

2107 E Cesar E Chavez Ave
 Los Angeles, CA 90033

30 # of Units | 12,352/Assessor Sqft | 7,502 Lot Size Assessor

Income \$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	
Scheduled or Actual	Actual
Rent Control %	90
GOI	\$454,524
Total Expense	\$180,128
NOI	\$274,396
Gross Income	\$454,524
Cap Rate	7.23
GRM	8.35
Actual AGR	
Actual GAI	\$454,524
Gross Equity	
Owner Pays	Electric, Gas, Water, Other
Actual Rent Total	\$454,524
Financial Info As Of	
Tenant Pays	Cable TV
Vacancy Allowance \$	
Vacancy Allowance %	
Lease Mo/Yr Terms	

Structure Info	
Type of Units	Mixed
Year Built/Source	1927/Assessor
Stories	2
Buildings	1
Security	Resident Manager, Other
Sewer	In Connected and Paid
Style	
Property Cond	
View	City
Water	District/Public
Price Per Unit	
Type of Business	
Water Heaters	Yes
Direction Faces	Faces South
ADA Compliance	No
Additions/Alterations	Yes
Building Permit	Yes
Personal Prop \$	
Personal Prop %	
Water Heater Feat	Central Water Heater
Levels	Two Level

Contract Info	
List Date	01-12-2026
List Price	\$3,795,000
Orig List Price	\$3,795,000
Status Date	01-12-2026
Change Date/Type	01-20-2026/Active
Sale Type	Standard
Probate	No
Listing Type	Exclusive Agency
Disclosure	None
Seller Concessions?	Maybe
Scope Of Service	Full Service

Land/Lot Info	
Zoning	LAC2
Addl Parcel	
Rent Control	Yes
Land Type	
Lot Dimen/Source	
Lot Acreage	0.172
Alley	Yes
Paved	Yes
Price Per Acre	
Lot Descr.	Fenced
Lot Location	City

Community/Development	
Complex/Assoc Name	
Complex/Assoc Phone	
Tax Mello Roos	No
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Community Features	
Assoc Pet Rules	
Assoc Amenities	
Assoc Fees Include	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Parking Details	
Parking Type	None
Total Spaces	0
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Garage Structures	

► Interior Features

AC/Cooling	Wall/Window
Heating	Wall, Wall Gas
Equip/Appl	Ceiling Fan, Refrigerator
Flooring	Hardwood
Laundry	None
Laundry Equip	
Rooms	
Interior Features	High Ceilings (9 Feet+)
Kitchen Features	Ceramic Counters
Bathroom Features	Shower Stall
Bedroom Features	
Common Walls	
Cooking Appliances	Cooktop - Electric
Disability Access	None
220-Volt Location	
TV Services	Cable TV

► Exterior Features

Construction	
Exterior Constr	Stucco
Pool	None
Roofing	Flat Roof
Spa	None
Foundation Details	Foundation - Concrete Slab
Other Struc Feat	
Other Structures	None
Patio Feat	Enclosed
Entry Location	Ground Level - no steps
Sprinklers	None
Tennis/Courts	None
Windows	

■ Unit(s) Details

# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	
# w/Gas Meter	
# Leased	
# w/Patio	
# w/Range	
# w/Refrigerator	27
# w/Garages	
# w/Wall AC	
# w/Water Meter	

● Tax and Assessed Info

Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	\$3,413,486
Assessed Improvement %	80.00
Assessed Land Value	\$853,369
Assessed Land %	20
Assessed Total Value	\$4,266,855
Transfer Taxes (Y/N)	

◎ Location

County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
Cross Streets	
School District	
Water District	
Waterfront	None
Alt St. Name	

leaf 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	

Q Showing Info

Contact Name	
Contact Phone	
Occupancy/Show	Accepted Offer

Q Showing Info

Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

◎ Sale/Sold Info

Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	



Will Tiao
The Collective Realty DRE#: 01944726
Seller's Agent1 CALDRE#: 01918965

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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

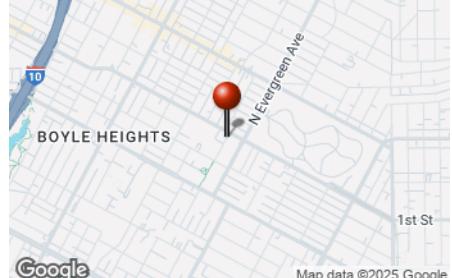
13,680/Builder Sqft

**6,026 Lot Size
Vendor Enhanced**

Income

LP \$9,495,000

\$
Active



Map data ©2025 Google

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.

Showings Remarks: Reach out to LA1.

Income Details	
Scheduled or Actual	Scheduled
Rent Control %	
GOI	\$653,220
Total Expense	\$84,938
NOI	\$542,091
Gross Income	\$653,220
Cap Rate	5.71
GRM	15.20
Actual AGR	
Actual GAI	
Gross Equity	
Owner Pays	
Actual Rent Total	
Financial Info As Of	
Tenant Pays	
Vacancy Allowance \$	
Vacancy Allowance %	
Lease Mo/Yr Terms	

Structure Info	
Type of Units	3
Year Built/Source	2026/Builder
Stories	4
Buildings	1
Security	
Sewer	
Style	
Property Cond	
View	
Water	
Price Per Unit	
Type of Business	
Water Heaters	
Direction Faces	
ADA Compliance	
Additions/Alterations	
Building Permit	
Personal Prop \$	
Personal Prop %	
Water Heater Feat	
Levels	Multi Levels

Contract Info	
List Date	11-06-2025
List Price	\$9,495,000
Orig List Price	\$9,495,000
Status Date	11-06-2025
Change Date/Type	11-14-2025/Active
Sale Type	Standard
Listing Type	Exclusive Right
Disclosure	As Is
Seller Concessions?	Yes
Scope Of Service	Full Service

Land/Lot Info	
Zoning	LAC2
Addl Parcel	
Rent Control	
Land Type	
Lot Dimen/Source	
Lot Acreage	0.138
Alley	
Paved	
Price Per Acre	
Lot Descr.	
Lot Location	

Community/Development	
Complex/Assoc Name	
Complex/Assoc Phone	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Community Features	
Assoc Pet Rules	
Assoc Amenities	
Assoc Fees Include	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Parking Details	
Parking Type	On street
Total Spaces	0
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Garage Structures	

► Interior Features

AC/Cooling	Central
Heating	Central
Equip/Appl	Gas Dryer Hookup, Refrigerator, Solar Panels, Microwave
Flooring	
Laundry	
Laundry Equip	
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	
Cooking Appliances	
Disability Access	
220-Volt Location	
TV Services	

► Exterior Features

Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Foundation Details	
Other Struc Feat	
Other Structures	None
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

■ Unit(s) Details

# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	
# w/Gas Meter	
# Leased	
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	
# w/Water Meter	

● Tax and Assessed Info

Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	\$176,347
Assessed Improvement %	22.30
Assessed Land Value	\$614,356
Assessed Land %	77.7
Assessed Total Value	\$790,703
Transfer Taxes (Y/N)	

◎ Location

County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

leaf 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	

Q Showing Info

Contact Name	
Contact Phone	
Occupancy>Show	

Q Showing Info

Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

◎ Sale/Sold Info

Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	



Parker Evans
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Seller's Agent1 CALDRE#: 02265223

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Fax	
Office Phone / Fax	p: 310-990-6656



Jason Oppenheim
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Seller's Agent2 CALDRE#: 01863254

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Fax	
Office Phone / Fax	p: 310-990-6656

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Unit(s) Details		Tax and Assessed Info	Location
# w/Carpet		Tax New	
# w/Dishwasher		Tax Percent	
# w/Disposal		Tax Rate	
# w/Drapes		Tax Rate Year	
# w/Elec Meter		Tax Total	
# w/Gas Meter		Assessed Improvement Value	
# Leased		Assessed Improvement %	
# w/Patio		Assessed Land Value	
# 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

	From Tax Sales Info Claw Data Base Mgmt DRE#: Seller's Agent1 CALDRE#:		From Tax Sales Info Claw Data Base Mgmt DRE#: Buyer's Agent1 CALDRE#:
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

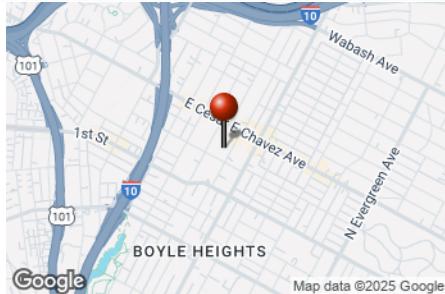
12,064/Vendor Enhanced Sqft

8,132 Lot Size Vendor Enhanced

Income

SP \$2,795,000

\$
Sold



Map data ©2025 Google

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	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$0
Total Expense	\$0
NOI	\$0
Gross Income	\$0
Cap Rate	0.00
GRM	0.00
Actual AGR	
Actual GAI	
Gross Equity	
Owner Pays	
Actual Rent Total	
Financial Info As Of	
Tenant Pays	
Vacancy Allowance \$	0.00
Vacancy Allowance %	
Lease Mo/Yr Terms	

Structure Info	
Type of Units	32
Year Built/Source	1927/Vendor Enhanced
Stories	2
Buildings	1
Security	
Sewer	
Style	
Property Cond	
View	
Water	
Price Per Unit	
Type of Business	
Water Heaters	
Direction Faces	
ADA Compliance	
Additions/Alterations	
Building Permit	
Personal Prop \$	
Personal Prop %	
Water Heater Feat	
Levels	Two Level

Contract Info	
List Date	08-19-2025
List Price	\$2,795,000
Orig List Price	\$3,195,000
Status Date	01-13-2026
Sale Type	Standard
Listing Type	Exclusive Right
Disclosure	As Is, Rent Control
Seller Concessions?	Yes
Scope Of Service	Full Service

Land/Lot Info	
Zoning	LAR4
Addl Parcel	
Rent Control	
Land Type	
Lot Dimen/Source	
Lot Acreage	0.187
Alley	
Paved	
Price Per Acre	
Lot Descr.	
Lot Location	

Community/Development	
Complex/Assoc Name	
Complex/Assoc Phone	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Community Features	
Assoc Pet Rules	
Assoc Amenities	
Assoc Fees Include	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Parking Details	
Parking Type	None
Total Spaces	0
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Garage Structures	

► Interior Features

AC/Cooling	None
Heating	Wall Gas
Equip/Appl	None
Flooring	
Laundry	
Laundry Equip	
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
220-Volt Location	
TV Services	

► Exterior Features

Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Foundation Details	
Other Struc Feat	
Other Structures	None
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

■ Unit(s) Details

# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	
# w/Gas Meter	
# Leased	
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	
# w/Water Meter	

● Tax and Assessed Info

Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	\$260,037
Assessed Improvement %	49.18
Assessed Land Value	\$268,705
Assessed Land %	50.82
Assessed Total Value	\$528,742
Transfer Taxes (Y/N)	

◎ Location

County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

leaf 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	

Q Showing Info

Contact Name	George Morales
Contact Phone	323-578-8423
Occupancy/Show	

Q Showing Info

Lockbox Location	Call Seller's Agent
Lockbox Type	
Occupant Type	
Gate Code	

◎ Sale/Sold Info

Contract Date	11-20-2025
Sold Date	01-13-2026
Sold Price	\$2,795,000
Sold Price/SqFt	\$231.68
Sale Terms	Standard Sale
SP/LP	100.00%
Concessions Amount	



George Morales
Compass DRE#: 01991628
Seller's Agent1 CALDRE#: 01984555

Phone / Cell	p: 323-578-8423 / c: 323-578-8423
Email	georgemorales@compass.com
Fax	
Office Phone / Fax	p: 310-230-5478



Subscriber Non
Non-Participant Office DRE#: 13252
Seller's Agent2 CALDRE#: 13252

Phone / Cell	
Email	
Fax	
Office Phone / Fax	p: 111-111-1111



Shant Sherbetdjian
Remax Commercial and Investment
Realty DRE#: 01508014
Buyer's Agent1 CALDRE#: 01713570

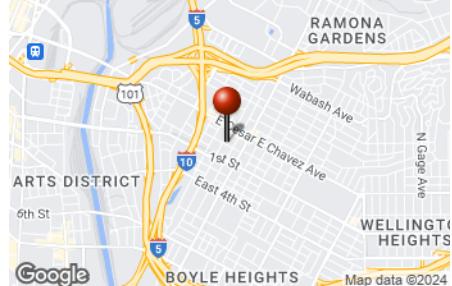
Phone / Cell	p: 626-657-8150 / c: 626-657-8150
Email	ss@remaxcir.com
Fax	818-647-0355
Office Phone / Fax	p: 213-817-1000 / f: 213-817-1001

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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**

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	
Rent Control %		Year Built/Source	1926/Vendor Enhanced	
GOI	\$474,101	Stories	2	
Total Expense	\$187,928	Buildings	1	
NOI	\$286,173	Security		
Gross Income	\$493,856	Sewer		
Cap Rate	6.70	Style		
GRM	8.70	Property Cond		
Actual AGR		View		
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	LAR4	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	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

AC/Cooling	Wall/Window
Heating	Other
Equip/Appl	None
Flooring	
Laundry	Community
Laundry Equip	Lease
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	
Cooking Appliances	
Disability Access	
220-Volt Location	
TV Services	

► Exterior Features

Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Foundation Details	
Other Struc Feat	
Other Structures	None
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

■ Unit(s) Details

# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	
# w/Gas Meter	
# Leased	
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	
# w/Water Meter	

● Tax and Assessed Info

Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	\$534,568
Assessed Improvement %	39.90
Assessed Land Value	\$805,205
Assessed Land %	60.1
Assessed Total Value	\$1,339,773
Transfer Taxes (Y/N)	

◎ Location

County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

leaf 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	

Q Showing Info

Contact Name	
Contact Phone	
Occupancy/Show	

Q Showing Info

Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

◎ Sale/Sold Info

Contract Date	07-29-2024
Sold Date	09-30-2024
Sold Price	\$2,500,000
Sold Price/SqFt	\$270.89
Sale Terms	
SP/LP	58.14%
Concessions Amount	

	David Weinberger Keller Williams Studio City DRE#: 01428774 Seller's Agent1 CALDRE#: 01349349
Phone / Cell	p: 818-970-0915 / c: 818-970-0915
Email	david@swgrp.com
Fax	818-432-1501
Office Phone / Fax	p: 818-432-1500 / f: 818-432-1501

	Megan Husri Keller Williams Studio City DRE#: 01428774 Seller's Agent2 CALDRE#: 02089901
Phone / Cell	p: 310-775-7529 / c: 310-775-7529
Email	Megan@swgrp.com
Fax	818-432-1501
Office Phone / Fax	p: 818-432-1500 / f: 818-432-1501

	Non-member 999999 Non-member Office DRE#: Buyer's Agent1 CALDRE#:
Phone / Cell	
Email	
Fax	
Office Phone / Fax	

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

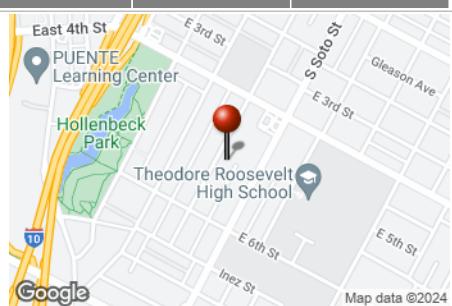
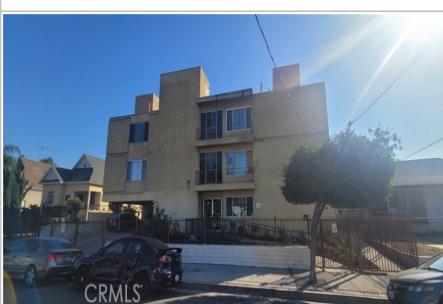
24
of Units

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	
Scheduled or Actual	
Rent Control %	
GOI	
Total Expense	\$80,882
NOI	\$85,988
Gross Income	
Cap Rate	
GRM	
Actual AGR	
Actual GAI	
Gross Equity	
Owner Pays	
Actual Rent Total	
Financial Info As Of	
Tenant Pays	
Vacancy Allowance \$	
Vacancy Allowance %	
Lease Mo/Yr Terms	

Structure Info	
Type of Units	
Year Built/Source	1972/Public Records
Stories	3
Buildings	
Security	
Sewer	Public Sewer
Style	
Property Cond	
View	
Water	Public
Price Per Unit	\$191,667
Type of Business	
Water Heaters	
Direction Faces	
ADA Compliance	
Additions/Alterations	
Building Permit	
Personal Prop \$	
Personal Prop %	
Water Heater Feat	
Levels	

Contract Info	
List Date	12-19-2023
List Price	\$4,600,000
Orig List Price	\$4,600,000
Status Date	04-01-2024
Sale Type	Standard
CSO	2.000%
Listing Type	Exclusive Right To Sell
Seller Concessions?	
Financing	Conventional
Listing Terms	Submit
Scope Of Service	Full Service
Variable Rate Comm	Yes

Land/Lot Info	
Zoning	LARD1.5
Addl Parcel	
Rent Control	Yes
Land Type	Fee
Lot Dimen/Source	
Lot Acreage	0.000
Alley	
Paved	
Price Per Acre	
Lot Descr.	
Lot Location	

Community/Development	
Complex/Assoc Name	
Complex/Assoc Phone	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Community Features	Curbs, Street Lights
Assoc Pet Rules	
Assoc Amenities	
Assoc Fees Include	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Parking Details	
Parking Type	
Total Spaces	0
Covered Spaces	
Uncovered Spaces	
Garage Spaces	0
Carport Spaces	0
Garage Structures	

► Interior Features

AC/Cooling	
Heating	
Equip/Appl	
Flooring	
Laundry	Community, Laundry Area
Laundry Equip	
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
220-Volt Location	
TV Services	

► Exterior Features

Construction	
Exterior Constr	
Pool	None
Roofing	
Spa	
Foundation Details	
Other Struc Feat	
Other Structures	
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

■ Unit(s) Details

# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	24
# w/Gas Meter	24
# Leased	
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	
# w/Water Meter	1

● Tax and Assessed Info

Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	
Assessed Improvement %	
Assessed Land Value	
Assessed Land %	
Assessed Total Value	
Transfer Taxes (Y/N)	

◎ Location

County	Los Angeles
Country	
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

leaf 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

Q Showing Info

Contact Name	Anthony Prieto
Contact Phone	562-708-1246
Occupancy/Show	

Q Showing Info

Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

◎ Sale/Sold Info

Contract Date	12-28-2023
Sold Date	04-01-2024
Sold Price	\$3,600,000
Sold Price/SqFt	\$190.91
Sale Terms	
SP/LP	78.26%
Concessions Amount	\$0

	Anthony Prieto The Real Estate Company JGK In DRE#: 01995781 Seller's Agent1 CALDRE#: 01315042
Phone / Cell	c: 562-708-1246
Email	anthonyprieto@hotmail.com
Fax	
Office Phone / Fax	p: 323-305-4999

	Olga Wright Lyon Stahl Investment Real Estate, Inc. DRE#: 01972083 Buyer's Agent1 CALDRE#: 01315042
Phone / Cell	p: 310-606-2076 / c: 310-801-7373
Email	olga@lyonstahl.com
Fax	888-570-2610
Office Phone / Fax	p: 310-425-9838 / f: 888-570-2610

	Evelyn Baez Gonzalez Lyon Stahl Investment Real Estate, Inc. DRE#: 01972083 Buyer's Agent2 CALDRE#: 02103055
Phone / Cell	p: 951-902-3006 / c: 951-902-3006
Email	evelyn@lyonstahl.com
Fax	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

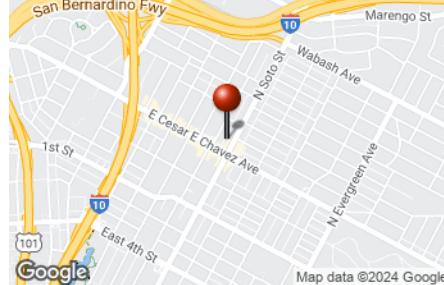
40
of Units

10,364/Vendor Enhanced Sqft

6,993 Lot Size Vendor Enhanced

**Income
SP \$2,500,000**

**\$
Sold**



Map data ©2024 Google

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	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$514,190
Total Expense	\$205,796
NOI	\$308,394
Gross Income	\$535,615
Cap Rate	6.50
GRM	8.90
Actual AGR	
Actual GAI	
Gross Equity	
Owner Pays	
Actual Rent Total	
Financial Info As Of	
Tenant Pays	
Vacancy Allowance \$	
Vacancy Allowance %	
Lease Mo/Yr Terms	

Structure Info	
Type of Units	2
Year Built/Source	1929/Vendor Enhanced
Stories	2
Buildings	1
Security	
Sewer	
Style	
Property Cond	
View	Walk Street
Water	
Price Per Unit	
Type of Business	
Water Heaters	
Direction Faces	
ADA Compliance	
Additions/Alterations	
Building Permit	
Personal Prop \$	
Personal Prop %	
Water Heater Feat	
Levels	Two Level

Contract Info	
List Date	03-01-2024
List Price	\$4,750,000
Orig List Price	\$4,750,000
Status Date	09-30-2024
Sale Type	Standard
CSO	
Listing Type	Exclusive Right
Disclosure	As Is, Subject To Other, Court Approval Required
Seller Concessions?	
Listing Terms	Take Property As Is, Subject To Court
Scope Of Service	Full Service

Land/Lot Info	
Zoning	LAC1
Addl Parcel	
Rent Control	
Land Type	
Lot Dimen/Source	50x140/VN/4963
Lot Acreage	0.161
Alley	
Paved	
Price Per Acre	
Lot Descr.	Single Lot, Sidewalks, Walk Street, Street Paved
Lot Location	City

Community/Development	
Complex/Assoc Name	
Complex/Assoc Phone	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Community Features	
Assoc Pet Rules	
Assoc Amenities	
Assoc Fees Include	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Parking Details	
Parking Type	Other
Total Spaces	0
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Garage Structures	

► Interior Features

AC/Cooling	Wall/Window
Heating	Other
Equip/Appl	Washer
Flooring	
Laundry	Community
Laundry Equip	Lease
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	
Cooking Appliances	
Disability Access	
220-Volt Location	
TV Services	

► Exterior Features

Construction	
Exterior Constr	
Pool	None
Roofing	
Spa	None
Foundation Details	
Other Struc Feat	
Other Structures	None
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

■ Unit(s) Details

# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	
# w/Gas Meter	
# Leased	
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	
# w/Water Meter	

● Tax and Assessed Info

Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	\$1,656,631
Assessed Improvement %	74.99
Assessed Land Value	\$552,600
Assessed Land %	25.01
Assessed Total Value	\$2,209,231
Transfer Taxes (Y/N)	

◎ Location

County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

leaf 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	

Q Showing Info

Contact Name	David
Contact Phone	818-970-0915
Occupancy>Show	Text Seller's Agent 1, Call Seller's Agent 1, Do Not Contact Occupant

Q Showing Info

Lockbox Location	
Lockbox Type	
Occupant Type	Tenant
Gate Code	

◎ Sale/Sold Info

Contract Date	07-29-2024
Sold Date	09-30-2024
Sold Price	\$2,500,000
Sold Price/SqFt	\$241.22
Sale Terms	
SP/LP	52.63%
Concessions Amount	

	David Weinberger Keller Williams Studio City DRE#: 01428774 Seller's Agent1 CALDRE#: 01349349
Phone / Cell	p: 818-970-0915 / c: 818-970-0915
Email	david@swgrp.com
Fax	818-432-1501
Office Phone / Fax	p: 818-432-1500 / f: 818-432-1501

	Megan Husri Keller Williams Studio City DRE#: 01428774 Seller's Agent2 CALDRE#: 02089901
Phone / Cell	p: 310-775-7529 / c: 310-775-7529
Email	Megan@swgrp.com
Fax	818-432-1501
Office Phone / Fax	p: 818-432-1500 / f: 818-432-1501

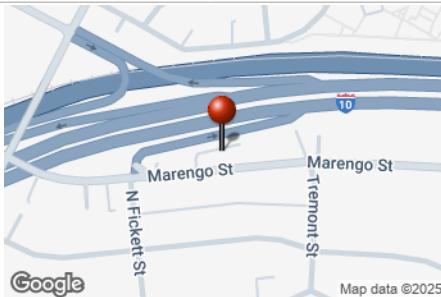
	Non-member 999999 Non-member Office DRE#: Buyer's Agent1 CALDRE#:
Phone / Cell	
Email	
Fax	
Office Phone / Fax	

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2649 Marengo St
Los Angeles, CA 90033



24 # of Units 29,096/Assessor 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	
Scheduled or Actual	Scheduled
Rent Control %	
GOI	\$521,065
Total Expense	\$208,710
NOI	\$312,355
Gross Income	\$487,968
Cap Rate	6.01
GRM	9.71
Actual AGR	
Actual GAI	
Gross Equity	
Owner Pays	
Actual Rent Total	
Financial Info As Of	
Tenant Pays	
Vacancy Allowance \$	
Vacancy Allowance %	
Lease Mo/Yr Terms	

Structure Info	
Type of Units	Residential
Year Built/Source	1989/Assessor
Stories	2
Buildings	6
Security	
Sewer	
Style	
Property Cond	
View	
Water	
Price Per Unit	
Type of Business	
Water Heaters	
Direction Faces	
ADA Compliance	
Additions/Alterations	
Building Permit	
Personal Prop \$	
Personal Prop %	
Water Heater Feat	
Levels	Two Level

Contract Info	
List Date	01-21-2025
List Price	\$5,200,000
Orig List Price	\$5,300,000
Status Date	06-04-2025
Sale Type	Standard
Listing Type	Exclusive Right
Disclosure	As Is
Seller Concessions?	
Scope Of Service	Full Service

Land/Lot Info	
Zoning	LARD1.5
Addl Parcel	
Rent Control	
Land Type	
Lot Dimen/Source	
Lot Acreage	
Alley	
Paved	
Price Per Acre	
Lot Descr.	
Lot Location	

Community/Development	
Complex/Assoc Name	
Complex/Assoc Phone	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Community Features	
Assoc Pet Rules	
Assoc Amenities	
Assoc Fees Include	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Parking Details	
Parking Type	Covered Parking
Total Spaces	46
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Garage Structures	

► Interior Features

AC/Cooling	Other
Heating	Other
Equip/Appl	Other
Flooring	
Laundry	
Laundry Equip	
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	
Cooking Appliances	
Disability Access	
220-Volt Location	
TV Services	

► Exterior Features

Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Foundation Details	
Other Struc Feat	
Other Structures	Other
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

■ Unit(s) Details

# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	
# w/Gas Meter	
# Leased	
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	
# w/Water Meter	

● Tax and Assessed Info

Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	\$1,379,881
Assessed Improvement %	
Assessed Land Value	\$649,355
Assessed Land %	
Assessed Total Value	
Transfer Taxes (Y/N)	

◎ Location

County	Los Angeles
Country	
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

leaf 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

Q Showing Info

Contact Name	
Contact Phone	
Occupancy>Show	

Q Showing Info

Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

◎ Sale/Sold Info

Contract Date	06-04-2025
Sold Date	06-04-2025
Sold Price	\$5,145,000
Sold Price/SqFt	\$176.83
Sale Terms	
SP/LP	98.94%
Concessions Amount	



Roderick 'Rick' Raymundo
Marcus & Millichap DRE#: 00530854
Seller's Agent1 CALDRE#: 01357019

Phone / Cell	p: 213-943-1855 / c: 818-219-6146
Email	Rick.Raymundo@MarcusMillichap.com
Fax	818-212-2710
Office Phone / Fax	p: 818-212-2700 Ext.1855 / f: 818-212-2710



Roderick 'Rick' Raymundo
Marcus & Millichap DRE#: 00530854
Buyer's Agent1 CALDRE#: 01357019

Phone / Cell	p: 213-943-1855 / c: 818-219-6146
Email	Rick.Raymundo@MarcusMillichap.com
Fax	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



Area	1073 Boyle Heights
Subdivision	
Sold Price/SqFt	\$416.04
Vacancy	
Total Bedrooms	1
Total Bathrooms	2.00
MLS#	SR23202483MR
APN	5174-011-022

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@lucrumre.com on C.A.R. RIPA form. Inspection subject to accepted offer. If you have further questions, please email info@lucrumre.com or text 866.582.7865

Concessions Comments: N/A

Income Details	
Scheduled or Actual	
Rent Control %	
GOI	\$495,261
Total Expense	\$200,769
NOI	\$294,492
Gross Income	
Cap Rate	4.91
GRM	11.75
Actual AGR	\$42,123
Actual GAI	
Gross Equity	
Owner Pays	
Actual Rent Total	
Financial Info As Of	
Tenant Pays	
Vacancy Allowance \$	
Vacancy Allowance %	
Lease Mo/Yr Terms	

Structure Info	
Type of Units	
Year Built/Source	1964/Public Records
Stories	3
Buildings	
Security	
Sewer	Public Sewer
Style	
Property Cond	
View	
Water	Public
Price Per Unit	\$157,895
Type of Business	
Water Heaters	
Direction Faces	
ADA Compliance	
Additions/Alterations	
Building Permit	
Personal Prop \$	
Personal Prop %	
Water Heater Feat	
Levels	

Contract Info	
List Date	10-31-2023
List Price	\$6,000,000
Orig List Price	\$6,000,000
Status Date	03-13-2024
Sale Type	Standard
CSO	2.000%
Listing Type	Exclusive Right To Sell
Seller Concessions?	
Financing	Other
Listing Terms	Cash, Cash To Existing Loan, Cash To New Loan, Contract, Conventional, Exchange/Trade
Scope Of Service	Full Service
Variable Rate Comm	No

Land/Lot Info	
Zoning	LAR3
Addl Parcel	
Rent Control	Yes
Land Type	Fee
Lot Dimen/Source	
Lot Acreage	0.000
Alley	
Paved	
Price Per Acre	
Lot Descr.	
Lot Location	

Community/Development	
Complex/Assoc Name	
Complex/Assoc Phone	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Community Features	Park
Assoc Pet Rules	
Assoc Amenities	
Assoc Fees Include	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Parking Details	
Parking Type	None
Total Spaces	16
Covered Spaces	
Uncovered Spaces	16
Garage Spaces	0
Carport Spaces	0
Garage Structures	

► Interior Features

AC/Cooling	
Heating	
Equip/Appl	
Flooring	
Laundry	Laundry Area
Laundry Equip	
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
220-Volt Location	
TV Services	

► Exterior Features

Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Foundation Details	
Other Struc Feat	
Other Structures	
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

■ Unit(s) Details

# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	0
# w/Gas Meter	0
# Leased	33
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	
# w/Water Meter	0

● Tax and Assessed Info

Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	
Assessed Improvement %	
Assessed Land Value	
Assessed Land %	
Assessed Total Value	
Transfer Taxes (Y/N)	

◎ Location

County	Los Angeles
Country	
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

leaf 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	

Q Showing Info

Contact Name	
Contact Phone	
Occupancy/Show	

Q Showing Info

Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

◎ Sale/Sold Info

Contract Date	01-02-2024
Sold Date	03-13-2024
Sold Price	\$4,995,000
Sold Price/SqFt	\$416.04
Sale Terms	
SP/LP	83.25%
Concessions Amount	\$0

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

	Raymond Rodriguez Keller Williams Realty Calabasas DRE#: 01811831 Buyer's Agent1 CALDRE#: 01402283
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Fax	
Office Phone / Fax	p: 805-892-8119 / f: 818-657-6501

	Raymond Rodriguez Keller Williams Realty Calabasas DRE#: 01811831 Buyer's Agent2 CALDRE#: 01402283
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Fax	
Office Phone / Fax	p: 805-892-8119 / f: 818-657-6501

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