

SEPARATELY METERED FOR
GAS AND ELECTRICITY;
ALL POWER UPGRADED

OFFERING MEMORANDUM
694 S BURLINGTON AVE

Los Angeles, CA 90057 32 UNITS

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PROPERTY INFORMATION

694 S Burlington Ave - Los Angeles, CA 90057

PROPERTY INFORMATION
THE PROPERTY



PROPERTY DESCRIPTION

694 S Burlington Ave is a 32-Unit property located in Los Angeles, 90057. The property is comprised of (6) Retail, (13) Studio/1-Bath & (13) 1-Bed/1-Bath units. The size of the building is 30,319 SF and the lot size is 9,806 SF. The major cross streets are Wilshire Blvd and Union Ave.

OFFERING SUMMARY	TABLE TITLE	TABLE TITLE
Number of Units	Table Text	32
Building Size		30,319 SF
Lot Size		9,806 SF
Zoning		LAC2
APN		5142-011-013

THE OFFERING



694 S Burlington Ave is a **32-unit mixed-use** building located in the Westlake neighborhood of Los Angeles. This massive 30,319 SF asset is offered at only \$121,875/unit and approximately \$129/SF, creating a rare opportunity to acquire significant scale at an attractive basis near Downtown LA. The property is currently operating at a strong **7.72% CAP** and **7.25 GRM**, with over **\$290,000** in **current NOI** and **more than 56% rental upside remaining**.

The property is comprised of **26 apartment units** and **6 commercial spaces**, consisting of (13) 1Bed+1Bath units, (13) Studio+1Bath units, and multiple ground-floor retail/commercial tenants. Current scheduled income is approximately \$533,762 annually, with market scheduled income projected at approximately \$839,606 annually once stabilized. At market rents, the property projects to a **15.22% CAP** and **4.65 GRM**, offering an investor a clear path to substantial future income growth.



694 S Burlington Ave is **individually metered for gas and electric**, helping reduce utility exposure and improve operating efficiency. Currently, two studio units are being delivered vacant, allowing a buyer to immediately renovate, lease at market rents, and capture upside right away. The building also benefits from diversified income through both residential and retail tenancy, reducing reliance on one income source.

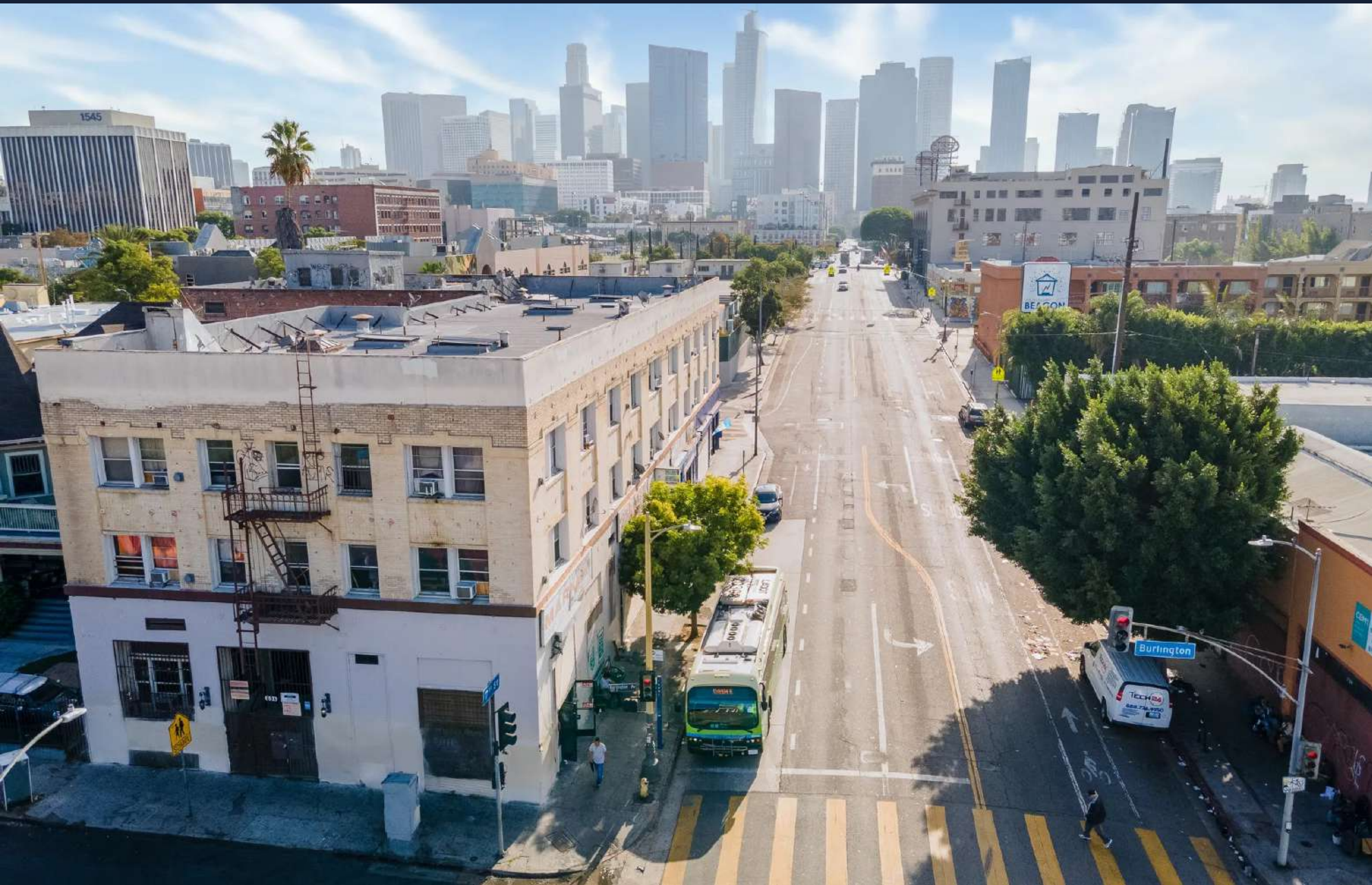
The property is conveniently located in Westlake, just minutes from Downtown Los Angeles, Koreatown and the 10 and 110 freeways. With strong surrounding renter demand, nearby employment centers, public transit, shops, restaurants, and everyday amenities, 694 S Burlington Ave offers investors a rare combination of scale, cash flow, location, and major long-term upside.

PROPERTY PHOTOS

694 S Burlington Ave - Los Angeles, CA 90057

PROPERTY PHOTOS
PROPERTY PHOTOS

SAMIMI
INVESTMENTS



694 S Burlington Ave - Los Angeles, CA 90057

PROPERTY PHOTOS
PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS



FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF	LEASE END
100	1	1	\$1,550	\$2,289	-	-
101	1	1	\$1,281	\$2,289	-	-
102	1	1	\$844	\$2,289	-	-
103	-	1	\$670	\$2,041	-	-
200	-	1	\$873	\$2,041	-	-
201	1	1	\$1,548	\$2,289	-	-
202	-	1	\$969	\$2,041	-	-
203	1	1	\$1,321	\$2,289	-	-
204	-	1	\$1,341	\$2,041	-	-
205	1	1	\$1,390	\$2,289	-	-
206	-	1	\$1,600	\$2,041	-	-
207	1	1	\$1,217	\$2,289	-	-
208	-	1	\$873	\$2,041	-	-
209	1	1	\$995	\$2,289	-	-
210	-	1	\$899	\$2,041	-	-
300	-	1	\$1,113	\$2,041	-	-
301	1	1	\$1,115	\$2,289	-	-
302	-	1	\$1,361	\$2,041	-	-
303	1	1	\$1,264	\$2,289	-	-
304	-	1	\$1,080	\$2,041	-	-
305	1	1	\$1,432	\$2,289	-	-
306	-	1	\$2,041	\$2,041	-	-
307	1	1	\$1,247	\$2,289	-	-
308	-	1	\$1,595	\$2,041	-	-
309	1	1	\$1,647	\$2,289	-	-

FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF	LEASE END
310	-	1	\$930	\$2,041	-	-
Shipping Store	-	-	\$3,387	\$3,726	-	MTM
Shipping Store	-	-	-	-	-	-
Office	-	-	\$1,739	\$1,913	-	MTM
Discount Store	-	-	\$2,000	\$2,000	-	VACANT
Retail Store	-	-	\$1,322	\$1,454	-	MTM
Mini Market	-	-	\$4,000	\$4,400	-	MTM
-	-	-	-	-	-	-
TOTALS			\$44,646	\$69,783	\$0.00	

FINANCIAL ANALYSIS ANALYSIS

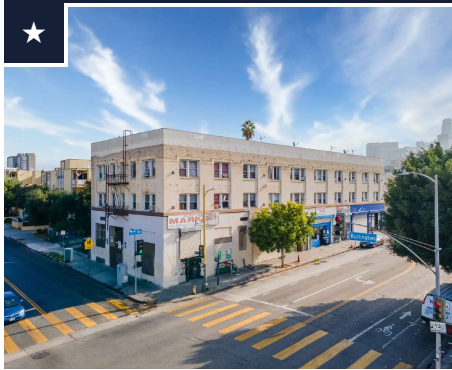
Property Address		694 S Burlington Ave, Los Angeles		Annualized Operating Data		Current Rents		Market Rents	
List Price:		\$3,900,000		Scheduled Gross Income:		\$537,958		\$839,604	
Down Payment:	25.0%	\$975,000		Vacancy Rate Reserve:		\$16,139	3% *1	\$25,188	3% *1
Number of units:		32		Gross Operating Income:		\$521,819		\$814,416	
Cost per Unit:		\$121,875		Expenses:		\$220,743	41% *1	\$220,743	26% *1
Current GRM:		7.25		Net Operating Income:		\$301,077		\$593,673	
Market GRM:		4.65		Loan Payments:		\$204,834		\$204,834	
Current CAP:		7.72%		Pre Tax Cash Flows:		\$96,242	9.87% *2	\$388,839	39.88% *2
Market CAP:		15.22%		Principal Reduction:		\$37,628		\$37,628	
Year Built / Age:		1913		Total Return Before Taxes:		\$133,870	13.73% *2	\$426,467	43.74% *2
Approx. Lot Size:		22,530							
Approx. Gross RSF:		30,319							
Cost per Net RSF:		\$128.63							

*1 As a percent of Scheduled Gross Income
*2 As a percent of Down Payment

Proposed Financing				Scheduled Income						
First Loan Amount:	\$2,925,000	Amort:	30	# of Units	Tenant Bed/Bath	Notes	Current Income		Market Income	
Terms:	5.75%	Fixed:	3				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
Payment:	\$17,070	DCR:	1.47							
Annualized Expenses				13	1+1		\$1,296	\$16,852	\$2,289	\$29,757
*Estimated				13	0+1		\$1,180	\$15,345	\$2,041	\$26,533
New Taxes (New Estimated):	\$48,750			1	Shipping Store	C1721	\$3,387	\$3,387	\$3,726	\$3,726
Maintenance:	\$13,447			1	Shipping Store	C1723		\$0		\$0
Insurance:	\$30,941			1	Office	C1725	\$1,739	\$1,739	\$1,913	\$1,913
Gas:	\$7,085			1	Discount Store	C1727	\$2,000	\$2,000	\$2,000	\$2,000
Water & Sewer:	\$59,957			1	Retail Store	C1729	\$1,322	\$1,322	\$1,454	\$1,454
Trash:	\$25,865			1	Mini Market	C1731	\$4,000	\$4,000	\$4,400	\$4,400
Property Management (5%):	\$26,898									
On Site Management:	\$7,800									
Total Expenses:	\$220,743			Total Scheduled Rent:				\$44,646		\$69,783
Expenses as %/SGI	41.03%			Laundry				\$105		\$105
Per Net Sq. Ft:	\$7.28			Garages				\$79		\$79
Per Unit	\$6,898			Monthly Scheduled Gross Income:				\$44,830		\$69,967
				Annualized Scheduled Gross Income:				\$537,958		\$839,604
				Utilities Paid by Tenant:				Gas & Electric		

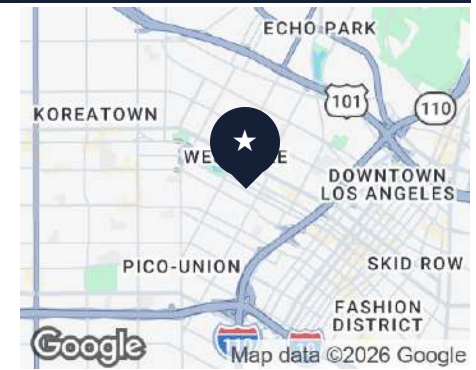
SALES COMPARABLES

SALES COMPARABLES MIXED-USED



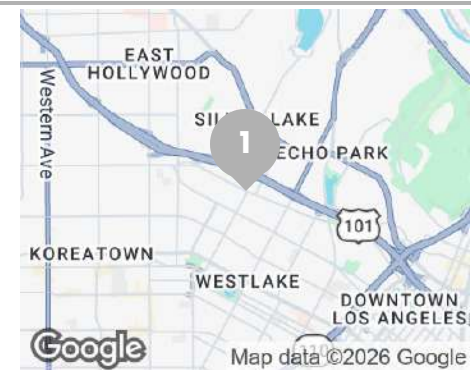
694 S BURLINGTON AVE
Los Angeles, CA 90057

Price:	\$3,900,000	Bldg Size:	30,319 SF
Lot Size:	9,806 SF	No. Units:	33
Cap Rate:	7.72%	Year Built:	1913



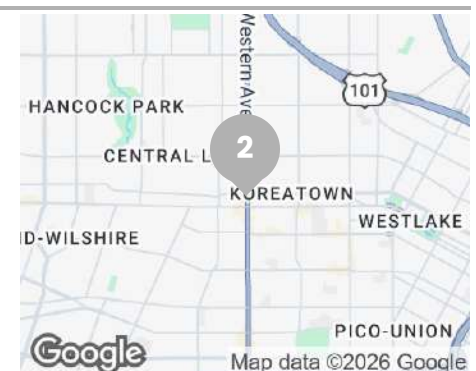
301-307 N RAMPART BLVD
Los Angeles, CA 90026

Price:	\$7,800,000	Bldg Size:	34,880 SF
No. Units:	49	Cap Rate:	6.90%
Year Built:	1926		



3950 W 6TH ST
Los Angeles, CA 90020

Price:	\$7,400,000	Bldg Size:	31,998 SF
Year Built:	1921		



SALES COMPARABLES MIXED-USED



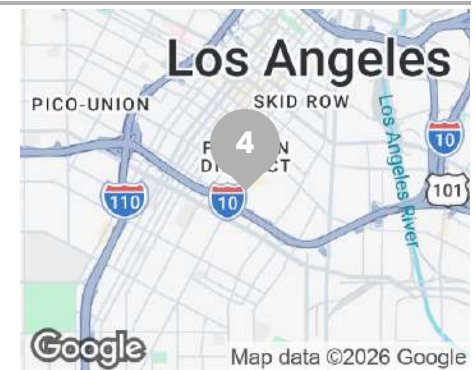
1445 W 3RD ST
Los Angeles, CA 90017

Price: \$2,350,000 Bldg Size: 7,325 SF
Year Built: 1924



738 E 14TH ST
Los Angeles, CA 90021

Price: \$2,950,000 Bldg Size: 11,148 SF
Year Built: 1966



404 S LOS ANGELES ST
Los Angeles, CA 90013

Price: \$7,600,000 Bldg Size: 13,800 SF
Year Built: 1904





2176 VENICE BLVD
Los Angeles, CA 90006

Price:	\$3,325,000	Bldg Size:	9,311 SF
Lot Size:	10,015 SF	No. Units:	17
Cap Rate:	6.04%	Year Built:	1963



SALES COMPARABLES
MIXED-USE

Address	Price	Units	Yr. Built	RSF	GRM	CAP	Price/SF	Price/Unit	COE
301-307 N Rampart Blvd	\$7,800,000	49	1926	34,880	7.97	6.90%	\$223.62	\$159,184	10/31/2025
1445-1455 W 3rd St	\$2,350,000	5	1924	7,325	N/A	N/A	\$320.82	\$470,000	10/29/2021
3950 W 6th St	\$7,400,000	N/A	1921	31,998	N/A	N/A	\$231.26	N/A	3/14/2022
738 E 14th St	\$2,950,000	N/A	1966	11,148	N/A	N/A	\$264.62	N/A	5/20/2022
404 S Los Angeles St	\$7,600,000	N/A	1904	13,800	N/A	N/A	\$550.72	N/A	11/3/2021
2176 Venice Blvd, LA	\$2,285,000	14	1963	8,640	13.08	4.59%	\$264.47	\$163,214	1/6/2022
800-814 S Vermont Ave	\$10,710,000	N/A	1933	26,974	N/A	N/A	\$397.05	N/A	4/6/2022
2153-2165 W Washington Blvd	\$6,450,000	26	1924	24,666	N/A	N/A	\$261.49	\$248,077	6/10/2022
158 S Western Ave	\$3,000,000	6	1960	7,790	N/A	N/A	\$385.11	\$500,000	08/12/2022
201-207 S Western Ave	\$2,900,000	N/A	1923	11,016	N/A	N/A	\$263.25	N/A	10/3/2023
Averages					10.53	5.75%	\$316.24	\$308,095	
694 S Burlington Ave	\$3,900,000	32	1913	30,319	7.25	7.72%	\$128.63	\$121,875	Subject

SALES COMPARABLES

SALE COMPS MAP & SUMMARY

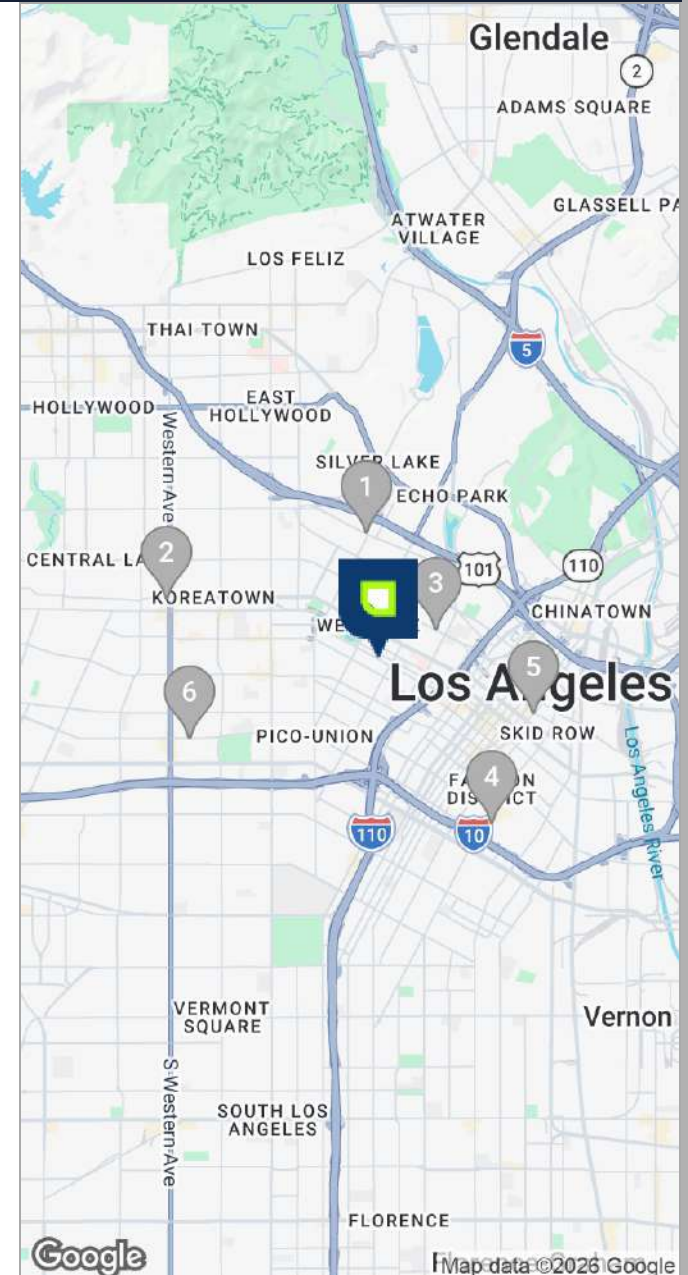
★ **694 S BURLINGTON AVE**

Los Angeles, CA

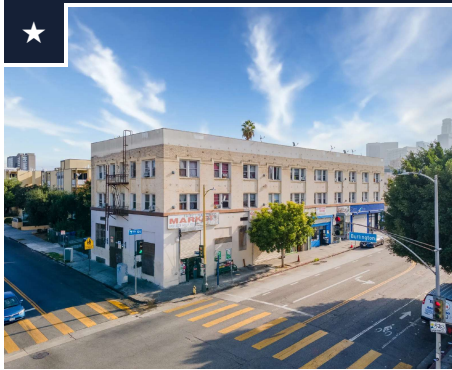
Price \$3,900,000

Bldg Size 30,319 SF

	NAME/ADDRESS	PRICE	BLDG SIZE
1	301-307 N Rampart Blvd Los Angeles, CA 90026	\$7,800,000	34,880 SF
2	3950 W 6th St Los Angeles, CA 90020	\$7,400,000	31,998 SF
3	1445 W 3rd St Los Angeles, CA 90017	\$2,350,000	7,325 SF
4	738 E 14th St Los Angeles, CA 90021	\$2,950,000	11,148 SF
5	404 S Los Angeles St Los Angeles, CA 90013	\$7,600,000	13,800 SF
6	2176 Venice Blvd Los Angeles, CA 90006	\$3,325,000	9,311 SF
AVERAGES		\$5,237,500	18,077 SF



SALES COMPARABLES MULTIFAMILY



694 S BURLINGTON AVE
Los Angeles, CA 90057

Price:	\$3,900,000	Bldg Size:	30,319 SF
Lot Size:	9,806 SF	No. Units:	33
Cap Rate:	7.72%	Year Built:	1913



811 S UNION AVE
Los Angeles, CA 90017

Price:	\$3,200,000	Bldg Size:	17,364 SF
No. Units:	30	Year Built:	1906



1513 W 12TH PL
Los Angeles, CA 90015

Price:	\$2,400,000	Bldg Size:	13,161 SF
No. Units:	18	Year Built:	1905

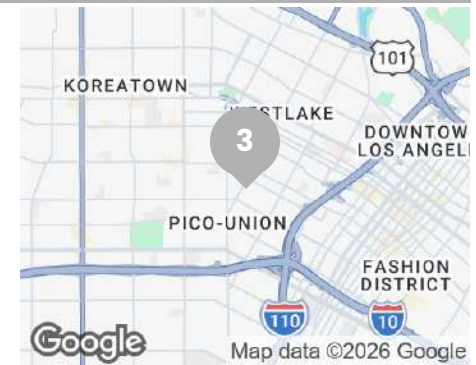


SALES COMPARABLES MULTIFAMILY



3
1136 S ALVARADO ST
Los Angeles, CA 90006

Price: \$4,275,000 Bldg Size: 16,113 SF
No. Units: 24 Year Built: 1912



4
1527 W 4TH ST
Los Angeles, CA 90017

Price: \$3,950,000 Bldg Size: 15,481 SF
No. Units: 29 Year Built: 1923



5
450 S BENTON WAY
Los Angeles, CA 90057

Price: \$2,995,000 Bldg Size: 8,772 SF
No. Units: 18 Year Built: 1924

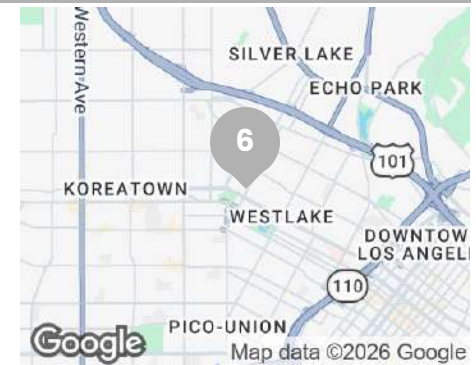


SALES COMPARABLES MULTIFAMILY



6
447 RAMPART BLVD
Los Angeles, CA 90057

Price: \$7,150,000 Bldg Size: 23,072 SF
No. Units: 49 Year Built: 1924



7
335 S WESTLAKE AVE
Los Angeles, CA 90057

Price: \$2,000,000 Bldg Size: 7,345 SF
No. Units: 15 Year Built: 1957



8
200 S WESTLAKE AVE
Los Angeles, CA 90057

Price: \$2,020,000 Bldg Size: 8,740 SF
No. Units: 12 Year Built: 1951



SALES COMPARABLES
MULTIFAMILY

Address	Price	Units	Yr. Built	RSF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
811 S Union Ave	\$3,200,000	30	1906	17,364	8.77	6.27%	\$184.29	\$106,667	5/12/2023	(30) 0+1
1513 W 12th Pl	\$2,400,000	18	1905	13,161	11.34	4.85%	\$182.36	\$133,333	3/9/2023	(12) 0+1, (6) 1+1
1136 S Alvarado St	\$4,275,000	24	1912	16,113	N/A	N/A	\$265.31	\$178,125	2/2/2023	(12) 2+1, (12) 1+1
816 S Park View St	\$3,417,000	30	1923	15,075	N/A	N/A	\$226.67	\$113,900	1/17/2023	(30) 0+1
822 S Park View St	\$3,417,000	30	1923	16,020	N/A	N/A	\$213.30	\$113,900	1/17/2023	(24) 0+1, (6) 1+1
1454 W 3rd St	\$2,589,000	27	1922	13,440	N/A	N/A	\$192.63	\$95,889	1/17/2023	(24) 0+1, (3) 1+1
725 S Westlake Ave	\$18,145,454	172	1925	45,088	9.58	5.74%	\$402.45	\$105,497	10/5/2022	(172) 1+1
Averages					9.90	5.62%	\$238.14	\$121,044		
694 S Burlington Ave	\$3,900,000	32	1913	30,319	7.25	7.72%	\$128.63	\$121,875	Subject	(13) 1+1, (13) 0+1, (6) Retail

SALES COMPARABLES

SALE COMPS MAP & SUMMARY

★ **694 S BURLINGTON AVE**

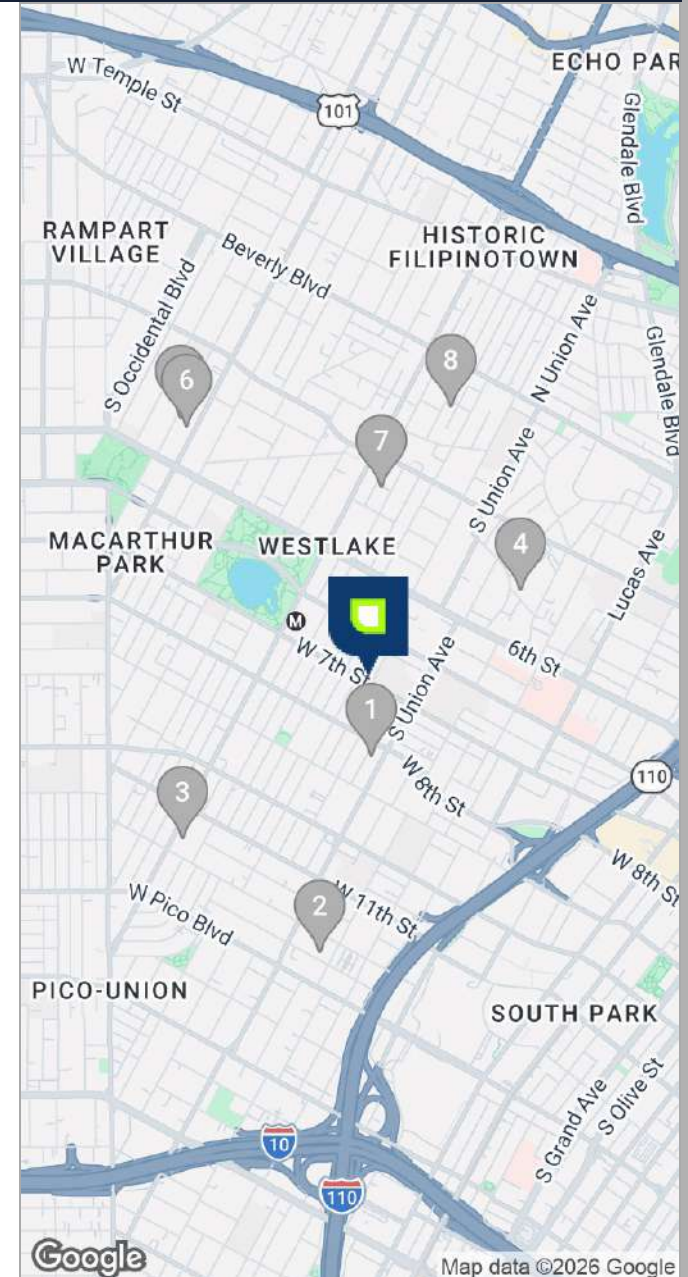
Los Angeles, CA

Price \$3,900,000

Bldg Size 30,319 SF

No. Units 33

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS
1	811 S Union Ave Los Angeles, CA	\$3,200,000	17,364 SF	30
2	1513 W 12th Pl Los Angeles, CA	\$2,400,000	13,161 SF	18
3	1136 S Alvarado St Los Angeles, CA	\$4,275,000	16,113 SF	24
4	1527 W 4th St Los Angeles, CA	\$3,950,000	15,481 SF	29
5	450 S Benton Way Los Angeles, CA	\$2,995,000	8,772 SF	18
6	447 Rampart Blvd Los Angeles, CA	\$7,150,000	23,072 SF	49
7	335 S Westlake Ave Los Angeles, CA	\$2,000,000	7,345 SF	15
8	200 S Westlake Ave Los Angeles, CA	\$2,020,000	8,740 SF	12
AVERAGES		\$3,498,750	13,756 SF	24



LOCATION OVERVIEW

694 S Burlington Ave - Los Angeles, CA 90057

LOCATION OVERVIEW RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County’s population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



10M

Residents

TOTAL AREA



4,084

Square Miles

CITIES



88

Incorporated Cities

Economy



950B

Gross Domestic Product



LOCATION OVERVIEW

HOLLYWOOD PARK

HOLLYWOOD PARK

Hollywood Park is a transformative 300-acre mixed-use development in Inglewood that serves as a central hub for the Westside, South Bay, and greater Los Angeles communities.

Anchoring one end of the project is a dynamic 500,000-square-foot retail and entertainment district, featuring a curated mix of global and local brands, distinctive dining experiences, and vibrant nightlife. This district is complemented by luxury residential communities and next-generation office campuses, designed with best-in-class technology and sustainability features that foster collaboration and community engagement.

At the heart of Hollywood Park is SoFi Stadium, home to the Los Angeles Rams and Chargers, and a world-class venue that will host major global events including the 2028 Summer Olympics. Surrounding amenities include the YouTube Theater, a 6,000-seat performance venue, and Hollywood Park Studios, a new creative campus set to become the International Broadcast Center for the Olympic Games.

Together, these elements establish Hollywood Park as one of the most significant developments in Southern California—a premier destination for sports, entertainment, business, and lifestyle that will continue to shape the economic and cultural landscape of Los Angeles for decades to come.



LOCATION OVERVIEW
SOFI STADIUM



SOFI STADIUM

SoFi Stadium is the landmark centerpiece of the Hollywood Park development and serves as the home of the Los Angeles Rams and Los Angeles Chargers. At over 3 million square feet, it is the largest and most technologically advanced stadium in the NFL. The venue seats 70,240 fans, with the flexibility to expand to over 100,000 for major events.

Built at a cost exceeding \$5 billion, SoFi Stadium set a new standard for sports and entertainment architecture. Since opening, it has already hosted marquee global events, including the Super Bowl LVI in 2022 and the College Football Playoff National Championship in 2023, with the FIFA World Cup (2026) and the Summer Olympics (2028) on the horizon.

SoFi Stadium is more than just a sports venue—it is a cultural landmark for Los Angeles, anchoring the 300-acre Hollywood Park project and reinforcing the city's position as a global capital for sports, entertainment, and innovation.

EXCLUSIVELY MARKETED BY

SAMIMI
INVESTMENTS

LYON STAHL
INVESTMENT REAL ESTATE

CAMERON SAMIMI

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BRE. 02035763