

MID-CITY

10 UNIT APARTMENT BUILDING



BURTS & ASSOCIATES



**EXCLUSIVELY LISTED
OFFERING MEMORANDUM**

1545 S Fairfax Avenue, Los Angeles, CA 90019



INVESTMENT ANALYSIS

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Project Pricing
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PROPERTY ANALYSIS

Area Maps
Aerial Photos
Plat Map
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PROPERTY PHOTOS

Exterior
Interior
Floor Plans

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INVESTMENT HIGHLIGHTS

Prime Fairfax District Location in one of Los Angeles' most desirable rental markets

10-Unit Multifamily Asset with strong long-term investment fundamentals

Value-Add Opportunity rental upside

Strong Rental Demand in a high-barrier-to-entry neighborhood with historically high occupancy

Assumable \$3,000,000 First Trust Deed at 3.90% Fixed Interest Through 2029; Converts to Adjustable Rate Thereafter with Annual Increases Capped at 0.50%.

Walkable to Premier Amenities, The Grove, Farmers Market, Museum Row, LACMA, Restaurants

Surrounded by Major Employment Centers, healthcare facilities, and cultural destinations.

Strong Neighborhood Demographics supporting long-term rental growth

Limited Competing Apartment Supply in a mature infill market

Rare Fairfax Corridor Investment Opportunity offering long-term appreciation potential

Central Los Angeles Location with access to Downtown LA, Beverly Hills, Culver City & West Hollywood

Proximity to Major Employers - Cedars-Sinai Medical Center, UCLA, Entertainment Studios & the Miracle Mile Business District

Excellent Walk Score -easy access to Grocery Stores, Cafés, Retail, Parks & Many Conveniences

Close to the Metro Purple Line Wilshire/Fairfax Station & many other Transportation Corridors



PROPERTY HIGHLIGHTS

Pride of Ownership Building, Well Maintained & Professionally Managed

2019 Construction - Original builder's warranty remains in effect through 2029, covering qualifying construction-related defects, including the roof structure, plumbing, and electrical systems.

Strong Unit Mix with (2) 3 Bedroom / 3 Bath Townhome Style Units 1,122 SF

(6) 3 Bedroom / 2 Bath Units 1,067 SF

(1) 3 Bedroom / 2 Bath Low Income Unit 1,067 SF

(1) 2 Bedroom / 2 Bath Unit 910 SF

Functional Apartment Layouts with A/C - Hardwood Flooring - Stainless Steel Kitchens

Dual-pane Windows - Recessed Lighting - Balconies & Patios

Beautiful Bathrooms - Washer-Dryer Hookups - Storage Available

17 Subterranean Parking Spaces with Elevator Access to All Residential Floors

Security Fencing and Entry Gates with 24-Hour Security Cameras

Washer & Dryer Hookups in Every Unit

Featuring Two Premium Three-Bedroom Townhome-Style Units

Excellent Curb Appeal with the New, Well-Maintained Construction Building

Centrally Located in the Fairfax District, Shopping, The Grove, LACMA & Restaurants

Close to the Metro Purple Line, Wilshire/Fairfax Station, Transportation Stops & Major Freeways

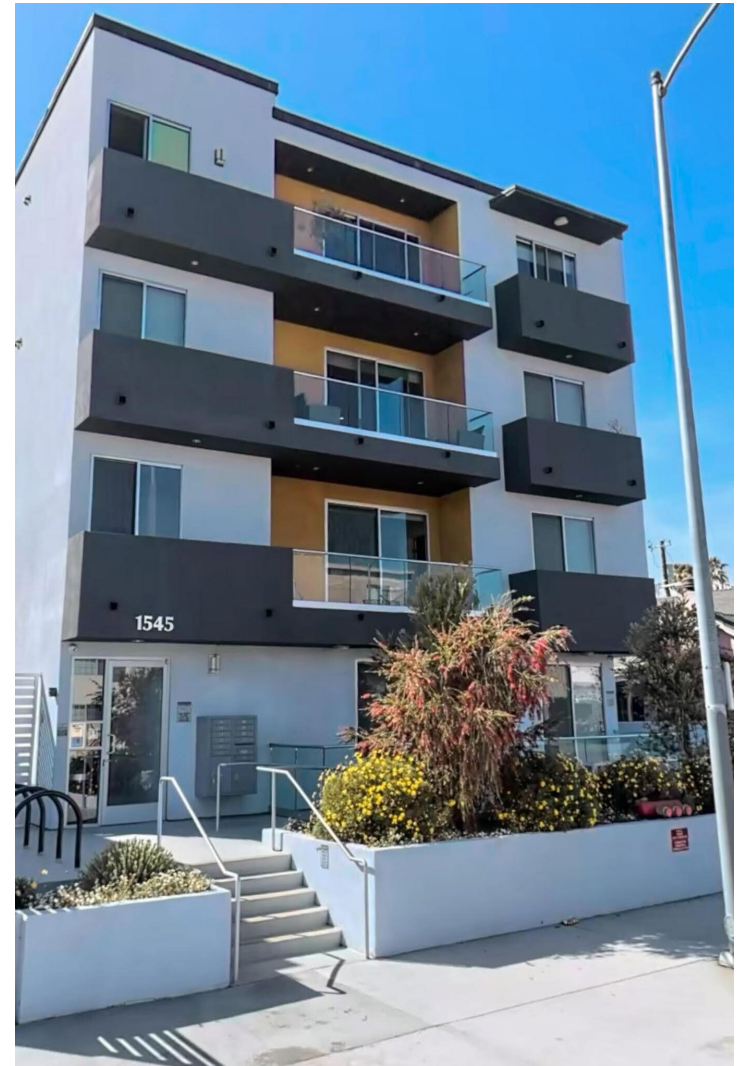
PROPERTY DESCRIPTION

Burts & Associates is proud to present 1545 S. Fairfax Avenue, a rare opportunity to acquire a 2019-constructed, 10-unit multifamily apartment community in the heart of the highly desirable Fairfax District of Los Angeles. This contemporary four-story property features 17 subterranean parking spaces, modern construction, quality finishes, and reduced near-term capital expenditure requirements, making it an exceptional investment in one of Los Angeles' premier rental markets.

The property offers an outstanding unit mix consisting of (2) three-bedroom/three-bathroom townhome-style units, (6) three-bedroom/two-bathroom units, (1) two-bedroom/two-bathroom unit, and (1) designated three-bedroom/two-bathroom affordable housing unit. The spacious floor plans appeal to families and professionals seeking larger apartment homes, supporting strong tenant demand, stable occupancy, and consistent cash flow. As an added benefit, the original builder's warranty remains in effect through 2029, covering qualifying construction-related defects, including the roof structure, plumbing, and electrical systems.

Ideally located in the Fairfax District, the property is minutes from The Grove, Original Farmers Market, LACMA, the Academy Museum, Cedars-Sinai Medical Center, UCLA, and an extensive collection of premier dining, shopping, and entertainment destinations. Residents also benefit from convenient access to Beverly Hills, Miracle Mile, Culver City, West Hollywood, Century City, Downtown Los Angeles, the Metro D (Purple) Line Wilshire/Fairfax Station, and major transportation corridors.

Combining modern 2019 construction, an exceptional unit mix, stable in-place income, and an irreplaceable infill location, 1545 S. Fairfax Avenue represents a rare opportunity to acquire a newer-generation multifamily asset in one of Southern California's most supply-constrained and highly sought-after investment markets, offering durable cash flow and long-term appreciation potential.



PROPERTY SUMMARY



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PROPERTY OVERVIEW

Property Address 1545 S Fairfax Avenue
Los Angeles, CA 90019

APN 5068-021-028

Description Multi-Family Apartment Building

Building Size 12,665 SF

Number of Buildings One

Number of Units 10

Number of Stories 4 Story

Year Built 2019

Zoning LAR3 , Los Angeles

BUILDING UNIT MIX

Total Number of Units 10

Unit Mix / Unit SF
(2) 3 Bed/3 Bath Townhome 1,122 SF
(6) 3 Bed/2 Bath 1,067 SF
(1) 2 Bed/2 Bath 910 SF
(1) 3 Bed/2 Bath Low-Income 1,067 SF

SITE DESCRIPTION

Lot Size 6,970 SF

Lot Fenced / Gated / Secure Cameras

Parking 17 Spaces - Subterranean

Elevator Yes - All Residential Level Accessible

Entrance Security Gate / Auto Remote / Camera

Topography Level

CONSTRUCTION

Foundation Concrete

Framing Wood

MECHANICAL

Exterior Stucco / Wood

Roof Pitch / Flat - Composition / Tar

Utilities Separately Metered for Gas / Electric

Heating / Air Conditioning Central AC / Heat



SALE PRICE

Sale Price \$7,400,000

Number of Units 10 Units

CAP Rate / Proforma CAP Rate 3.88% / 5.48%

GRM / Proforma GRM 16.80 / 13.24

Building Price P/SF \$584

Unit Price \$740,000

SALE TERMS

Sale Terms All Cash At Close / Assume 1st TD \$3,000,000

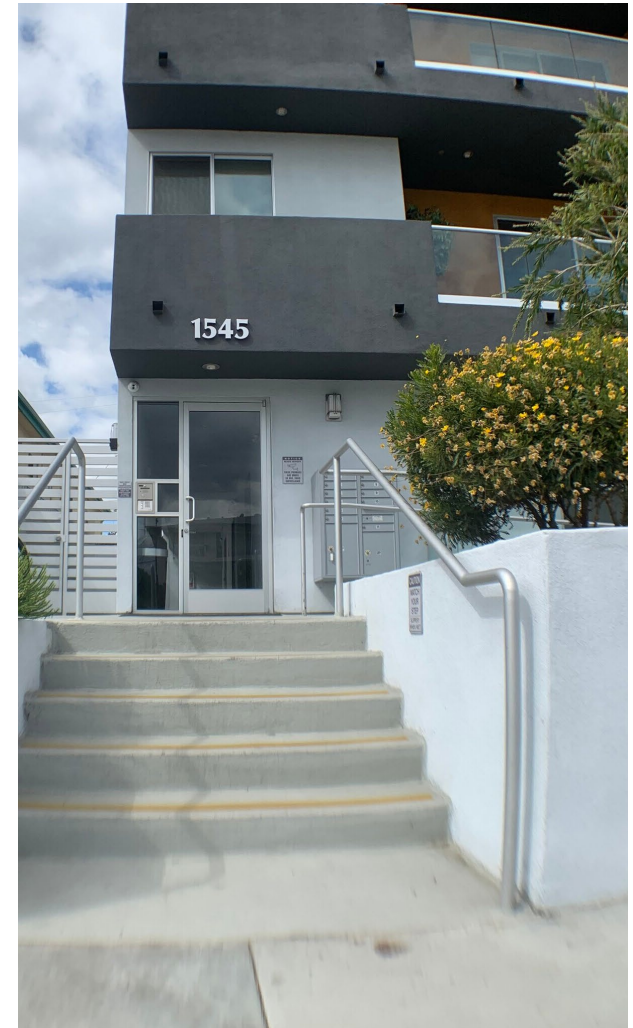
Assumable Loan Terms \$3,000,000 Loan | 3.90% Fixed Until 2029 |
Converts to ARM .5% Annual CAP Max

Occupancy 100%

CONTINGENCY / CLOSING TERMS

Contingency Period Customary

Closing Period Customary



FINANCIAL ANALYSIS



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INVESTMENT ANALYSIS	ACTUAL
Price	\$7,400,000
Number of Units	10
Rentable SF	12,665 SF
Cost P/Unit	\$740,000
Cost PSF	\$584
CAP Rate / Proforma CAP Rate	3.88% / 5.48%
GRM / Proforma GRM	16.80 / 13.24

FINANCIAL ANALYSIS	ACTUAL	PROFORMA
Gross Income	\$440,472	\$558,924
Misc. Income - Storage/Utility Reimbursement	\$13,141	\$17,041
Vacancy (3%)	\$13,214	\$16,767
Adjusted Gross Income	\$440,399	\$559,198
Less Expenses (35%)	\$153,497	\$153,497
Net Operating Income	\$286,901	\$405,701
Pre-Tax Cash Flow/ASSM \$3M @3.9% W/3.5Yrs - 1% Assum Fee	\$160,783	\$279,583
%Return	4.35%	7.56%

OPERATING EXPENSES	ACTUAL
New Property Tax (.0122)	\$90,280
Insurance	\$7,599
Utilities (DWP) Electricity/Water/Sewer	\$23,927
Trash	\$9,402
General Repairs / Maintenance /Elevator	\$5,610
Fireline LADWP	\$805
Management at 3%	\$8,318
Alarm System / Spectrum Internet	\$4,358
Pest Control	\$980
Fees & Taxes / Supplies & Expenses	\$2,218
TOTAL EXPENSES	\$153,497
EXPENSES PER FOOT	\$12.11

RENT ROLL

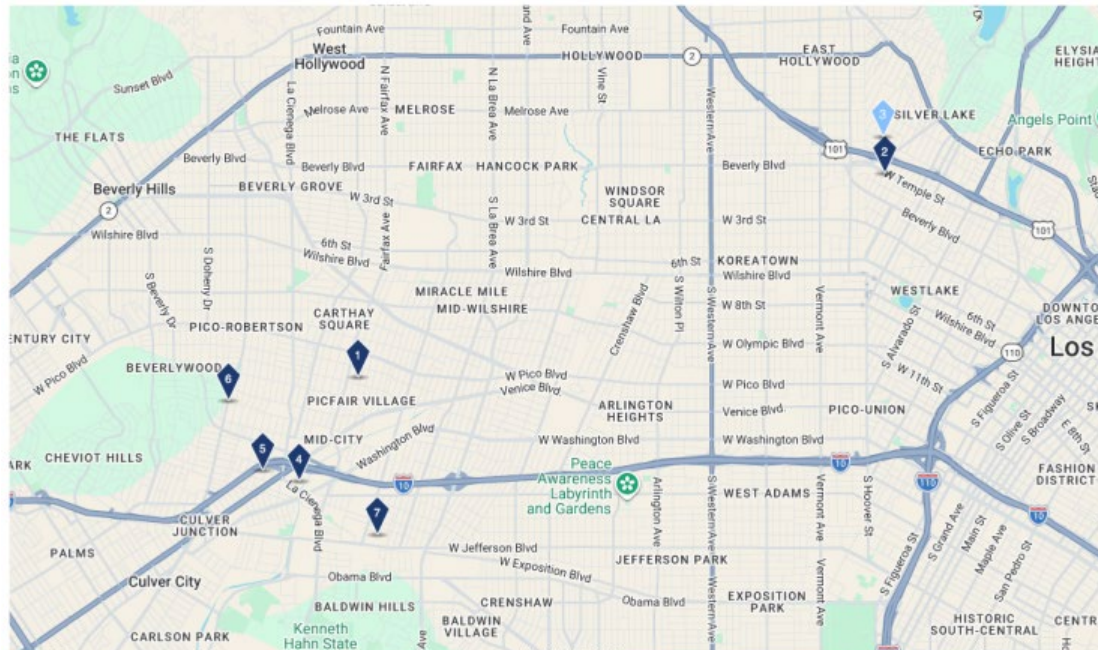


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1545 S. FAIRFAX AVENUE | LOS ANGELES, CA

Rent Roll | June 2026

Unit #	Unit Mix	Tenant Name	Lease Status	Lease Start	Lease Expires	Tenant Rent	Proforma Rent	Deposit Held	Notes
101	2BR/2 BATH	Yuhao Ren / Xiaoxuan Ren	Occupied	7/15/2025	7/31/2026	\$3,150.00	\$3,500.00	\$3,100.00	
102	3BR/3 BATH	Rowean/Martinez/Fields	Occupied	12/28/2021	12/31/2022	\$3,825.00	\$5,500.00	\$3,775.00	Townhome Style
103	3BR/3 BATH	Samenova/Vera/Storrer	Occupied	12/28/2021	12/31/2022	\$3,918.00	\$5,250.00	\$2,835.00	
201	3BR/2 BATH	Jackson/Slater/Araya	Occupied	1/15/2022	1/31/2023	\$3,995.00	\$4,950.00	\$2,911.00	
203	3BR/2 BATH	Mendoza / Manadez	Occupied	12/15/2019	12/15/2021	\$1,023.00	\$1,277.00	\$887.00	Low Income Unit
301	3BR/2 BATH	Filice / Filice	Occupied	4/1/2023	4/1/2024	\$4,000.00	\$4,950.00	\$4,000.00	
303	3BR/2 BATH	Edwards / Richman	Occupied	5/1/2024	4/30/2025	\$3,500.00	\$5,250.00	\$3,750.00	
PH1	3BR/2 BATH	Berglas/Perez/Yang	Occupied	1/8/2022	1/31/2023	\$3,950.00	\$5,150.00	\$3,950.00	
PH2	3BR/3 BATH	Juan Perez	Occupied	7/1/2025	6/30/2026	\$4,095.00	\$5,500.00	\$4,095.00	Townhome Style
PH3	3BR/2 BATH	Mason/Richard/Dsani	Occupied	3/24/2026	M-to-M	\$5,250.00	\$5,250.00	\$3,000.00	Furnished
Storage #1	120 sqft	Jaime Mendoza	Occupied			\$100.00	\$300.00	\$0.00	
Storage #2	120 sqft	Jaime Mendoza	Occupied			\$175.00	\$300.00	\$0.00	
TOTALS						\$36,981.00	\$47,177.00	\$32,303.00	



Sale Comps List

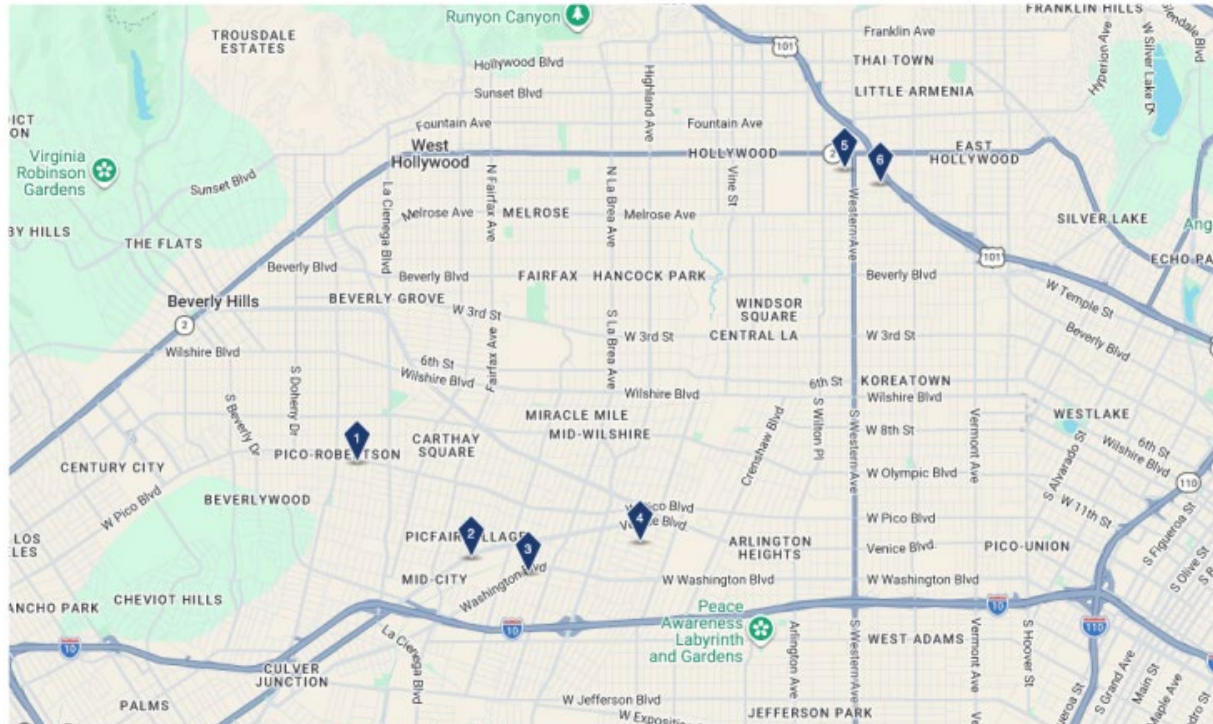
	Property Name Address	City	Type	Size	Sale Information
1	1557 Ogden Dr	Los Angeles	★ ★ ★ ☆ ☆ Apartments	8,832 SF	Sold: \$4,400,000 (\$880,000.00/Unit)
2	242 N Dillon St	Los Angeles	★ ★ ★ ☆ ☆ Apartments	12,467 SF	Sold: \$4,625,000 (\$925,000.00/Unit)
3	Bellevue 3415 Bellevue Ave	Los Angeles	★ ★ ★ ☆ ☆ Apartments	10,814 SF	Under Contract: \$4,850,000 (\$808,333.00/Unit)
4	6006 Comey Ave	Los Angeles	★ ★ ★ ☆ ☆ Apartments	8,499 SF	Sold: \$4,300,000 (\$860,000.00/Unit)
5	2637 S Garth Ave	Los Angeles	★ ★ ★ ★ ☆ Apartments	8,224 SF	Sold: \$4,200,000 (\$700,000.00/Unit)
6	8926 Sawyer St	Los Angeles	★ ★ ★ ☆ ☆ Apartments	8,241 SF	Sold: \$5,100,000 (\$1,020,000.00/Unit)
7	2921 S Burnside Ave	Los Angeles	★ ★ ★ ☆ ☆ Apartments	12,538 SF	Sold: \$5,025,000 (\$717,857.00/Unit)

SALES COMPARABLES



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Comp #	Property Address	Units	Sale/Status Date	Sale Status	Sale/Asking Price	Price/Unit	Price/SF	Actual Cap Rate	GRM
	1 1557 Ogden Dr	5	12/30/2025	Sold	\$4,400,000	\$880,000	\$498.19	6.73%	12.78
	2 242 N Dillon St	5	12/24/2025	Sold	\$4,625,000	\$925,000	\$370.98	6.14%	13.75
	3 3415 Bellevue Ave - Bellevue	6	Escrow	Escrow	\$4,850,000	\$808,333	\$448.49	6.00%	12.50
	4 6006 Comey Ave	5	8/21/2024	Sold	\$4,300,000	\$860,000	\$505.94	5.51%	14.26
	5 2637 S Garth Ave	6	12/30/2025	Sold	\$4,200,000	\$700,000	\$510.70	6.98%	12.34
	6 8926 Sawyer St	5	12/31/2024	Sold	\$5,100,000	\$1,020,000	\$618.86	5.95%	13.80
	7 2921 S Burnside Ave	7	4/20/2026	Sold	\$5,025,000	\$717,857	\$400.78	6.10%	13.18
		39							
		Averages			\$4,642,857	\$844,456	\$479.13	6.20%	13.23
	1545 S Fairfax Avenue	10		For Sale	\$7,400,000	\$740,000	\$584	3.95%	16.8



Property List

	Property Name/ Address	City	Type	Size
1	1429 S Bedford St	Los Angeles	Apartments	8 Units
2	1818 Thurman Ave	Los Angeles	Apartments	6 Units
3	2010 S Dunsmuir Ave	Los Angeles	Multifamily	5 Units
4	4701 Saturn St	Los Angeles	Multifamily	6 Units
5	5436 Romaine St	Los Angeles	Apartments	5 Units
6	913 N Hobart Blvd	Los Angeles	Apartments	5 Units

ON-MARKET DEALS

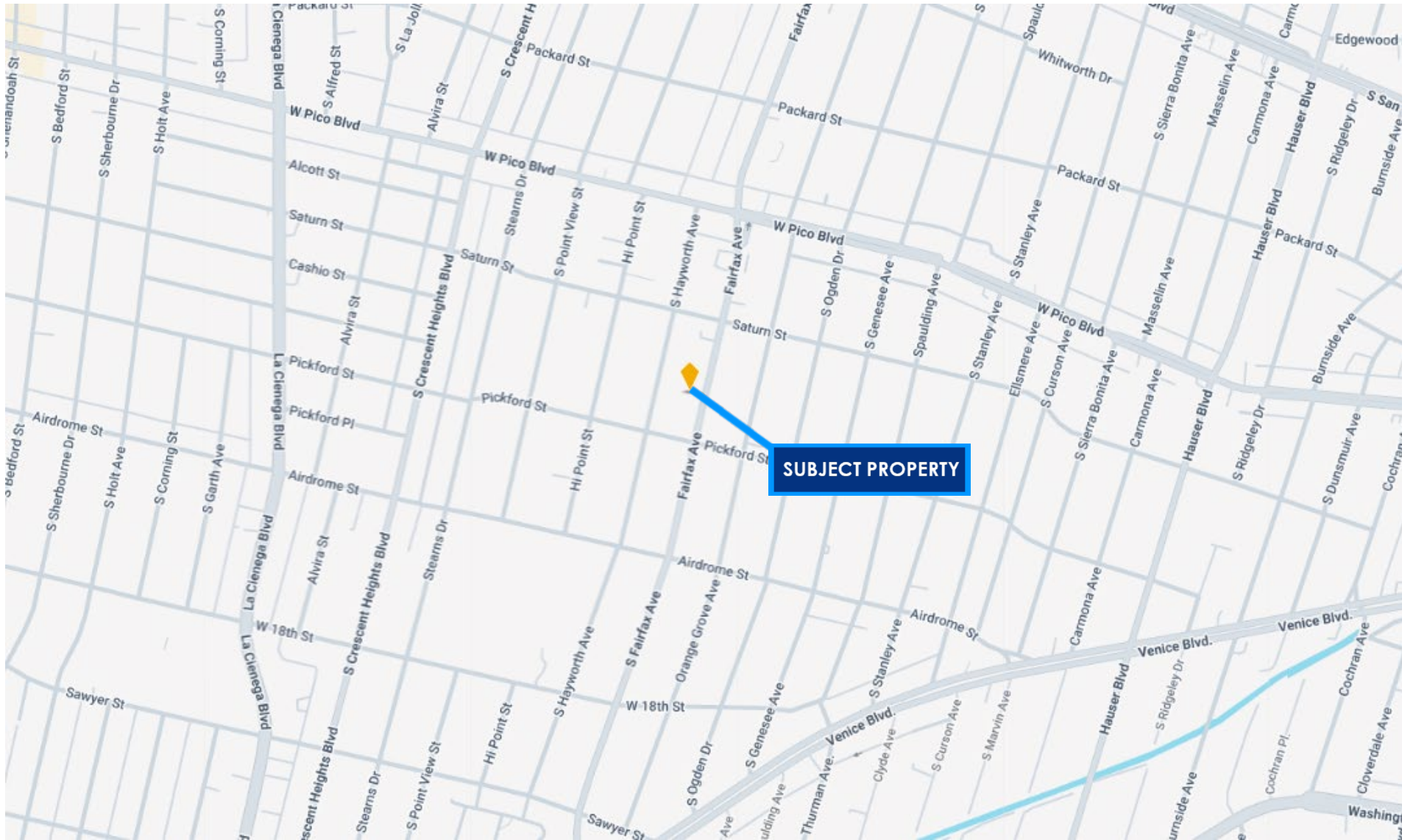


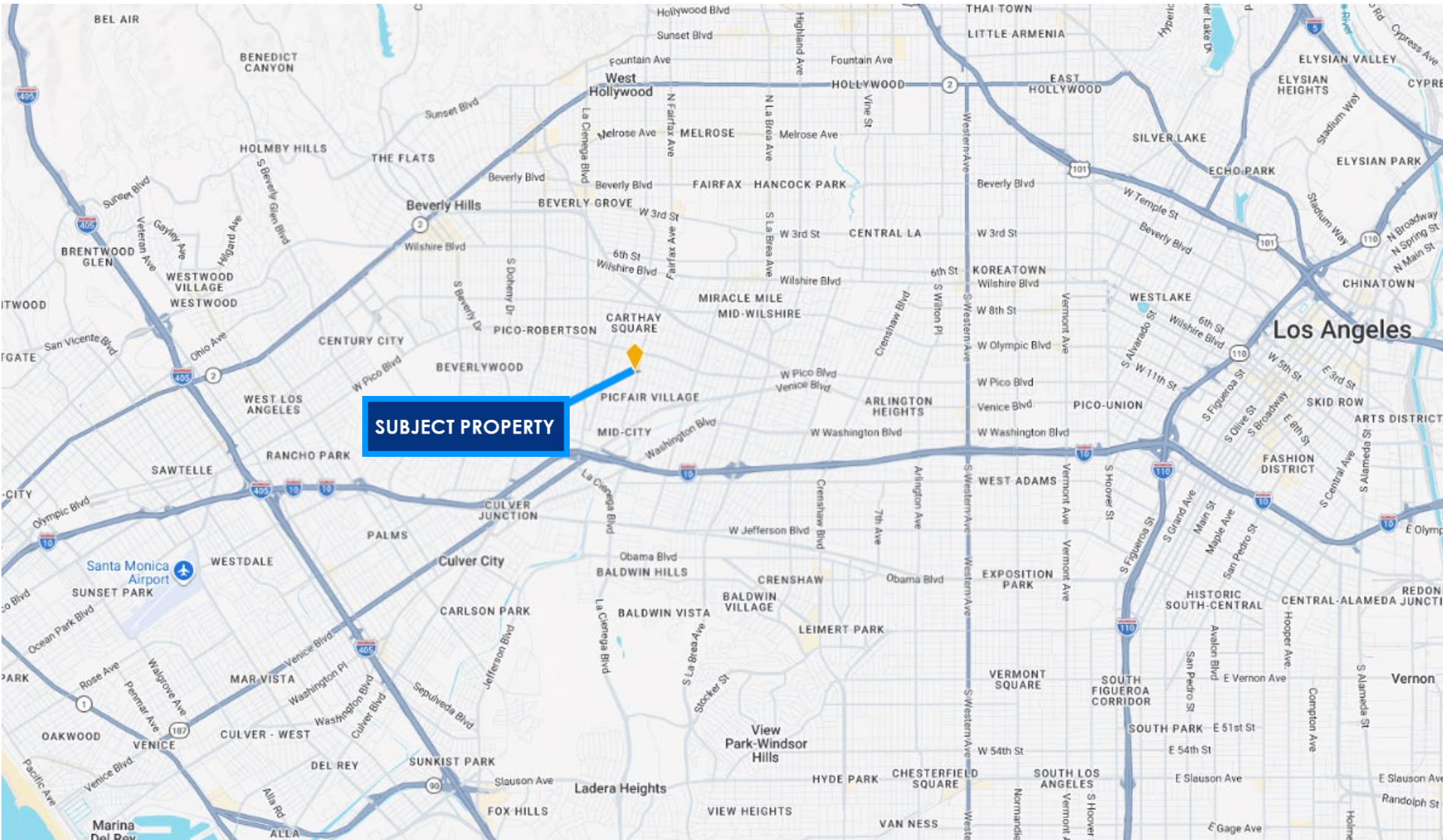
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Property	Property Address	Units	Asking Price	Price/Unit	Cap Rate	Price/SF	GRM	GBA SF	Vacancy	Built	Stories
	1 1429 S Bedford St	8	\$7,999,000	\$999,875	3.7%	\$624.92		12,800	0.0%	2024	4
	2 1818 Thurman Ave	6	\$4,450,000	\$741,667	6.3%	\$437.22	11.55	10,178	0.0%	2021	3
	3 2010 S Dunsmuir Ave	5	\$3,750,000	\$750,000	6.1%	\$442.16	12.93	8,481	60.0%	2026	3
	4 4701 Saturn St	6	\$4,199,999	\$700,000	6.0%	\$520.57	13.56	8,068	16.7%	2025	3
	5 5436 Romaine St	5	\$3,699,000	\$739,800	6.8%	\$391.97	11.83	9,437	20.0%	2025	3
	6 913 N Hobart Blvd	5	\$3,695,000	\$739,000	6.5%	\$393.34	12.60	9,394	60.0%	2026	3
Averages			\$4,632,167	\$778,390	5.9%	\$468.36	12.49	9,726	26.1%		
	1545 S Fairfax Ave	10	\$7,400,000	\$740,000	3.95%	\$548					

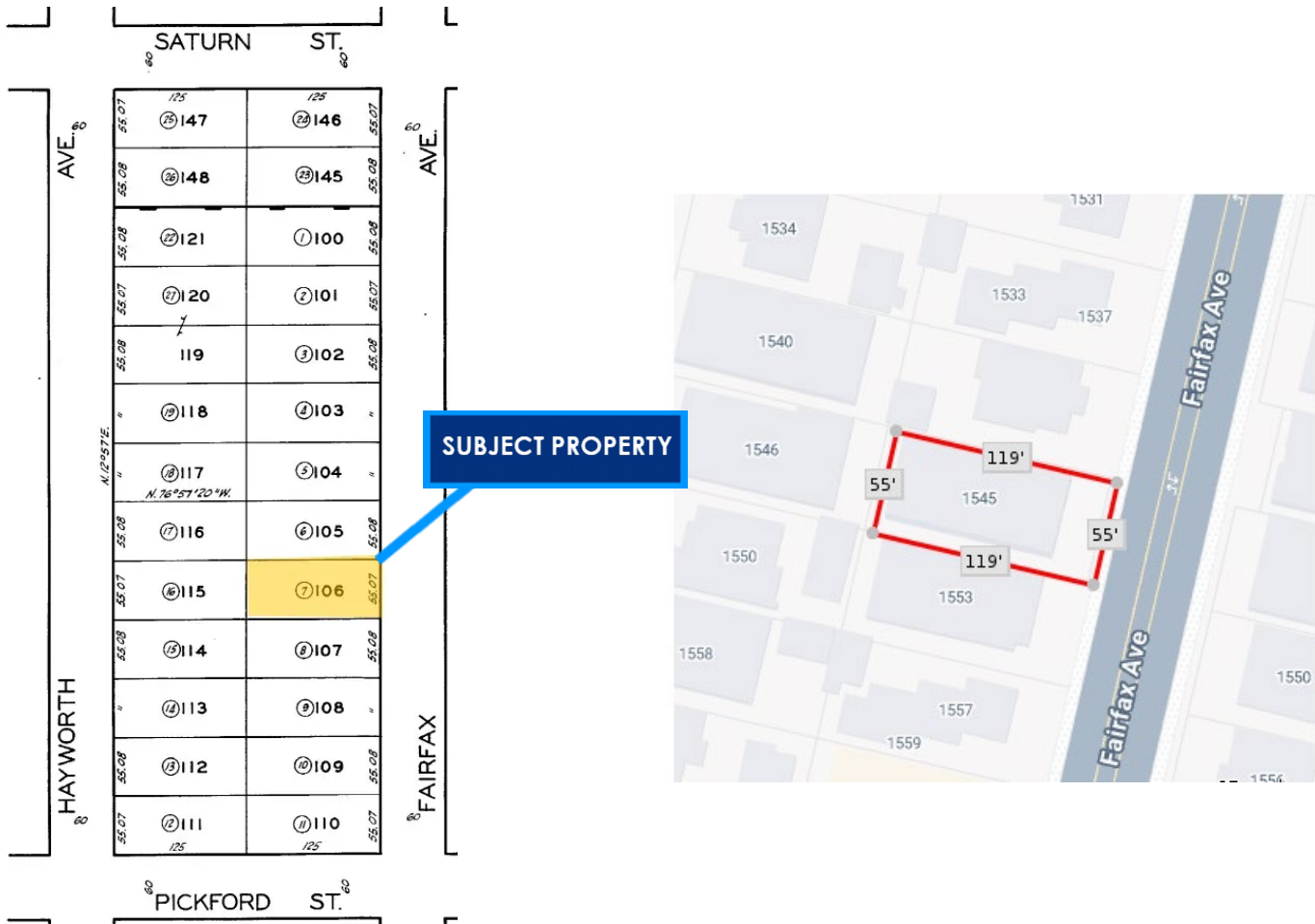
1545 S Fairfax Avenue 10 Units

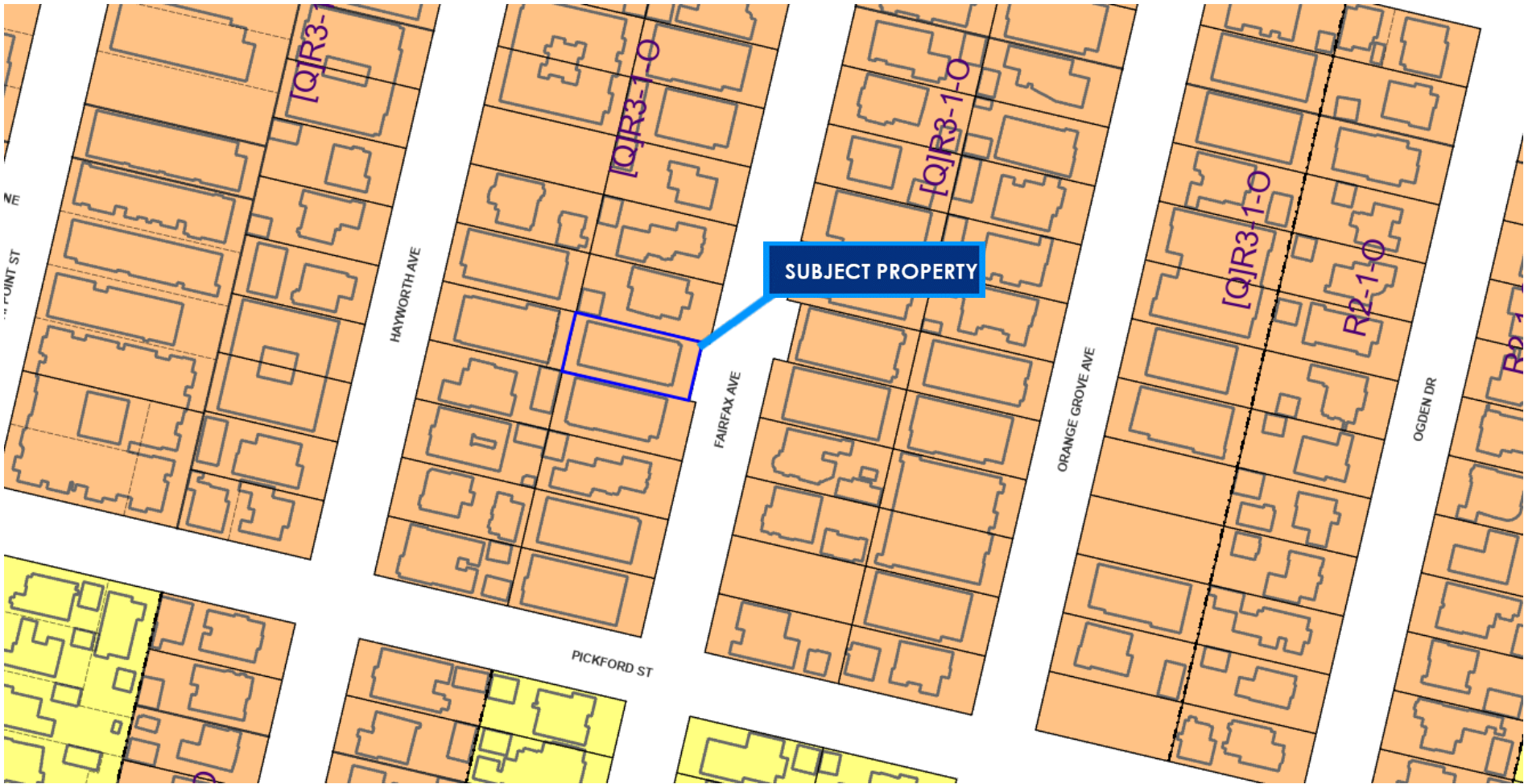
CREATING VALUE THROUGH SUPERIOR REPRESENTATION



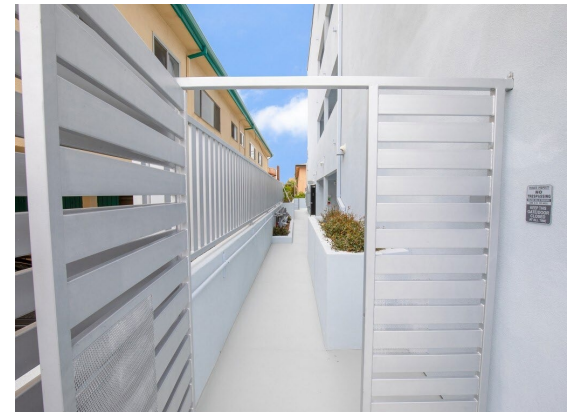
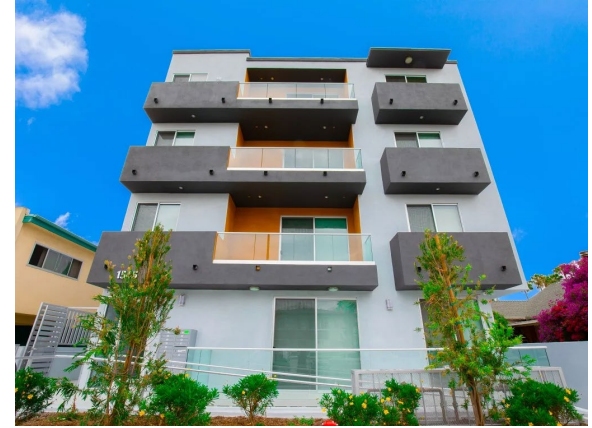








EXTERIOR PHOTOS



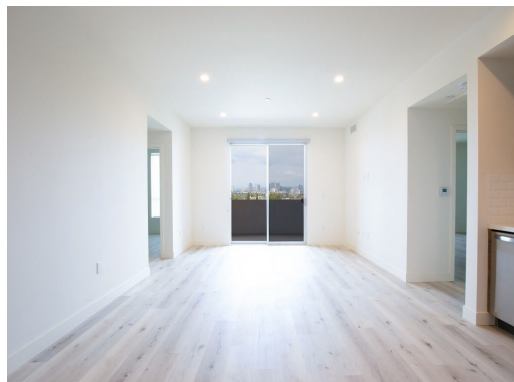
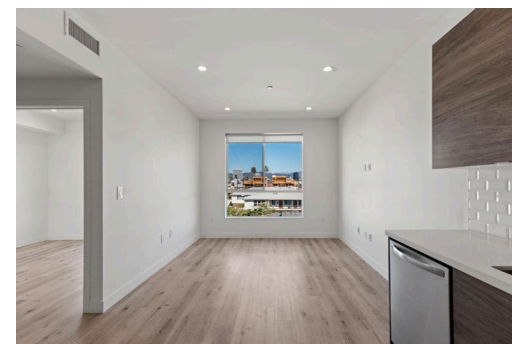
INTERIOR PHOTOS



ADDITIONAL PHOTOS



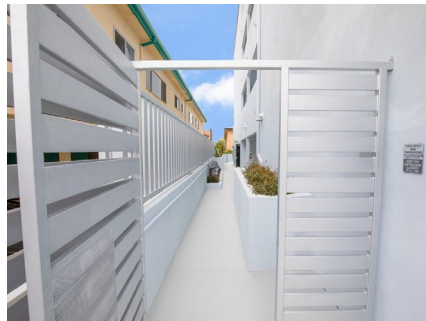
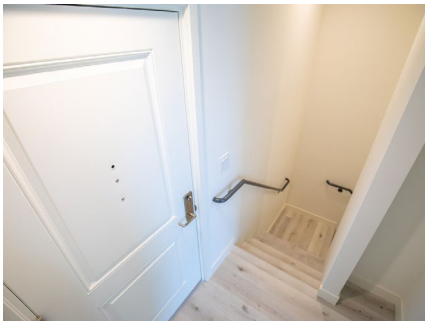
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1545 S Fairfax Avenue 10 Units

CREATING VALUE THROUGH SUPERIOR REPRESENTATION

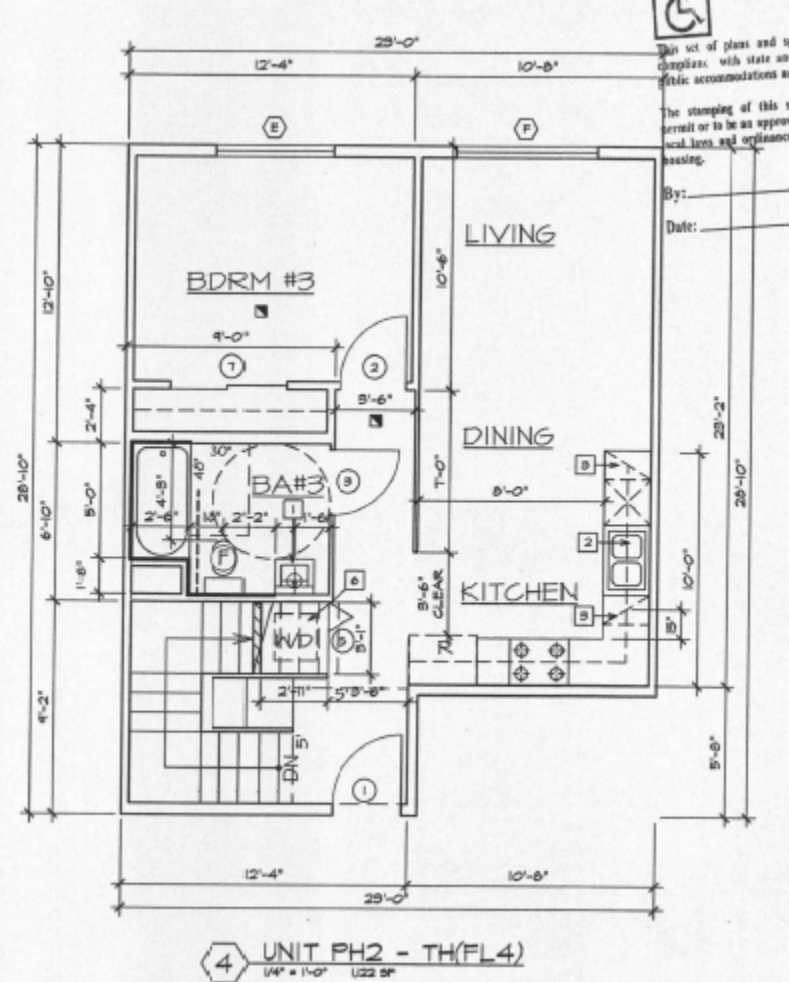
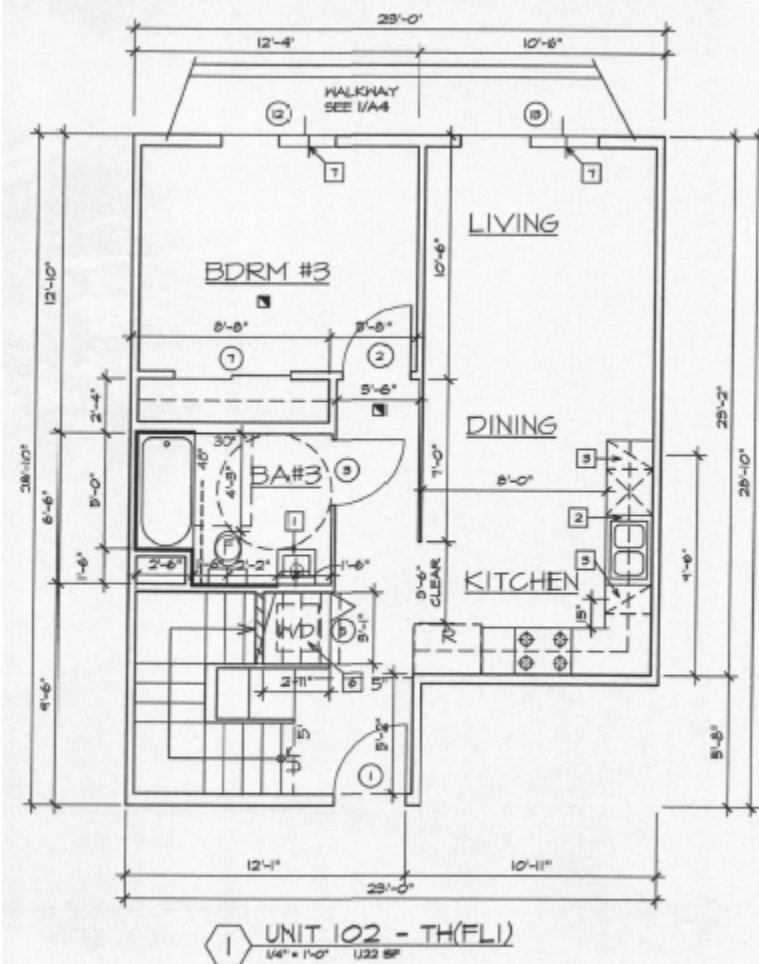
ADDITIONAL PHOTOS



FLOOR PLANS



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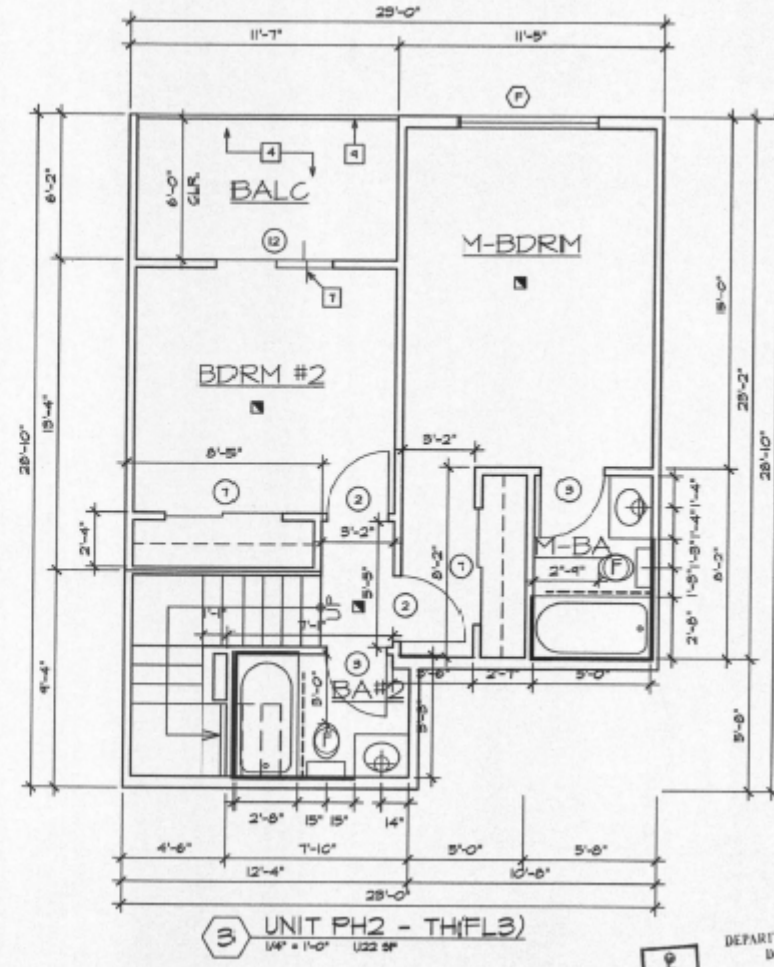
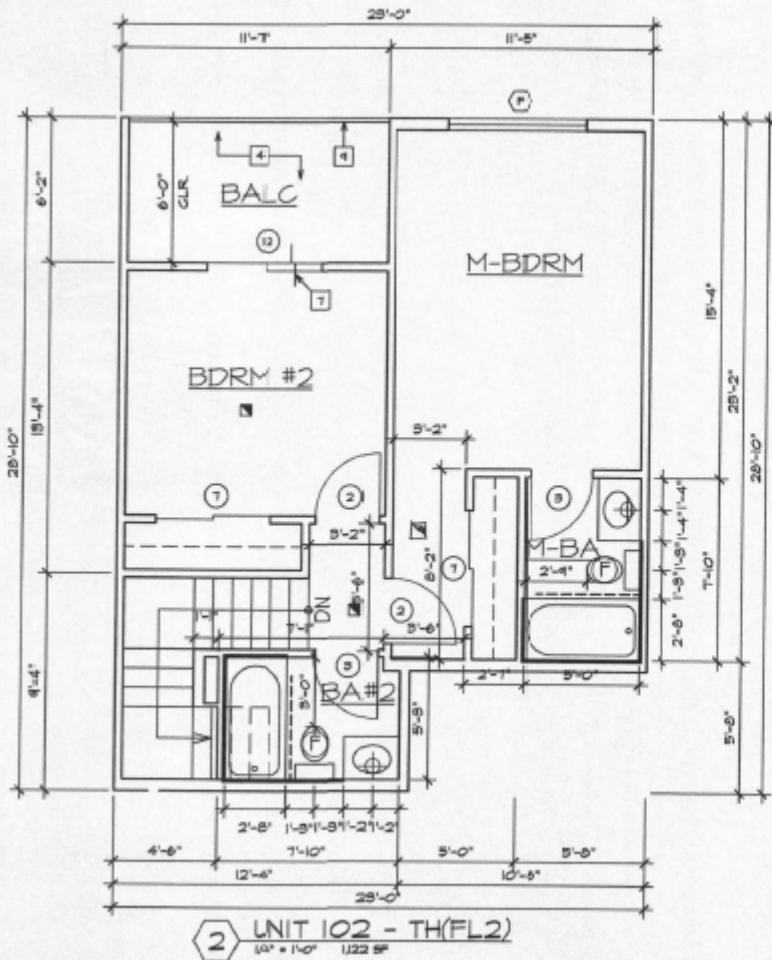


This set of plans and drawings, with state and local accommodations as required, shall be stamped by the professional seal and signature of the architect or engineer. The stamping of this set of plans and drawings shall be a condition of the permit or to be an approval of the local laws and ordinances. By: _____ Date: _____

FLOOR PLANS



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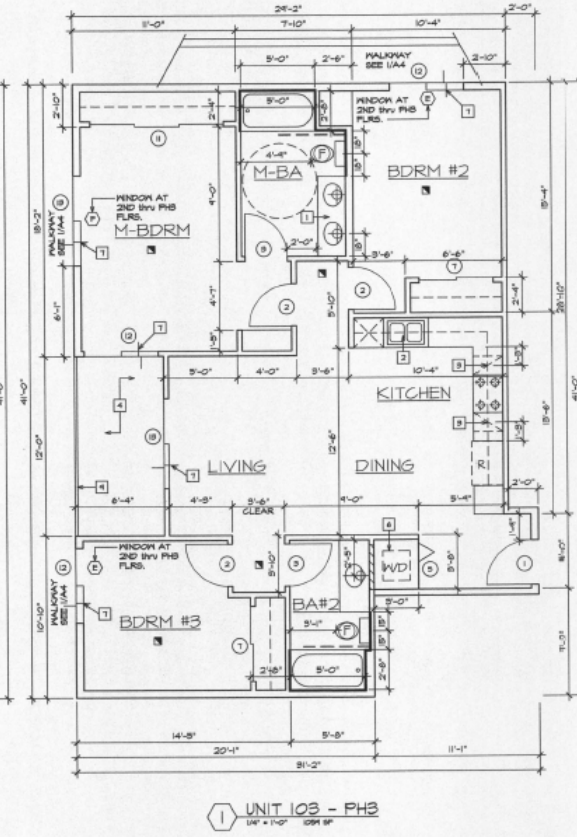
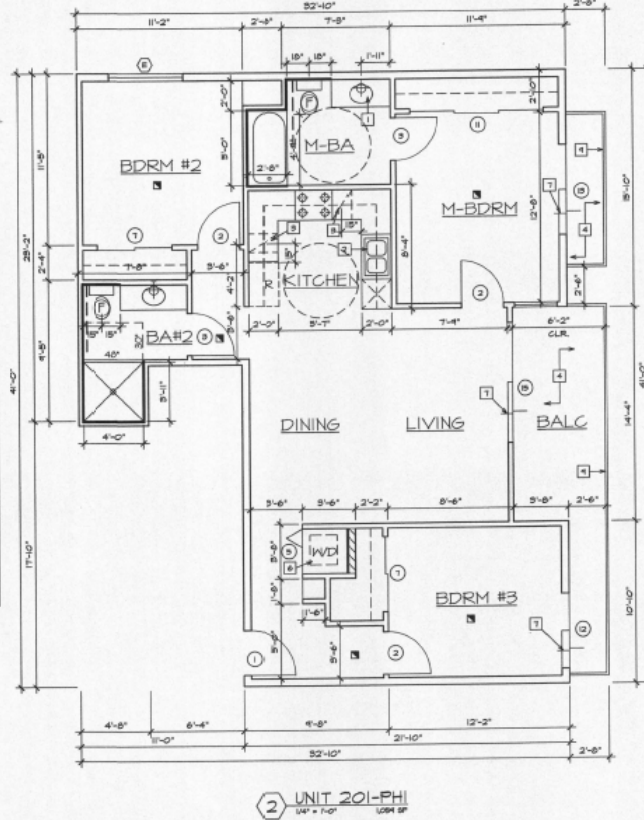
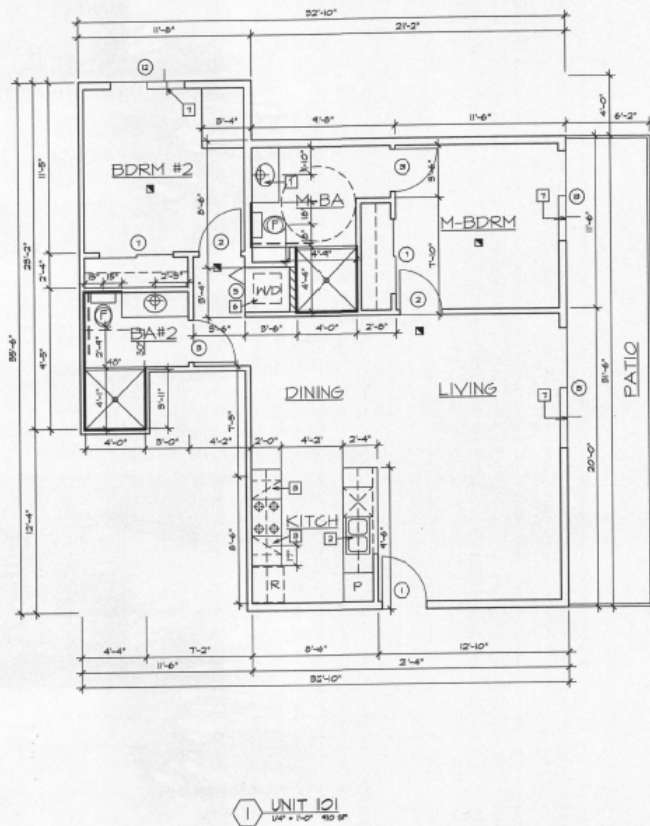


DEPART
DIR

FLOOR PLANS



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