607 ASHLAND AVE, OCEAN PARK

Charming vacant craftsman-style duplex set above a quiet tree-lined street in Santa Monica's desirable Ocean Park neighborhood, 4 blocks to Main Street and 6 blocks to the beach. Both units feature private separate entrances, a newly constructed dog run along the side of the house, hardwood floors, recessed lighting, skylights, and an abundance of natural light. The 1B/1Ba front unit offers an open kitchen, Dutch door and craftsman front deck with built-in bench seating for al fresco dining. The 2B/1Ba rear unit features a large open kitchen, vaulted ceilings, front and back private gated entrances, a spacious exclusive-use fenced and gated courtyard for indoor/outdoor entertaining, plus a detached studio featuring high vaulted ceilings and oversized skylight for use as a home office, exercise/yoga studio or bonus room. Delivered fully vacant, this unique property offers flexibility and value that makes it an outstanding investment. It is perfect as an owner-user residence, or used as an income-producing duplex starting with superior current market rents, or research recombining back into a single-family home.

$1,549,000 | 607Ashland.com | ListingSantaMonica.com

RODEO REALTY Fine Estates®

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MR MAURICE & RUSTAD
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DRE#01349144/01129738 Broker does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property obtained from various sources.

607 Ashland Ave
Santa Monica, CA 90405

2 # of Units	1,670/AP Sqft	4,512/AS Lot Size

Income
LP $1,549,000
$ Active

Expected on Market	
Area	14 Santa Monica
Subdivision	
List Price Per Sqft	$927.54
Vacancy	100%
Total Bedrooms	3
Total Bathrooms	2.00
MLS#	21-782210
APN	4287-019-022

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00	No	$0.00	$0.00	$3,000.00
Unit 2	1	2	1.00	No	$0.00	$0.00	$6,000.00

Directions: Ocean Park: South of Ocean Park, West of Lincoln, North of Rose, East of 4th

Remarks: Charming fully vacant craftsman-style duplex set above a quiet tree-lined street in Santa Monica's desirable Ocean Park neighborhood, 4 blocks to Main Street and 6 blocks to the beach. Both units feature private separate entrances, a newly constructed dog run along the side of the house, hardwood floors, recessed lighting, skylights, and an abundance of natural light. The 1Bd/1Ba front unit offers an open kitchen, Dutch door and craftsman front deck with built-in bench seating for al fresco dining. The 2Bd/1Ba rear unit features a large open kitchen, vaulted ceilings, front and back private gated entrances, a spacious exclusive-use fenced and gated courtyard for indoor/outdoor entertaining, plus a detached studio featuring high vaulted ceilings and oversized skylight for use as a home office, exercise/yoga studio or bonus room. This unique property offers flexibility and value that makes it an outstanding investment. It is perfect as an owner-user residence, or used as an income-producing duplex starting with superior current market rents, or research recombining back into a single-family home.

Income Details

Scheduled or Actual	Scheduled
Rent Control %	100
GOI	$108,000
Total Expense	$0
NOI	$0
Gross Income	$108,000
Cap Rate	
GRM	14.34
Actual AGR	$0
Actual GAI	

Structure Info

Type of Units	2
Year Built/Source	1922/Assessor
Stories	1
Buildings	1
Security	Gated
Sewer	In Street
Style	Craftsman
Prop Condition	Updated/Remodeled
View	No
Water	In Street

Contract Info

List Date	09-10-2021
List Price	$1,549,000
Orig List Price	$1,549,000
Status Date	09-10-2021
Change Date/Type	09-10-2021/New Listing
Sale Type	Standard

Land/Parking Info

Zoning	SMOP2*
Addl Parcel	No
Rent Control	Yes
Land Type	Fee
Parking Type	None
Total Parking	0
Covered Parking	0
Uncovered Parking	0

Community/Development

Complex/Assoc Name	
Tax Mello Roos	No

Interior Features

AC/Cooling	None
Heating	Wall, Central
Equip/Appl	Range/Oven, Refrigerator, Washer, Dryer, Garbage Disposal, Ceiling Fan, Dishwasher, Built-Ins, Hood Fan
Flooring	Hardwood
Laundry	In Unit
Laundry Equip	Own

Exterior Features

Construction	
Exterior Constr	Stucco, Wood
Pool	None
Roofing	Composition
Spa	None
Fence	

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