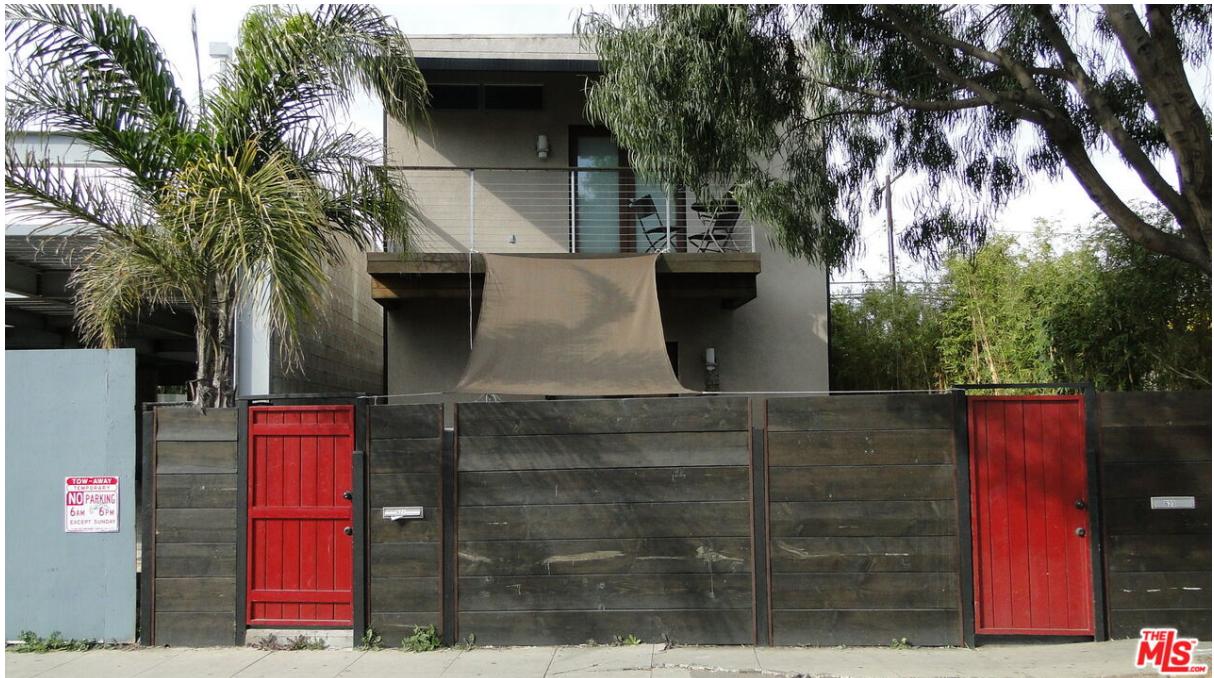
2  
# of Units

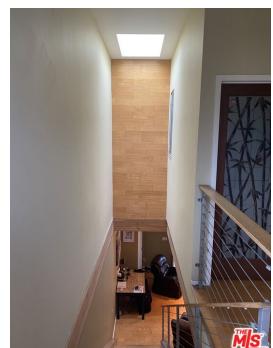
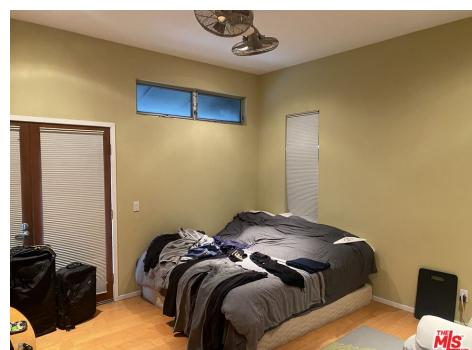
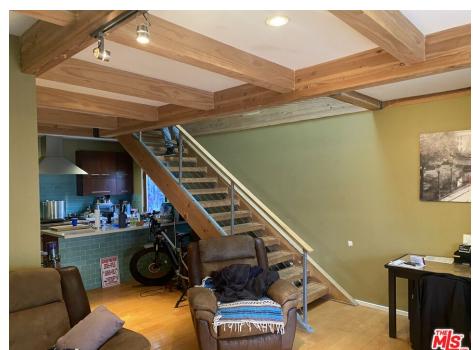
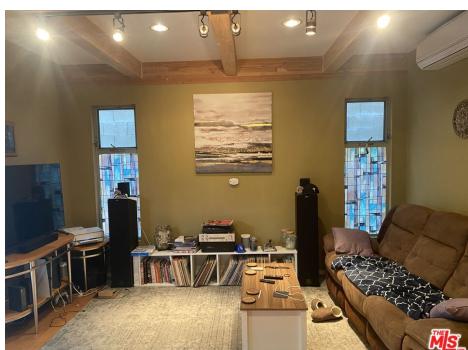
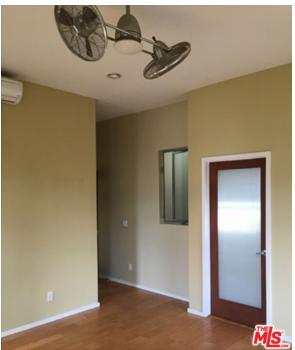
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