

1348 Palms Blvd
Venice, CA 90291

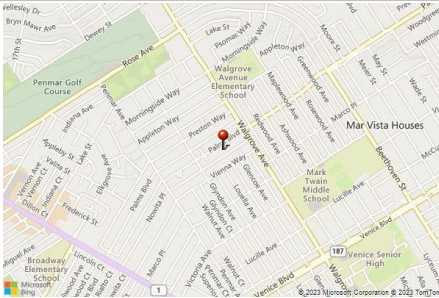
2
of Units

2,252/Vendor
Enhanced
Sqft

10,889 Lot Size
Assessor

Income
SP \$2,000,000

\$
Sold



Area	11 Venice
Subdivision	
Sold Price/SqFt	\$888.10
Vacancy	100
Total Bedrooms	6
Total Bathrooms	2.00
MLS#	23-323325
APN	4242-014-025

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	1.00	No	\$0.00	\$0.00	\$0.00
Unit 2	1	3	1.00	No	\$0.00	\$0.00	\$0.00

Directions: Located midway between Walgrove and Glyndon Ave

Remarks: The property is currently 100% VACANT with two 3 bed 1 bath houses on the lot plus two 2-car garages in the rear off the alley with automatic openers. There is also room to park two cars on the concrete apron. The front house has a upgraded kitchen and bathroom. Both houses are in livable condition with hardwood floors, fireplaces, large living rooms, and laundry. The front house has a large private front yard and the rear house has a huge private rear yard. There is plenty of room in the driveway parking area for three more cars. The lot measures 174 x 63 and it is zoned LAR1. There is alley access in the rear. There are no existing plans or entitlements currently on this property. Call agent for more information. Please do not walk on property. This property is great for a family compound or to build new home in the future. Why buy one house on a small lot when you can have two houses on a huge lot with yard space for everyone? Easy to show on short notice with lockbox but agent will accompany.

Agent Remarks: All tenants are out and is 100% vacant. BUYER AGENTS, seller is motivated, call me about terms and price and cooperation with agents. Please call listing agent to discuss, thank you. We have all inspection reports available to review.

Showing Remarks: Combo lockbox call agent for combo

Income Details		Structure Info		Contract Info		DOM 386
Scheduled or Actual	Scheduled	Type of Units	Garden	List Date	10-19-2023	
Rent Control %		Year Built/Source	1947/Vendor Enhanced	List Price	\$2,049,000	
GOI	\$0	Stories	0	Orig List Price	\$2,400,000	
Total Expense	\$0	Buildings	2	Status Date	12-10-2024	
NOI	\$0	Security		Sale Type	Standard	
Gross Income	\$0	Sewer	In Connected and Paid	CSO		
Cap Rate		Style		Listing Type	Exclusive Right	
GRM	0.00	Prop Condition		Disclosure	As Is, Rent Control	
Actual AGR	\$0	View	No	Seller Concessions?	Yes	
Actual GAI		Water	Water District			
Land/Parking Info		Community/Development		Sale/Sold Info		
Zoning	LAR1	Complex/Assoc Name		Contract Date	11-08-2024	
Addl Parcel	No	Tax Mello Roos		Sold Date	12-10-2024	
Rent Control	Yes	Mgmt. Co. Name		Sold Price	\$2,000,000	
Land Type		Mgmt. Co. Phone		Sold Price/SqFt	\$888.10	
Parking Type	None	Oth. Mgmt. Co. Name		Sale Terms	Cash to New Loan	
Total Parking	6	Oth. Mgmt. Co. Phone		SP/LP	97.61%	
Covered Parking	4			Concessions Amount		
Uncovered Parking						

Interior Features		Exterior Features	
AC/Cooling	None	Construction	
Heating	Wall	Exterior Constr	
Equip/Apppl	None	Pool	None
Flooring		Roofing	
Laundry		Spa	None
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 © 2024 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CALDRE# 00919713

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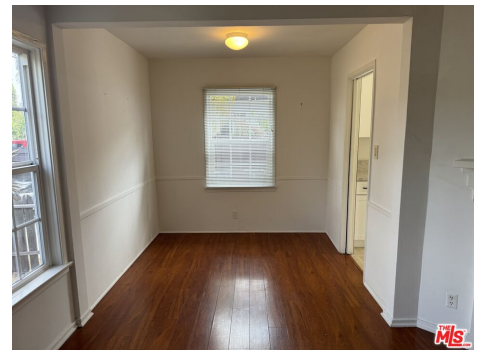
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