

LOS ANGELES, CA 90033

424-444 S. Boyle Avenue

4-Unit Apartment Building in Booming Boyle Heights Location

DAVE KNIGHT
REAL ESTATE TEAM



SECTION 1
EXECUTIVE SUMMARY

424-444 S. Boyle Avenue

LOS ANGELES, CA 90033



PROPERTY SUMMARY

PRICING SUMMARY

OFFERING PRICE		\$1,150,000
PRICE/UNIT		\$287,500
PRICE/SF		\$231.20
GRM	12.95	10.65
CAP RATE	5.44%	7.06%
	Current	Market

THE ASSET

Units	4
Year Built	1926
Gross SF	4,974
Lot SF	6,506
APN	5174-023-024
Zoning	LAR2

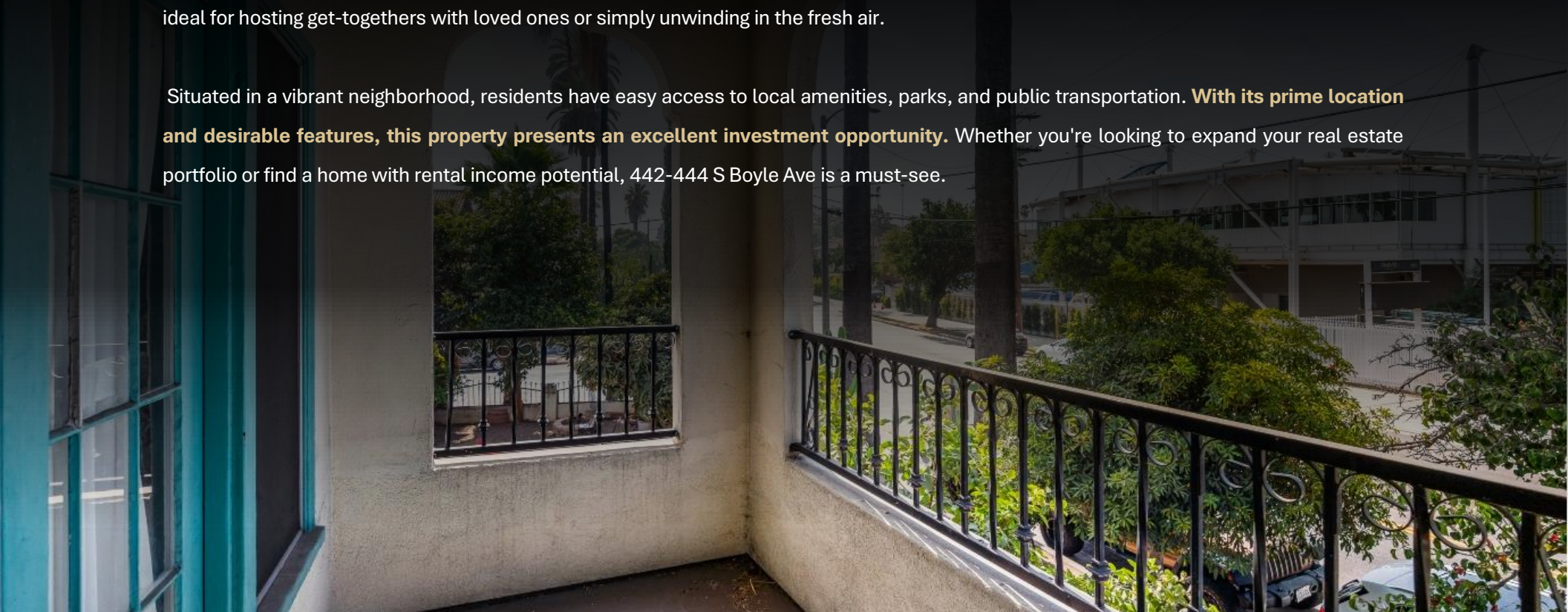
OVERVIEW

424-444 S. Boyle Avenue

Discover the charm of 442-444 S Boyle Ave, a well-maintained property in the heart of Los Angeles. Built in 1926, this multi-unit property has been well cared for over the years and has a **great unit mix with a 3-bed 1.5-bath, a 2-bed 1-bath, and two 1-bed 1-bath units**. Three of the units are tenant-occupied and one unit (442 ½) is vacant and ready for its next owner or tenant.

The property offers a unique blend of classic architecture and modern upgrades. Character details include original built-in features, coved archways, and hardwood floors that enhance the warm and inviting atmosphere. Each unit has central HVAC to provide year-round comfort, in-unit washer & dryer, and dedicated garage space. In addition to the interior charm, residents can enjoy porch and patio space, ideal for hosting get-togethers with loved ones or simply unwinding in the fresh air.

Situated in a vibrant neighborhood, residents have easy access to local amenities, parks, and public transportation. **With its prime location and desirable features, this property presents an excellent investment opportunity.** Whether you're looking to expand your real estate portfolio or find a home with rental income potential, 442-444 S Boyle Ave is a must-see.



PROPERTY FEATURES

424-444 S. Boyle Avenue

Original built-in features

Hardwood floors

Coved archway

Porch and patio space





Interior Gallery



424-444 S. Boyle Avenue



4 Units in Boyle Heights



Interior Gallery



424-444 S. Boyle Avenue



4 Units in Boyle Heights



SECTION 2
FINANCIAL ANALYSIS

Rent Roll

UNIT #	TYPE	CURRENT RENT	PRO FORMA RENT	COMMENTS
1	3 + 1	\$2,262.00	\$3,000.00	
2	1+1	\$1,619.00	\$1,800.00	VACANT
3	1+1	\$1,619.00	\$1,800.00	
4	2+1	\$2,019.00	\$2,400.00	
Totals:		\$7,519.00	\$9,000.00	



Financial Analysis

PRICING

OFFERING PRICE		\$1,150,000
PRICE/UNIT		\$287,500
PRICE/SF		\$231.20
GRM	12.95	10.65
CAP RATE	5.44%	7.06%
	Current	Market

THE ASSET

Units		4
Year Built		1926
Gross SF		4,974
Lot SF		6,506
APN		5174-023-024
Zoning		LAR2

MONTHLY RENT SCHEDULE

# of Units	Type	Average Rent	Current Total	Market	Market Total
1	3 + 1	\$2,141	\$2,141	\$3,000	\$3,000
2	1+1	\$1,619	\$3,238	\$1,800	\$3,600
1	2+1	\$2,019	\$2,019	\$2,400	\$2,400
Monthly Scheduled Gross Income			\$7,398		\$9,000
Total Monthly Scheduled Gross Income			\$7,398		\$9,000

ANNUALIZED INCOME

	Current	Market
Scheduled Gross Income	\$88,770	\$108,000
Vacancy Rate	3% (\$2,663)	3% (\$3,240)
Gross Operating Income	\$86,107	\$104,760

ANNUALIZED EXPENSES

	Current	Market
Taxes:	\$8,453	\$8,453
Insurance:	\$7,295	\$7,295
Utilities:	\$6,000	\$6,000
Gardener:	\$1,800	\$1,800
Total Expenses	\$23,548	\$23,548
Expenses/Unit	\$5,887	\$5,887
Expenses/SF	\$4.73	\$4.73
% of SGI	26.53%	21.80%

RETURN

	Current	Market
NOI	\$62,559	\$81,212

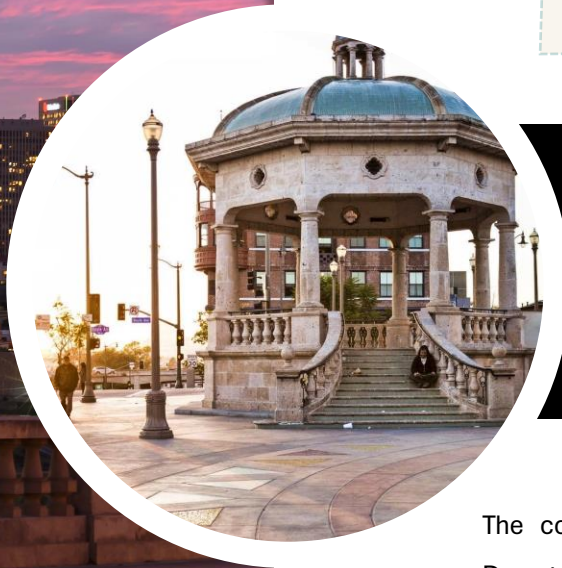


SECTION 3
LOCATION OVERVIEW

Recently Boyle Heights has seen a lot of interests and is a place for residents looking to escape high rents elsewhere. Boyle Heights is undergoing a real estate boom and property values have trended upward.

Boyle Heights

A charming, historic, and walkable working-class neighborhood of almost 100,000 residents just a few miles east of downtown Los Angeles. Located just across the river from the arts district, the neighborhood is in a highly dense area of Los Angeles with over 75% of residents being renters.



79,029
POPULATION

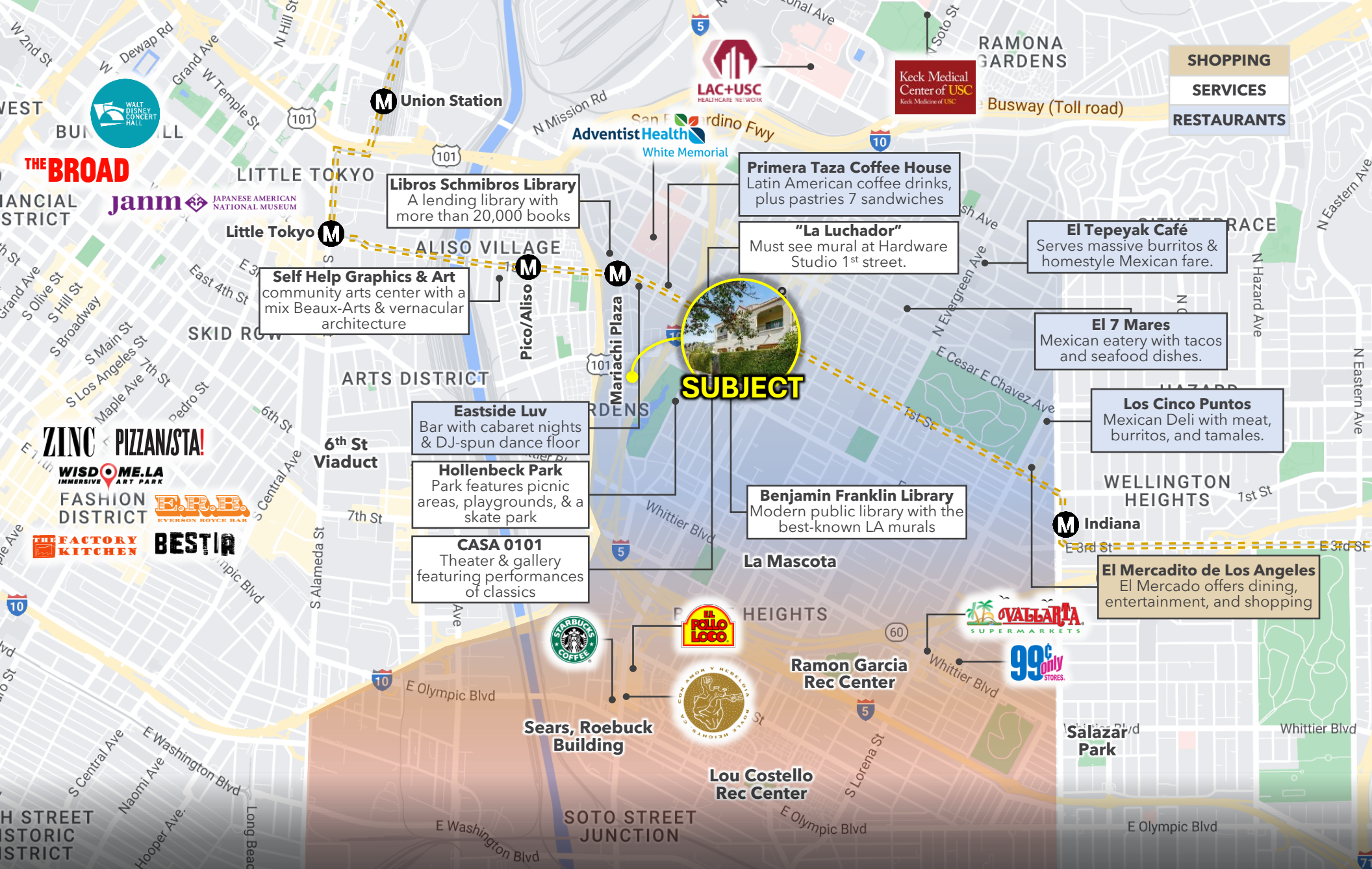


\$665,000
MEDIAN HOME PRICE



\$41,783
AVG HH INCOME

The community is undergoing a renaissance due to its proximity to Downtown and accessibility to public transportation. Future residents will benefit from outstanding access to retail, entertainment, and cultural venues within the immediate submarket as well as nearby neighborhoods like Downtown LA, Silverlake, Echo Park, and Hollywood. The Metro A-Line now extends through Boyle Heights, providing light rail transit service in the Eastside.



- SHOPPING
- SERVICES
- RESTAURANTS

Self Help Graphics & Art
community arts center with a mix Beaux-Arts & vernacular architecture

Libros Schimbros Library
A lending library with more than 20,000 books

Primera Taza Coffee House
Latin American coffee drinks, plus pastries 7 sandwiches

"La Luchador"
Must see mural at Hardware Studio 1st street.

El Tepeyak Café
Serves massive burritos & homestyle Mexican fare.

El 7 Mares
Mexican eatery with tacos and seafood dishes.

Los Cinco Puntos
Mexican Deli with meat, burritos, and tamales.

Wellington Heights
1st St

El Mercado de Los Angeles
El Mercado offers dining, entertainment, and shopping

Eastside Luv
Bar with cabaret nights & DJ-spun dance floor

Hollenbeck Park
Park features picnic areas, playgrounds, & a skate park

CASA 0101
Theater & gallery featuring performances of classics

Benjamin Franklin Library
Modern public library with the best-known LA murals

La Mascota

Ramon Garcia Rec Center

Lou Costello Rec Center

Sears, Roebuck Building

SOTO STREET JUNCTION

Salazar Park

Boyle Heights has seen significant growth and development in recent years. It is a bustling area with a rich history, diverse population, and a range of amenities that make it an attractive place to live, work, and visit. One of the key strengths of Boyle Heights is its transportation hub. The neighborhood is home to several major transportation arteries, including major highways, light rail lines, and bus routes. This makes it easy to get around the city and access other areas of Los Angeles. For example, the Metro A-Line, which runs through the heart of Boyle Heights, provides easy access to downtown LA and other neighborhoods.

Boyle Heights Community Plan

14,000
HOUSING UNITS

38,000
NEW RESIDENTS

12,000
NEW JOBS

The Boyle Heights Community Plan update impacts roughly 6.7 miles of land area, bounded by the Los Angeles River to the west and the unincorporated community of East Los Angeles to the east. Planning officials estimate that the new regulations will accommodate the development of up to 14,000 housing units - with 38,000 new residents - and 12,000 jobs by 2040.



- Community Center
- Neighborhood Center
- Medium Neighborhood Center
- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential
- Low Residential
- Light Industrial
- Industrial
- Hybrid Industrial
- Open Space
- Public Facility
- Freeway



LOS ANGELES CONSERVANCY

1 EL MERCADO

El Mercado represents a traditional Latin American marketplace providing a space in Boyle Heights for the sale of traditional Mexican goods, religious relics, live mariachi music, and authentic Mexican food.

2 LOS CINCO PUNTOS

The southern side of the intersection contains a butcher shop, or carnicería, and its Memorial contains two plots honoring Mexican American veterans of World War II, the Korean War, and the Vietnam War.

3 EL TEPEYAC CAFÉ

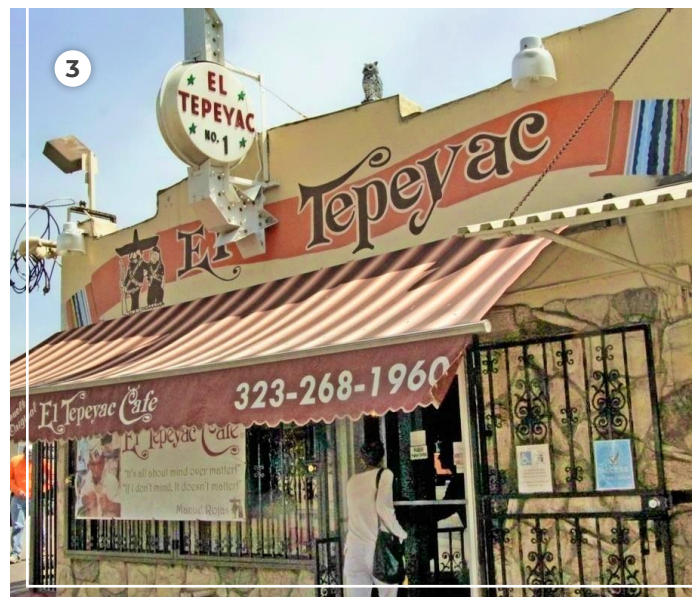
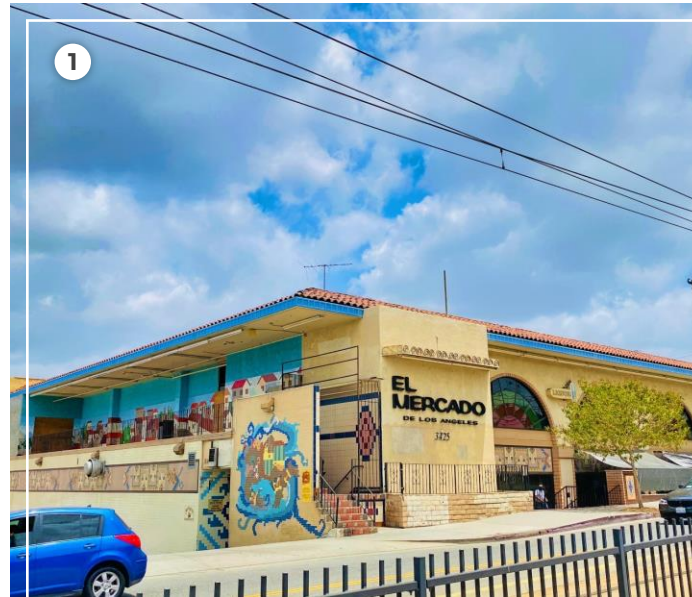
El Tepeyac Café has become a Boyle Heights staple in the years since its original conception in 1952. Home to authentic Mexican dishes including chile verde, fajitas, tacos, rice, beans, and many more.

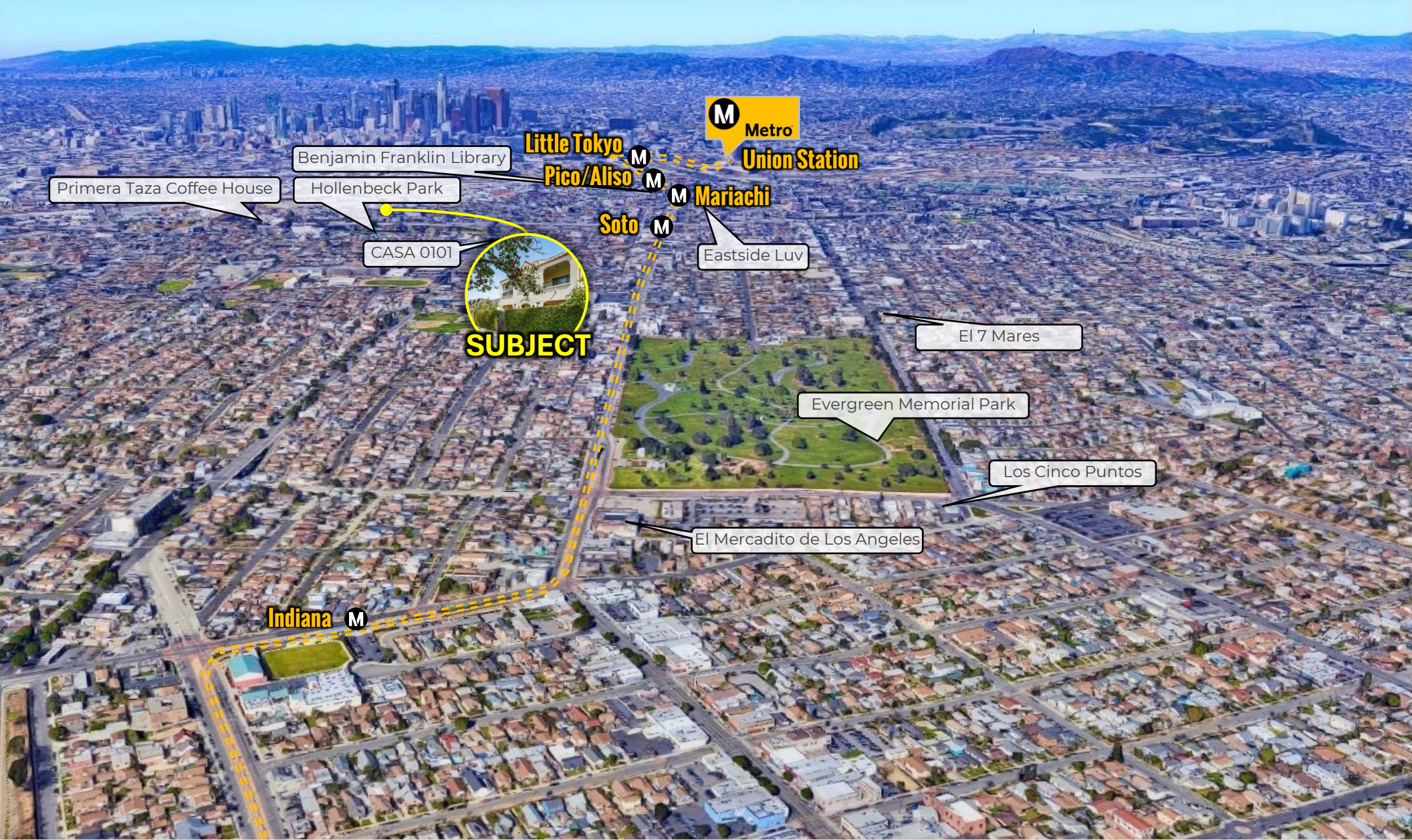
4 7 MARES

Famed seafood restaurant and walk-up shack in the heart of Boyle Heights, 7 Mares has been serving delicious zesty seafood in a relaxed safe atmosphere since 1968

Historical Landmarks

Dedicated to the preservation of postwar architecture as well as a Historic Theaters Committee that produces the annual "Last Remaining Seats" film series of classic films in the historic movie palaces in downtown Los Angeles. The Conservancy hosts an annual preservation awards ceremony at the Millennium Biltmore Hotel and works closely with the business, political and development communities to find preservation solutions for historic buildings.





BOYLE HEIGHTS

A-LINE



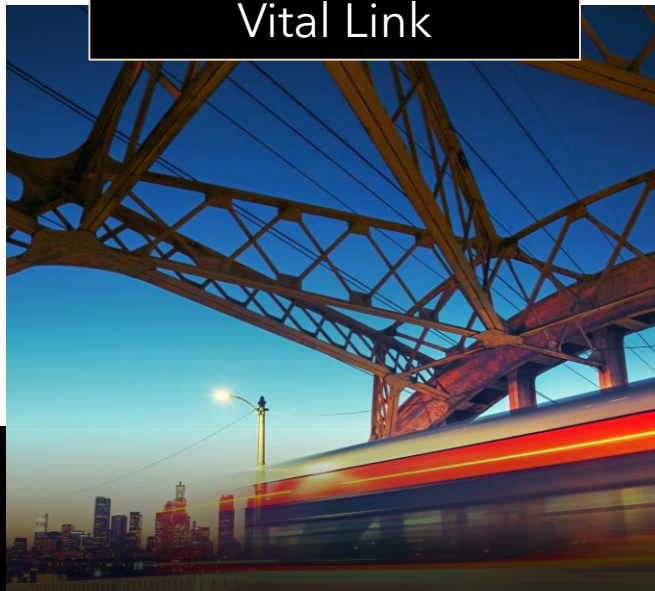
The Metro A-Line now extends through Boyle Heights, providing light rail transit service in the Eastside. Four stations on the extension are in Boyle Heights: Pico/Aliso, Mariachi Plaza, Soto and Indiana. Immediately adjacent to or within close proximity of these stations are six sites that were acquired by Metro for station construction.

\$588M Landmark



America's second-largest city christened a stunning new \$588 million landmark: a bridge that would create a "ribbon of light" between the downtown arts district and the historic bungalows of East Los Angeles.

Vital Link



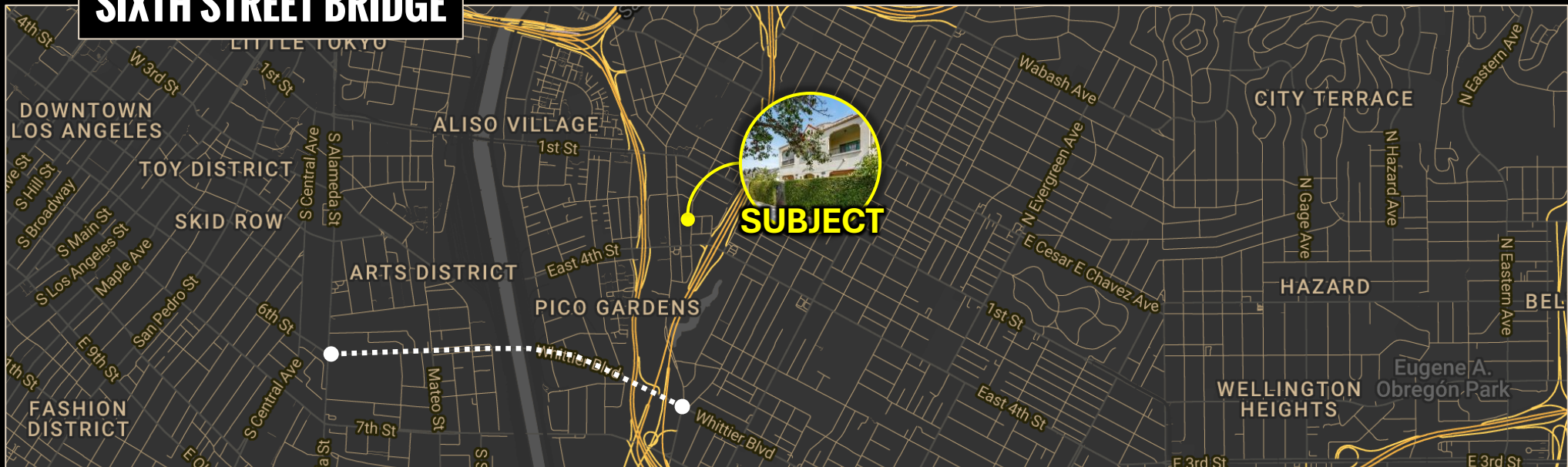
The 3,500-foot long Sixth Street Viaduct, a vital transportation link through Central Los Angeles, connecting the neighborhoods of Boyle Heights and the Arts District, across the Los Angeles River.

Fulfilling Needs



In its short life, the 6th Street Viaduct has turned into so many competing things to so many people: Soaring civic landmark or roadway to decongestion. Altar to the city's car culture and a playground for the social media generation.

SIXTH STREET BRIDGE



424-444 S. Boyle Avenue

LOS ANGELES, CA 90033



DAVE KNIGHT
REAL ESTATE TEAM

DAVE KNIGHT

REALTOR®

(626) 657-0359

listings@daveknightrealestate.com

DRE#: 01829234

KW SIERRA MADRE
KELLERWILLIAMS. REALTY

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams and it should not be made available to any other person or entity without the written consent of Keller Williams. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Keller Williams.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

DESIGN BY CRESC