

**STATUS:** Active

**ADDRESS:** 618 INDIANA AVE , VENICE 90291

**LP:** \$990,000



**RESIDENTIAL INCOME**  
**APN:** 4239-008-005  
**NUM UNITS:** 4  
**APX SF:** 2,976 /VN  
**YB:** 1959  
**RC:** 100  
**CONST:** Stucco  
**NUM STO:** 2  
**ZONE:** LARD1.5  
**ASSED IMP VAL:**

**DOM:** 29  
**ADP:**  
**APX LSZ:** 5,270 /VN  
**APX LDM:**  
**GI:** \$32,124  
**GOI:** 32124  
**AOE:**  
**ATE:** \$0  
**NOI:** \$0  
**ASSED TOT VAL:**

**AREA:** 11  
**STYLE:** Mid-Century  
**POOL:** No  
**SPA:** No  
**GRM:** 0.00  
**CAP:**  
**INS:**  
**ELEC:**  
**GAS:**

**MLS#:** 07-213141  
**MAP:** 671/H5  
**CVD PKGC:** 0  
**TRASH:**  
**SCHED/ACT:** Actual  
**TAXES:**  
**GRND:**  
**MAINT:**  
**MGR:**  
**ASSED LND VAL:**

**LD:** 08/21/2007  
**SP:**  
**SD:**  
**PKGT:** 8  
**WATER:**  
**VAC:** 0  
**MGMNT:**  
**POOL EXP:**  
**ELEV:**  
**LT:** ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	1	2	1.00	No	\$500
Unit 2	2	2	1.00	No	\$707
Unit 3	3	2	1.00	No	\$763
Unit 4	4	2	1.00	No	\$707

**DIRECTIONS:** West of Lincoln, East of Abbot Kinney, Between Rose and Brooks

**REMARKS:** TERRIFIC 4 UNIT APARTMENT BUILDING priced under \$250,000 per unit & \$332 per s/f !!! Centrally located near trendy Abbot Kinney shops & restaurants and Venice Beach. 4 spacious 2 bd+1 ba units (@750 s/f each). Excellent floor plans, original built-ins, washer/dryer hook-ups. Long-time tenants. Fabulous up-side potential. Well below replacement cost. 5270 s/f lot zoned RD1.5. Parking for at least 8 cars. PROBATE SALE. NO COURT CONFIRMATION REQUIRED PER IAEA. Offers on CAR PPA 1/06. Sold "AS IS."

**AIR:** None  
**ROOF:** Composition  
**WATERFRONT:**  
**SEWER:** In Street, Paid  
**EQUIP:** None  
**OWNER PAYS:**  
**SPA:**

**HEAT:** Wall  
**FIN:** Cash  
**DISC:** As Is, Court Approval Not Required, Probate, Other  
**TYPE:** Single Level  
**TENANT PAYS:**  
**OCC/SHOW:** Listing Agent Accompanies

**LP::** \$990,000      **DOM:** 29      **SP:**      **SSP:**      **OLP:** \$1,100,000  
**LD:** 08/21/2007      **CD:**      **SD:**      **WD:**

**LA1:** CJ Cole      **LA1#:** 310-823-3129      **LA1 CELL:**      **LA1 OTHER:**  
**LA2:** Diane Louise Duffy      **LA2#:** 310-586-0326      **LA2 CELL:** 310-503-4834      **LA1 OTHER:**  
**LA1 EMAIL:** cj06.mls@venicebeachliving.com      **LA2 EMAIL:** dduffer@earthlink.net  
**LO1:** RE/MAX All Cities - Venice      **LO1#:** 310-577-5300  
**LO2:** RE/MAX All Cities - Venice      **LO2#:** 310-577-5300  
**CSO:** 2.5%      **LT:** ER      **LBA:** No      **BAC:** Yes      **LS:** No      **EO:** No      **PROBATE:** Yes      **COURT APP:** Not Req'D

**DISCLAIMER:** 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. Copyright (c) 2007 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.