

**LAMBERT INVESTMENTS, INC.**

**PROUDLY OFFERS 2 UNITS FOR SALE**

**IN PLAYA DEL REY DIRECTLY ACROSS FROM BEACH**



**\$1,800,000**

# LAMBERT

INVESTMENTS, INC.

2 Breeze Avenue  
Venice, CA 90291  
www.Lambertinc.com  
BRE# 00860625

## CONTACT

Office: 310.453.9656  
Fax: 310.829.6288

## Francyne Shapiro-Lambert

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## Carl Lambert

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## Shane Moses

Mobile: 972.467.6536  
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## FOR SALE

## 2 UNIT DUPLEX

100 Montreal Street, Playa Del Rey, CA 90293

**Purchase Price:** \$1,800,000



**UNIT MIX:** 2 Three Bedroom – 1 Bath

**Age:** 1956  
**Lot Size:** 2552  
**Building Size:** 1872  
**Zoning:** LAR3

**Monthly Income:** \$ 3,587.00  
**Annual Income:** \$ 43,044.00  
**Annual Expenses:** \$ 11,722.00  
**New Taxes:** \$ 21,600.00

**Thomas Guide:** 702-A3

**Directions:** Culver Blvd to the Beach

**Parking:** 2 One Garage Parking Spaces

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## 100 Montreal Street

<u>Unit #</u>	<u>Unit Mix</u>	<u>Actual Rents</u>
100	3 Bedroom – 1 Bath	\$ 1,990.00
102	3 Bedroom – 1 Bath	\$ 1,597.00

**MONTHLY INCOME TOTAL: \$ 3,587.00**  
**ANNUAL INCOME TOTAL: \$ 43,044.00**

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## 100 Montreal Street

**Monthly Income:** \$ 3,587.00  
**Annual Income:** \$ 43,044.00

### Estimated Annual Expenses

Insurance: \$ 2,724.00  
Utilities: \$ 1,599.00  
Repairs: \$ 7,017.00  
Management Fees \$ 382.00  
**Total Estimated Annual Expenses:** \$ 11,722.00

**Monthly Income:** \$ 3,587.00  
**Annual Income:** \$ 43,044.00  
**New Taxes:** \$ 21,600.00  
**Annual Expenses:** \$ 11,722.00

4116 | 32  
SCALE 1" = 60'

1986

PACIFIC AVE.

BLVD.

TROLLEY

CULVER

PACIFIC

OCEAN

TROLLEYWAY

MONTREAL

FOWLING

DEL MAR  
VISTA

TRACT NO. 8573  
M.B. 103 - 19 - 20

CODE  
68

FOR PREVIOUS ASSMT. SEE: 572 - 44 & 45

CONDOMINIUM  
PARCEL MAP  
P.M. 125-87

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF

REVISED  
7/20/87  
BY: [illegible]  
[illegible]  
[illegible]



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### Property Summary

Lambert Investments, Inc. proudly offers For Sale a 2 unit duplex positioned directly across from the sand on the beach! Located in the prime sweet beach town of Playa Del Rey in the A+ Location referred to as "The Jungle."

Tremendous demand and very limited supply in this much sought after location. This is very rare opportunity to find a property this close to the sand in one of the most desirable areas of Playa Del Rey. Own an investment at the beach and also enjoy as an owner user. This cool beach town is one of the most desirable happening areas of World Renowned Silicon Beach. Neighboring beach communities with Venice Beach, Marina Del Rey, Santa Monica and just West of Playa Vista. Not far from Prime West Los Angeles, Brentwood and Pacific Palisades.

One of the most in high demand areas with very little inventory. Silicon Beach is headquarters to many of the most happening innovated tech, entertainment and startups companies. The property was built in 1956 totaling 1872 square feet on a 2552 square feet lot. Each of the units consists of Three Bedrooms and One Bath, each with a nice large patio. Property is being sold completely AS IS.

Each unit has a 1 Car Garage. This will NOT Last, a true fixer in prime beach location.

**Drive by only, do not disturb the tenants.  
View inside of units with accepted offer only.**



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STREET VIEW



BEACH ACCESS ACROSS THE STREET



BUILDING FRONT VIEW



ENTRANCE TO UNITS

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GARAGES



BEACH ACROSS THE STREET



UPPER UNIT LIVING ROOM



UPPER UNIT KITCHEN



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UPPER UNIT HALLWAY



UPPER UNIT BATHROOM



UPPER UNIT BEDROOM 1



UPPER UNIT BEDROOM 2

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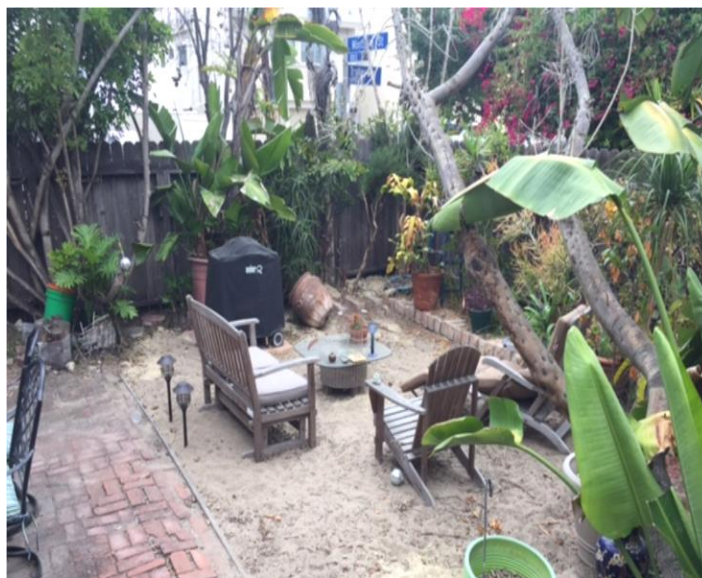
Mobile: 972.467.6536  
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LOWER UNIT LIVING ROOM



LOWER UNIT DINING AREA



LOWER UNIT PATIO



LOWER UNIT BATHROOM



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LOWER HALLWAY



LOWER KITCHEN



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