

409 S Boyle Ave
Los Angeles, CA 90033

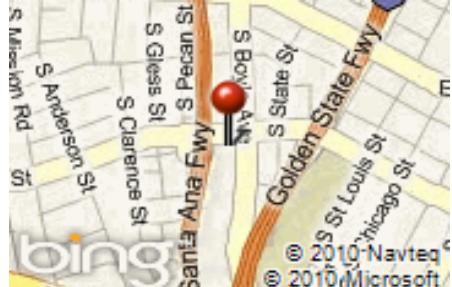
Los Angeles, CA 90055

32
of Units

**15,862/Other
Sqft**

er | 17,885 Lot Size
Other

Income \$
LP \$2,175,000 Expired



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 Fwy's. 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 inndividually or as a package w/ 217 Boyle Ave.

Income Details	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$241,252
Total Expense	\$103,480
NOI	\$137,772
Gross Income	\$248,713
Cap Rate	6.33
GRM	8.75
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	Apartment
Year Built/Source	1924
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	

Contract Info		DOM 111
List Date		11-09-2006
List Price		\$2,175,000
Orig List Price		\$2,235,000
Status Date		04-26-2007
Sale Type		
CSO		3%
Listing Type		Exclusive Right
Disclosure		As Is
Seller Concessions?		
Scope Of Service		Limited Service, MLS Entry Only

Land/Lot Info	
Zoning	LAR4
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	None
Total Spaces	0
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Garage Structures	

► Interior Features

AC/Cooling	None
Heating	Wall
Equip/Appl	None
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	
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	\$307,349
Assessed Improvement %	
Assessed Land Value	\$328,545
Assessed Land %	
Assessed Total Value	
Transfer Taxes (Y/N)	

◎ Location

County	Los Angeles
Country	
Map	634/J5
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	Appointment w/List. Office

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	



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

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15,862/Other
Sqft

17,885 Lot Size
Other

Income **\$**
LP \$2,175,000 
Expired



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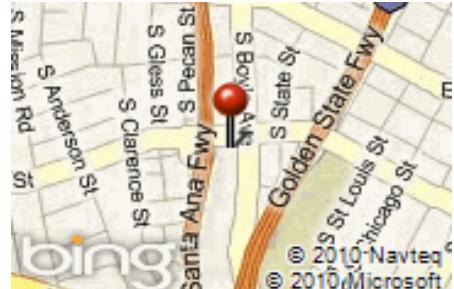
409 S Boyle Ave
Los Angeles, CA 90033



32 # of Units	15,862/Vendor Enhanced Sqft	17,816 Lot Size Vendor Enhanced
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Income
SP \$2,135,000

\$
Sold



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.	
Rent Control %		Year Built/Source	1924	
GOI	\$257,455	Stories	2	
Total Expense	\$111,455	Buildings	2	
NOI	\$146,000	Security		
Gross Income	\$257,455	Sewer		
Cap Rate	6.70	Style		
GRM	8.45	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		

Land/Lot Info		Community/Development	Parking Details
Zoning	LAR4	Complex/Assoc Name	
Addl Parcel	No	Complex/Assoc Phone	
Rent Control		Tax Mello Roos	
Land Type		Mgmt. Co. Name	
Lot Dimen/Source		Mgmt. Co. Phone	
Lot Acreage		Oth. Mgmt. Co. Name	
Alley		Community Features	
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

AC/Cooling	None
Heating	Wall
Equip/Appl	None
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	
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

■ Unit(s) Details

# w/Carpet	
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# 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	\$319,764
Assessed Improvement %	
Assessed Land Value	\$341,817
Assessed Land %	
Assessed Total Value	
Transfer Taxes (Y/N)	

◎ Location

County	Los Angeles
Country	
Map	634/J5
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	Call Seller's Agent 1

Q Showing Info

Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

◎ Sale/Sold Info

Contract Date	05-31-2007
Sold Date	07-27-2007
Sold Price	\$2,135,000
Sold Price/SqFt	\$134.60
Sale Terms	
SP/LP	98.16%
Concessions Amount	



Mark Konopaske
Mark Konopaske DRE#: 00960857
Seller's Agent1 CALDRE#: 00960857

Phone / Cell	p: 213-220-9800 / c: 213-220-9800
Email	Mark.Konopaske@Lee-Associates.com
Fax	213-947-1169
Office Phone / Fax	p: 213-220-9800 / f: 213-947-1169



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17,816 Lot Size
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Income
SP \$2,135,000

\$
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