



223 N Breed St

Los Angeles, CA 90033 (Los Angeles County) - Boyle Heights Submarket

Apartments

Sale Summary

Sold	1/13/2026
Sale Price	\$2,795,000 (\$87,344/Unit)
Units	32
GBA (% Vacant)	12,064 SF (3.13%)
Price per SF	\$231.68/SF
Price Status	Confirmed
Built	1927
Land Area	0.19 AC/8,276 SF
Actual Cap Rate	7.13%
GRM	8.93
Sale Comp Status	In Progress
Sale Comp ID	7486081
Parcel Numbers	5183-003-008



Contacts

Type	Name	Location	Phone
Buyer Broker	RE/MAX Commercial & Investment Realty	Pasadena, CA 91101	(213) 817-1000
Contacts	Shant Sherbetdjian (310) 968-6049		
Recorded Seller	L & B Real Estate	Los Angeles, CA 90078	-
True Seller	Little William	LOS ANGELES, CA 90078	(323) 876-3795
Listing Broker	KW Commercial Beverly Hills	Beverly Hills, CA 90210	(310) 432-6400
Contacts	Sami Dinar (310) 567-3242		

Property Details

Average Unit Size	377 SF	Stories	2
Market Segment	All	Elevators	Walk Up
Rent Type	Market	Building FAR	1.46
Number of Buildings	1	Units Per Land Area	168/AC

Transaction Details

Sale Date	1/13/2026	Time On Market	4 Months 26 Days
Sale Price	\$2,795,000 (\$87,344/Unit)	Hold Period	20+ Years
Land Price	\$14,711,237/AC (\$337.72/SF)	Zoning	LAR4
Sale Type	Investment	% Improved	49.18%
Parcel Number	5183-003-008		



2221 Michigan Ave

Los Angeles, CA 90033 (Los Angeles County) - Boyle Heights Submarket



Sale Summary

Sold	9/30/2024
Sale Price	\$2,500,000 (\$78,125/Unit)
Units	32
GBA (% Vacant)	16,000 SF (100%)
Price per SF	\$156.25/SF
Price Status	Confirmed
Built/Renovated	1926/2025
Land Area	0.14 AC/6,053 SF
Actual Cap Rate	11.45%
GRM	8.70
Sale Comp Status	Research Complete
Sale Comp ID	6864430
Parcel Numbers	5183-003-012
Sale Conditions	High Vacancy Property



Contacts

Type	Name	Location	Phone
Recorded Buyer	2221 Michigan LLC	-	-
True Buyer	Logan Altman	Palos Verdes Peninsula, CA 90274	(310) 903-0222
Contacts	Logan Altman (760) 453-1141		
Recorded Seller	Tropicana Hotels Llc	-	-
True Seller	Kamyar Harouni	Los Angeles, CA 90034	(310) 666-9274
Contacts	Kamyar Harouni (310) 666-9274		
Listing Broker	KW Commercial	Studio City, CA 91604	(818) 432-1500
Contacts	David Weinberger (818) 970-0915, Megan Husri (310) 775-7529		

Property Details

Average Unit Size	402 SF	Stories	2
Market Segment	All	Elevators	Walk Up
Rent Type	Market	Building FAR	2.64
Vacancy at Sale	93.8%	Units Per Land Area	230/AC
Number of Buildings	1		

Transaction Details

Sale Date	9/30/2024	Hold Period	237 Months
Sale Price	\$2,500,000 (\$78,125/Unit)	Recording Date	9/30/2024
Land Price	\$17,991,079/AC (\$413.02/SF)	Zoning	R4, Los Angeles
Sale Type	Investment	% Improved	39.90%
Time On Market	6 Months 29 Days	Document Number	0664977
Sale Conditions	High Vacancy Property		

Transaction Details (Continued)

Parcel Number 5183-003-012

Previous Sale

Sale Date	12/21/2004	Actual Cap Rate	7.6%
Sale Price	\$1,000,000 (\$31,250/Unit)	Comp ID	967380
Sale Type	Investment	Comp Status	Research Complete



301 S Boyle Ave

Los Angeles, CA 90033 (Los Angeles County) - Boyle Heights Submarket



Apartments

Sale Summary

Sold	5/29/2024
Sale Price	\$3,025,000 (\$112,037/Unit)
Units	27
GBA (% Vacant)	13,884 SF (3.7%)
Price per SF	\$217.88/SF
Price Status	Confirmed
Built	1908
Land Area	0.28 AC/12,197 SF
Actual Cap Rate	5.47%
GRM	8.45
Sale Comp Status	Research Complete
Sale Comp ID	6745144
Parcel Numbers	5174-012-004
Sale Conditions	Debt Assumption



Contacts

Type	Name	Location	Phone
Recorded Buyer	301 South Boyle Ave Llc	-	-
True Buyer	Elie & Paul Abed El Sater	Santa Monica, CA 90404	(310) 494-1278
Contacts	Elie Abed El Sater (310) 494-1278, Paul Abed El Sater (310) 494-1278		
Buyer Broker	CBRE	Los Angeles, CA 90067	(310) 550-2500
Contacts	Vanessa Haddad (909) 575-0000		
Recorded Seller	301 South Boyle Avenue Llc	-	-
True Seller	Alan J Bernstein	Los Angeles, CA 90046	(323) 654-8560
Contacts	Alan Bernstein (323) 654-8560		
Listing Broker	Northmarq	Los Angeles, CA 90024	(424) 422-0900
Contacts	Brent Sprenkle (310) 621-8221, Alex Peterson (213) 248-7047, Parker Boehle (310) 988-8361		

Property Details

Average Unit Size	687 SF	Stories	3
Market Segment	All	Building FAR	1.14
Rent Type	Market	Units Per Land Area	96/AC
Number of Buildings	1		
Parking Spaces	5 Surface Spaces		

Transaction Details

Sale Date	5/29/2024	Recording Date	5/29/2024
Sale Price	\$3,025,000 (\$112,037/Unit)	Transfer Tax	\$1,821
Land Price	\$10,803,394/AC (\$248.01/SF)	Zoning	R4-2, Los Angeles
Sale Type	Investment	% Improved	69.14%

Transaction Details (Continued)

Time On Market	3 Months 15 Days	Document Number	0349299
Hold Period	20+ Years		
Sale Conditions	Debt Assumption		
Parcel Number	5174-012-004		

Loan

1st Mortgage	JP Morgan Chase Bank		
Loan Type	Assumed	Balance	\$1,470,000

Previous Sale

Sale Date	6/26/2002	Actual Cap Rate	8.6%
Sale Price	\$810,000 (\$30,000/Unit)	Comp ID	671145
Sale Type	Investment	Comp Status	Research Complete



456 S Breed

Los Angeles, CA 90033 (Los Angeles County) - Boyle Heights Submarket



Apartments

Sale Summary

Sold	4/2/2024
Sale Price	\$3,600,000 (\$150,000/Unit)
Units	24
GBA (% Vacant)	18,857 SF (4.17%)
Price per SF	\$190.91/SF
Price Status	Confirmed
Built	1972
Land Area	0.36 AC/15,638 SF
Actual Cap Rate	2.39%
Sale Comp Status	Research Complete
Sale Comp ID	6703098
Parcel Numbers	5183-014-017



Contacts

Type	Name	Location	Phone
Recorded Buyer	456 Breed ST LLC	-	-
True Buyer	Jorge Contreras	Monterey Park, CA 91754	-
Contacts	Jorge Contreras (949) 296-7502		
Buyer Broker	Lyon Stahl Investment Real Estate	El Segundo, CA 90245	(310) 425-9838
Contacts	Olga Wright (310) 801-7373		
Recorded Seller	Rene & Adriana Sanchez	-	-
True Seller	Adriana Sanchez	Diamond Bar, CA 91765	-
Contacts	Adriana Sanchez (310) 619-9117		
True Seller	Rene Sanchez	Diamond Bar, CA 91765	(909) 396-9880
Contacts	Rene Sanchez (909) 396-9880		
Listing Broker	The Real Estate Company Jgk In	Whittier, CA 90605	(323) 305-4999
Contacts	Anthony Prieto (562) 708-1246		

Property Details

Market Segment	All	Stories	3
Rent Type	Market	Building FAR	1.21
Number of Buildings	1	Units Per Land Area	67/AC
Parking Spaces	0.75/Unit; 5 Covered Spaces; 13 Surface Spaces		

Transaction Details

Sale Date	4/2/2024	Recording Date	4/2/2024
Sale Price	\$3,600,000 (\$150,000/Unit)	Transfer Tax	\$3,960
Land Price	\$8,316,063/AC (\$190.91/SF)	Zoning	RD1.5
Sale Type	Investment	% Improved	78.52%
Hold Period	152 Months	Document Number	0211124

Transaction Details (Continued)

Parcel Number 5183-014-017

Loan

Unknown

Loan Type	Construction	Balance	\$4,410,000
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Previous Sale

Sale Date	8/31/2011	Comp ID	2177017
Sale Price	Withheld	Comp Status	Research Complete



571 Fairview Ave - Fairview Apartments

Los Angeles, CA 90033 (Los Angeles County) - Boyle Heights Submarket



Apartments

Sale Summary

Sold	3/13/2024
Sale Price	\$4,995,000 (\$131,447/Unit)
Units	38
GBA (% Vacant)	12,006 SF (13.16%)
Price per SF	\$416.04/SF
Price Status	Confirmed
Built	1964
Land Area	0.39 AC/16,874 SF
Actual Cap Rate	5.90%
Sale Comp Status	Research Complete
Sale Comp ID	6683019
Parcel Numbers	5174-011-022



Contacts

Type	Name	Location	Phone
Recorded Buyer	Fairview Heights 26 Llc	Los Angeles, CA	-
True Buyer	Jenson Capital	Los Angeles, CA 90035	(213) 488-0800
Contacts	David Hanasab (310) 666-3614		
Buyer Broker	None on the deal	-	-
Recorded Seller	Bekon Corporation	-	-
True Seller	Bekon Corp	Claremont, CA 91711	(909) 621-0903
Contacts	Wesley Minami (909) 456-9503		
Listing Broker	KW Commercial	Calabasas, CA 91302	(818) 657-6500
Contacts	Raymond Rodriguez (818) 581-5829		

Property Details

Market Segment	All	Elevators	Walk Up
Rent Type	Market	Building FAR	0.71
Number of Buildings	1	Units Per Land Area	98/AC
Stories	3		
Parking Spaces	16 Surface Spaces		

Transaction Details

Sale Date	3/13/2024	Hold Period	20+ Years
Sale Price	\$4,995,000 (\$131,447/Unit)	Recording Date	3/13/2024
Land Price	\$12,894,524/AC (\$296.02/SF)	Zoning	LAR3
Sale Type	Investment	% Improved	82.10%
Time On Market	4 Months 11 Days	Document Number	0163556
Parcel Number	5174-011-022		

Loan

1st Mortgage	JP Morgan Chase Bank
Balance	\$2,000,000

Income And Expenses

Net Operating Income	\$294,492 (\$7,750/Unit)	Cash Flow	\$294,492 (\$7,750/Unit)
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