Amanda Robertson
Real Estate Brokerage & Investments
www.amandarobertson.com | DRE #01405403

FOR SALE

40 18TH Avenue
Venice, CA 90291

$3,395,000
5.35% Cap Rate
14 GRM

Designer triplex where the city meets the sand in Venice Beach.

40 18TH Avenue
Venice, CA 90291

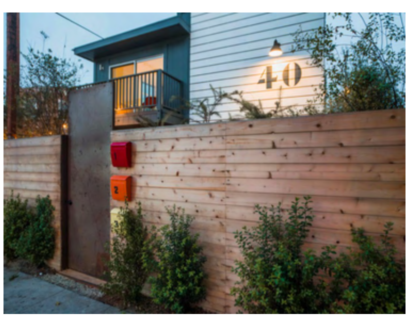
$3,395,000	5.35%	3	1970
PURCHASE PRICE	CAP RATE	# OF UNITS	YEAR BUILT

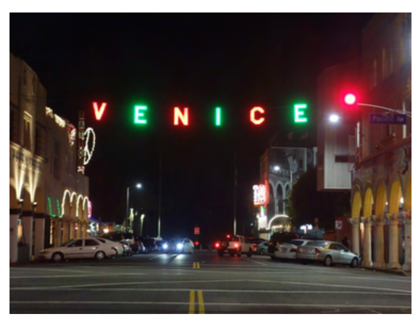
ABOUT 18TH AVENUE

Designer Triplex where the city meets the sand in Venice Beach. This restored, 3-unit property offers strong income with a proven track record in 30 day rentals and long term rentals. There are multiple cash flow options to choose from: continue the lucrative Airbnb rental business plan, move into the gorgeous front townhome and lease the rest to mitigate your mortgage, or rent the entire property with standard long term leases and less turnover. No matter what path you choose, you will be riding the large Windward Circle wave of upside as the area continues to surprise and delight with new restaurants and activities.

PROPERTY INFORMATION

Address	40 18TH Avenue, Venice, CA 90291
Property Type	3 Units
Building Size	2,591 SF
Lot Size	2,841 SF
Year Built	1970
Price Per Unit	$1,131,667
Price Per SF	$1,310





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IT'S ALL ABOUT LOCATION

West side of Pacific Avenue.
Steps from the Venice Beach Boardwalk.
Minutes to Abbot Kinney dining & shopping.
Adjacent to the historic and peaceful Venice Canals.

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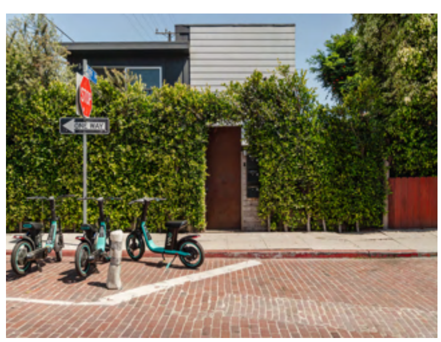
HIGHLIGHTS

Located in Windward Circle, the true heart of Venice Beach, this property has been lovingly restored over the years and is ready for the next set of hands.

- Lucrative 30 day rental schedule in place for 100% of the units.
- Possible to deliver fully furnished.
- Possible to deliver 100% vacant, unfurnished and ready for your vision.
- Unit 1 Townhome booked for $10k+ per month for 5 months starting December 2026.
- Ideal 1031 Exchange opportunity.
- Owner-user option to capitalize on if preferred.
- 2026 FIFA World Cup Fan Zone at 57 Windward Street.
- 2028 Summer Olympic Triathlon Finish line steps away at the end of Venice Blvd.
- Friends and family can visit and stay at Hotel Erwin.
- Annual Venice Beach Half Marathon home base.
- Daily dose of paddle tennis at the lively courts.
- Famous Venice Basketball hoops out the front door.
- A quick stumble to popular restaurants like Great White, Venice Steakhouse and Belles Beach House.
- Then, get your morning joe at Menotti's Coffee or Blue Bottle on Abbot Kinney.
- Each unit renovated with an eye for detail.
- Modern stainless steel kitchen design in two units.
- Each unit enjoys its own private, outdoor space.
- Private laundry for each unit.
- Brand new renovation of Unit 2 in 2026.
- Real white oak hardwood floors that elevate the experience.
- Easy drive to LAX.


PRICING & RETURNS

PRICING DETAIL

Purchase Price	**$3,395,000**
Equity Investment (30%)	$1,018,500
# of Units	3
Building Sqft	2,591
Lot Sqft	2,841
Price Per Unit	$1,131,667
Price Per Sqft	$1,310
Year Built	1970

FINANCING

Loan Amount P&I	$2,376,500
Interest Rate	6.00%
Amortization	360 months

OPERATING DATA

Effective Gross Income	$241,690
Less: Expenses	$60,158
Net Operating Income Cash	**$181,532**
Flow	$181,532
Debt Service 7 yr P&I	($170,980)
Annual Cash Before Taxes	$10,552
Principal Reduction	$29,184
Total Return Before Taxes	**$39,736**

RETURNS

Cap Rate	**5.35%**
GRM	**14.05**
Cash on Cash	**1.04%**
DCR	**1.06**

FINANCIAL SUMMARY

30 DAY AIRBNB RENT ROLL

UNIT	TYPE	MONTHLY RENT
1 TH	2+2	$9,750
2	1+1	$4,500
3	2+1	$6,500
TOTAL MONTHLY AIRBNB INCOME		**$20,750**

Annual Scheduled Gross Income: $249,000

OPERATING STATEMENT

INCOME

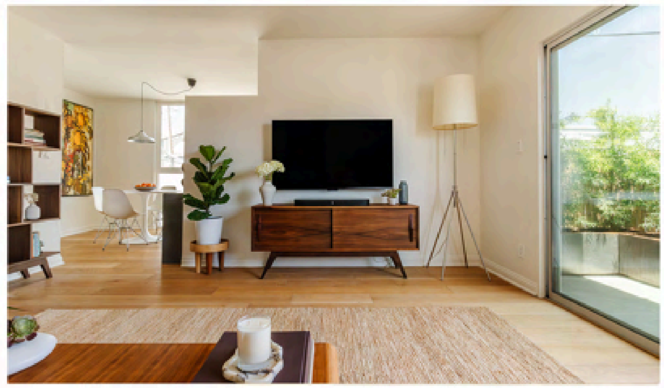
Scheduled Gross Income	$249,000
Billable LA Fees	$160
Total Scheduled Gross Income	$249,160
Less: Vacancy (3%)	($7,470)
EFFECTIVE GROSS INCOME	**$241,690**

EXPENSES

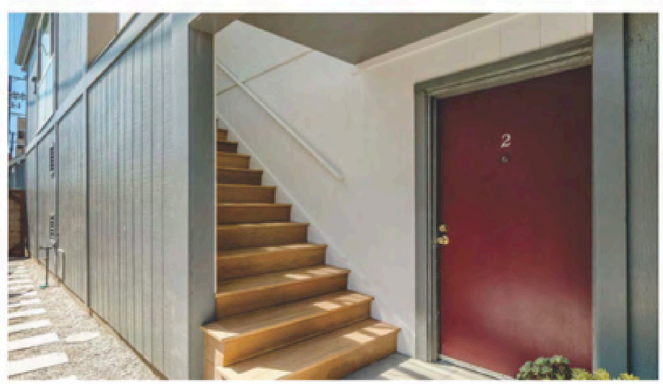
Property Taxes	$24,300
Insurance	$4,440
Utilities (water/sewer/elec/gas/trash)	$9,984
Gardener	$1,800
Pest	—
Fire Safety & Security	$150
Maintenance & Repairs (2%)	$4,834
Management/Leasing/Supplies (5%)	$12,450
LA Fees/Permits/LLC/Banking	$2,200
Total Expenses	**$60,158**
Expenses as % of EGI	24.9%
NET OPERATING INCOME	**$181,532**

PROPERTY PHOTOS

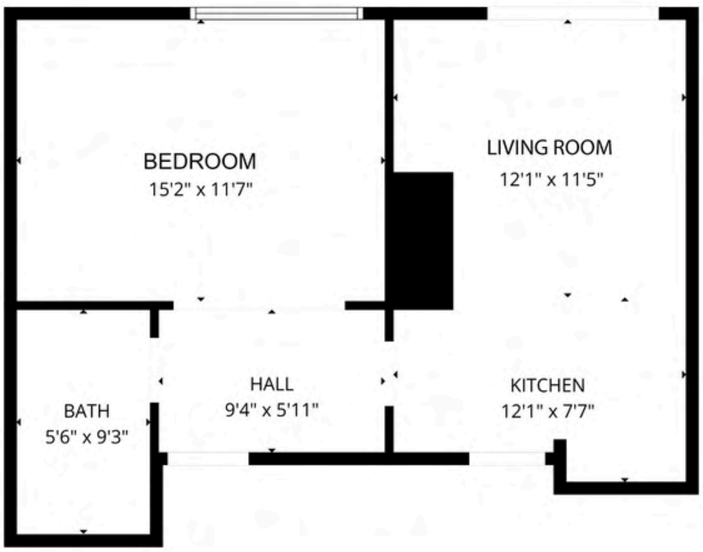






FLOOR PLANS



UNIT 1

UNIT 2

UNIT 3