

**STATUS:** Active

**ADDRESS:** 1253 FRANKLIN ST , SANTA MONICA 90404

**LP:** \$1,550,000



**RESIDENTIAL INCOME**  
**APN:** 4267-001-009  
**NUM UNITS:** 6  
**APX SF:** 3,514 /AS  
**YB:** 1929  
**RC:** 3  
**CONST:**  
**NUM STO:** 1  
**ZONE:** SMR2YY  
**ASSED IMP VAL:**

**DOM:** 5  
**ADP:** No  
**APX LSZ:** 10,572 /AS  
**APX LDM:** 75x141 /AS  
**GI:** \$0  
**GOI:** 0  
**AOE:**  
**ATE:** \$0  
**NOI:** \$0  
**ASSED TOT VAL:**

**AREA:** 14  
**STYLE:** Spanish  
**POOL:** No  
**SPA:** No  
**GRM:** 0.00  
**CAP:**  
**INS:**  
**ELEC:**  
**GAS:**

**MLS#:** 07-177723  
**MAP:** 631/G6  
**CVD PKGC:**  
**TRASH:**  
**SCHED/ACT:** Actual  
**TAXES:**  
**GRND:**  
**MAINT:**  
**MGR:**  
**ASSED LND VAL:**

**LD:** 04/12/2007  
**SP:**  
**SD:**  
**PKGT:** 6  
**WATER:**  
**VAC:** 0  
**MGMNT:**  
**POOL EXP:**  
**ELEV:**  
**LT:** ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	1	1	1.00	No	\$612
Unit 2	1	1	1.00	No	\$612
Unit 3	1	1	1.00	No	\$600
Unit 4	3	1	1.00	No	\$0

**DIRECTIONS:** Corner Arizona. One block south of Wilshire.

**REMARKS:** Charming 20 s Spanish courtyard complex with 6 spacious 1 bedroom + 1 bath units one block south of Wilshire! Many original details! Lush landscaping! Greenhouse! Lots of open space & parking! Garages used as bonus studios, laundry room and storage! Needs TLC! 2 units owner-occupied! Rare 10,572 s/f corner lot with alley access! ATTENTION DEVELOPERS ... Excellent opportunity for remodel or redevelopment! As-is condition! Probate! No overbids required! DO NOT DISTURB TENANTS!

**AIR:** None  
**ROOF:** Composition,Tile  
**WATERFRONT:** None  
**SEWER:** In Street,Paid  
**EQUIP:** Ceiling Fan,Dryer,Garbage Disposal,Hood Fan,Refrigerator,Washer,Cable  
**OWNER PAYS:** Water,Other  
**SPA:** None

**HEAT:** Wall  
**FIN:** Cash  
**DISC:** As Is,Court Approval Not Required,Probate  
**TYPE:** Bungalow  
**TENANT PAYS:** Electric,Gas  
**OCC/SHOW:** 48-hr Notice,Call LA 1,Listing Agent Accompanies,Owner,Tenant

**LP::** \$1,550,000      **DOM:** 5      **SP:**      **SSP:**      **OLP:** \$1,550,000  
**LD:** 04/12/2007      **CD:**      **SD:**      **WD:**

**LA1:** Diane Louise Duffy      **LA1#:** 310-586-0326      **LA1 CELL:** 310-503-4834      **LA1 OTHER:**  
**LA2:** CJ Cole      **LA2#:** 310-823-3129      **LA2 CELL:**      **LA1 OTHER:**  
**LA1 EMAIL:** dduffer@earthlink.net      **LA2 EMAIL:** cj06.mls@venicebeachliving.com  
**LO1:** Coldwell Banker-SANTA MONICA      **LO1# :** 310-829-3939  
**LO2:** Coldwell Banker-      **LO2# :** 310-301-3500  
**CSO:** 2.5%      **LT:** ER      **LBA:** No      **BAC:** Yes      **LS:** No      **EO:** No      **PROBATE:**

**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.