



Derrick Ruiz

Probate and Trust Realtor
Inherited property expert
Celebrating 32 years in Real Estate!

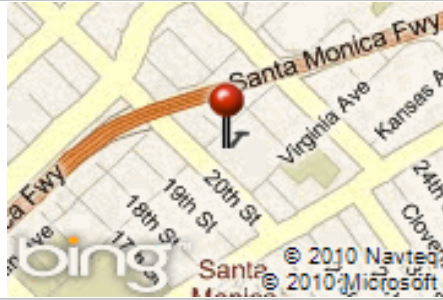
2028 DELAWARE AVE
SANTA MONICA, CA 90404

7
of Units

1,440/VN
Sqft

11,879/VN
Lot Size

Income
SP \$1,300,000 **\$ Sold**



Area	14 Santa Monica
Subdivision	
List Price Per Sqft	\$936.81
Vacancy	3
Total Bedrooms	
Total Bathrooms	
MLS#	08-312409
APN	4274-020-011

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.00	No	\$1,500.00		
Unit 2	1	2	1.00	No	\$830.00		
Unit 3	1	2	1.00	No	\$546.00		
Unit 4	1	2	1.00	No	\$1,021.00		
Unit 5	1	1	1.00	No	\$1,400.00		

Directions: see map

Remarks: #7 2+1 @1650 / #8 2+1 @ \$800. Sharp Santa Monica 7 unit apartment complex. Property consists of 2 separate buildings, 2 story 5plex in rear & a duplex in the front. There is a large 2br 1ba + den unit and a 2 car attached garage plus 5 uncovered spots. The property has a lot of upside potential in rents. Probate, subject to court confirmation to the successful bidder. Huge 11879 sq ft lot. Call agent for more info and all of the details.

Income Details	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$94,164
Total Expense	\$0
NOI	\$0
Gross Income	\$94,164
Cap Rate	0.00
GRM	14.32
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	garden
Year Built/Source	1950
Stories	0
Buildings	2
Security	
Sewer	In Street
Style	Traditional
Prop Condition	
View	
Water	

Contract Info		DOM 175
List Date	09-12-2008	
List Price	\$1,349,000	
Orig List Price	\$1,499,000	
Status Date	05-12-2009	
Sale Type		
Court Approval	Yes	
CSO	2.5%	
Listing Type	Exclusive Right	
Disclosure	As Is, Court Approval Required	

Land/Parking Info	
Zoning	SMR2YY
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Garage, Uncovered
Total Parking	7
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	

Sale/Sold Info	
Contract Date	03-06-2009
Sold Date	05-12-2009
Sold Price	\$1,300,000
Sold Price/SqFt	\$902.78
Sale Terms	Cash
SP/LP	96.37%

Interior Features	
AC/Cooling	None
Heating	Wall
Equip/Apppl	Range/Oven, Refrigerator, Cable, Satellite
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

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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 © 2017 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CalBRE# 00919713