



**Derrick Ruiz**  
Apartment Broker and Expert  
Celebrating 30 years in Real Estate

<b>14 BROOKS AVE</b> VENICE, CA 90291	<b>13</b> # of Units	<b>5,294/VN</b> Sqft	<b>6,117/VN</b> Lot Size	Income <b>SP \$3,737,000</b>	<b>\$</b> <b>Sold</b>
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<b>Area</b>	11 Venice
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$746.13
<b>Vacancy</b>	0
<b>Total Bedrooms</b>	13
<b>Total Bathrooms</b>	14.00
<b>MLS#</b>	15-956907
<b>APN</b>	4286-026-026

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	0	1.00	No	\$812.00	\$812.00	\$1,800.00
Unit 2	1	0	1.00	No	\$1,285.00	\$1,285.00	\$0.00
Unit 3	1	0	1.00	No	\$812.00	\$812.00	\$2,400.00
Unit 4	1	0	1.00	No	\$1,123.00	\$1,123.00	\$1,800.00
Unit 5	1	0	1.00	No	\$0.00	\$0.00	\$2,400.00
Unit 6	1	1	1.00	No	\$812.00	\$812.00	\$1,800.00
Unit 7	1	0	1.00	No	\$1,285.00	\$1,285.00	\$2,400.00
Unit 8	1	1	1.00	No	\$812.00	\$812.00	\$1,800.00
Unit 9	1	0	1.00	No	\$1,238.00	\$1,238.00	\$1,800.00
Unit 10	1	0	1.00	No	\$1,037.00	\$1,238.00	\$1,800.00
Unit 11	1	0	1.00	No	\$1,007.00	\$1,038.00	\$1,800.00
Unit 12	1	0	1.00	No	\$1,165.00	\$1,007.00	\$1,800.00
Unit 13	1	0	1.00	No	\$1,349.00	\$1,349.00	\$2,400.00

**Directions:** West of Pacific Ave Venice on corner of Speedway and Brooks, steps to sand.

**Remarks:** Venice Beach Mid-Century 2 story apartment building in prime location just steps to sand. Rare corner double lot, approximately 6100 square feet with alley access. Property has 5 garage parking spaces and 8 uncovered on-site parking spaces and one off site space. Unit 2 is a legal guest room with full bath but no kitchen, cooking not allowed. Property is master metered, owner pays all utilities. Property zoned RD1.5. Some units may be negotiable to vacating units after COE. Many possibilities with this asset: Buy, relocate, rehab, rent at market rents. Or check the possibility of developing luxury residential in one of the best locations in Silicon Beach. Please contact listing agent for a complete marketing package and current rent roll.

**Agent Remarks:** Seller has negotiated potential buy outs with tenants. Agents please call me for a detailed update on the tenant move out situations. Thanks.FINALLY CLOSED!!!!

**Showing Remarks:** Showings are possible. Please contact agent.

Income Details		Structure Info		Contract Info		DOM 149
Scheduled or Actual	Actual	Type of Units	garden	List Date	11-05-2015	
Rent Control %	100	Year Built/Source	1963	List Price	\$3,950,000	
GOI	\$181,644	Stories	2	Orig List Price	\$6,139,000	
Total Expense	\$0	Buildings	1	Status Date	11-30-2016	
NOI	\$181,644	Security		Sale Type	Standard	
Gross Income	\$181,644	Sewer		CSO	1.5%	
Cap Rate		Style		Listing Type	Exclusive Right	
GRM	21.70	Prop Condition		Disclosure	As Is	
Actual AGR		View	No			
Actual GAI		Water				
Land/Parking Info		Community/Development		Sale/Sold Info		
Zoning	LARD1.5	Complex/Assoc Name		Contract Date	04-16-2016	
Addl Parcel		Tax Mello Roos		Sold Date	11-30-2016	
Rent Control		Mgmt. Co. Name		Sold Price	\$3,737,000	
Land Type	Fee	Mgmt. Co. Phone		Sold Price/SqFt	\$705.89	
Parking Type	Private Garage, Uncovered	Oth. Mgmt. Co. Name		Sale Terms	Seller Financing	
Total Parking	14	Oth. Mgmt. Co. Phone		SP/LP	94.61%	
Covered Parking						
Uncovered Parking						
Interior Features			Exterior Features			
AC/Cooling	None		Construction			
Heating	Wall Gas		Exterior Constr			
Equip/Appl	None		Pool			
Flooring			Roofing			
Laundry			Spa			
Laundry Equip			Fence			

<b>Derrick Ruiz</b> eXp Realty of California Inc LA1 CalBRE#: 00919713		<b>Derrick Ruiz</b> eXp Realty of California Inc SA1 CalBRE#: 00919713	
<b>Phone / Cell</b>	p: 424-240-9319 / c: 310-308-3174	<b>Phone / Cell</b>	p: 424-240-9319 / c: 310-308-3174
<b>Email</b>	derrick.ruiz@eXpRealty.com	<b>Email</b>	derrick.ruiz@eXpRealty.com
<b>Office Phone</b>	888-584-9427	<b>Office Phone</b>	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 © 2016 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CalBRE# 00919713