



409 S Boyle

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



Apartments

Property Summary

Units	32
Built	1924
Stories	2
Elevators	Walk Up
Market Segment	All
Vacancy %	3.1
Asking Rent Per Unit	\$994
Commercial Asking Rent	Withheld
Parking Spaces	0.38/Unit; 12 Surface Spaces
True Owner	Javanshir Rad



Market Conditions

Vacancy Rates	Current	YOY Change	
Subject Property	3.1%		0.0%
Submarket 1-3 Star	3.5%	↑	0.7%
Market Overall	5.8%	↑	0.8%

Market Rent Per Unit	Current	YOY Change	
Subject Property	\$994	↑	0.7%
Submarket 1-3 Star	\$1,761	↑	0.6%
Market Overall	\$2,330	↓	-0.1%

Concessions	Current	YOY Change	
Subject Property	0.5%	↑	0.1%
Submarket 1-3 Star	0.6%	↓	-0.1%
Market Overall	0.8%	↓	-0.2%

Property Details

Land Area	0.41 AC (17,833 SF)
Building FAR	0.85
Number of Buildings	1
Units Per Area	78/AC

Submarket Sales Activity	Current	Prev Year
12 Month Sales Volume	\$360.39M	\$278.7M
Market Sales Price Per Unit	\$252.67K	\$252.02K

Under Construction Units	Current	Prev Year
Market Overall	17,671	↓ -19.6%

Average Unit Size	500 SF
Construction Type	Wood Frame
Zoning	C2-2-R4-2, L.A.
Parcel	5174-002-014



Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	500	32	100%	-	-	\$994	\$1.99	\$989	\$1.98	0.5%
Totals		Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All Studios		500	32	100%	-	-	\$994	\$1.99	\$989	\$1.98	0.5%
Totals		500	32	100%	-	-	\$994	\$1.99	\$989	\$1.98	0.5%

 Estimate

Unit Mix as of January 24, 2026

Previous Sale

Sale Date	5/7/2012	Sale Type	Investment
Sale Price	\$1,915,500	Comp Status	Research Complete
Comp ID	2310157	Actual Cap Rate	8.1%

Buyer Broker: Berkadia Real Estate Advisors: Daniel Withers (310) 365-5054
Seller Broker: Berkadia Real Estate Advisors: Daniel Withers (310) 365-5054

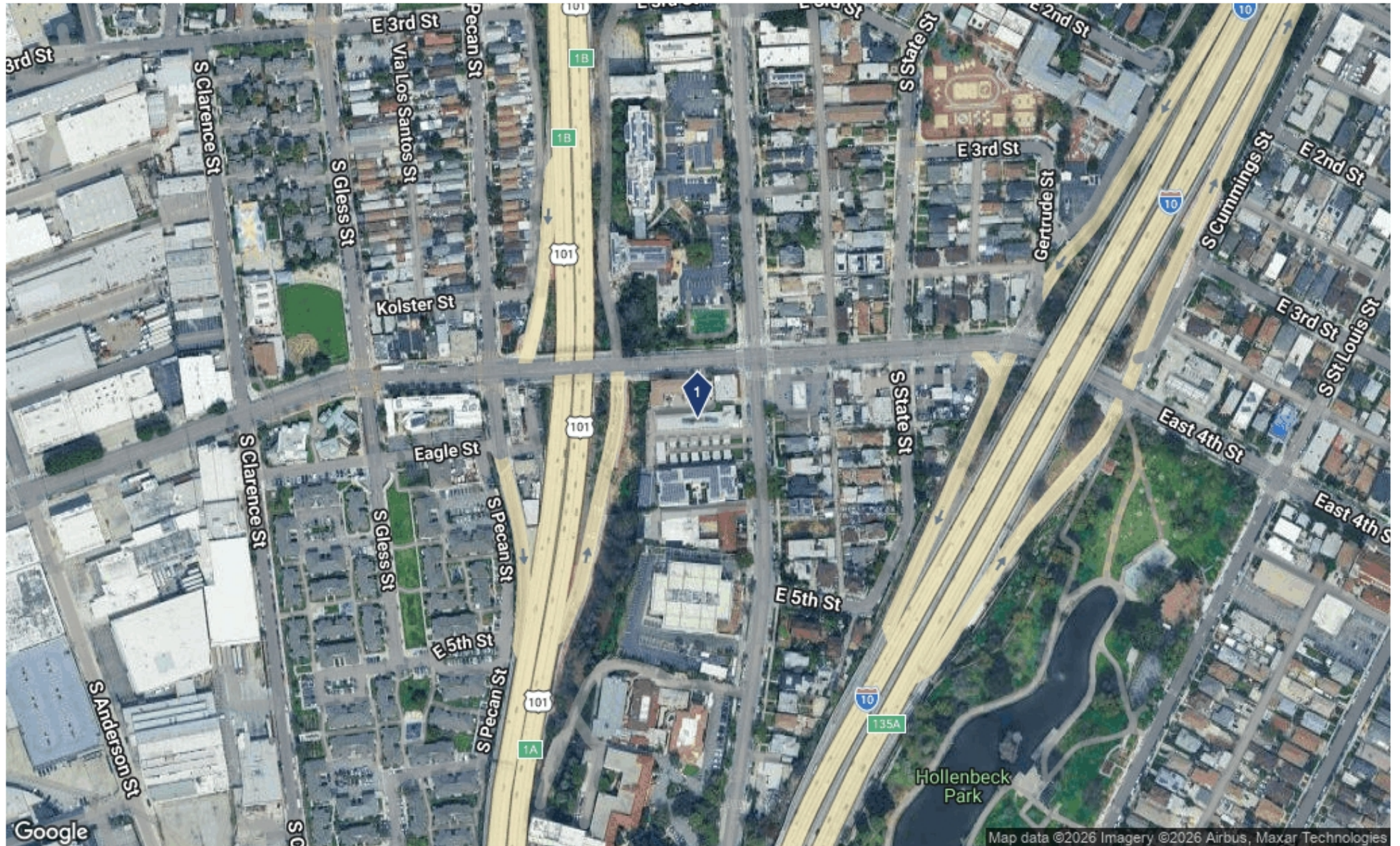


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Apartments





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Apartments

Contacts

Type	Name	Location	Phone
Recorded Owner	Srd Commercial Group LLC	Los Angeles, CA 90015	-
True Owner	Javanshir Rad	Los Angeles, CA 90015	(213) 700-3680
Contacts	Javanshir Rad (213) 747-9060		
Property Management	409 S Boyle St Apartments	Los Angeles, CA 90033	(213) 921-6685
Contacts	Carolina (213) 921-6685		

Amenities

Unit Amenities

- Air Conditioning
- Ceiling Fans
- Heating
- High Speed Internet Access
- Kitchen
- Smoke Free

Site Amenities

- Air Conditioning
- Laundry Facilities
- Smoke Free

Transportation

Parking Details	0.38/Unit; 12 Surface Spaces	
Traffic Volume	114,621 on I- 5 (2025); 114,825 on I- 5 (2024); 114,500 on I- 5 (2022); 1,130 on Kolster St (2025); 23,559 on State St (2025); 9,410 on E 6th St (2025); 184,995 on I- 5 (2024)	
Commuter Rail		4 min drive
		8 min drive
	Bob Hope	24 min drive
Airport	Los Angeles International	28 min drive
	Long Beach (Daugherty Field)	29 min drive
Walk Score ®	Very Walkable (84)	
Transit Score ®	Good Transit (69)	

Property Notes

409 South Boyle is located in the east Los Angeles neighborhood of Boyle Heights in the city of Los Angeles. The property is within walking distance to White Memorial Medical Center, Hollenbeck Park, and Cesar Chavez Avenue which is a dense pedestrian oriented retail street. The property lies just to the east of downtown Los Angeles and is in close proximity to the 10, 5, 101 and 60 freeways which provide access to all of southern California.

The property was constructed in the 1920's of wood frame and stucco and is three stories. The building is master metered for utilities and therefore currently eligible for 6% annual rent increases. The complex features a security entrance. There is a tremendous amount of rental upside.