

409 S Boyle Ave
Los Angeles, CA 90033

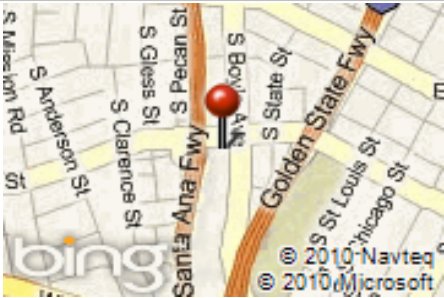
32
of Units

15,862/Other
Sqft

17,885 Lot Size
Other

Income
LP \$2,175,000↓

\$
Expired



| | |
|---------------------|-----------------|
| Area | 23 Metropolitan |
| Subdivision | |
| List Price Per Sqft | \$137.12 |
| Vacancy | 3% |
| Total Bedrooms | |
| Total Bathrooms | |
| MLS# | 06-144411 |
| APN | 5174-002-014 |

| Type | # of Units | Bedrooms | Baths | Furnished | Rent | Actual Rent | Projected Rent |
|--------|------------|----------|-------|-----------|----------|-------------|----------------|
| Unit 1 | 4 | 1 | 1.00 | No | \$761.00 | | |
| Unit 2 | 28 | | 1.00 | No | \$616.00 | | |

Directions: In the neighborhood of Boyle Heights East of the 101 Fwy & West of the 5 Fwy.

Remarks: PRICE REDUCED BY \$60,000!!! The property is w/in walking distance to White Memorial Medical Center, Hollenbeck Park, & Cesar Chavez Ave. 409 S. Boyle Ave. is conveniently loc w/in a mile of the 10, 5, 101, & 60 Fwys. It is a well maintained property w/ substantially below market rents. Low GRM, Cost Per Unit, & Cost Per SF. Priced to sell in a nghbrhd where properties rarely trade. Property is available inindividually or as a package w/ 217 Boyle Ave.

| Income Details | Structure Info | Contract Info |
|-----------------------------|------------------------------|----------------------------|
| Scheduled or Actual | Type of Units | List Date |
| Rent Control % | Year Built/Source | List Price |
| GOI | Stories | Orig List Price |
| Total Expense | Buildings | Status Date |
| NOI | Security | Sale Type |
| Gross Income | Sewer | CSO |
| Cap Rate | Style | Listing Type |
| GRM | Property Cond | Disclosure |
| Actual AGR | View | Seller Concessions? |
| Actual GAI | Water | Scope Of 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 | |

| Land/Lot Info | Community/Development | Parking Details |
|-------------------------|----------------------------|--------------------------|
| Zoning | Complex/Assoc Name | Parking Type |
| Addl Parcel | Complex/Assoc Phone | Total Spaces |
| 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 | None | Construction | |
| Heating | Wall | Exterior Constr | |
| Equip/Appl | None | Pool | |
| Flooring | | Roofing | |
| Laundry | | 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 | | 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 | 634/J5 |
| # w/Drapes | | Tax Rate Year | | Cross Streets | |
| # w/Elec Meter | | Tax Total | | School District | |
| # w/Gas Meter | | Assessed Improvement Value | \$307,349 | Water District | |
| # Leased | | Assessed Improvement % | | Waterfront | |
| # w/Patio | | Assessed Land Value | \$328,545 | 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 | |
| Occupancy/Show | Appointment w/List. Office | Occupant Type | | Sold Price | |
| | | Gate Code | | Sold Price/SqFt | |
| | | | | Sale Terms | |
| | | | | SP/LP | |

| | | | |
|--|---|-----------------------------------|--|
|  | Rand Sperry Sperry Van Ness DRE#: 00677514 Seller's Agent1 CALDRE#: | | |
| | Phone / Cell | | |
| | Email | accounts.payable@svn.com | |
| | Fax | 310-979-0888 | |
| | Office Phone / Fax | p: 310-979-0800 / f: 310-979-0888 | |

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

409 S Boyle Ave
Los Angeles, CA 90033

| | | |
|------------------|----------------------|--------------------------|
| 32 # of Units | 15,862/Other Sqft | 17,885 Lot Size Other |
|------------------|----------------------|--------------------------|

Income
LP \$2,175,000↓

\$
Expired



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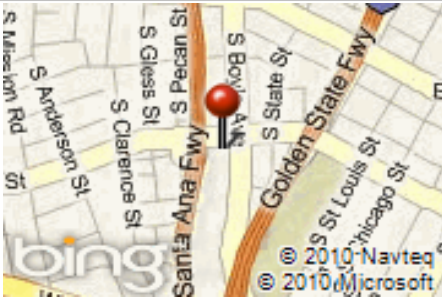
32
of Units

15,862/Vendor
Enhanced
Sqft

17,816 Lot Size
Vendor
Enhanced

Income
SP \$2,135,000

\$
Sold



| | |
|-----------------|----------------------|
| Area | 362 East Los Angeles |
| Subdivision | |
| Sold Price/SqFt | \$134.60 |
| Vacancy | 0% |
| Total Bedrooms | |
| Total Bathrooms | |
| MLS# | 07-167991 |
| APN | 5174-002-014 |

| Type | # of Units | Bedrooms | Baths | Furnished | Rent | Actual Rent | Projected Rent |
|--------|------------|----------|-------|-----------|-------------|-------------|----------------|
| Unit 1 | 4 | 1 | 1.00 | No | \$3,509.00 | | |
| Unit 2 | 28 | 0 | 1.00 | No | \$17,567.00 | | |

Directions: South 4th St. North of Whittier, East Alameda and West of (5) Freeway.

Remarks: The SP is situated on the nw corner of Boyle Ave. & 4th st. The location is very desirable for tenants due to its close proximity to shopping, freeways, public transportation, employment & access to Downtown Los Angeles. Also, Boyle Heights is undergoing a renaissance of new development including MTA "Eastside Extension" along 1st St, Adelante Eastside Redevelopment Project. The SP is on a large 17,816 SF R4 lot w/ possible redevelopment opportunities. **DRIVE BY ONLY! DO NOT DISTURB TENANTS!**

| Income Details | | Structure Info | | Contract Info | | DOM 85 |
|----------------------|-----------|-----------------------|-------|---------------------|------------------|--------|
| Scheduled or Actual | Actual | Type of Units | Apts. | List Date | 03-07-2007 | |
| Rent Control % | | Year Built/Source | 1924 | List Price | \$2,175,000 | |
| GOI | \$257,455 | Stories | 2 | Orig List Price | \$2,175,000 | |
| Total Expense | \$111,455 | Buildings | 2 | Status Date | 07-27-2007 | |
| NOI | \$146,000 | Security | | Sale Type | | |
| Gross Income | \$257,455 | Sewer | | CSO | 2.% | |
| Cap Rate | 6.70 | Style | | Listing Type | Exclusive Right | |
| GRM | 8.45 | Property Cond | | Disclosure | As Is | |
| Actual AGR | | View | | Seller Concessions? | | |
| Actual GAI | | Water | | Financing | Cash To New Loan | |
| 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 | | | | |



| Land/Lot Info | | Community/Development | | Parking Details | |
|------------------|------|-----------------------|--|-------------------|-----------|
| Zoning | LAR4 | Complex/Assoc Name | | Parking Type | Uncovered |
| Addl Parcel | No | Complex/Assoc Phone | | Total Spaces | 4 |
| 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 | None | Construction | |
| Heating | Wall | Exterior Constr | |
| Equip/Appl | None | Pool | |
| Flooring | | Roofing | |
| Laundry | | 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 | | 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 | 634/J5 |
| # w/Drapes | | Tax Rate Year | | Cross Streets | |
| # w/Elec Meter | | Tax Total | | School District | |
| # w/Gas Meter | | Assessed Improvement Value | \$319,764 | Water District | |
| # Leased | | Assessed Improvement % | | Waterfront | |
| # w/Patio | | Assessed Land Value | \$341,817 | 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 | 05-31-2007 |
| Contact Phone | | Lockbox Type | | Sold Date | 07-27-2007 |
| Occupancy/Show | Call Seller's Agent 1 | Occupant Type | | Sold Price | \$2,135,000 |
| | | Gate Code | | Sold Price/SqFt | \$134.60 |
| | | | | Sale Terms | |
| | | | | SP/LP | 98.16% |
| | | | | Concessions Amount | |

| <div>  <div> Mark Konopaske Mark Konopaske DRE#: 00960857 Seller's Agent1 CALDRE#: 00960857 </div> </div> | | <div>  <div> Mark Konopaske Mark Konopaske DRE#: 00960857 Buyer's Agent1 CALDRE#: 00960857 </div> </div> | |
|---|-----------------------------------|---|-----------------------------------|
| Phone / Cell | p: 213-220-9800 / c: 213-220-9800 | Phone / Cell | p: 213-220-9800 / c: 213-220-9800 |
| Email | Mark.Konopaske@Lee-Associates.com | Email | Mark.Konopaske@Lee-Associates.com |
| Fax | 213-947-1169 | Fax | 213-947-1169 |
| Office Phone / Fax | p: 213-220-9800 / f: 213-947-1169 | Office Phone / Fax | p: 213-220-9800 / f: 213-947-1169 |

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