

2107 E Cesar E Chavez Ave
Los Angeles, CA 90033

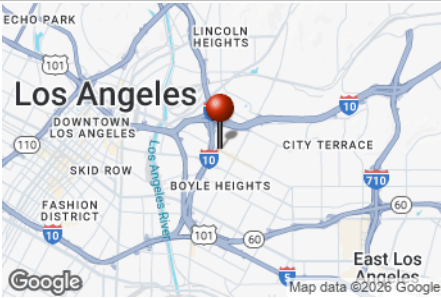
30
of Units

12,352/Assessor
r
Sqft

7,502 Lot Size
Assessor

Income
LP \$3,795,000

\$
Active



Area	1073 Boyle Heights
Subdivision	
List Price Per Sqft	\$307.24
Vacancy	0
Total Bedrooms	0
Total Bathrooms	0.00
MLS#	26633243
APN	5175-014-003

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	25	0	1.00	No	\$1,300.00	\$29,744.00	\$32,500.00
Unit 2	1	1	1.00	No	\$1,495.00	\$1,495.00	\$1,495.00
Unit 3	1	2	1.00	No	\$1,333.00	\$1,333.00	\$2,500.00
Unit 4	1	0	1.00	No	\$1,800.00	\$1,800.00	\$1,800.00
Unit 5	1	0	1.00	No	\$2,000.00	\$2,000.00	\$2,000.00

Directions: 10 freeway, exit Cesar Chavez Ave, go SE to property. Between St Louis and Chicago St.

Remarks: Historic Mixed-Use Gem in Boyle Heights. Welcome to The Vinograd, a reimagined 1920s hotel turned character-filled mixed-use building in the heart of Boyle Heights, just east of Downtown LA. This 30-unit property includes 27 residential studios, 1- and 2-bedrooms and 3 street-facing commercial spaces with prime Cesar Chavez Avenue frontage. Select residential units come fully furnished, giving a mix of classic charm and updated finishes. The commercial spaces are ideal for retail or creative office use, benefiting from high visibility, steady foot traffic, and built-in residential clientele. Set in a culturally rich neighborhood near Mariachi Plaza, the Arts District, and local favorites like Guisados, The Vinograd offers strong connectivity via Metro E Line and nearby public transit. A rare blend of history, community, and opportunity. Current GRM is an incredible 8.35 GRM with a cap rate of 7.23%.

Agent Remarks: Do not disturb tenants -- they are unaware of sale. Owner/principal is a licensed RE broker in California. Please contact owner directly with any questions (Will Tiao,p 323-363-1096). Interior inspection with accepted offer only. Listing agents/broker does not make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein including but not limited to square footage, usage and zoning. Buyer to conduct their own investigations and due diligence.

Income Details		Structure Info		Contract Info		DOM 35
Scheduled or Actual	Actual	Type of Units	Mixed	List Date	01-12-2026	
Rent Control %	90	Year Built/Source	1927/Assessor	List Price	\$3,795,000	
GOI	\$454,524	Stories	2	Orig List Price	\$3,795,000	
Total Expense	\$180,128	Buildings	1	Status Date	01-12-2026	
NOI	\$274,396	Security	Resident Manager, Other	Change Date/Type	01-20-2026/Active	
Gross Income	\$454,524	Sewer	In Connected and Paid	Sale Type	Standard	
Cap Rate	7.23	Style		Probate	No	
GRM	8.35	Property Cond		Listing Type	Exclusive Agency	
Actual AGR		View	City	Disclosure	None	
Actual GAI	\$454,524	Water	District/Public	Seller Concessions?	Maybe	
Gross Equity		Price Per Unit		Scope Of Service	Full Service	
Owner Pays	Electric, Gas, Water, Other	Type of Business				
Actual Rent Total	\$454,524	Water Heaters	Yes			
Financial Info As Of		Direction Faces	Faces South			
Tenant Pays	Cable TV	ADA Compliance	No			
Vacancy Allowance \$		Additions/Alterations	Yes			
Vacancy Allowance %		Building Permit	Yes			
Lease Mo/Yr Terms		Personal Prop \$				
		Personal Prop %				
		Water Heater Feat	Central Water Heater			
		Levels	Two Level			

Land/Lot Info		Community/Development		Parking Details	
Zoning	LAC2	Complex/Assoc Name		Parking Type	None
Addl Parcel		Complex/Assoc Phone		Total Spaces	0
Rent Control	Yes	Tax Mello Roos	No	Covered Spaces	
Land Type		Mgmt. Co. Name		Uncovered Spaces	
Lot Dimen/Source		Mgmt. Co. Phone		Garage Spaces	
Lot Acreage	0.172	Oth. Mgmt. Co. Name		Carport Spaces	
Alley	Yes	Community Features		Garage Structures	
Paved	Yes	Assoc Pet Rules			
Price Per Acre		Assoc Amenities			
Lot Descr.	Fenced	Assoc Fees Include			
Lot Location	City	Builders Tract Code			
		Builders Model Code			
		Builders Model Name			
		Builders Name			

➔ Interior Features		➔ Exterior Features	
AC/Cooling	Wall/Window	Construction	
Heating	Wall, Wall Gas	Exterior Constr	Stucco
Equip/Appl	Ceiling Fan, Refrigerator	Pool	None
Flooring	Hardwood	Roofing	Flat Roof
Laundry	None	Spa	None
Laundry Equip		Foundation Details	Foundation - Concrete Slab
Rooms		Other Struc Feat	
Interior Features	High Ceilings (9 Feet+)	Other Structures	None
Kitchen Features	Ceramic Counters	Patio Feat	Enclosed
Bathroom Features	Shower Stall	Entry Location	Ground Level - no steps
Bedroom Features		Sprinklers	None
Common Walls		Tennis/Courts	None
Cooking Appliances	Cooktop - Electric	Windows	
Disability Access	None		
220-Volt Location			
TV Services	Cable TV		

🏠 Unit(s) Details		📊 Tax and Assessed Info		📍 Location	
# w/Carpet		Tax New		County	Los Angeles
# w/Dishwasher		Tax Percent		Country	UNITED STATES OF AMERICA
# w/Disposal		Tax Rate		Map	
# w/Drapes		Tax Rate Year		Cross Streets	
# w/Elec Meter		Tax Total		School District	
# w/Gas Meter		Assessed Improvement Value	\$3,413,486	Water District	
# Leased		Assessed Improvement %	80.00	Waterfront	None
# w/Patio		Assessed Land Value	\$853,369	Alt St. Name	
# w/Range		Assessed Land %	20		
# w/Refrigerator	27	Assessed Total Value	\$4,266,855		
# w/Garages		Transfer Taxes (Y/N)			
# w/Wall AC					
# w/Water Meter					

🌱 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

🔍 Showing Info		🔍 Showing Info		📄 Sale/Sold Info	
Contact Name		Lockbox Location		Contract Date	
Contact Phone		Lockbox Type		Sold Date	
Occupancy/Show	Accepted Offer	Occupant Type		Sold Price	
		Gate Code		Sold Price/SqFt	
				Sale Terms	
				SP/LP	

<div>  <div> Will Tiao The Collective Realty DRE#: 01944726 Seller's Agent1 CALDRE#: 01918965 </div> </div>	
Phone / Cell	p: 323-363-1096 / c: 323-363-1096
Email	will@tiaoproperties.com
Fax	
Office Phone / Fax	p: 310-569-1335

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. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Glen Scher CALDRE# 01962976

2900 E 1st St

Los Angeles, CA 90033

26

of Units

13,680/Builder

Sqft

6,026 Lot Size


Vendor Enhanced

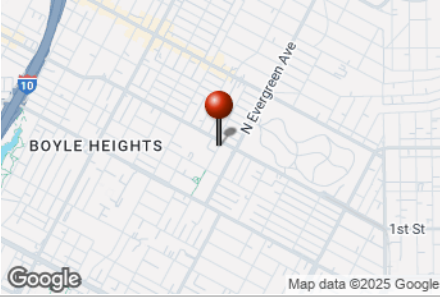
Income

LP \$9,495,000

\$

Active





Area	1073 Boyle Heights
Subdivision	
List Price Per Sqft	\$694.08
Vacancy	4%
Total Bedrooms	20
Total Bathrooms	26.00
MLS#	25614905
APN	5180-021-001

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	20	1	1.00	No	\$2,250.00	\$0.00	\$540,000.00
Unit 2	3	0	1.00	No	\$1,850.00	\$0.00	\$66,600.00
Unit 3	3	0	1.00	No	\$1,295.00	\$0.00	\$46,620.00

Directions: East of Downtown LA

Remarks: Brand-new 26-unit multifamily development by DLA Construction in the heart of Boyle Heights, set for completion at the end of 2026. This boutique building features 20 one-bed/one-bath units, 3 market-rate studios, and 3 Section 8 studios - perfectly blending modern design, energy efficiency, and stable rental income. Units offer open layouts, high-end finishes, and access to a rooftop deck with sweeping DTLA skyline views. The building comes equipped with a solar system to reduce operating costs and support long-term sustainability. Located just steps from the E Line (Gold) and minutes from the Arts District and Downtown LA, residents enjoy walkability, transit access, and proximity to over \$500M in new developments including the Sixth Street Viaduct, East End Studios, and mixed-use projects redefining the neighborhood. Boyle Heights continues to show strong growth with rising home values and high renter demand - making this a rare new construction investment opportunity in one of LA's fastest-evolving submarkets.

Agent Remarks: Broker, broker's agents, staff and/or employees do not represent or guarantee accuracy of the square footage, bedroom/bathroom count, lot size or lot lines/ dimensions, permitted or un-permitted spaces, school boundary lines or eligibility, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information.

Showing Remarks: Reach out to LA1.



Income Details		Structure Info		Contract Info	
Scheduled or Actual	Scheduled	Type of Units	3	List Date	11-06-2025
Rent Control %		Year Built/Source	2026/Builder	List Price	\$9,495,000
GOI	\$653,220	Stories	4	Orig List Price	\$9,495,000
Total Expense	\$84,938	Buildings	1	Status Date	11-06-2025
NOI	\$542,091	Security		Change Date/Type	11-14-2025/Active
Gross Income	\$653,220	Sewer		Sale Type	Standard
Cap Rate	5.71	Style		Listing Type	Exclusive Right
GRM	15.20	Property Cond		Disclosure	As Is
Actual AGR		View		Seller Concessions?	Yes
Actual GAI		Water		Scope Of Service	Full Service
Gross Equity		Price Per Unit			
Owner Pays		Type of Business			
Actual Rent Total		Water Heaters			
Financial Info As Of		Direction Faces			
Tenant Pays		ADA Compliance			
Vacancy Allowance \$		Additions/Alterations			
Vacancy Allowance %		Building Permit			
Lease Mo/Yr Terms		Personal Prop \$			
		Personal Prop %			
		Water Heater Feat			
		Levels	Multi Levels		
Land/Lot Info		Community/Development		Parking Details	
Zoning	LAC2	Complex/Assoc Name		Parking Type	On street
Addl Parcel		Complex/Assoc Phone		Total Spaces	0
Rent Control		Tax Mello Roos		Covered Spaces	
Land Type		Mgmt. Co. Name		Uncovered Spaces	
Lot Dimen/Source		Mgmt. Co. Phone		Garage Spaces	
Lot Acreage	0.138	Oth. Mgmt. Co. Name		Carport Spaces	
Alley		Community Features		Garage Structures	
Paved		Assoc Pet Rules			
Price Per Acre		Assoc Amenities			
Lot Descr.		Assoc Fees Include			
Lot Location		Builders Tract Code			
		Builders Model Code			
		Builders Model Name			
		Builders Name			

➔ Interior Features		➔ Exterior Features	
AC/Cooling	Central	Construction	
Heating	Central	Exterior Constr	
Equip/Apppl	Gas Dryer Hookup, Refrigerator, Solar Panels, Microwave	Pool	
Flooring		Roofing	
Laundry		Spa	
Laundry Equip		Foundation Details	
Rooms		Other Struc Feat	
Interior Features		Other Structures	None
Kitchen Features		Patio Feat	
Bathroom Features		Entry Location	
Bedroom Features		Sprinklers	
Common Walls		Tennis/Courts	
Cooking Appliances		Windows	
Disability Access			
220-Volt Location			
TV Services			

🏠 Unit(s) Details		📊 Tax and Assessed Info		📍 Location	
# w/Carpet		Tax New		County	Los Angeles
# w/Dishwasher		Tax Percent		Country	UNITED STATES OF AMERICA
# w/Disposal		Tax Rate		Map	
# w/Drapes		Tax Rate Year		Cross Streets	
# w/Elec Meter		Tax Total		School District	
# w/Gas Meter		Assessed Improvement Value	\$176,347	Water District	
# Leased		Assessed Improvement %	22.30	Waterfront	
# w/Patio		Assessed Land Value	\$614,356	Alt St. Name	
# w/Range		Assessed Land %	77.7		
# w/Refrigerator		Assessed Total Value	\$790,703		
# w/Garages		Transfer Taxes (Y/N)			
# w/Wall AC					
# w/Water Meter					

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

🔍 Showing Info		🔍 Showing Info		📄 Sale/Sold Info	
Contact Name		Lockbox Location		Contract Date	
Contact Phone		Lockbox Type		Sold Date	
Occupancy/Show		Occupant Type		Sold Price	
		Gate Code		Sold Price/SqFt	
				Sale Terms	
				SP/LP	



 <div> Parker Evans The Oppenheim Group, Inc. DRE#: 01983697 Seller's Agent1 CALDRE#: 02265223 </div>		 <div> Jason Oppenheim The Oppenheim Group, Inc. DRE#: 01983697 Seller's Agent2 CALDRE#: 01863254 </div>	
Phone / Cell	p: 928-846-1273 / c: 928-846-1273	Phone / Cell	p: 310-990-6656 / c: 310-990-6656
Email	parker@ogroup.com	Email	jason@ogroup.com
Fax		Fax	
Office Phone / Fax	p: 310-990-6656	Office Phone / Fax	p: 310-990-6656

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Unit(s) Details		Tax and Assessed Info		Location	
# w/Carpet		Tax New		County	Los Angeles
# w/Dishwasher		Tax Percent		Country	UNITED STATES OF AMERICA
# w/Disposal		Tax Rate		Map	
# w/Drapes		Tax Rate Year		Cross Streets	
# w/Elec Meter		Tax Total		School District	
# w/Gas Meter		Assessed Improvement Value		Water District	
# Leased		Assessed Improvement %		Waterfront	
# w/Patio		Assessed Land Value		Alt St. Name	
# w/Range		Assessed Land %			
# w/Refrigerator		Assessed Total Value			
# w/Garages		Transfer Taxes (Y/N)			
# w/Wall AC					
# w/Water Meter					

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

Showing Info		Showing Info		Sale/Sold Info	
Contact Name		Lockbox Location		Contract Date	
Contact Phone		Lockbox Type		Sold Date	05-29-2024
Occupancy/Show		Occupant Type		Sold Price	\$1,655,500
		Gate Code		Sold Price/SqFt	\$119.24
				Sale Terms	
				SP/LP	100.00%
				Concessions Amount	

<div>  <div> From Tax Sales Info Claw Data Base Mgmt DRE#: Seller's Agent1 CALDRE#: </div> </div>		<div>  <div> From Tax Sales Info Claw Data Base Mgmt DRE#: Buyer's Agent1 CALDRE#: </div> </div>	
Phone / Cell		Phone / Cell	
Email	n/a	Email	n/a
Fax	310-358-1107	Fax	310-358-1107
Office Phone / Fax	p: 310-358-1100 / f: 310-358-1107	Office Phone / Fax	p: 310-358-1100 / f: 310-358-1107

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223 N Breed St

Los Angeles, CA 90033

32

of Units

12,064/Vendor

Enhanced

Sqft

8,132 Lot Size

Vendor

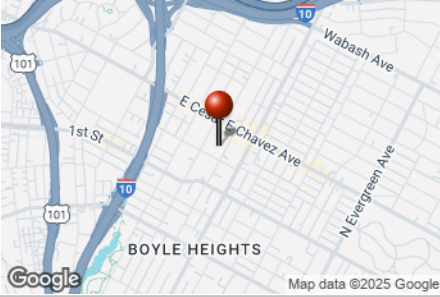

Enhanced

Income

SP \$2,795,000

\$

Sold



Area	1073 Boyle Heights
Subdivision	
Sold Price/SqFt	\$231.68
Vacancy	0
Total Bedrooms	32
Total Bathrooms	0.00
MLS#	25580505
APN	5183-003-008

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	8	0	8.00	No	\$0.00	\$0.00	\$0.00
Unit 2	24	0	24.00	No	\$0.00	\$0.00	\$0.00

Directions: N State St, Turn left onto E Cesar E Chavez Ave, Turn right onto N Breed St.

Remarks: 223 N. Breed Street offers investors a rare value-add opportunity with rents positioned well below market, presenting an estimated 62% income growth potential in a high-demand, densely populated area. Located in vibrant Boyle Heights, the property provides quick access to Downtown Los Angeles, East L.A., Monterey Park, and the Arts District, with convenient Metro Gold Line access at Mariachi Plaza. The neighborhood is known for its diverse dining, nightlife, and cultural attractions. Highlights: 32 units: 8 studios + 24 efficiencies, All units include private bathrooms, 7 units delivered vacant for immediate renovation/repositioning, Significant upside through renovations, leasing strategies, and tenant turnover. With its central location, below-market rents, and strong value-add potential, 223 N. Breed Street is a compelling multifamily investment opportunity.

Agent Remarks: Each studio has its own bathroom. Offers must be submitted on RIPA. Vacancy shown is actual 3% CoStart submarket vacancy rate. Please email proof of funds to: georgemorales@compass.com and/or sami@kw.com. Unit SF is approximate. Broker/Broker's Agent does not guarantee the accuracy of the information provided, including square footage, lot size, permitted or un-permitted spaces, or bed/bath count. Buyer is advised to independently verify the accuracy of the information provided and rely on his/her through inspection professionals, legal council, and building permits. Call LA1 for questions. Property is co-listed with Keller Williams Beverly Hills, Agent Sami Dinar, DRE#01345387. CALL for more information. Showing with accepted offer only! For a complete marketing Offering Memorandum, please reach out to the Listing Agent.




Income Details		Structure Info		Contract Info		DOM 93
Scheduled or Actual	Actual	Type of Units	32	List Date	08-19-2025	
Rent Control %		Year Built/Source	1927/Vendor Enhanced	List Price	\$2,795,000	
GOI	\$0	Stories	2	Orig List Price	\$3,195,000	
Total Expense	\$0	Buildings	1	Status Date	01-13-2026	
NOI	\$0	Security		Sale Type	Standard	
Gross Income	\$0	Sewer		Listing Type	Exclusive Right	
Cap Rate	0.00	Style		Disclosure	As Is, Rent Control	
GRM	0.00	Property Cond		Seller Concessions?	Yes	
Actual AGR		View		Scope Of Service	Full Service	
Actual GAI		Water				
Gross Equity		Price Per Unit				
Owner Pays		Type of Business				
Actual Rent Total		Water Heaters				
Financial Info As Of		Direction Faces				
Tenant Pays		ADA Compliance				
Vacancy Allowance \$	0.00	Additions/Alterations				
Vacancy Allowance %		Building Permit				
Lease Mo/Yr Terms		Personal Prop \$				
		Personal Prop %				
		Water Heater Feat				
		Levels	Two Level			
Land/Lot Info		Community/Development		Parking Details		
Zoning	LAR4	Complex/Assoc Name		Parking Type	None	
Addl Parcel		Complex/Assoc Phone		Total Spaces	0	
Rent Control		Tax Mello Roos		Covered Spaces		
Land Type		Mgmt. Co. Name		Uncovered Spaces		
Lot Dimen/Source		Mgmt. Co. Phone		Garage Spaces		
Lot Acreage	0.187	Oth. Mgmt. Co. Name		Carport Spaces		
Alley		Community Features		Garage Structures		
Paved		Assoc Pet Rules				
Price Per Acre		Assoc Amenities				
Lot Descr.		Assoc Fees Include				
Lot Location		Builders Tract Code				
		Builders Model Code				
		Builders Model Name				
		Builders Name				

➔ Interior Features		➔ Exterior Features	
AC/Cooling	None	Construction	
Heating	Wall Gas	Exterior Constr	
Equip/Appl	None	Pool	
Flooring		Roofing	
Laundry		Spa	
Laundry Equip		Foundation Details	
Rooms		Other Struc Feat	
Interior Features		Other Structures	None
Kitchen Features		Patio Feat	
Bathroom Features		Entry Location	
Bedroom Features		Sprinklers	
Common Walls	Attached	Tennis/Courts	
Cooking Appliances		Windows	
Disability Access			
220-Volt Location			
TV Services			

🏠 Unit(s) Details		📊 Tax and Assessed Info		📍 Location	
# w/Carpet		Tax New		County	Los Angeles
# w/Dishwasher		Tax Percent		Country	UNITED STATES OF AMERICA
# w/Disposal		Tax Rate		Map	
# w/Drapes		Tax Rate Year		Cross Streets	
# w/Elec Meter		Tax Total		School District	
# w/Gas Meter		Assessed Improvement Value	\$260,037	Water District	
# Leased		Assessed Improvement %	49.18	Waterfront	
# w/Patio		Assessed Land Value	\$268,705	Alt St. Name	
# w/Range		Assessed Land %	50.82		
# w/Refrigerator		Assessed Total Value	\$528,742		
# w/Garages		Transfer Taxes (Y/N)			
# w/Wall AC					
# w/Water Meter					

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

🔍 Showing Info		🔍 Showing Info		📄 Sale/Sold Info	
Contact Name	George Morales	Lockbox Location	Call Seller's Agent	Contract Date	11-20-2025
Contact Phone	323-578-8423	Lockbox Type		Sold Date	01-13-2026
Occupancy/Show		Occupant Type		Sold Price	\$2,795,000
		Gate Code		Sold Price/SqFt	\$231.68
				Sale Terms	Standard Sale
				SP/LP	100.00%
				Concessions Amount	

 <div> George Morales Compass DRE#: 01991628 Seller's Agent1 CALDRE#: 01984555 </div>		 <div> Subscriber Non Non-Participant Office DRE#: 13252 Seller's Agent2 CALDRE#: 13252 </div>		 <div> Shant Sherbetdjan Remax Commercial and Investment Realty DRE#: 01508014 Buyer's Agent1 CALDRE#: 01713570 </div>	
Phone / Cell	p: 323-578-8423 / c: 323-578-8423	Phone / Cell		Phone / Cell	p: 626-657-8150 / c: 626-657-8150
Email	georgemorales@compass.com	Email		Email	ss@remaxcir.com
Fax		Fax		Fax	818-647-0355
Office Phone / Fax	p: 310-230-5478	Office Phone / Fax	p: 111-111-1111	Office Phone / Fax	p: 213-817-1000 / f: 213-817-1001

2221 Michigan Ave

Los Angeles, CA 90033

32

of Units

9,229/Vendor

Enhanced

Sqft

6,181 Lot Size

Vendor

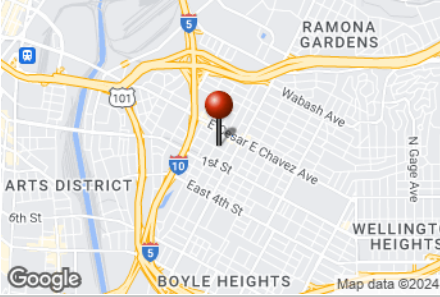

Enhanced

Income

SP \$2,500,000

\$

Sold



Area	1073 Boyle Heights
Subdivision	
Sold Price/SqFt	\$270.89
Vacancy	28 Units
Total Bedrooms	2
Total Bathrooms	32.00
MLS#	24-364103
APN	5183-003-012

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	24	0	1.00	No	\$1,215.00	\$29,155.00	\$34,800.00
Unit 2	2	1	1.00	No	\$1,650.00	\$3,300.00	\$3,300.00
Unit 3	6	0	1.00	No	\$1,450.00	\$8,700.00	\$9,300.00

Directions: Cross Streets: Michigan Ave & Chicago St

Remarks: 221 Michigan Ave presents an exceptional investment opportunity in the heart of Boyle Heights. This well-maintained two-story apartment building, built in 1926, spans 9,229 square feet and features 32 units on a 6,053-square-foot lot. The unit mix includes (24) Bachelors, (6) Studios, and (2) one bedroom + one bathroom units, catering to a diverse tenant base.

Agent Remarks: Sold as part of a multi - property portfolio. **Buyer to verify Bed/Bath count and unit type. * Call listing agents for details - 818.970.0915. ALL offers must be Submitted on C.A.R RIPA with POF. The property is to be sold "AS IS" "WHERE IS" condition with all faults known and unknown with absolutely no representations or warranties expressed or implied by Seller or Sellers Agents to Buyer. Buyer to verify with appropriate entities and satisfy self. Buyer to verify all information provided, including, without limitation, permits & uses, bed/bath counts, SQFT, and accuracy of all info provided. Agents make no representations. Sale is subject to court confirmation and possible overbid.

Income Details		Structure Info		Contract Info		DOM 150
Scheduled or Actual	Actual	Type of Units	2	List Date	03-01-2024	
Rent Control %		Year Built/Source	1926/Vendor Enhanced	List Price	\$4,300,000	
GOI	\$474,101	Stories	2	Orig List Price	\$4,300,000	
Total Expense	\$187,928	Buildings	1	Status Date	09-30-2024	
NOI	\$286,173	Security		Sale Type	Standard	
Gross Income	\$493,856	Sewer		CSO		
Cap Rate	6.70	Style		Listing Type	Exclusive Right	
GRM	8.70	Property Cond		Disclosure	As Is, Court Approval Required	
Actual AGR		View		Seller Concessions?		
Actual GAI		Water		Scope Of Service	Full Service	
Gross Equity		Price Per Unit				
Owner Pays		Type of Business				
Actual Rent Total		Water Heaters				
Financial Info As Of		Direction Faces				
Tenant Pays		ADA Compliance				
Vacancy Allowance \$		Additions/Alterations				
Vacancy Allowance %		Building Permit				
Lease Mo/Yr Terms		Personal Prop \$				
		Personal Prop %				
		Water Heater Feat				
		Levels	Two Level			
Land/Lot Info		Community/Development		Parking Details		
Zoning	LAR4	Complex/Assoc Name		Parking Type	None	
Addl Parcel		Complex/Assoc Phone		Total Spaces	0	
Rent Control		Tax Mello Roos		Covered Spaces		
Land Type		Mgmt. Co. Name		Uncovered Spaces		
Lot Dimen/Source		Mgmt. Co. Phone		Garage Spaces		
Lot Acreage	0.142	Oth. Mgmt. Co. Name		Carport Spaces		
Alley		Community Features		Garage Structures		
Paved		Assoc Pet Rules				
Price Per Acre		Assoc Amenities				
Lot Descr.	Curbs, Street Lighting, Walk Street	Assoc Fees Include				
Lot Location	City	Builders Tract Code				
		Builders Model Code				
		Builders Model Name				
		Builders Name				

➔ Interior Features		➔ Exterior Features	
AC/Cooling	Wall/Window	Construction	
Heating	Other	Exterior Constr	
Equip/Appl	None	Pool	
Flooring		Roofing	
Laundry	Community	Spa	
Laundry Equip	Lease	Foundation Details	
Rooms		Other Struc Feat	
Interior Features		Other Structures	None
Kitchen Features		Patio Feat	
Bathroom Features		Entry Location	
Bedroom Features		Sprinklers	
Common Walls		Tennis/Courts	
Cooking Appliances		Windows	
Disability Access			
220-Volt Location			
TV Services			

🏠 Unit(s) Details		📊 Tax and Assessed Info		📍 Location	
# w/Carpet		Tax New		County	Los Angeles
# w/Dishwasher		Tax Percent		Country	UNITED STATES OF AMERICA
# w/Disposal		Tax Rate		Map	
# w/Drapes		Tax Rate Year		Cross Streets	
# w/Elec Meter		Tax Total		School District	
# w/Gas Meter		Assessed Improvement Value	\$534,568	Water District	
# Leased		Assessed Improvement %	39.90	Waterfront	
# w/Patio		Assessed Land Value	\$805,205	Alt St. Name	
# w/Range		Assessed Land %	60.1		
# w/Refrigerator		Assessed Total Value	\$1,339,773		
# w/Garages		Transfer Taxes (Y/N)			
# w/Wall AC					
# w/Water Meter					

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

🔍 Showing Info		🔍 Showing Info		📄 Sale/Sold Info	
Contact Name		Lockbox Location		Contract Date	07-29-2024
Contact Phone		Lockbox Type		Sold Date	09-30-2024
Occupancy/Show		Occupant Type		Sold Price	\$2,500,000
		Gate Code		Sold Price/SqFt	\$270.89
				Sale Terms	
				SP/LP	58.14%
				Concessions Amount	

 <div> David Weinberger Keller Williams Studio City DRE#: 01428774 Seller's Agent1 CALDRE#: 01349349 </div>		 <div> Megan Husri Keller Williams Studio City DRE#: 01428774 Seller's Agent2 CALDRE#: 02089901 </div>		 <div> Non-member 999999 Non-member Office DRE#: Buyer's Agent1 CALDRE#: </div>	
Phone / Cell	p: 818-970-0915 / c: 818-970-0915	Phone / Cell	p: 310-775-7529 / c: 310-775-7529	Phone / Cell	
Email	david@swgrp.com	Email	Megan@swgrp.com	Email	
Fax	818-432-1501	Fax	818-432-1501	Fax	
Office Phone / Fax	p: 818-432-1500 / f: 818-432-1501	Office Phone / Fax	p: 818-432-1500 / f: 818-432-1501	Office Phone / Fax	

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456 S Breed St
Los Angeles, CA 90033

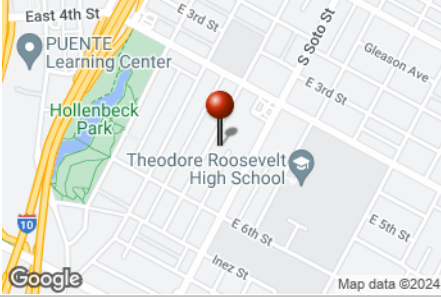
24
of Units

18,857
Sqft

15,731
Lot Size

Income
SP \$3,600,000

\$
Sold



Area	1073 Boyle Heights
Subdivision	
Sold Price/SqFt	\$190.91
Vacancy	
Total Bedrooms	14
Total Bathrooms	14.00
MLS#	PW23227995MR
APN	5183-014-017

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00	No	\$487.00	\$487.00	\$1,800.00
Unit 2	1	1	1.00	No	\$699.00	\$699.00	\$1,800.00
Unit 3	1	1	1.00	No	\$750.00	\$750.00	\$1,800.00
Unit 4	1	2	2.00	No	\$0.00	\$0.00	\$2,300.00
Unit 5	2	1	1.00	No	\$0.00	\$0.00	\$1,800.00
Unit 6	2	1	1.00	No	\$1,200.00	\$2,400.00	\$1,800.00
Unit 7	1	1	1.00	No	\$1,450.00	\$1,450.00	\$1,800.00
Unit 8	1	1	1.00	No	\$1,046.00	\$1,046.00	\$1,800.00
Unit 9	1	1	1.00	No	\$1,070.00	\$1,070.00	\$1,800.00
Unit 10	1	1	1.00	No	\$822.00	\$822.00	\$1,800.00
Unit 11	9	1	1.00	No	\$900.00	\$8,218.00	\$1,800.00
Unit 12	1	1	1.00	No	\$1,522.00	\$1,522.00	\$1,800.00
Unit 13	2	1	1.00	No	\$1,700.00	\$3,400.00	\$1,800.00

Directions: 4th st and Soto
Remarks: This property is in Boyle Heights 24 units 23 units are 1 bed 1 bath and 2 bed 2 bath where the onsite lives. Common Laundry area, 27 parking spaces, recreation area, elevator, and the property is gated. Rents are below market. Great rental area.
Showing Remarks: Text agent
Concessions Comments: No concessions

Income Details		Structure Info		Contract Info		DOM 9
Scheduled or Actual		Type of Units		List Date	12-19-2023	
Rent Control %		Year Built/Source	1972/Public Records	List Price	\$4,600,000	
GOI		Stories	3	Orig List Price	\$4,600,000	
Total Expense	\$80,882	Buildings		Status Date	04-01-2024	
NOI	\$85,988	Security		Sale Type	Standard	
Gross Income		Sewer	Public Sewer	CSO	2.000%	
Cap Rate		Style		Listing Type	Exclusive Right To Sell	
GRM		Property Cond		Seller Concessions?		
Actual AGR		View		Financing	Conventional	
Actual GAI		Water	Public	Listing Terms	Submit	
Gross Equity		Price Per Unit	\$191,667	Scope Of Service	Full Service	
Owner Pays		Type of Business		Variable Rate Comm	Yes	
Actual Rent Total		Water Heaters				
Financial Info As Of		Direction Faces				
Tenant Pays		ADA Compliance				
Vacancy Allowance \$		Additions/Alterations				
Vacancy Allowance %		Building Permit				
Lease Mo/Yr Terms		Personal Prop \$				
		Personal Prop %				
		Water Heater Feat				
		Levels				
Land/Lot Info		Community/Development		Parking Details		
Zoning	LARD1.5	Complex/Assoc Name		Parking Type		
Addl Parcel		Complex/Assoc Phone		Total Spaces	0	
Rent Control	Yes	Tax Mello Roos		Covered Spaces		
Land Type	Fee	Mgmt. Co. Name		Uncovered Spaces		
Lot Dimen/Source		Mgmt. Co. Phone		Garage Spaces	0	
Lot Acreage	0.000	Oth. Mgmt. Co. Name		Carport Spaces	0	
Alley		Community Features	Curbs, Street Lights	Garage Structures		
Paved		Assoc Pet Rules				
Price Per Acre		Assoc Amenities				
Lot Descr.		Assoc Fees Include				
Lot Location		Builders Tract Code				
		Builders Model Code				
		Builders Model Name				
		Builders Name				

➔ Interior Features		➔ Exterior Features	
AC/Cooling		Construction	
Heating		Exterior Constr	
Equip/Appl		Pool	None
Flooring		Roofing	
Laundry	Community, Laundry Area	Spa	
Laundry Equip		Foundation Details	
Rooms		Other Struc Feat	
Interior Features		Other Structures	
Kitchen Features		Patio Feat	
Bathroom Features		Entry Location	
Bedroom Features		Sprinklers	
Common Walls	Attached	Tennis/Courts	
Cooking Appliances		Windows	
Disability Access			
220-Volt Location			
TV Services			

🏠 Unit(s) Details		📊 Tax and Assessed Info		📍 Location	
# w/Carpet		Tax New		County	Los Angeles
# w/Dishwasher		Tax Percent		Country	
# w/Disposal		Tax Rate		Map	
# w/Drapes		Tax Rate Year		Cross Streets	
# w/Elec Meter	24	Tax Total		School District	
# w/Gas Meter	24	Assessed Improvement Value		Water District	
# Leased		Assessed Improvement %		Waterfront	
# w/Patio		Assessed Land Value		Alt St. Name	
# w/Range		Assessed Land %			
# w/Refrigerator		Assessed Total Value			
# w/Garages		Transfer Taxes (Y/N)			
# w/Wall AC					
# w/Water Meter	1				

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

🔍 Showing Info		🔍 Showing Info		📄 Sale/Sold Info	
Contact Name	Anthony Prieto	Lockbox Location		Contract Date	12-28-2023
Contact Phone	562-708-1246	Lockbox Type		Sold Date	04-01-2024
Occupancy/Show		Occupant Type		Sold Price	\$3,600,000
		Gate Code		Sold Price/SqFt	\$190.91
				Sale Terms	
				SP/LP	78.26%
				Concessions Amount	\$0

<div>  <div> Anthony Prieto The Real Estate Company JGK In DRE#: 01995781 Seller's Agent1 CALDRE#: </div> </div>		<div>  <div> Olga Wright Lyon Stahl Investment Real Estate, Inc. DRE#: 01972083 Buyer's Agent1 CALDRE#: 01315042 </div> </div>		<div>  <div> Evelyn Baez Gonzalez Lyon Stahl Investment Real Estate, Inc. DRE#: 01972083 Buyer's Agent2 CALDRE#: 02103055 </div> </div>	
Phone / Cell	c: 562-708-1246	Phone / Cell	p: 310-606-2076 / c: 310-801-7373	Phone / Cell	p: 951-902-3006 / c: 951-902-3006
Email	anthonyprieto@hotmail.com	Email	olga@lyonstahl.com	Email	evelyn@lyonstahl.com
Fax		Fax	888-570-2610	Fax	888-570-2610
Office Phone / Fax	p: 323-305-4999	Office Phone / Fax	p: 310-425-9838 / f: 888-570-2610	Office Phone / Fax	p: 310-425-9838 / f: 888-570-2610

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323 N Soto St
Los Angeles, CA 90033

40
of Units

10,364/Vendor
Enhanced
Sqft

6,993 Lot Size
Vendor
Enhanced

Income
SP \$2,500,000

\$
Sold



Area	1073 Boyle Heights
Subdivision	
Sold Price/SqFt	\$241.22
Vacancy	13
Total Bedrooms	40
Total Bathrooms	39.00
MLS#	24-362963
APN	5175-010-020

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	36	0	1.00	No	\$1,082.00	\$38,957.00	\$52,200.00
Unit 2	4	1	1.00	No	\$1,419.00	\$5,678.00	\$6,300.00

Directions: Cross Streets: E Cesar Chavez & N Soto St

Remarks: 323 N. Soto Street presents an exceptional investment opportunity in the heart of Boyle Heights. Significant potential exists for a new owner to implement a value-add strategy. This well-maintained two-story apartment building, constructed in 1929, encompasses 10,364 square feet and comprises 40 units on a 6,993 square-foot lot. Renovating individual units and common areas can reposition the asset to achieve market rental rates, offering flexibility for both short-term and long-term tenancies. P Ideally situated near renowned schools, the property is just 2.5 miles from Cal State LA, 3 miles from the USC Health Sciences Campus, and a 10-15 minute drive from East Los Angeles College, offering convenience for student tenants.

Agent Remarks: Sold as part of multiproperty portfolio. Call Listing Agents For Details. Sale is subject to court confirmation and possible overbid. Call listing agents for details - 818.970.0915. ALL offers must be Submitted on C.A.R RIPA with POF. The property is to be sold "AS IS" "WHERE IS" condition with all faults known and unknown with absolutely no representations or warranties expressed or implied by Seller or Sellers Agents to Buyer. Buyer to verify with appropriate entities and satisfy self. Buyer to verify all information provided, including, without limitation, permits & uses, bed/bath counts, SQFT, and accuracy of all info provided. Agents make no representations. Buyer to verify all units and unit counts.

Showing Remarks: Call David for instructions. Do not disturb occupants.

Income Details		Structure Info		Contract Info		DOM 150
Scheduled or Actual	Actual	Type of Units	2	List Date	03-01-2024	
Rent Control %		Year Built/Source	1929/Vendor Enhanced	List Price	\$4,750,000	
GOI	\$514,190	Stories	2	Orig List Price	\$4,750,000	
Total Expense	\$205,796	Buildings	1	Status Date	09-30-2024	
NOI	\$308,394	Security		Sale Type	Standard	
Gross Income	\$535,615	Sewer		CSO		
Cap Rate	6.50	Style		Listing Type	Exclusive Right	
GRM	8.90	Property Cond		Disclosure	As Is, Subject To Other, Court Approval Required	
Actual AGR		View	Walk Street	Seller Concessions?		
Actual GAI		Water		Listing Terms	Take Property As Is, Subject To Court	
Gross Equity		Price Per Unit		Scope Of Service	Full Service	
Owner Pays		Type of Business				
Actual Rent Total		Water Heaters				
Financial Info As Of		Direction Faces				
Tenant Pays		ADA Compliance				
Vacancy Allowance \$		Additions/Alterations				
Vacancy Allowance %		Building Permit				
Lease Mo/Yr Terms		Personal Prop \$				
		Personal Prop %				
		Water Heater Feat				
		Levels	Two Level			

➔ Interior Features		➔ Exterior Features	
AC/Cooling	Wall/Window	Construction	
Heating	Other	Exterior Constr	
Equip/Appl	Washer	Pool	None
Flooring		Roofing	
Laundry	Community	Spa	None
Laundry Equip	Lease	Foundation Details	
Rooms		Other Struc Feat	
Interior Features		Other Structures	None
Kitchen Features		Patio Feat	
Bathroom Features		Entry Location	
Bedroom Features		Sprinklers	
Common Walls		Tennis/Courts	
Cooking Appliances		Windows	
Disability Access			
220-Volt Location			
TV Services			

🏠 Unit(s) Details		📊 Tax and Assessed Info		📍 Location	
# w/Carpet		Tax New		County	Los Angeles
# w/Dishwasher		Tax Percent		Country	UNITED STATES OF AMERICA
# w/Disposal		Tax Rate		Map	
# w/Drapes		Tax Rate Year		Cross Streets	
# w/Elec Meter		Tax Total		School District	
# w/Gas Meter		Assessed Improvement Value	\$1,656,631	Water District	
# Leased		Assessed Improvement %	74.99	Waterfront	
# w/Patio		Assessed Land Value	\$552,600	Alt St. Name	
# w/Range		Assessed Land %	25.01		
# w/Refrigerator		Assessed Total Value	\$2,209,231		
# w/Garages		Transfer Taxes (Y/N)			
# w/Wall AC					
# w/Water Meter					

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

🔍 Showing Info		🔍 Showing Info		📄 Sale/Sold Info	
Contact Name	David	Lockbox Location		Contract Date	07-29-2024
Contact Phone	818-970-0915	Lockbox Type		Sold Date	09-30-2024
Occupancy/Show	Text Seller's Agent 1, Call Seller's Agent 1, Do Not Contact Occupant	Occupant Type	Tenant	Sold Price	\$2,500,000
		Gate Code		Sold Price/SqFt	\$241.22
				Sale Terms	
				SP/LP	52.63%
				Concessions Amount	

	David Weinberger			Megan Husri			Non-member 999999	
	Keller Williams Studio City DRE#: 01428774			Keller Williams Studio City DRE#: 01428774			Non-member Office DRE#:	
	Seller's Agent1 CALDRE#: 01349349			Seller's Agent2 CALDRE#: 02089901			Buyer's Agent1 CALDRE#:	
	Phone / Cell	p: 818-970-0915 / c: 818-970-0915		Phone / Cell	p: 310-775-7529 / c: 310-775-7529		Phone / Cell	
Email	david@swgrp.com	Email	Megan@swgrp.com	Email				
Fax	818-432-1501	Fax	818-432-1501	Fax				
Office Phone / Fax	p: 818-432-1500 / f: 818-432-1501	Office Phone / Fax	p: 818-432-1500 / f: 818-432-1501	Office Phone / Fax				

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2649 Marengo St
Los Angeles, CA 90033

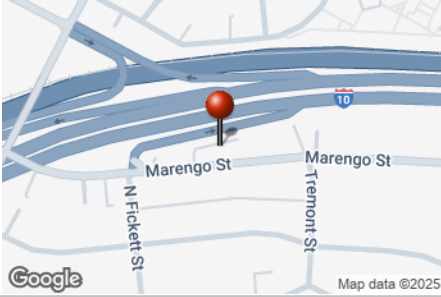
24
of Units

29,096/Assessor
r
Sqft

29,798 Lot Size
Assessor

Income
SP \$5,145,000

\$
Sold



Area	1073 Boyle Heights
Subdivision	
Sold Price/SqFt	\$176.83
Vacancy	2
Total Bedrooms	52
Total Bathrooms	32.00
MLS#	25-487275
APN	5177-002-054

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	6	1	1.00	No	\$1,248.00	\$7,499.00	\$8,010.00
Unit 2	10	2	1.00	No	\$1,582.00	\$15,824.00	\$24,950.00
Unit 3	6	3	2.00	No	\$2,348.00	\$14,090.00	\$18,522.00
Unit 4	2	4	2.00	No	\$1,625.00	\$3,251.00	\$7,790.00

Directions: We are pleased to announce the opportunity to purchase 2649 Marengo Street, a rare mid-size multifamily property with significant rent upside that can be captured more rapidly via the higher annual rent increases allowed by AB 1482.

Remarks: Constructed in 1989, the property is not subject to Los Angeles rent control and features an outstanding unit mix, with 75% of the units holding two, three, or four bedrooms. Available for only \$178 per square foot, the property features spacious floorplans that average approximately 1,200 square feet per apartment. The sprawling lot features ample parking, with approximately 46 covered and open parking spaces atop the concrete driveway. Each of the three apartment groupings contains its own on-site laundry room, helping to provide additional cash flow to the owner. Many of the unit interiors have been updated with wood laminate flooring, and select units feature recessed lighting, new kitchen countertops, walk-in closets, and upgraded bathrooms. Shovel-ready plans have been approved and permits have been issued for six potential ADUs, which would be constructed within the existing covered parking areas (Buyer to verify). Implementing this ADU plan could add significant value to the asset, while simultaneously boosting annual income as the new ADUs could potentially generate more than \$100,000 in annual revenue for the new investor. The property is conveniently located less than a half-mile from the LAC + USC Medical Center and the Keck School of Medicine campus, a major employer for the surrounding area. Tenants also enjoy convenient access to the 5, 10, 60, 101, and 710 Freeways, which are each within approximately two miles of the property. Downtown Los Angeles, Dodger Stadium, Crypto.com Arena, and L.A. Live are all within a 10-minute drive from the building, while tenants can easily travel to the trendy Arts District for its new dining and entertainment options.

Agent Remarks: 1) QUESTIONS: All specific property related information is covered in the marketing package and MLS fields. ----- 2) COMMUNICATION: For additional questions not covered in the marketing package, please contact Rick Raymundo at (213) 943-1855 or rick.raymundo@marcusmillichap.com. ----- 3) TOURS: Drive by, please do not disturb the tenants. Property tour available upon accepted offer. ----- 4) OFFERS: Submit offers to rick.raymundo@marcusmillichap.com. Please include proof of funds and pre-approval (if applicable) ----- 5) OCCUPANCY: 92%. ----- 6) RENT CONTROL: This property is NOT subject to Los Angeles RSO.



Income Details		Structure Info		Contract Info		DOM 134
Scheduled or Actual	Scheduled	Type of Units	Residential	List Date	01-21-2025	
Rent Control %		Year Built/Source	1989/Assessor	List Price	\$5,200,000	
GOI	\$521,065	Stories	2	Orig List Price	\$5,300,000	
Total Expense	\$208,710	Buildings	6	Status Date	06-04-2025	
NOI	\$312,355	Security		Sale Type	Standard	
Gross Income	\$487,968	Sewer		Listing Type	Exclusive Right	
Cap Rate	6.01	Style		Disclosure	As Is	
GRM	9.71	Property Cond		Seller Concessions?		
Actual AGR		View		Scope Of Service	Full Service	
Actual GAI		Water				
Gross Equity		Price Per Unit				
Owner Pays		Type of Business				
Actual Rent Total		Water Heaters				
Financial Info As Of		Direction Faces				
Tenant Pays		ADA Compliance				
Vacancy Allowance \$		Additions/Alterations				
Vacancy Allowance %		Building Permit				
Lease Mo/Yr Terms		Personal Prop \$				
		Personal Prop %				
		Water Heater Feat				
		Levels	Two Level			
Land/Lot Info		Community/Development		Parking Details		
Zoning	LARD1.5	Complex/Assoc Name		Parking Type	Covered Parking	
Addl Parcel		Complex/Assoc Phone		Total Spaces	46	
Rent Control		Tax Mello Roos		Covered Spaces		
Land Type		Mgmt. Co. Name		Uncovered Spaces		
Lot Dimen/Source		Mgmt. Co. Phone		Garage Spaces		
Lot Acreage		Oth. Mgmt. Co. Name		Carport Spaces		
Alley		Community Features		Garage Structures		
Paved		Assoc Pet Rules				
Price Per Acre		Assoc Amenities				
Lot Descr.		Assoc Fees Include				
Lot Location		Builders Tract Code				
		Builders Model Code				
		Builders Model Name				
		Builders Name				

➔ Interior Features		➔ Exterior Features	
AC/Cooling	Other	Construction	
Heating	Other	Exterior Constr	
Equip/Appl	Other	Pool	
Flooring		Roofing	
Laundry		Spa	
Laundry Equip		Foundation Details	
Rooms		Other Struc Feat	
Interior Features		Other Structures	Other
Kitchen Features		Patio Feat	
Bathroom Features		Entry Location	
Bedroom Features		Sprinklers	
Common Walls		Tennis/Courts	
Cooking Appliances		Windows	
Disability Access			
220-Volt Location			
TV Services			

☐ Unit(s) Details		☑ Tax and Assessed Info		📍 Location	
# w/Carpet		Tax New		County	Los Angeles
# w/Dishwasher		Tax Percent		Country	
# w/Disposal		Tax Rate		Map	
# w/Drapes		Tax Rate Year		Cross Streets	
# w/Elec Meter		Tax Total		School District	
# w/Gas Meter		Assessed Improvement Value	\$1,379,881	Water District	
# Leased		Assessed Improvement %		Waterfront	
# w/Patio		Assessed Land Value	\$649,355	Alt St. Name	
# w/Range		Assessed Land %			
# w/Refrigerator		Assessed Total Value			
# w/Garages		Transfer Taxes (Y/N)			
# w/Wall AC					
# w/Water Meter					

🌿 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

🔍 Showing Info		🔍 Showing Info		📄 Sale/Sold Info	
Contact Name		Lockbox Location		Contract Date	06-04-2025
Contact Phone		Lockbox Type		Sold Date	06-04-2025
Occupancy/Show		Occupant Type		Sold Price	\$5,145,000
		Gate Code		Sold Price/SqFt	\$176.83
				Sale Terms	
				SP/LP	98.94%
				Concessions Amount	

<div>  <div> Roderick 'Rick' Raymundo Marcus & Millichap DRE#: 00530854 Seller's Agent1 CALDRE#: 01357019 </div> </div>		<div>  <div> Roderick 'Rick' Raymundo Marcus & Millichap DRE#: 00530854 Buyer's Agent1 CALDRE#: 01357019 </div> </div>	
Phone / Cell	p: 213-943-1855 / c: 818-219-6146	Phone / Cell	p: 213-943-1855 / c: 818-219-6146
Email	Rick.Raymundo@MarcusMillichap.com	Email	Rick.Raymundo@MarcusMillichap.com
Fax	818-212-2710	Fax	818-212-2710
Office Phone / Fax	p: 818-212-2700 Ext.1855 / f: 818-212-2710	Office Phone / Fax	p: 818-212-2700 Ext.1855 / f: 818-212-2710

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. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Glen Scher CALDRE# 01962976



Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	37	0	1.00	No	\$1,039.00	\$38,445.00	\$1,595.00
Unit 2	1	1	1.00	No	\$1,850.00	\$1,850.00	\$1,850.00

Directions: 571 Fairview Ave. Los Angeles, CA 90033

Remarks: Presenting a rare investment opportunity to acquire Fairview Heights, a stunning 38-unit multifamily investment property offering incredible views of Los Angeles. Centrally located at 571 Fairview Ave. in the historic neighborhood of Boyle Heights, in East L.A., this special property has been under the same caring ownership for nearly a half century. Fairview Heights features beautiful mid-century modern architecture. Positioned on a corner lot cul-de-sac off Fairview Ave. and perched regally atop a bluff. The property offers 16 parking spaces, a laundry room, swimming pool, and a charming community garden area that also offers space to add a BBQ area with tables & chairs. The apartment building totals 38 cozy units comprised of 37 singles and 1 one-bedroom / one-bathroom plus office unit. Unit amenities include wall A/C units, plenty of closet space and kitchens outfitted with a stove and refrigerator. The construction is of a wood frame, flat roof, and painted stucco exterior. Built in 1964 totaling +/- 12,006 square feet on a +/- 16,874 square foot lot currently zoned R3 and located in an Opportunity Zone. The units are master-metered for gas and electricity. This unique value-added investment offers significant income upside potential of +/- 47% and represents an attractive price per unit and pro-forma Cap Rate of +/- 9.01%! All units are currently eligible for annual rental increases at a maximum of +/- 6% in February 2024, allowing for an investor to quickly realize a significant portion of the rental upside potential. In addition, an investor could benefit greatly from leasing parking spaces (currently on first come first serve and not included in lease agreements), implementing a ratio utility billing system (RUBS), and consider how the new valuable vouchers being offered by the Housing Authority of City of Los Angeles (HACLA) could further positively impact income potential. Boyle Heights is ideally located near major highways public transportation options that ensure smooth travel to neighboring cities and attractions. Overall, Fairview Heights offers an inviting and comfortable living environment in the Latin American-inspired area of Boyle Heights. With its peaceful setting, friendly neighborhood, and convenient location, this property provides the perfect place for tenants to call home and represents an ideal investment for multifamily investors.

Showing Remarks: Do not disturb tenants. Offers must be submitted to info@lucumre.com on C.A.R. RIPA form. Inspection subject to accepted offer. If you have further questions, please email info@lucumre.com or text 866.582.7865

Concessions Comments: N/A

Income Details	Structure Info	Contract Info	DOM 63
Scheduled or Actual	Type of Units	List Date	10-31-2023
Rent Control %	Year Built/Source	List Price	\$6,000,000
GOI	Stories	Orig List Price	\$6,000,000
Total Expense	Buildings	Status Date	03-13-2024
NOI	Security	Sale Type	Standard
Gross Income	Sewer	CSO	2.000%
Cap Rate	Style	Listing Type	Exclusive Right To Sell
GRM	Property Cond	Seller Concessions?	
Actual AGR	View	Financing	Other
Actual GAI	Water	Listing Terms	Cash, Cash To Existing Loan, Cash To New Loan, Contract, Conventional, Exchange/Trade
Gross Equity	Price Per Unit	Scope Of Service	Full Service
Owner Pays	Type of Business	Variable Rate Comm	No
Actual Rent Total	Water Heaters		
Financial Info As Of	Direction Faces		
Tenant Pays	ADA Compliance		
Vacancy Allowance \$	Additions/Alterations		
Vacancy Allowance %	Building Permit		
Lease Mo/Yr Terms	Personal Prop \$		
	Personal Prop %		
	Water Heater Feat		
	Levels		




Land/Lot Info	Community/Development	Parking Details
Zoning	Complex/Assoc Name	Parking Type
Addl Parcel	Complex/Assoc Phone	Parking Type
Rent Control	Tax Mello Roos	Total Spaces
Land Type	Mgmt. Co. Name	Covered Spaces
Lot Dimen/Source	Mgmt. Co. Phone	Uncovered Spaces
Lot Acreage	Oth. Mgmt. Co. Name	Garage Spaces
Alley	Community Features	Carport Spaces
Paved	Assoc Pet Rules	Garage Structures
Price Per Acre	Assoc Amenities	
Lot Descr.	Assoc Fees Include	
Lot Location	Builders Tract Code	
	Builders Model Code	
	Builders Model Name	
	Builders Name	

➔ Interior Features		➔ Exterior Features	
AC/Cooling		Construction	
Heating		Exterior Constr	
Equip/Appl		Pool	
Flooring		Roofing	
Laundry	Laundry Area	Spa	
Laundry Equip		Foundation Details	
Rooms		Other Struc Feat	
Interior Features		Other Structures	
Kitchen Features		Patio Feat	
Bathroom Features		Entry Location	
Bedroom Features		Sprinklers	
Common Walls	Attached	Tennis/Courts	
Cooking Appliances		Windows	
Disability Access			
220-Volt Location			
TV Services			

🏠 Unit(s) Details	📊 Tax and Assessed Info	📍 Location
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# w/Water Meter		

🌱 Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

🔍 Showing Info	🔍 Showing Info	📄 Sale/Sold Info
Contact Name	Lockbox Location	Contract Date
Contact Phone	Lockbox Type	Sold Date
Occupancy/Show	Occupant Type	Sold Price
	Gate Code	Sold Price/SqFt
		Sale Terms
		SP/LP
		Concessions Amount

 <div>Raymond Rodriguez Keller Williams Realty Calabasas DRE#: 01811831 Seller's Agent1 CALDRE#: 01402283</div>		 <div>Raymond Rodriguez Keller Williams Realty Calabasas DRE#: 01811831 Buyer's Agent1 CALDRE#: 01402283</div>		 <div>Raymond Rodriguez Keller Williams Realty Calabasas DRE#: 01811831 Buyer's Agent2 CALDRE#: 01402283</div>	
Phone / Cell	p: 866-582-7865 / c: 818-581-5829	Phone / Cell	p: 866-582-7865 / c: 818-581-5829	Phone / Cell	p: 866-582-7865 / c: 818-581-5829
Email	info@lucrumre.com	Email	info@lucrumre.com	Email	info@lucrumre.com
Fax		Fax		Fax	
Office Phone / Fax	p: 805-892-8119 / f: 818-657-6501	Office Phone / Fax	p: 805-892-8119 / f: 818-657-6501	Office Phone / Fax	p: 805-892-8119 / f: 818-657-6501

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