



2 New Houses on One Lot

OFFERED AT \$3,350,000



653 Sunset Ave Venice Beach Ca 90291

eXp Realty Commercial

Derrick Ruiz
(310)308-3174
www.derrickruiz.com
derrick.ruiz@exprealty.com
BRE # 00919713

- * Front 2 Story house 4bed 4 bath
- * Rear 2 Story house 3bed 2 bath
- * Total approx 5000 square feet
- * Lot approx 5,794 square foot lot
- * Both rented at approx 6500 each
- * Recently built in 2014
- * Great investment or owner user property

2 BRAND NEW HOUSES ON ONE LOT

653 Sunset Ave Venice Beach

www.653SunsetVenice.com

Asking \$3,350,000



Two 2014 new separate homes on one large lot in Venice Beach. Front house is 2 story 4br + 4ba with huge family/game room. Rear 2 story 3+2 house is built over huge six-car garage off of alley. Lots of parking and storage.

Both rented for \$6500 month to month. Large front patio, amazing views from upper level of rear house. Lot size is 5749 square feet. Total square footage is approximately 5,000 square feet. Great opportunity for an investor or an owner user. Please contact listing agent for more information. See more photos and information at: www.653SunsetVenice.com



Derrick Ruiz Apartment Broker And Expert - eXp Realty (310)308-3174 www.derrickruiz.com bre 00919713

Information deemed reliable but not guaranteed. Buyer to do own independent investigations as to zoning, rent control, condition, use, habitability, Los Angeles earthquake retrofitting requirements, projected rents, and permit status of property.

653 1/2 SUNSET AVE
VENICE, CA 90291

2
of Units

5,034/PL
Sqft

5,794/VN
Lot Size

Income
LP \$3,350,000↑

\$
Active



Area	11 Venice
Subdivision	
List Price Per Sqft	\$665.47
Vacancy	0
Total Bedrooms	7
Total Bathrooms	6.50
MLS#	18-311178
APN	4240-012-038

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	4	3.50	No	\$6,600.00	\$6,600.00	\$10,000.00
Unit 2	1	3	2.50	No	\$6,300.00	\$6,300.00	\$8,000.00

Directions: 1 block west of Lincoln Blvd

Remarks: Two separate luxury homes on one large lot built in 2014. Front house is 2 story 4 bed 3.5 bath with huge family room and bonus/game room. Large private fenced front yard perfect for BBQs and entertaining. Red oak hardwood floors. Open flowing floor plan very light and bright. The rear 3 bed 2.5 two story rear house is built over a massive 6 car garage which is separated in to a 4 car tandem garage and a 2 car tandem garage. There are beautiful views from the rear house over looking the mountains and treetops views of Venice. The front house was originally remodeled from a duplex and has a C of O in 2014 and the rear house and garage were built brand new with a C of O in 2014. The rear house was originally built for the owner and he used a lot of beautiful finishes including beautiful bamboo floors and custom oak doors throughout. Front house has dual zoned heat and A/C. Both homes have tons of storage.

Agent Remarks: Tenant occupied, can show with 24-48 hours notice only. Motivated seller, submit all offers. See property website at www.653sunsetvenice.com.

Showing Remarks: Tenant occupied, can show with 24-48 hours notice only.

Income Details	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$167,700
Total Expense	\$0
NOI	\$0
Gross Income	\$167,700
Cap Rate	
GRM	19.90
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	New Construc
Year Built/Source	1952
Stories	3
Buildings	2
Security	
Sewer	
Style	Contemporary
Prop Condition	
View	Mountains, Tree Top
Water	

Contract Info		DOM 63
List Date	02-05-2018	
List Price	\$3,350,000	
Orig List Price	\$3,750,000	
Status Date	02-05-2018	
Change Date/Type	03-26-2018/Price Change	
Sale Type	Standard	
CSO	2.5%	
Listing Type	Exclusive Right	
Disclosure	Building Plans Available, Rent Control	

Land/Parking Info	
Zoning	LARD1.5
Addl Parcel	No
Rent Control	
Land Type	
Parking Type	Door Opener, Garage - 4+ Car, Garage Is Attached
Total Parking	6
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	

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	24-hr Notice, 48-hr Notice, Call LA 1
Lockbox Location	
Lockbox Type	
Occupant Type	Tenant
Gate Code	

Interior Features	
AC/Cooling	Central, Multi/Zone
Heating	Forced Air, Zoned
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Hood Fan, Range/Oven, Refrigerator, Vented Exhaust Fan, Washer
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	Stucco, Wood
Pool	
Roofing	
Spa	
Fence	

Derrick Ruiz eXp Realty of California Inc LA1 CalBRE#: 00919713	
Phone / Cell	p: 424-240-9319 / c: 310-308-3174
Email	derrick.ruiz@eXpRealty.com
Office Phone	888-584-9427

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. MLSPLUS™ Copyright © 2018 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CalBRE# 00919713