



PROPERTY PROFILE



Travis Olsen
Vice President

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Date: 02/16/2026
Property: 409 S BOYLE AVE, LOS ANGELES,
CA 90033-3851
APN: 5174-002-014
County: LOS ANGELES

Subject Property Location

Property Address 409 S BOYLE AVE
City, State & Zip LOS ANGELES, CA 90033-3851
County LOS ANGELES COUNTY
Mailing Address 24641 ESHELMAN AVE, LOMITA, CA 90717-1200
Census Tract 2060.50
 Thomas Bros Pg-Grid

Report Date: 02/16/2026
 Order ID: R209619742

Property Use Apartment house (5+ units)
Parcel Number 5174-002-014
Latitude 34.042637
Longitude -118.220183

Legal Description Details Brief Description: CITY LANDS OF LOS ANGELES LOT ON W LINE OF BOYLE AVE COM S 66.67 FT FROM S LINE OF FOURTH ST TH S ON SD W LINE 67.17 FT WITH

Current Ownership Information **Source of Ownership data: Assessment Data*

Primary Owner Name(s) SRD COMMERCIAL GROUP LLC
Vesting Company

Latest Full Sale Information

Primary Owner Name(s)	SRD COMMERCIAL GROUP LLC,	Sale Price	\$1,915,500
		Sale Date	05/01/2012
Vesting		Recording Date	05/07/2012
		Recorder Doc #	12-0675434
		Book/Page	

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms	4	Year Built	1924	Living Area (SF)	15,862
	Bathrooms/Partial		Garage Type/Parking Spaces		Price (\$/SF)	\$121/SF
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	17,832/.41
	Construction Type	Wood	Units	32	Fireplace	
	Exterior Walls		Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Multi-Family	View		Elevator	
	Land Use	Apartment house (5+ units)			Zoning	LAR4

Assessment & Taxes

	Assessment Year	2025	Tax Year	2025	Tax Exemption	
	Total Assessed Value	\$2,415,566	Tax Amount	\$31,510.75	Tax Rate Area	0-004
	Land Value	\$1,256,051	Tax Account ID			
	Improvement Value	\$1,159,515	Tax Status	No Delinquency Found		
	Improvement Ratio	48%	Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	08/18/2020	BANK OF HOPE	\$2,620,750	NO
2	05/01/2018	OPUS BANK	\$1,700,000	NO
3	04/26/2013	SAEHAN BANK	\$920,000	NO

Loan Officer Insights

No details available

Subject Property Location

Property Address 409 S BOYLE AVE
City, State & Zip LOS ANGELES, CA 90033-3851
County LOS ANGELES COUNTY
Mailing Address 24641 ESHELMAN AVE, LOMITA, CA 90717-1200

Report Date: 02/16/2026

Order ID: R209619743

Property Use Apartment house (5+ units)
Parcel Number 5174-002-014

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	09/15/2020	Release	Release of Mortgage	\$1,700,000	20-1107204	SRD COMMERCIAL GROUP LLC	
2	08/18/2020	Mortgage	Commercial Loan	\$2,620,750	20-0956831	SRD COMMERCIAL GROUP LLC	
3	06/20/2018	Release	Release of Mortgage	\$920,000	18-0618875	SRD COMMERCIAL GROUP LLC	
4	05/01/2018	Mortgage	Building or Construction Loan	\$1,700,000	18-0423502	SRD COMMERCIAL GROUP LLC	
5	05/01/2018	Deed	Grant Deed		18-0423501	SRD COMMERCIAL GROUP LLC	SRD COMMERCIAL GROUP LLC
6	04/26/2013	Mortgage	Commercial Loan	\$920,000	13-0631735	SRD COMMERCIAL GROUP LLC	
7	06/05/2012	Release	Release of Mortgage	\$1,601,250	12-0837130	ORION VENTURES LLC	
8	06/05/2012	Release	Release of Mortgage		12-0837129	ORION	
9	05/07/2012	Deed	Grant Deed	\$1,915,500	12-0675434	SRD COMMERCIAL GROUP LLC	ORION VENTURES LLC
10	09/27/2007	Release	Release of Mortgage	\$500,000	07-2233164	EAST VALLEY CAPITAL PARTNERS XVIII LP	
11	07/27/2007	Mortgage	Commercial Loan	\$1,511,250	07-1777973	ORION VENTURES LLC	
12	07/27/2007	Mortgage	Commercial Loan	\$1,601,250	07-1777972	ORION VENTURES LLC	
13	07/27/2007	Deed	Grant Deed	\$4,150,000	07-1777971	ORION VENTURES LLC	HAMILTON CHASE INC; FLETCHER, SEYMOUR; THE FLETCHER FAMILY TRUST; FLETCHER, JANE ELLEN
14	07/27/2007	Deed	Grant Deed		07-1777970	HAMILTON CHASE INC; FLETCHER, SEYMOUR; THE FLETCHER FAMILY TRUST; FLETCHER, JANE ELLEN	EAST VALLEY CAPITAL PARTNERS XVIII LP
15	10/15/2001	Deed	Quit Claim Deed (non-arm's length)		01-1947052	EAST VALLEY CAPITAL PARTNERS XVIII LP	WEB SERVICE COMPANY INC
16	06/25/2001	Mortgage	Commercial Loan	\$500,000	01-1088315	EAST VALLEY CAPITAL PARTNERS XVIII LP	
17	06/25/2001	Deed	Grant Deed		01-1088314	EAST VALLEY CAPITAL PARTNERS XVIII LP	GOLDSTEIN, ARTHUR; GOLDSTEIN, BEVERLY
18	07/02/1998	Deed	Quit Claim Deed (non-arm's length)		98-1122616	GOLDSTEIN, ARTHUR; GOLDSTEIN, BEVERLY	WEB SERVICE COMPANY INC
19	06/30/1998	Mortgage	Commercial Loan	\$401,250		GOLDSTEIN, ARTHUR; GOLDSTEIN, BEVERLY	
20	06/30/1998	Deed	Gift Deed		98-1099301	GOLDSTEIN, ARTHUR; GOLDSTEIN, BEVERLY	GOLDSTEIN, ARTHUR; GOLDSTEIN, BEVERLY
21	08/29/1997	Mortgage		\$60,000		GOLDSTEIN, ARTHUR; GOLDSTEIN, BEVERLY	
22	08/29/1997	Mortgage	Commercial Loan	\$250,000		GOLDSTEIN, ARTHUR; GOLDSTEIN, BEVERLY	
23	08/29/1997	Deed	Corporation deed	\$385,000	97-1347327	GOLDSTEIN, ARTHUR; GOLDSTEIN, BEVERLY	THE CAL BAY MTG GROUP; CAL BAY MTG GROUP

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment




Foreclosure Activity




Mortgage Release

Transaction Details


Mortgage Release

	Transaction ID	1	Recorder Doc Number	20-1107204	Loan Amount	\$1,700,000
	Effective Date	09/11/2020	Document Type	Release	Origination Doc #	18-0423502
	Borrower(s) Name	SRD COMMERCIAL GROUP LLC	Document Description	Release of Mortgage	Origination Recording Date	05/01/2018
	Current Lender	FIRST AMERICAN TITLE INSURANCE COMPANY, AS TRUSTEE	Recording Date	09/15/2020	Original Lender	OPUS BANK


Mortgage

	Transaction ID	2	Recorder Doc Number	20-0956831	Recorder Book/Page	
	Mortgage Date	08/12/2020	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$2,620,750	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	08/18/2020	1st Periodic Cap Rate	
	Origination Lender Name	BANK OF HOPE	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date		IO Period	
	Borrower 1	SRD COMMERCIAL GROUP LLC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Mortgage Release

	Transaction ID	3	Recorder Doc Number	18-0618875	Loan Amount	\$920,000
	Effective Date	06/05/2018	Document Type	Release	Origination Doc #	13-0631735
	Borrower(s) Name	SRD COMMERCIAL GROUP LLC	Document Description	Release of Mortgage	Origination Recording Date	04/26/2013
	Current Lender	BANK OF HOPE, AS TRUSTEE	Recording Date	06/20/2018	Original Lender	SAEHAN BANK

Mortgage

	Transaction ID	4	Recorder Doc Number	18-0423502	Recorder Book/Page	
	Mortgage Date	04/24/2018	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$1,700,000	Document Description	Building or Construction Loan	1st Periodic Floor Rate	
	Loan Type	Building or Construction Loan	Recording Date	05/01/2018	1st Periodic Cap Rate	
	Origination Lender Name	OPUS BANK	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	05/01/2028	IO Period	
	Borrower 1	SRD COMMERCIAL GROUP LLC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transfer

	Transaction ID	5	Recorder Doc Number	18-0423501	Partial Interest Transferred	
	Transfer Date	04/25/2018	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	05/01/2018	Property Use	
	Buyer 1	SRD COMMERCIAL GROUP LLC	Buyer 1 Entity	Limited Liability Company	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	1440 W OLYMPIC BLVD, LOS ANGELES, CA 90015-3904
	Seller 1	SRD COMMERCIAL GROUP LLC	Seller 1 Entity	Limited Liability Company	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LOS ANGELES
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	NORTH AMERICAN TITLE

Transaction Details (cont.) (2)

Mortgage



Transaction ID	6	Recorder Doc Number	13-0631735	Recorder Book/Page	
Mortgage Date	04/24/2013	Document Type	Mortgage	Rate Change Freq	
Loan Amount	\$920,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
Loan Type	Commercial Loan	Recording Date	04/26/2013	1st Periodic Cap Rate	
Origination Lender Name	SAEHAN BANK	Origination Interest Rate		Lifetime Cap Rate	
Origination Lender Type	Bank	First Rate Change Date		Change Index	
Type Financing	Variable	Maturity Date		IO Period	
Borrower 1	SRD COMMERCIAL GROUP LLC	Balloon Rider		Prepayment Penalty Rider	
Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting					

Mortgage Release



Transaction ID	7	Recorder Doc Number	12-0837130	Loan Amount	\$1,601,250
Effective Date		Document Type	Release	Origination Doc #	07-1777972
Borrower(s) Name	ORION VENTURES LLC	Document Description	Release of Mortgage	Origination Recording Date	07/27/2007
Current Lender	EAST WEST INVESTMENT INC BY T.D. SERVICE COMPANY AS AGENT FOR THE TRUSTEE, AS TRUSTEE	Recording Date	06/05/2012	Original Lender	EAST WEST BANK

Mortgage Release



Transaction ID	8	Recorder Doc Number	12-0837129	Loan Amount	
Effective Date		Document Type	Release	Origination Doc #	07-1777973
Borrower(s) Name	ORION	Document Description	Release of Mortgage	Origination Recording Date	07/27/2007
Current Lender	EAST WEST INVESTMENT INC BY T.D. SERVICE COMPANY AS AGENT FOR THE TRUSTEE	Recording Date	06/05/2012	Original Lender	NOT PROVIDED

Transfer



Transaction ID	9	Recorder Doc Number	12-0675434	Partial Interest Transferred	
Sale Date	05/01/2012	Document Type	Deed	Type of Transaction	Non Residential Transfer
Sale Price	\$1,915,500	Document Description	Grant Deed	Multiple APNs on Deed	
Recorder Book/Page		Recording Date	05/07/2012	Property Use	
Buyer 1	SRD COMMERCIAL GROUP LLC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
Buyer 2		Buyer 2 Entity		Buyer Mailing Address	787 E 15TH ST, LOS ANGELES, CA 90021-2121
Seller 1	ORION VENTURES LLC	Seller 1 Entity	Company or Corporation	Seller Mailing Address	
Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LOS ANGELES
Legal Recorder's Map Ref	MR2 PG504&505	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	USA NATIONAL TITLE CO

Mortgage Release



Transaction ID	10	Recorder Doc Number	07-2233164	Loan Amount	\$500,000
Effective Date		Document Type	Release	Origination Doc #	01-1088315
Borrower(s) Name	EAST VALLEY CAPITAL PARTNERS XVIII LP	Document Description	Release of Mortgage	Origination Recording Date	06/25/2001
Current Lender	U.F. SERVICE CORPORATION, A CALIFORNIA CORPORATION	Recording Date	09/27/2007	Original Lender	UNITED COMMERCIAL BANK

Transaction Details (cont.) (3)

Mortgage



Transaction ID	11	Recorder Doc Number	07-1777973	Recorder Book/Page	
Mortgage Date	06/04/2007	Document Type	Mortgage	Rate Change Freq	
Loan Amount	\$1,511,250	Document Description	Commercial Loan	1st Periodic Floor Rate	
Loan Type	Commercial Loan	Recording Date	07/27/2007	1st Periodic Cap Rate	
Origination Lender Name	EAST WEST BANK	Origination Interest Rate		Lifetime Cap Rate	
Origination Lender Type	Bank	First Rate Change Date		Change Index	
Type Financing	Variable	Maturity Date		IO Period	
Borrower 1	ORION VENTURES LLC	Balloon Rider		Prepayment Penalty Rider	
Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting					

Mortgage



Transaction ID	12	Recorder Doc Number	07-1777972	Recorder Book/Page	
Mortgage Date	06/22/2007	Document Type	Mortgage	Rate Change Freq	
Loan Amount	\$1,601,250	Document Description	Commercial Loan	1st Periodic Floor Rate	
Loan Type	Commercial Loan	Recording Date	07/27/2007	1st Periodic Cap Rate	
Origination Lender Name	EAST WEST BANK	Origination Interest Rate		Lifetime Cap Rate	
Origination Lender Type	Bank	First Rate Change Date		Change Index	
Type Financing	Variable	Maturity Date		IO Period	
Borrower 1	ORION VENTURES LLC	Balloon Rider		Prepayment Penalty Rider	
Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting					

Transfer




Transaction ID	13	Recorder Doc Number	07-1777971	Partial Interest Transferred	
Sale Date	06/04/2007	Document Type	Deed	Type of Transaction	Non Residential Transfer
Sale Price	\$4,150,000	Document Description	Grant Deed	Multiple APNs on Deed	2
Recorder Book/Page		Recording Date	07/27/2007	Property Use	
Buyer 1	ORION VENTURES LLC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
Buyer 2		Buyer 2 Entity		Buyer Mailing Address	181 S MARENGO AVE APT 16, PASADENA, CA 91101-2436
Seller 1	HAMILTON CHASE INC	Seller 1 Entity	Company or Corporation	Seller Mailing Address	
Seller 2	FLETCHER, SEYMOUR	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	LOS ANGELES
Legal Recorder's Map Ref	MB20 PG46&47	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract		/// 1545		Title Company Name	FIDELITY NATIONAL TITLE CO

Transaction Details (cont.) (4)


Transfer						
	Transaction ID	14	Recorder Doc Number	07-1777970	Partial Interest Transferred	
	Transfer Date	06/01/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	2
	Recorder Book/Page		Recording Date	07/27/2007	Property Use	
	Buyer 1	HAMILTON CHASE INC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	Tenants in Common
	Buyer 2	FLETCHER, SEYMOUR	Buyer 2 Entity	Trustee or Conservator	Buyer Mailing Address	828 BALLARD CANYON RD, SOLVANG, CA 93463-9741
	Seller 1	EAST VALLEY CAPITAL PARTNERS XVIII LP	Seller 1 Entity	Partnership	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LOS ANGELES
	Legal Recorder's Map Ref	MB20 PG46&47	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract			/// 1545		Title Company Name	FIDELITY NATIONAL TITLE CO

Transfer						
	Transaction ID	15	Recorder Doc Number	01-1947052	Partial Interest Transferred	
	Transfer Date	06/21/2001	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Quit Claim Deed (non-arm's length)	Multiple APNs on Deed	A
	Recorder Book/Page		Recording Date	10/15/2001	Property Use	
	Buyer 1	EAST VALLEY CAPITAL PARTNERS XVIII LP	Buyer 1 Entity	Partnership	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	3690 REDONDO BEACH AVE, REDONDO BEACH, CA 90278-1107
	Seller 1	WEB SERVICE COMPANY INC	Seller 1 Entity	Company or Corporation	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LOS ANGELES
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract					Title Company Name	


Mortgage						
	Transaction ID	16	Recorder Doc Number	01-1088315	Recorder Book/Page	
	Mortgage Date	06/13/2001	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$500,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	06/25/2001	1st Periodic Cap Rate	
	Origination Lender Name	UNITED COMMERCIAL BANK	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	EAST VALLEY CAPITAL PARTNERS XVIII LP	Balloon Rider		Prepayment Penalty Rider	Y
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transaction Details (cont.) (5)


Transfer

	Transaction ID	17	Recorder Doc Number	01-1088314	Partial Interest Transferred	
	Transfer Date	06/13/2001	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	06/25/2001	Property Use	
	Buyer 1	EAST VALLEY CAPITAL PARTNERS XVIII LP	Buyer 1 Entity	Partnership	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	11661 SAN VICENTE BLVD # 315, LOS ANGELES, CA 90049-5103
	Seller 1	GOLDSTEIN, ARTHUR	Seller 1 Entity	Husband and Wife	Seller Mailing Address	
	Seller 2	GOLDSTEIN, BEVERLY	Seller 2 Entity		Legal City/ Muni/ Township	LOS ANGELES
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract					Title Company Name	CHICAGO TITLE


Transfer


	Transaction ID	18	Recorder Doc Number	98-1122616	Partial Interest Transferred	
	Transfer Date	06/25/1998	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Quit Claim Deed (non-arm's length)	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	07/02/1998	Property Use	
	Buyer 1	GOLDSTEIN, AUTHUR	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Tenants in Common
	Buyer 2	GOLDSTEIN, BEVERLY	Buyer 2 Entity		Buyer Mailing Address	
	Seller 1	WEB SERVICE COMPANY INC	Seller 1 Entity	Company or Corporation	Seller Mailing Address	3690 REDONDO BEACH AVE, REDONDO BEACH, CA 90278-1107
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract					Title Company Name	


Mortgage

	Transaction ID	19	Recorder Doc Number		Recorder Book/Page	
	Mortgage Date	04/03/1998	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$401,250	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	06/30/1998	1st Periodic Cap Rate	
	Origination Lender Name	FIRST FIDELITY THRIFT/LOAN	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Lending institution	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	GOLDSTEIN, ARTHUR	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	GOLDSTEIN, BEVERLY	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Tenants in Common				

Transaction Details (cont.) (6)

Transfer						
	Transaction ID	20	Recorder Doc Number	98-1099301	Partial Interest Transferred	
	Transfer Date	04/03/1998	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Gift Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	06/30/1998	Property Use	
	Buyer 1	GOLDSTEIN, ARTHUR	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Tenants in Common
	Buyer 2	GOLDSTEIN, BEVERLY	Buyer 2 Entity		Buyer Mailing Address	PO BOX 491399, LOS ANGELES, CA 90049-9399
	Seller 1	GOLDSTEIN, ARTHUR	Seller 1 Entity	Husband and Wife	Seller Mailing Address	PO BOX 491399, LOS ANGELES, CA 90049-9399
	Seller 2	GOLDSTEIN, BEVERLY	Seller 2 Entity		Legal City/ Muni/ Township	LOS ANGELES
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract					Title Company Name

Mortgage						
	Transaction ID	21	Recorder Doc Number		Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$60,000	Document Description		1st Periodic Floor Rate	
	Loan Type		Recording Date	08/29/1997	1st Periodic Cap Rate	
	Origination Lender Name		Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type		First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	GOLDSTEIN, ARTHUR	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	GOLDSTEIN, BEVERLY	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Community Property (Marital Community)				

Mortgage						
	Transaction ID	22	Recorder Doc Number		Recorder Book/Page	
	Mortgage Date	07/28/1997	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$250,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	08/29/1997	1st Periodic Cap Rate	
	Origination Lender Name	LARRY G RISDON	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Private Party	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	GOLDSTEIN, ARTHUR	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	GOLDSTEIN, BEVERLY	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Community Property (Marital Community)				

Transaction Details (cont.) (7)

Transfer

	Transaction ID	23	Recorder Doc Number	97-1347327	Partial Interest Transferred	
	Sale Date	07/28/1997	Document Type	Deed	Type of Transaction	Lender Sold
	Sale Price	\$385,000	Document Description	Corporation deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	08/29/1997	Property Use	
	Buyer 1	GOLDSTEIN, ARTHUR	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Community Property (Marital Community)
	Buyer 2	GOLDSTEIN, BEVERLY	Buyer 2 Entity	Husband and Wife	Buyer Mailing Address	PO BOX 491399, LOS ANGELES, CA 90049-9399
	Seller 1	THE CAL BAY MTG GROUP	Seller 1 Entity	Company or Corporation	Seller Mailing Address	
	Seller 2	CAL BAY MTG GROUP	Seller 2 Entity	f/k/a (formerly known as)	Legal City/ Muni/ Township	LOS ANGELES
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		CITY LANDS OF LOS ANGELES LOT ON W LINE OF BOYLE AVE COM S 66.67 FT FROM S LINE OF FOURTH ST TH S ON/ / /		Title Company Name	NORTH AMERICAN TITLE CO

Subject Property Location

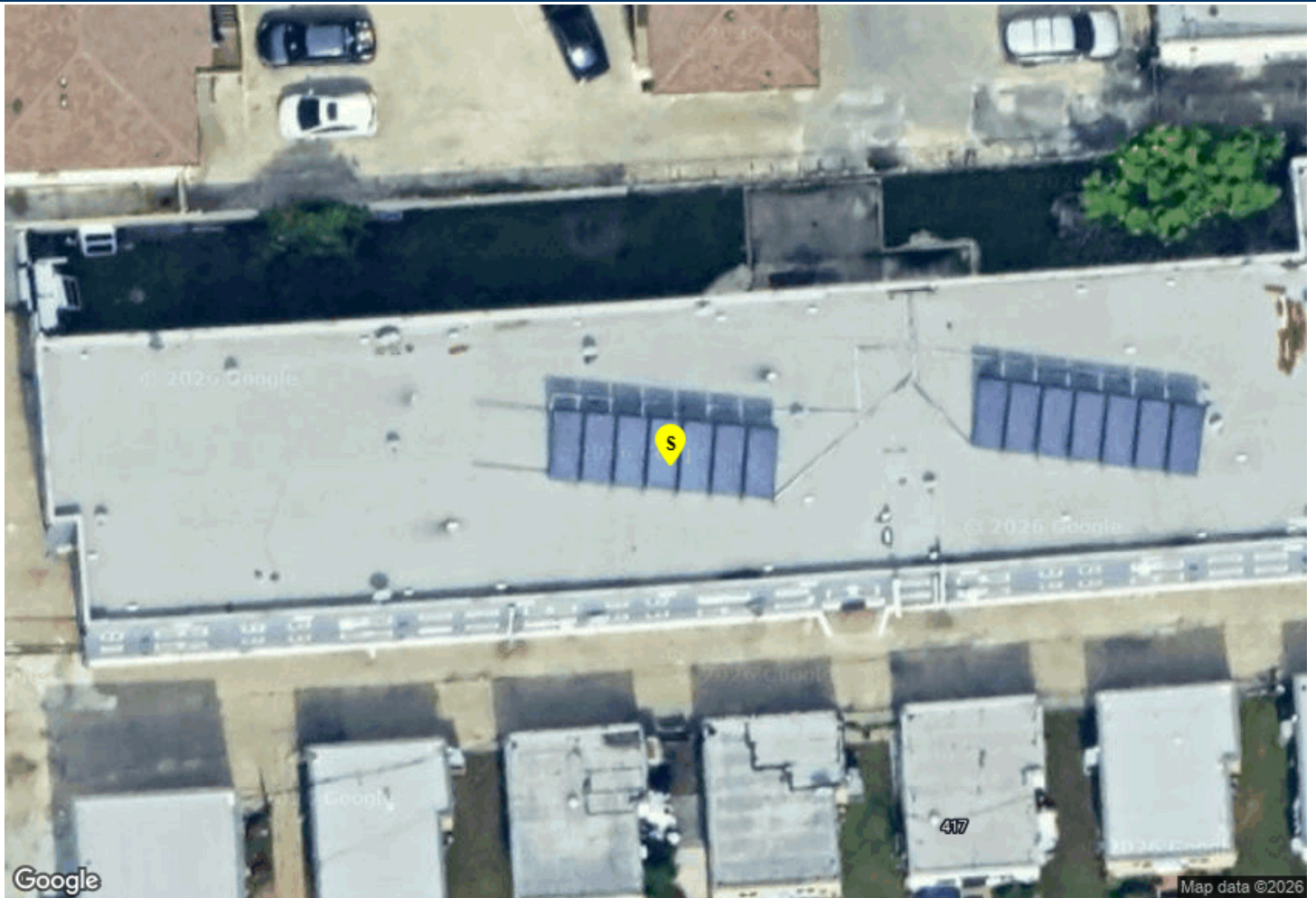
Property Address 409 S BOYLE AVE
City, State & Zip LOS ANGELES, CA 90033-3851
County LOS ANGELES COUNTY
Mailing Address 24641 ESHELMAN AVE, LOMITA, CA 90717-1200
Owner Name SRD COMMERCIAL GROUP LLC

Report Date: 02/16/2026

Order ID: R209619744

Property Use
Parcel Number

Apartment house (5+ units)
5174-002-014



Subject

Subject Property Location

Property Address 409 S BOYLE AVE
City, State & Zip LOS ANGELES, CA 90033-3851
County LOS ANGELES COUNTY
Mailing Address 24641 ESHELMAN AVE, LOMITA, CA 90717-1200

Report Date: 02/16/2026

Order ID: R209619745

Property Use Apartment house (5+ units)
Parcel Number 5174-002-014

Subject Property

Address	409 S BOYLE AVE, LOS ANGELES, CA 90033			APN	5174-002-014
Owner	SRD COMMERCIAL GROUP LLC			Lot Size (SF/AC)	17,832/.41
Bedrooms	4	Year Built	1924	Living Area (SF)	15,862
Bathrooms/Partial		Garage Type/Parking Spaces		Phones	

Nearby Neighbor #1

Address	415 S BOYLE AVE, LOS ANGELES, CA 90033			APN	5174-002-015
Owner	SILVA CONSUELO G			Lot Size (SF/AC)	17,857/.41
Bedrooms	6	Year Built	1924	Living Area (SF)	6,752
Bathrooms/Partial	2	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #2

Address	405 S BOYLE AVE, LOS ANGELES, CA 90033			APN	5174-002-013
Owner	GHK PROPERTIES LLC			Lot Size (SF/AC)	18,730/.43
Bedrooms	0	Year Built	1928	Living Area (SF)	10,469
Bathrooms/Partial		Garage Type/Parking Spaces		Phones	

Nearby Neighbor #3

Address	425 S BOYLE AVE, LOS ANGELES, CA 90033			APN	5174-002-016
Owner	BOYLE TERRACE AFFORDABLE APARTMENT LP			Lot Size (SF/AC)	33,103/.76
Bedrooms	0	Year Built	1972	Living Area (SF)	29,459
Bathrooms/Partial		Garage Type/Parking Spaces		Phones	

Nearby Neighbor #4

Address	435 S BOYLE AVE, LOS ANGELES, CA 90033			APN	5174-002-017
Owner	ALPHA & OMEGA HOLDINGS II LLC,			Lot Size (SF/AC)	28,466/.65
Bedrooms	0	Year Built	1926	Living Area (SF)	15,250
Bathrooms/Partial		Garage Type/Parking Spaces		Phones	

Nearby Neighbor #5

Address	410 S BOYLE AVE, LOS ANGELES, CA 90033			APN	5174-023-018
Owner	GUTIERREZ ELADIO I			Lot Size (SF/AC)	6,497/.15
Bedrooms	9	Year Built	1892	Living Area (SF)	3,654
Bathrooms/Partial	4	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #6

Address	1800 E 4TH ST, LOS ANGELES, CA 90033			APN	5174-023-017
Owner	GSE PROPERTIES LLC			Lot Size (SF/AC)	11,549/.27
Bedrooms	0	Year Built	1998	Living Area (SF)	160
Bathrooms/Partial		Garage Type/Parking Spaces		Phones	

Nearby Neighbor #7

Nearby Neighborhoods					
Address	416 S BOYLE AVE, LOS ANGELES, CA 90033			APN	5174-023-019
Owner	CHO MONICA E; CHO AGNES			Lot Size (SF/AC)	6,498/.15
Bedrooms	7	Year Built	1906	Living Area (SF)	2,648
Bathrooms/Partial	2	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #8

Nearby Neighbor #6					
Address	418 S BOYLE AVE, LOS ANGELES, CA 90033			APN	5174-023-020
Owner	ROMERO PETER; CANDELARIA BELINDA			Lot Size (SF/AC)	6,498/.15
Bedrooms	8	Year Built	1923	Living Area (SF)	4,825
Bathrooms/Partial	4	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #9					
Address		426 S BOYLE AVE, LOS ANGELES, CA 90033		APN	5174-023-021
Owner		CANDELARIA BELINDA		Lot Size (SF/AC)	6,499/.15
Bedrooms	4	Year Built	1906	Living Area (SF)	3,704
Bathrooms/Partial	2	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #10					
Address		1801 E 4TH ST, LOS ANGELES, CA 90033		APN	5174-019-030
Owner		KIRALLA LEO M AND FAITH D TRS; KIRALLA FAMILY TRUST		Lot Size (SF/AC)	7,003/.16
Bedrooms	0	Year Built	1960	Living Area (SF)	1,211
Bathrooms/Partial		Garage Type/Parking Spaces		Phones	

Nearby Neighbor #11					
Address	432 S BOYLE AVE, LOS ANGELES, CA 90033			APN	5174-023-022
Owner	SACHDEV HASAN L; CHAWLA PRERNA			Lot Size (SF/AC)	6,501/.15
Bedrooms	4	Year Built	1911	Living Area (SF)	3,228
Bathrooms/Partial	2	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #12					
Address	1812 E 4TH ST, LOS ANGELES, CA 90033			APN	5174-023-026
Owner	GUTIERREZ RODOLFO; GUTIERREZ BELINDA			Lot Size (SF/AC)	5,849/.13
Bedrooms	5	Year Built	1925	Living Area (SF)	3,594
Bathrooms/Partial	2	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #13					
Address	366 S BOYLE AVE, LOS ANGELES, CA 90033			APN	5174-019-029
Owner	GARCIA MART T AND JAVIER A TRS; GARCIA FAMILY TRUST			Lot Size (SF/AC)	7,003/.16
Bedrooms	5	Year Built	1923	Living Area (SF)	2,540
Bathrooms/Partial	3	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #14					
Address	436 S BOYLE AVE, LOS ANGELES, CA 90033			APN	5174-023-023
Owner	ONE FAMILY INC			Lot Size (SF/AC)	6,502/.15
Bedrooms	6	Year Built	1906	Living Area (SF)	2,856
Bathrooms/Partial	3	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #15					
Address	1700 E 4TH ST, LOS ANGELES, CA 90033			APN	5171-023-006
Owner	FOUR PEACON LLC			Lot Size (SF/AC)	10,108/.23
Bedrooms	0	Year Built	1928	Living Area (SF)	11,496
Bathrooms/Partial		Garage Type/Parking Spaces	Parking Lot/20	Phones	

Subject Property Location

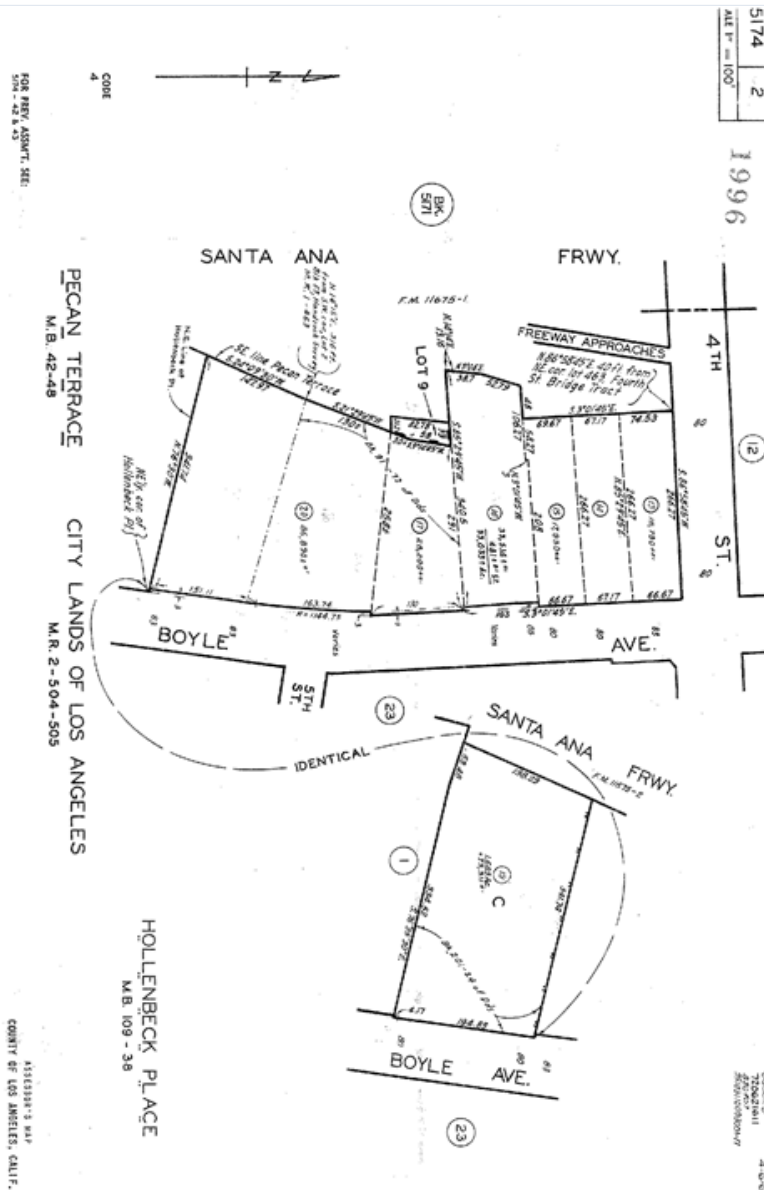
Property Address 409 S BOYLE AVE
City, State & Zip LOS ANGELES, CA 90033-3851
County LOS ANGELES COUNTY

Report Date: 02/16/2026

Order ID: R209619746

Parcel Number

5174-002-014



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