

STATUS: Active

ADDRESS: 402 BROOKS AVE , VENICE 90291

LP: \$975,000



RESIDENTIAL INCOME

APN: 4239-010-022

NUM UNITS: 3

APX SF: 1,908 /AS

YB: 1912

RC:

CONST: Shingle

NUM STO: 1

ZONE: LARD1.5

ASSED IMP VAL:

DOM: 0

ADP:

APX LSZ: 5,967 /VN

APX LDM:

GI: \$0

GOI: 32400

AOE:

ATE: \$0

NOI: \$0

ASSED TOT VAL:

AREA: 11

STYLE: Craftsman

POOL: No

SPA: No

GRM: 0.00

CAP: 30.09

INS:

ELEC:

GAS:

MLS#: 04-093030

MAP: 671/H5

CVD PKGC: 0

TRASH:

SCHED/ACT: Actual

TAXES:

GRND:

MAINT:

MGR:

ASSED LND VAL:

LD: 09/07/2004

SP:

SD:

PKGT: 0

WATER:

VAC: 0

MGMNT:

POOL EXP:

ELEV:

LT: ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	402	1	1.00	No	\$1,000
Unit 2	902	1	1.00	No	\$1,700
Unit 3	912	1	1.00	No	\$0

DIRECTIONS: Corner of Brooks and 4th Avenue ... 1 block east of Abbot Kinney Boulevard ... 3 blocks to the beach

REMARKS: Three historic 1 bedroom + 1 bath Craftsman cottages with many original built-ins & windows + a fireplace in the living room, separate dining room, spacious kitchen & laundry area! Absolutely charming !!! Each bungalow has a large private, fully-fenced yard, street frontage & a unique address...like 3 single family homes...with beautiful mature trees & flowering bougenvilla! In the heart of the Venice Art District! #402 rent is reduced by \$500 for management/maintenance services, #912 is owner!

AIR: None

ROOF: Composition

WATERFRONT:

SEWER: In Street,Paid

EQUIP: Ceiling Fan,Dryer,Range/Oven,Refrigerator,Washer

OWNER PAYS: Gardener,Water

SPA:

HEAT: Wall

FIN: Cash

DISC: As Is

TYPE: Cottages

TENANT PAYS: Electric,Gas

OCC/SHOW: 24-hr Notice,Call LA 1,Listing Agent

Accompanies,Owner,Tenant

LP:: \$975,000

LD: 09/07/2004

DOM: 0

CD:

SP:

SD:

SSP:

WD:

OLP: \$975,000

LA1: CJ Cole

LA2:

LA1 EMAIL: cjcole@cjcole.com

LO1: Coldwell Banker-

LO2:

LA1#: 310-823-3129

LA2#:

LA1 CELL: 310-739-9930

LA2 CELL:

LA2 EMAIL:

LO1# : 310-301-3500

LO2# :

LA1 OTHER:

LA1 OTHER:

CSO: 2.5%

LT: ER

LBA: No

BAC: Yes

LS: No

EO: No

PROBATE: No

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