



## 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

<b>Primary Owner Name(s)</b>	SRD COMMERCIAL GROUP LLC
<b>Vesting</b>	Company

## Latest Full Sale Information

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

## Financing Details at Time of Purchase

No financing details available

## Property Characteristics

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

## Assessment &amp; Taxes

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

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

**Mortgage**

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

**Transfer**

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

**Transaction Details (cont.) (4)**
**Transfer**

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

**Transfer**

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

**Mortgage**

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

**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 EQUITY TITLE COMPANY

**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

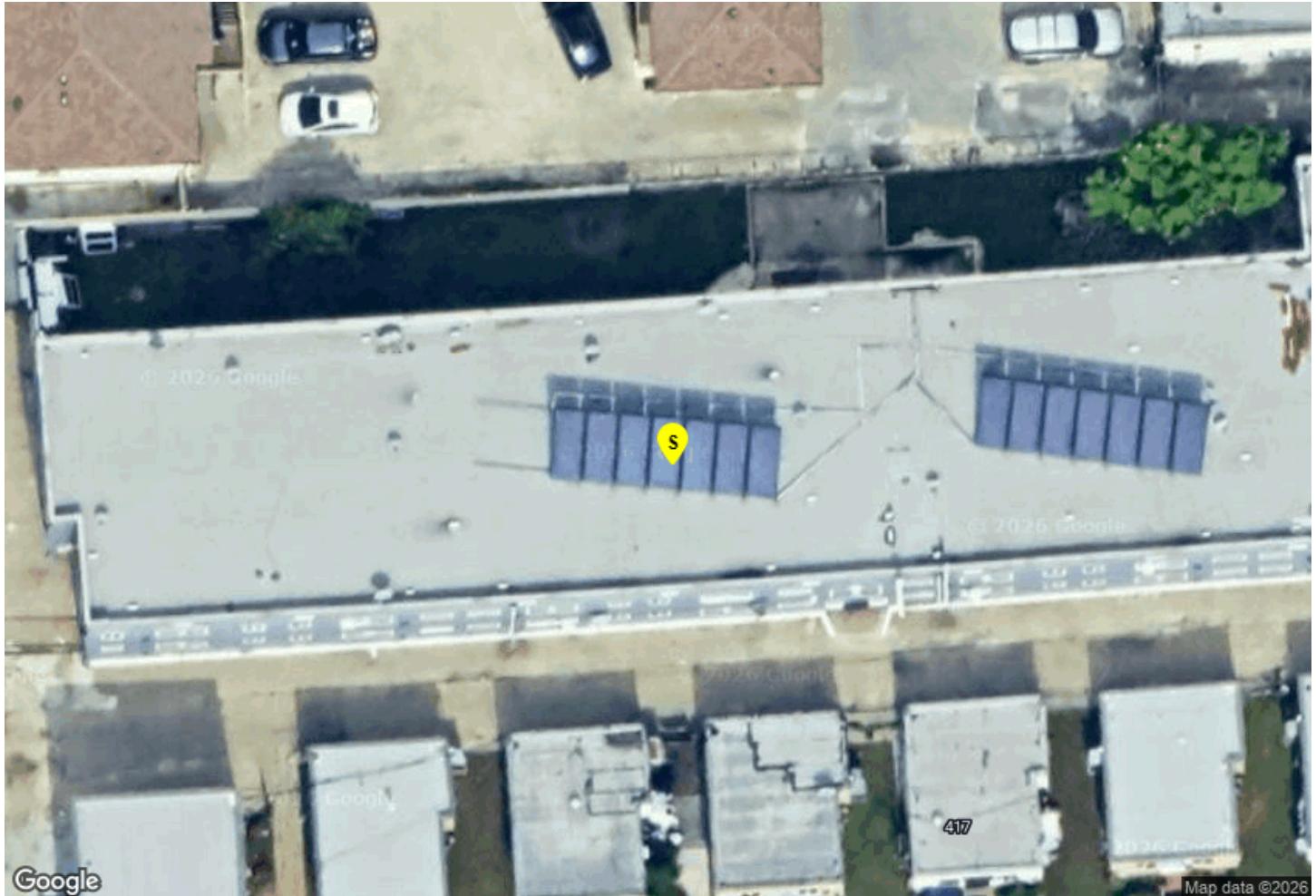
	<b>Transaction ID</b>	23	<b>Recorder Doc Number</b>	97-1347327	<b>Partial Interest Transferred</b>	
	<b>Sale Date</b>	07/28/1997	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Lender Sold
	<b>Sale Price</b>	\$385,000	<b>Document Description</b>	Corporation deed	<b>Multiple APNs on Deed</b>	
	<b>Recorder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

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



S 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**

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

**Nearby Neighbor #1**

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

**Nearby Neighbor #2**

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

**Nearby Neighbor #3**

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

**Nearby Neighbor #4**

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

**Nearby Neighbor #5**

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

**Nearby Neighbor #6**

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

**Nearby Neighbor #7**

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

**Nearby Neighbor #8**

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

**Nearby Neighbor #9**

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

**Nearby Neighbor #10**

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

**Nearby Neighbor #11**

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

**Nearby Neighbor #12**

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

**Nearby Neighbor #13**

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

**Nearby Neighbor #14**

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

**Nearby Neighbor #15**

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

## 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

