



OFFERING MEMORANDUM

32 Rose Avenue
VENICE, CA 90291

3 UNITS

Amazing Location

List Price: \$2,050,000

Ideal for an Owner/ User
or Investor

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JUST A FEW STEPS TO THE BEACH



Video Tour

32 ROSE AVENUE

KW
COMMERCIAL

RE/MAX
ONE

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EXECUTIVE SUMMARY





Rare opportunity to own a residential income property just a few steps away from Venice Beach and the Pacific Ocean. 32 Rose Ave is located where you can feel the ocean breeze from every room and see the beauty that abounds from the patios. This beach oasis is where residents can enjoy a neighborhood filled with character, history, and neighborhood offerings such as the Venice Beach, dining, and shopping options as well as numerous outdoor activities. This serene neighborhood of Venice encapsulates natural beauty with a small-town beach vibe. You can also venture out and take part in all the community events that Venice has to offer.

The property features an excellent unit mix of One (2) Bedroom + (2) Bathroom unit. Along with One (1) Bedroom + (1) Bathroom unit. There is also a (1) Bedroom + (1) Bathroom unit that is delivered vacant. The exterior and interior are aesthetically pleasing and reflects idyllic neighborhood charm which savvy owners are seeking and renters will pay a premium for.

EXECUTIVE SUMMARY

SITE DESCRIPTION

Units	3
Year Built	1968
List Price	\$2,050,000
Lot Sq Ft	3,311
Bldg Gross Sq Ft	3,091
Parking Spaces	4
Zoning	LAR3
Opportunity	Rare

* Title reflects a fourplex. Buyer to do their own due diligence.



3

Total Units



1968

Year Built



3,091 SF

Building Size



3,311 SF

Lot Size



4

Parking

PROPERTY HIGHLIGHTS



HIGHLIGHTS



Pride of ownership



Just A Short Stroll To The Beach



Great unit mix



First time on market in 50 years



Prime Venice Beach location



High demand rental area



Quaint neighborhood feel



Private entrances



Environmentally conscious area



4 onsite parking spaces in the rear



Just blocks from the beach



Highly walkable



Fantastic area for bicyclists



Close to restaurants



Below market rents



Significant upside potential

32 Rose Avenue

JUST A FEW STEPS TO THE BEACH

32 ROSE AVENUE





32 Rose Avenue



LOCATION



VENICE OVERVIEW

From its world famous boardwalk and beautiful beach to the shopper's paradise of Abbot Kinney Blvd., if you're looking for cool things to do in California, Venice offers a unique and vibrant mix of activities and attractions. Originally called "Venice of America," Venice was founded in 1905 by developer Abbot Kinney as a beachfront resort town. Kinney's initial vision of creating a cultural mecca was set aside to accommodate the public, and Venice became the "Coney Island of the Pacific," complete with an amusement pier and a miniature steam railroad. Kinney also created a system of canals and imported gondolas and gondoliers from Venice, Italy.



Today, Venice is one of the most popular destinations in Los Angeles for visitors and locals alike. From its days as home to Beat Generation poets and artists, Venice continues to be an important Los Angeles cultural center.





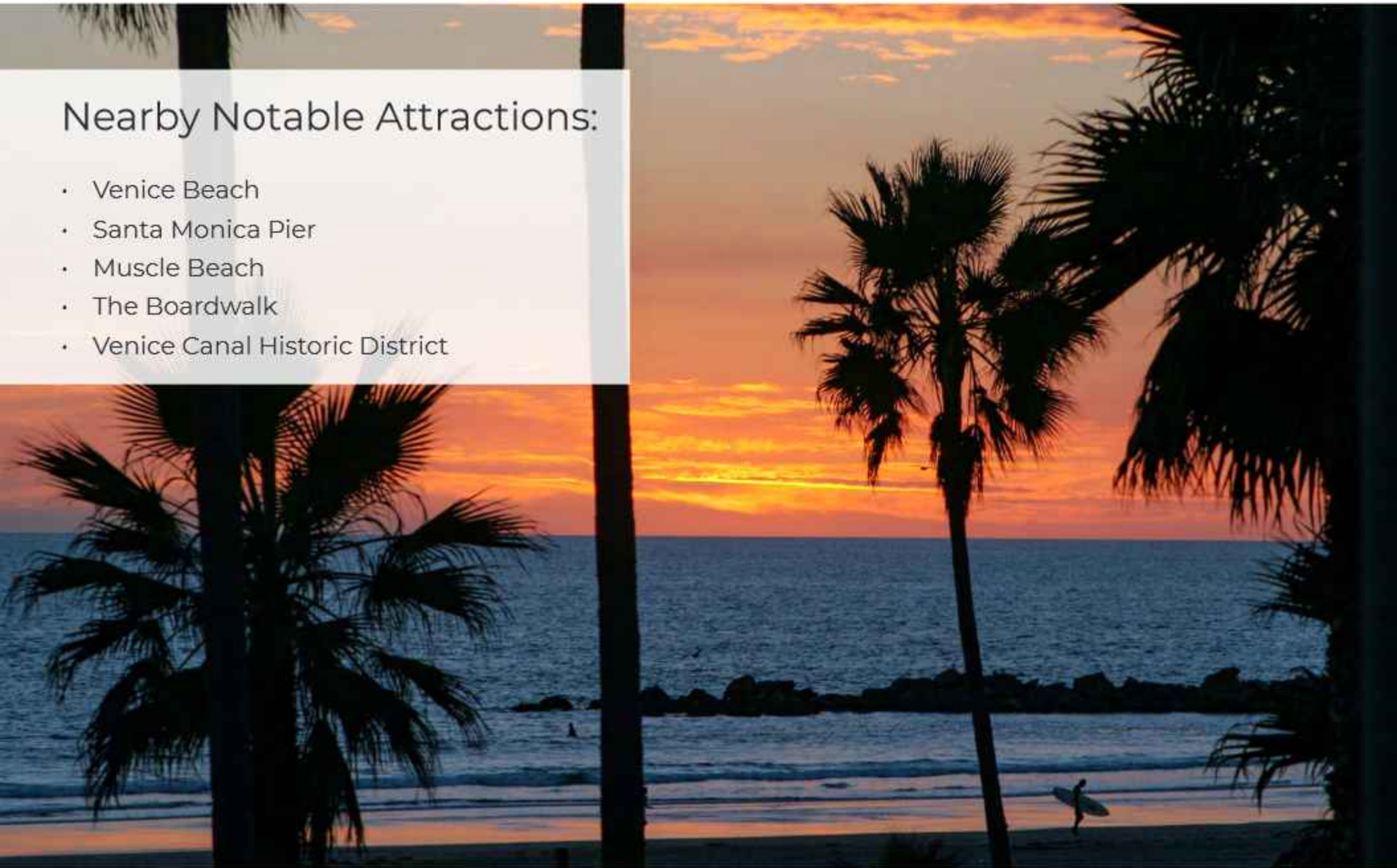
Whether you're looking for some fun in the sun, a unique shopping experience, or a sophisticated evening of art and music, Venice has it all.

Just imagine dining at delectable restaurants such as Gjelina and Gjusta with the pacific waves crashing in the background.



Nearby Notable Attractions:

- Venice Beach
- Santa Monica Pier
- Muscle Beach
- The Boardwalk
- Venice Canal Historic District



AREA HIGHLIGHTS

7 Miles

to
LAX

19 Miles

to
MALIBU

1 Miles

to
**SANTA MONICA
PIER**

5 Miles

to
**LOYOLA
MARYMOUNT
UNIVERSITY**

3 Miles

to
**SANTA MONICA
COLLEGE**





88 Very Walkable

Most errands can be accomplished on foot.



52 Good Transit

Many nearby public transportation options.



95 Biker's Paradise

Flat as a pancake, excellent bike lanes.



FINANCIALS



RENT ROLL

UNIT	STATUS	UNIT TYPE	Move in Date	CURRENT RENT	POST RENOVATION MARKET RENT
1	Tenant	2 Bed / 2 Bath	7/15/19	\$3,400	\$4,000
2	Tenant	1 Bed / 1 Bath	11/1/97	\$1,463	\$3,000
3	Vacant	1 Bed / 1 Bath	11/1/97	\$0	\$3,000

\$4,863

\$10,000



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