

On Soto



ACRES: 0.155
 \$ PER ACRE: \$6,774,194
 LOT(src): 6,752/0.155 (A)
 AREA: BOYH - Boyle Heights
 GROSS EQUITY:
 PRESENT LOANS AMOUNT:
 HAVE:
 DOM: 80
 SLC: Standard
 PARCEL #: 5180004003
 LISTING ID: SR23123607
 LIST \$ ORIG.: \$1,100,000

Recent: 09/27/2023 : PRC CHG : \$1,100,000->\$1,050,000

Submit Offer

DESCRIPTION

MAJOR PRICE REDUCTION ALERT! Bldg SqFt, 2234 - 1418 (front) + 816 (back) Lot size, 6751.6 Zone, RD1.5 TOC, Tier 4 Current Build Assumptions: 4.5 Units by right (RD1.5) 8.10 Units (w/TOC Tier 4, 80% bonus) Investors, Developers, & Builders! This property is earmarked for high density use with the new proposed Boyle Heights Community Plan Update that was recently approved in April 2023. So many opportunities with current zoning. Keep front house, tear down back house and build 2-3 additional units. Tear down both structures and build up to 8 units with TOC density bonus (tier 4 - 80%). Current buildings include a vacant, Craftsman style front house in front (needs complete rehab) with 3 bedrooms and 1 bath, back house is a 1 bedroom and 1 bath currently occupied with cooperative tenant. PRIME AREA OF BOYLE HEIGHTS, Central Location - minutes away from Downtown LA, the new 6th LA Bridge, Cal State LA, Schools, Restaurants, Parks, near all major freeways and LAC-USC Hospital. Excellent Opportunity for either Owner User, Development opportunity, either add ADU's or potential build from the ground up.

EXCLUSIONS:

INCLUSIONS:

SUBDIVISION: /
 COUNTY: Los Angeles
 55+: No
 PROBATE AUTHORITY:

FENCING:
 VIEW: None

SEWER: Unknown
 UTILITIES: See Remarks
 ELECTRIC:

LOT FEATURES: 0-1 Unit/Acre
 WATERFRONT:

LAND

COMMON INTEREST: None
 LAND LEASE: No
 TAX LOT: 2
 TAX BLOCK:
 TAX TRACT #: 000
 LOT SIZE DIM:
 ASSESSMENTS:
 PARCEL #: 5180004003
 ADDITIONAL PARCEL(s): No

ZONING: LARD1.5
 ZONING DESC.:
 TAX PARCEL LTR:
 TAX MAP NUMBER:
 CURRENT USE: Multi-Family
 POSSIBLE USE: Multi-Family
 SPECIAL ASSESSMENTS:

CLEARED:
 INGRESS/EGRESS:
 SOIL TYPE:
 TOPOGRAPHY
 WATER BODY NAME:
 WELL REPORT:

WELL PUMP MOTOR HP:
 ELEVATION:
 SURVEY:
 CURRENT GEO REPORT:
 NEW CONSTRUCTION YN: No

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

COMMUNITY

HOA FEE: \$0
 HOA FEE 2:
 HOA FEE 3:
 HOA MANAGEMENT NAME:
 HOA MANAGEMENT NAME 2:
 HOA MANAGEMENT NAME 3:

HOA NAME:
 HOA NAME 2:
 HOA NAME 3:

HOA PHONE:
 HOA PHONE 2:
 HOA PHONE 3:

COMMUNITY FEATURES: Sidewalks

INFRASTRUCTURE

IMPROVEMENTS:
 WATER WELL:
 WELL DEPTH:
 WATER TABLE DEPTH:
 WELL GALLONS PER MIN.:
 WELL HOLE SIZE:

ANALYSIS/TAX

IMPROVEMENTS TTL \$/ %:
 PERSONAL PROPERTY \$/ %:
 LAND VALUE \$/ %:
 USABLE LAND %:
 TAX RATE:
 TAX YEAR:
 TAX RATE TOTAL:
 TAX AREA:

DISTANCE TO

BUS:
 CHURCH:
 ELECTRIC: .01
 FREEWAY:
 GAS: .01
 PHONE SERVICE: .01

SCHOOLS:
 SEWER: .01
 SHOPPING:
 STREET:
 WATER: .01

LISTING

B.A. COMPENSATION: 2%
 BAC REMARKS:
 DUAL/VARI. COMP?: No
 CURRENT FINANCING:

ANALYSIS/TAX

LIST SERVICE: Full Service
 AD NUMBER:
 DISCLOSURES:
 INTERNET, AVM?/COMM?: Yes/Yes

DATES

LISTING DATE: 07/10/23
 START SHOWING DATE:
 ON MARKET DATE: 07/10/23
 PRICE CHG TIMESTAMP: 09/27/23

LISTING TERMS: **Cash, Cash to New Loan, Submit**
LIST AGMT: **Exclusive Right To Sell**
CONTINGENCY LIST:

INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

STATUS CHG TIMESTAMP: **07/10/23**
MOD TIMESTAMP: **09/27/23**
EXPIRED DATE: **01/10/24**
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: DRIVE BY ONLY, Please submit your offer subject to interior inspection. Please email all offers to: guzunyan@aol.com include POF & PQ Letter. SOLD AS-IS & WHERE IS CONDITION. All information is deemed reliable but is not guaranteed. Buyers and Buyers agent are to do their own due diligence on all redevelopment assumptions, zoning, future use, lot size, rent control. APPROX. Income/Expense information. Cross listed in Multi-Unit Section.

SHOWING INFORMATION

SHOW CONTACT TYPE: **See Remarks**
SHOW CONTACT NAME:

SHOW CONTACT PHONE:

OWNER'S NAME: **Owner of Record**

 **Schedule a Showing**

SHOWING INSTRUCTIONS: **DRIVE BY ONLY.**
DIRECTIONS: **On Soto**

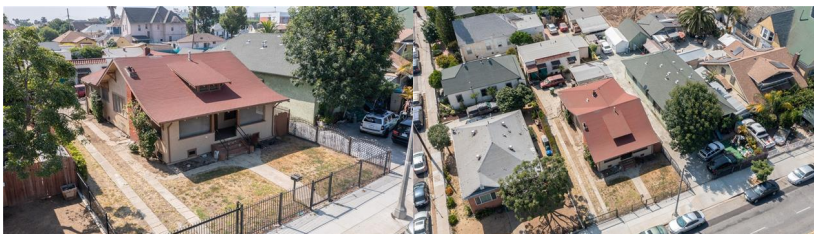
AGENT / OFFICE

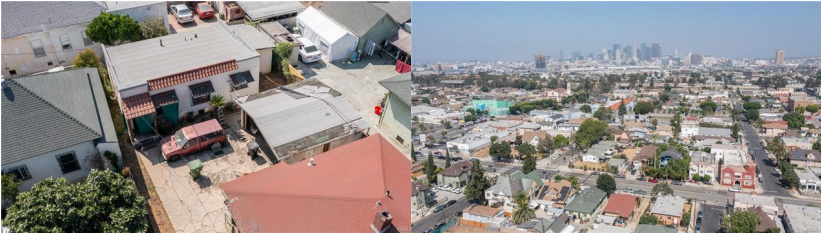
CONTACT PRIORITY

LA: (**F210086643**) **Verzhine "Gina" Uzunyan**
CoLA: **Edgar Koenig**
LO: (**F6802001**) **Koenig Properties**
LO PHONE: **818-755-8088Ext:0**
CoLO: **Ed Koenig IRE**
CoLO PHONE: **818-755-8088**

LA STATE LIC.: **00984953**
CoLA STATE LIC.: **00831815**
LO STATE LIC.: **00984953**
LO FAX: **818-755-8096**
CoLO STATE LIC.: **00831815**
CoLO FAX:
OFFERS EMAIL:
guzunyan@gmail.com

guzunyan@gmail.com
1.LA CELL: **818-521-8088**
2.LA CELL: **818-521-8088**
3.LA CELL: **818-521-8088**
4.LA CELL: **818-521-8088**
5.LA CELL: **818-521-8088**
6.LA CELL: **818-521-8088**





AGENT FULL: Land LISTING ID: SR23123607

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