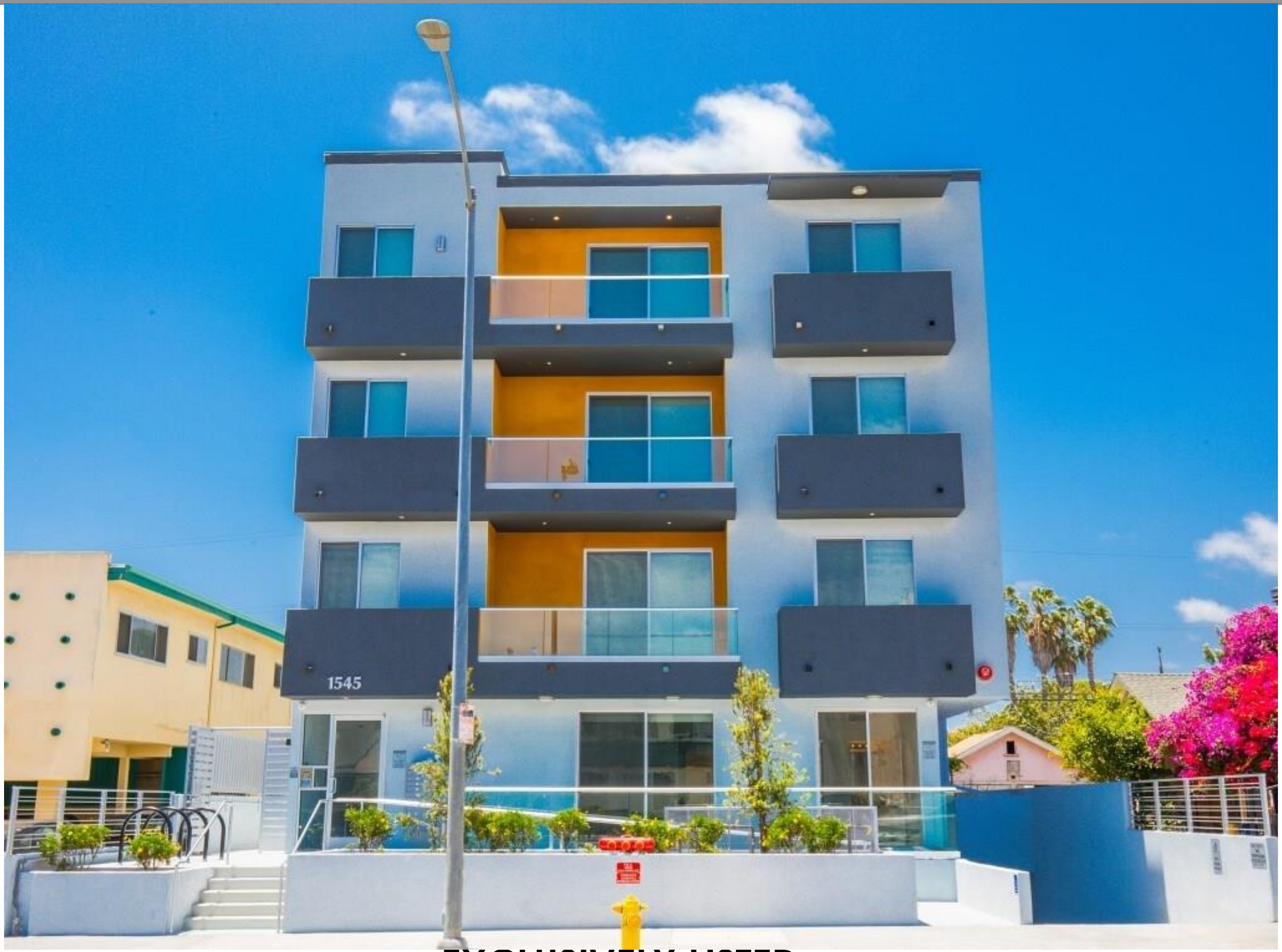
MID-CITY 10 UNIT APARTMENT BUILDING

BURTS & ASSOCIATES



EXCLUSIVELY LISTED

OFFERING MEMORANDUM

1545 S Fairfax Avenue, Los Angeles, CA 90019

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BURTS & ASSOCIATES

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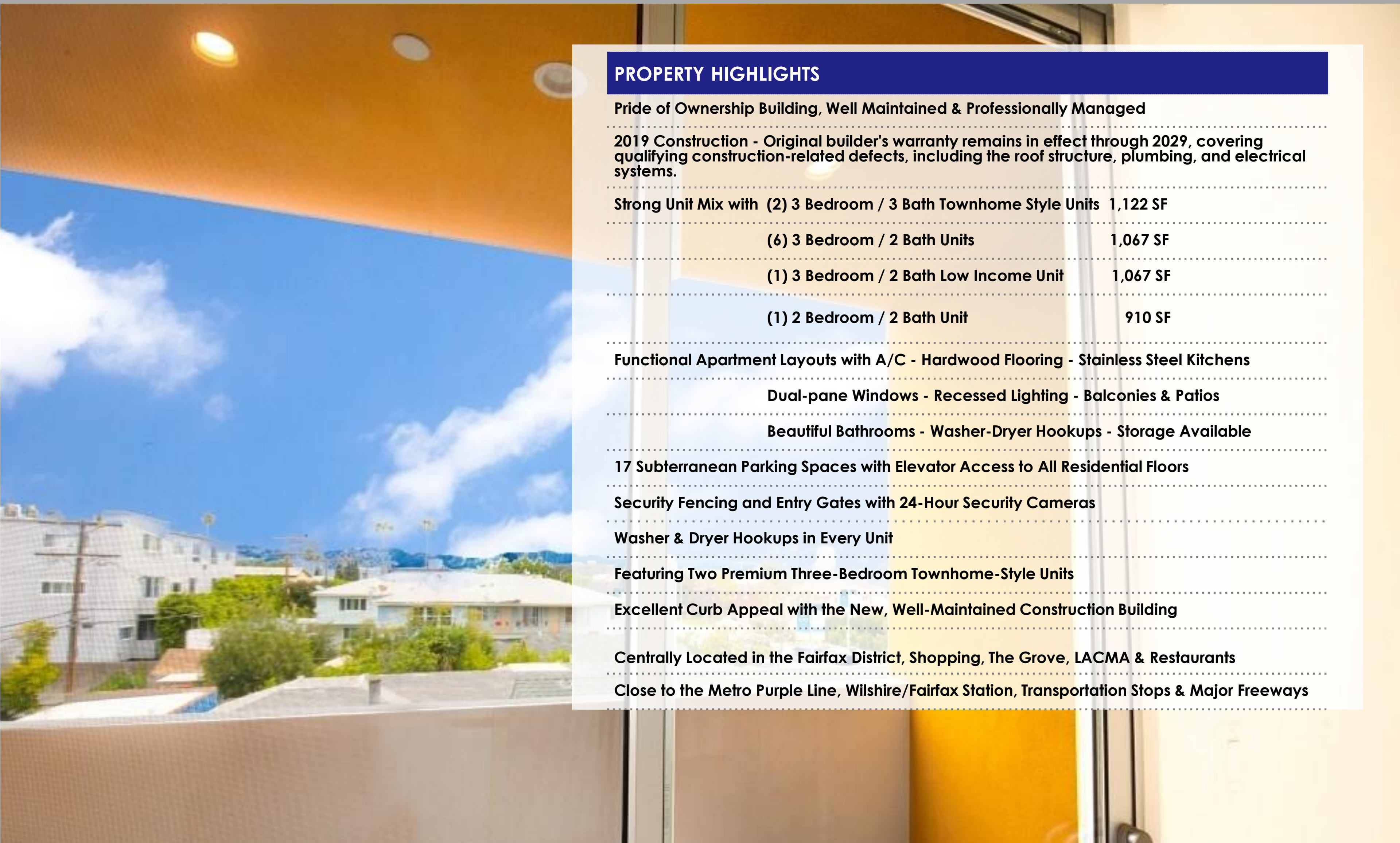
INVESTMENT HIGHLIGHTS

BURTS & ASSOCIATES

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



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

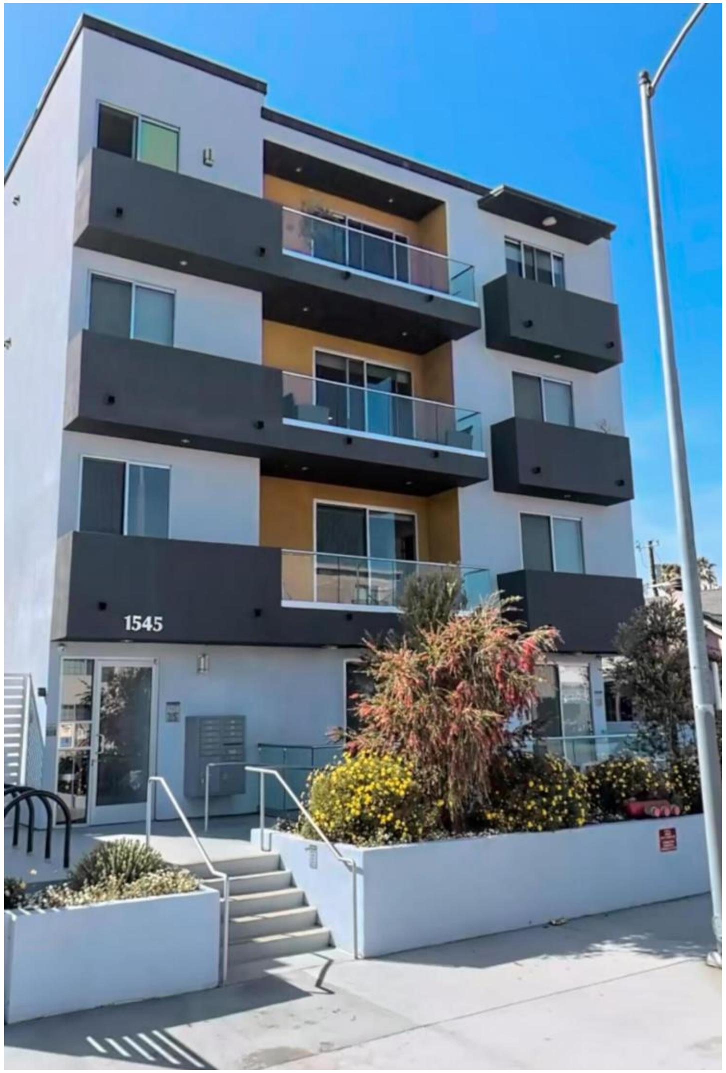
PROPERTY DESCRIPTION

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

BURTS & ASSOCIATES

PROPERTY OVERVIEW

Property Address	1545 S Fairfax Avenue Los Angeles, CA 90019
APN	5068-021-028
Description	Multi-Family Apartment Building
Building Size	10,785 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

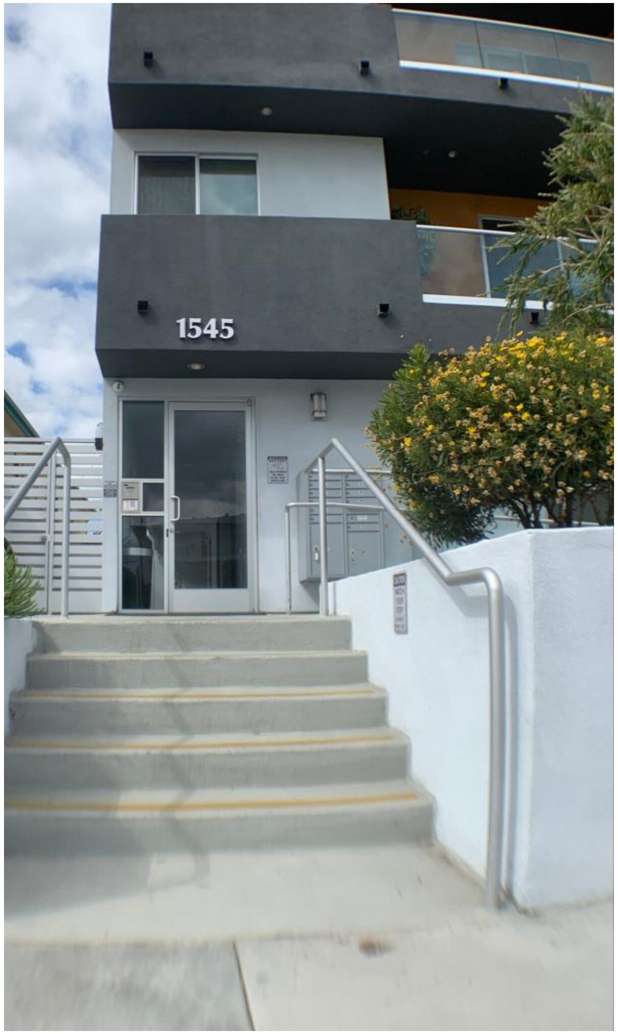
Sale Price	$7,400,000
Number of Units	10 Units
CAP Rate / Proforma CAP Rate	3.88% / 5.48%
GRM / Proforma GRM	16.80 / 13.24
Building Price P/SF	$686
Unit Price	$740,000

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



INVESTMENT ANALYSIS	ACTUAL
Price	$7,400,000
Number of Units	10
Rentable SF	10,785 SF
Cost P/Unit	$740,000
Cost PSF	$686
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

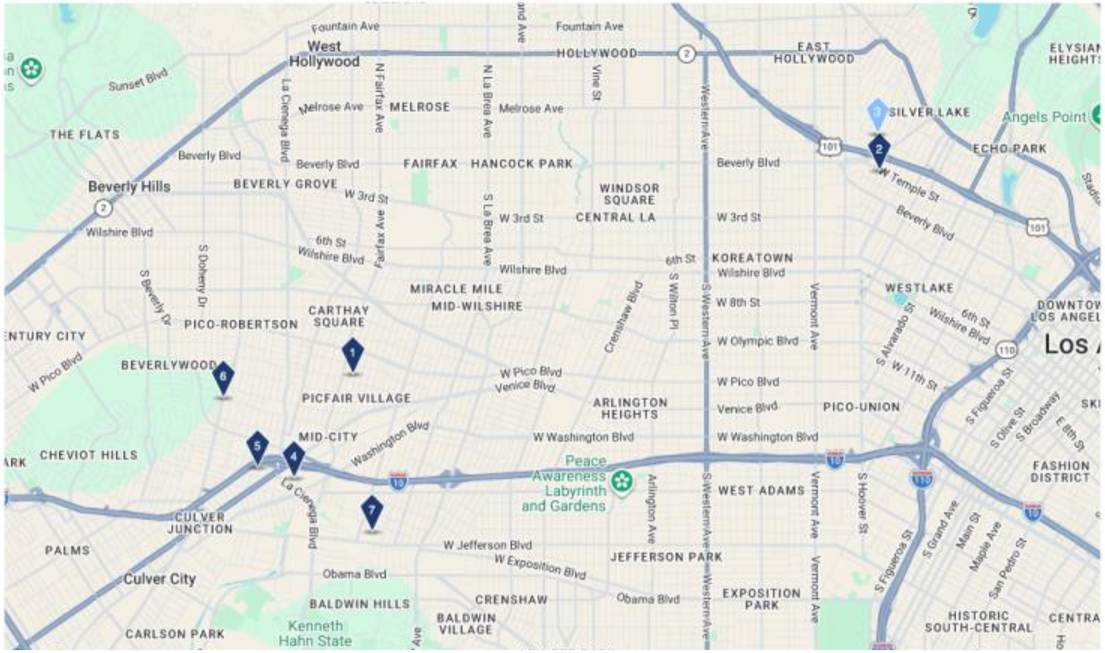
BURTS & ASSOCIATES

1545 S. FAIRFAX AVENUE | LOS ANGELES, CA

Rent Roll | June 2026

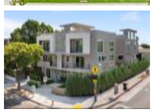
Unit #	Unit Mix	Tenant Name	Lease Status	Lease Start	Lease Expires	Tenant Rent	Proforma Rent	Deposit Held	Notes
101	2BR/2 BATH	Yuhao Ren / Xiaoxuan Ren	Occupied	7/15/2025	7/31/2026	$3,150.00	$3,500.00	$3,100.00	
102	3BR/3 BATH	Rowean/Martinez/Fields	Occupied	12/28/2021	12/31/2022	$3,825.00	$5,500.00	$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**	

SALES COMPARABLES



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)

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
	Averages				$4,642,857	$844,456	$479.13	6.20%	13.23
	1545 S Fairfax Avenue	10		For Sale	$7,400,000	$740,000	$686	3.95%	16.8

ON-MARKET DEALS

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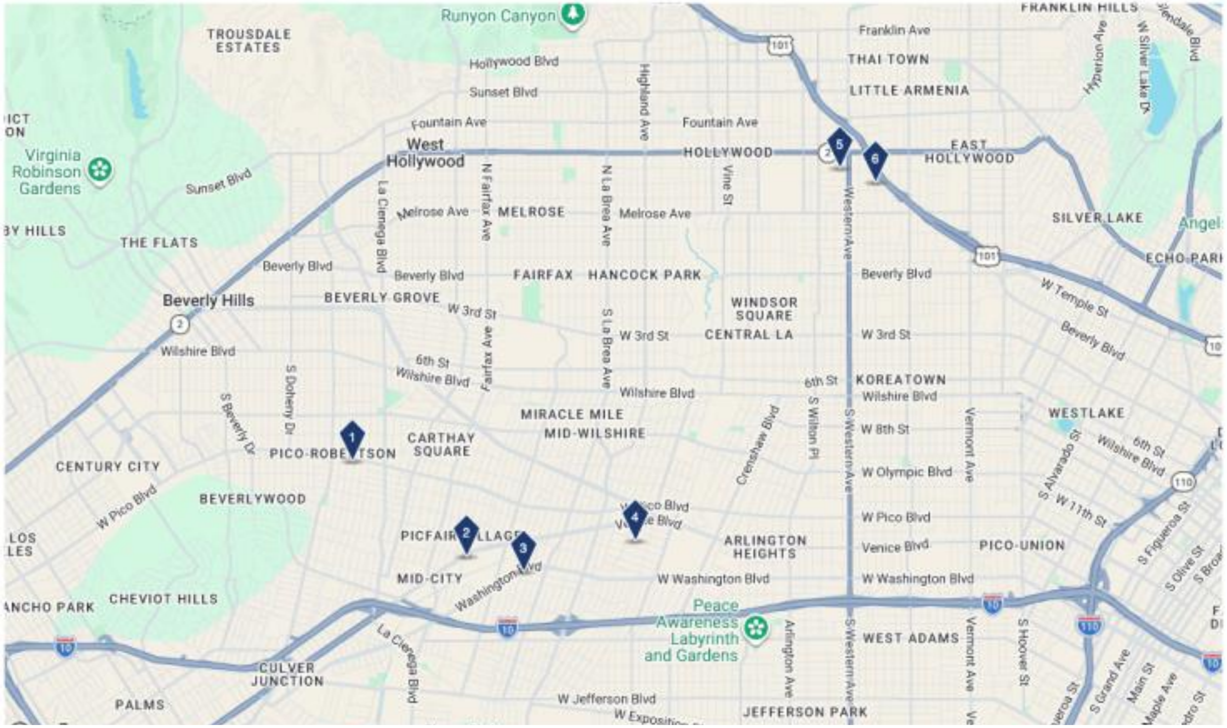

Property List

	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

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%	$686					

AREA MAPS

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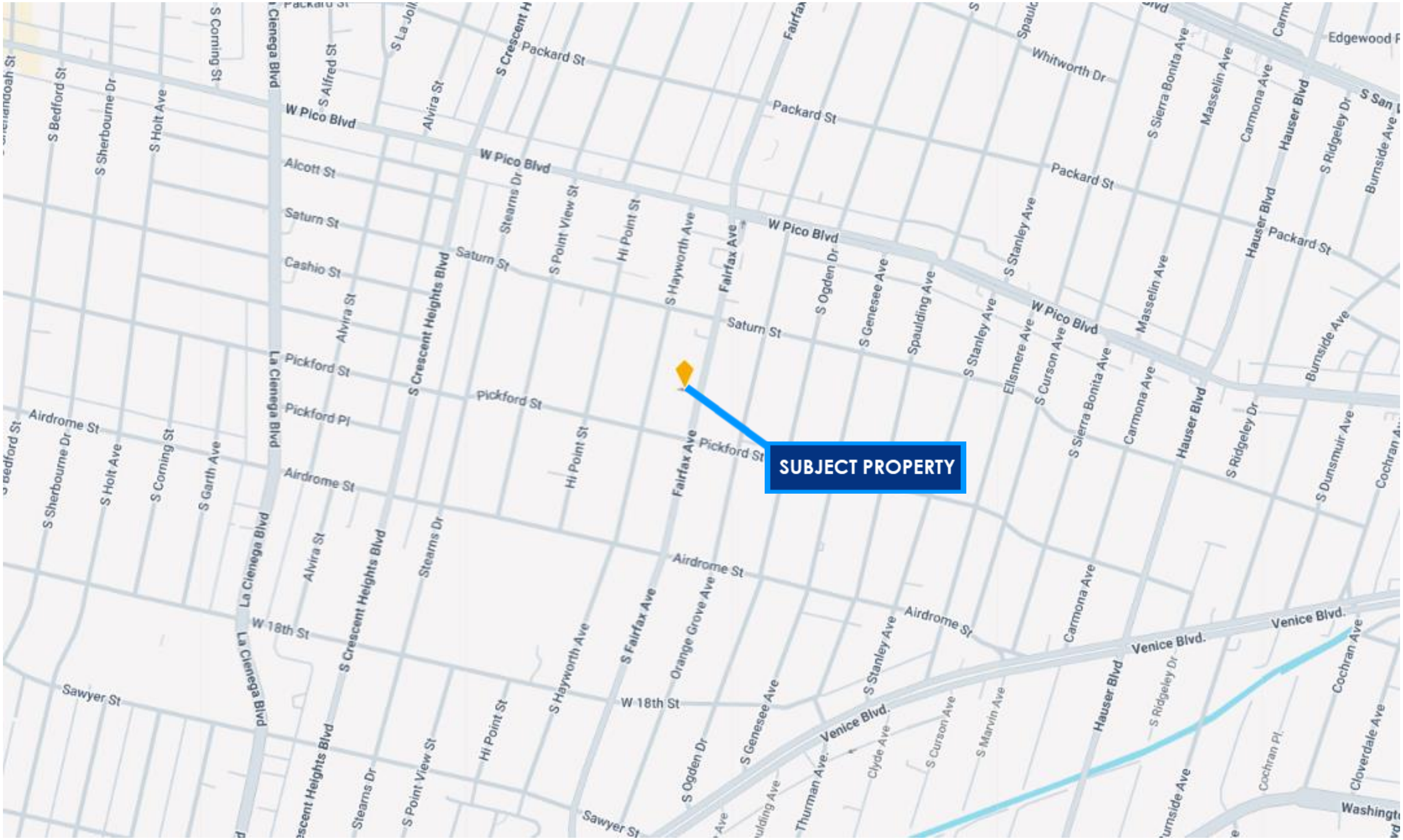
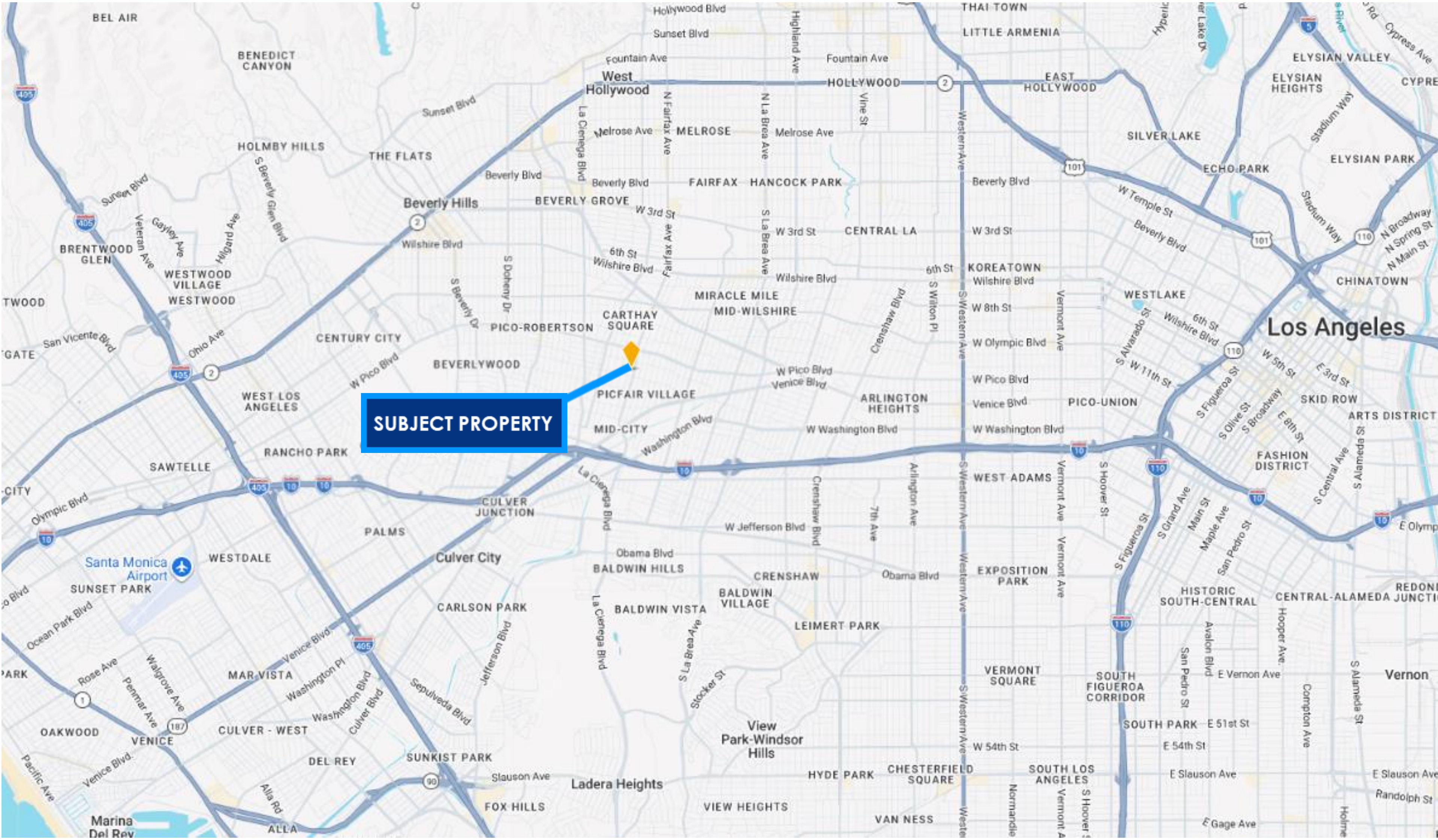
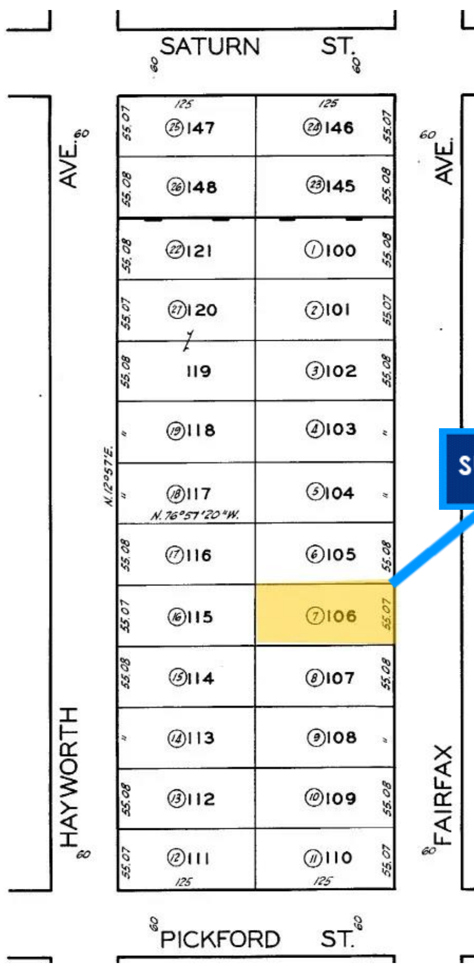


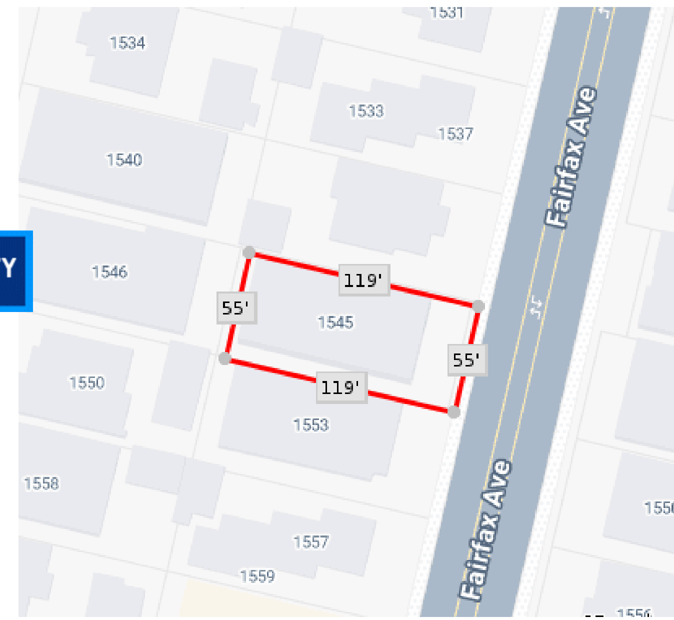
AREA MAPS


SUBJECT PROPERTY
BEL AIR
BENEDICT CANYON
HOLMBY HILLS
THE FLATS
Beverly Hills
BRENTWOOD GLEN
WESTWOOD VILLAGE
WESTWOOD
CENTURY CITY
WEST LOS ANGELES
RANCHO PARK
SAWTELLE
BEVERLYWOOD
PICO-ROBERTSON
CARTHAY SQUARE
PICFAIR VILLAGE
MID-CITY
MIRACLE MILE
MID-WILSHIRE
West Hollywood
MELROSE
FAIRFAX
HANCOCK PARK
BEVERLY GROVE
CENTRAL LA
HOLLYWOOD
THAI TOWN
LITTLE ARMENIA
EAST HOLLYWOOD
SILVER LAKE
ECHO PARK
ELYSIAN VALLEY
ELYSIAN HEIGHTS
ELYSIAN PARK
KOREATOWN
WESTLAKE
CHINATOWN
Los Angeles
SKID ROW
ARTS DISTRICT
FASHION DISTRICT
PICO-UNION
ARLINGTON HEIGHTS
WEST ADAMS
CULVER JUNCTION
PALMS
Culver City
WESTDALE
Santa Monica Airport
SUNSET PARK
CARLSON PARK
BALDWIN HILLS
BALDWIN VISTA
BALDWIN VILLAGE
CRENSHAW
LEIMERT PARK
EXPOSITION PARK
HISTORIC SOUTH-CENTRAL
CENTRAL-ALAMEDA
VERMONT SQUARE
SOUTH FIGUEROA CORRIDOR
SOUTH PARK
Vernon
MAR VISTA
OAKWOOD
VENICE
CULVER - WEST
DEL REY
SUNKIST PARK
FOX HILLS
Ladera Heights
View Park-Windsor Hills
HYDE PARK
CHESTERFIELD SQUARE
SOUTH LOS ANGELES
VIEW HEIGHTS
VAN NESS
Marina Del Rey
Wilshire Blvd
W Pico Blvd
Venice Blvd
W Washington Blvd
W Jefferson Blvd
Obama Blvd
W Olympic Blvd
Beverly Blvd
W 3rd St
Melrose Ave
Fountain Ave
Sunset Blvd
Hollywood Blvd
Olympic Blvd
Slauson Ave
W 54th St
E Slauson Ave

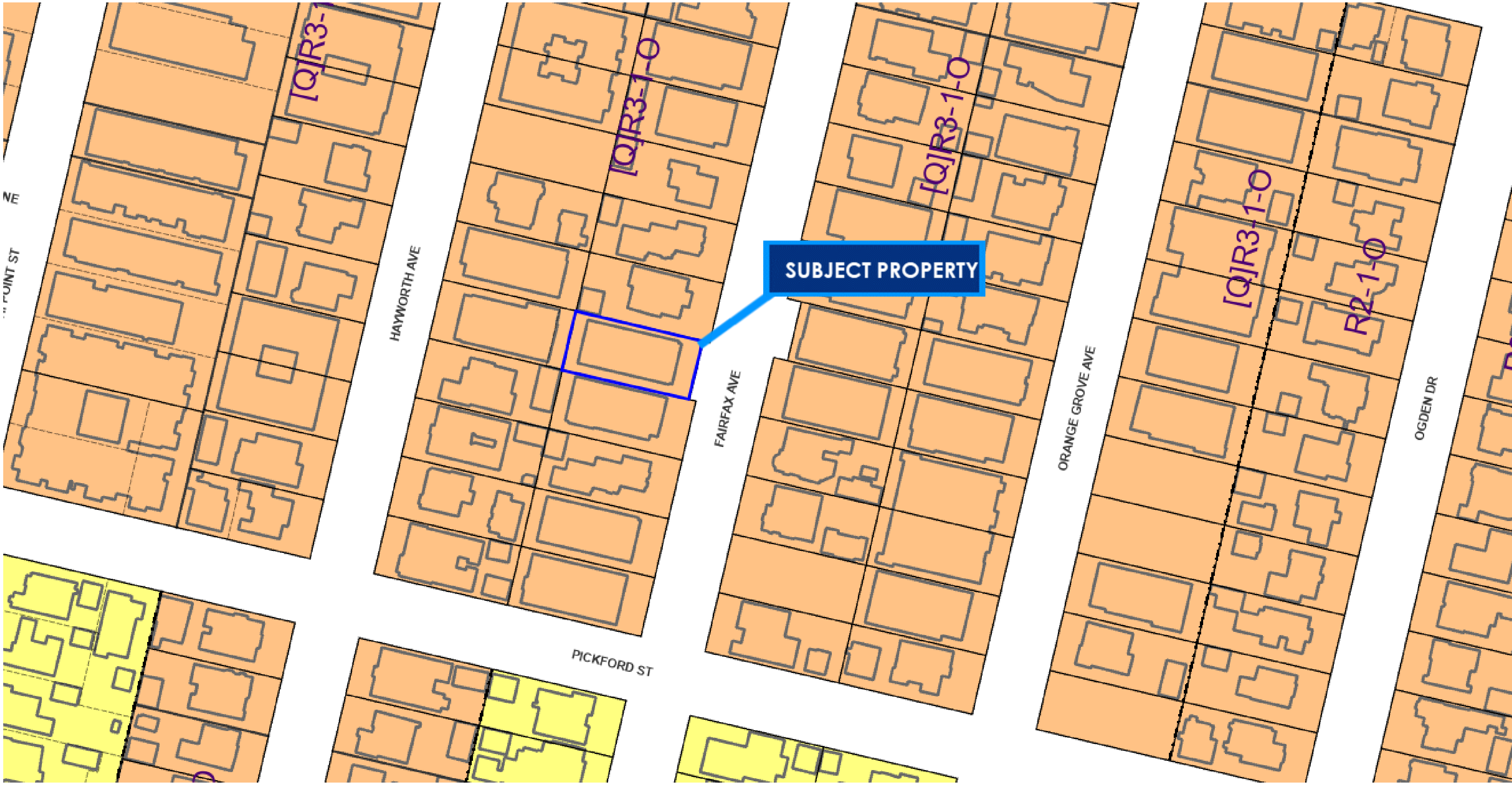
PLAT MAP



SUBJECT PROPERTY



LOS ANGELES ZIMAS ZONING MAP



EXTERIOR PHOTOS









ADDITIONAL PHOTOS

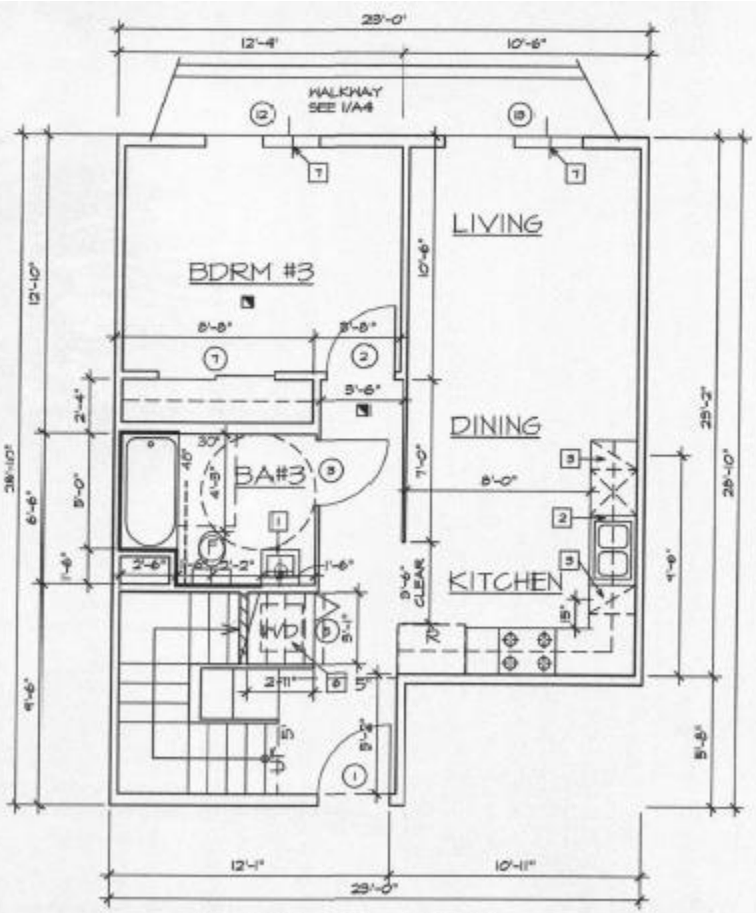
BURTS & ASSOCIATES



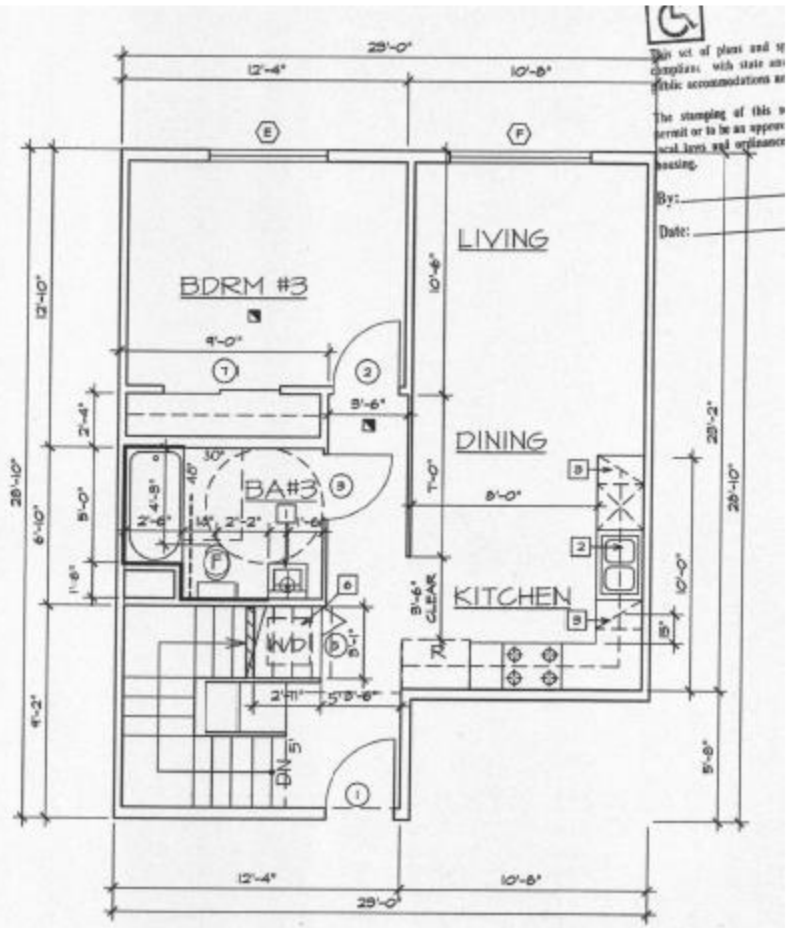




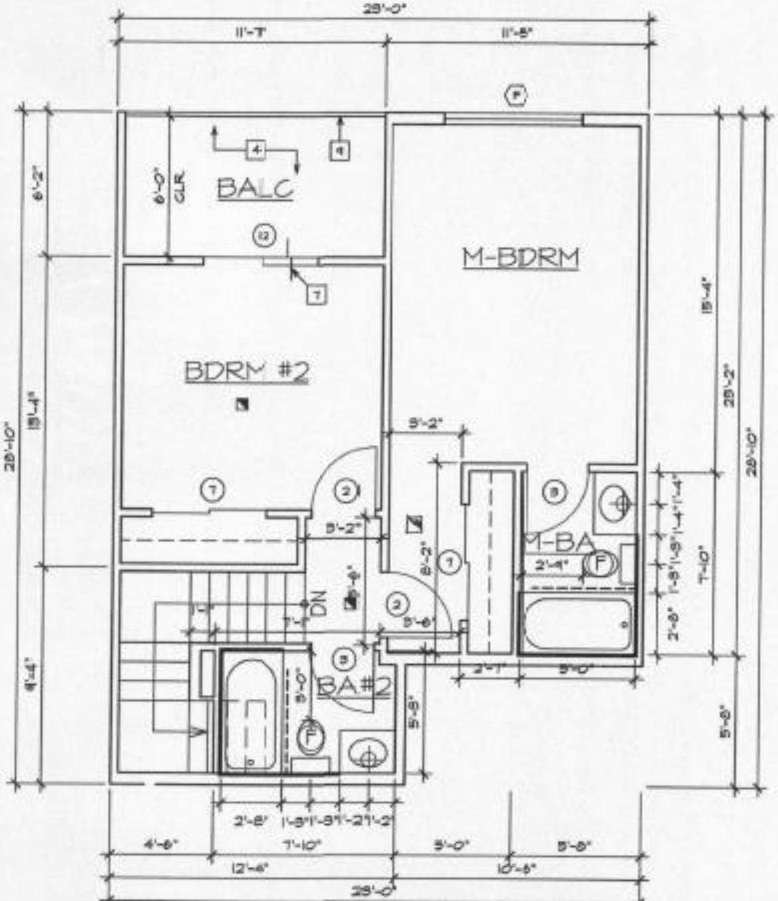




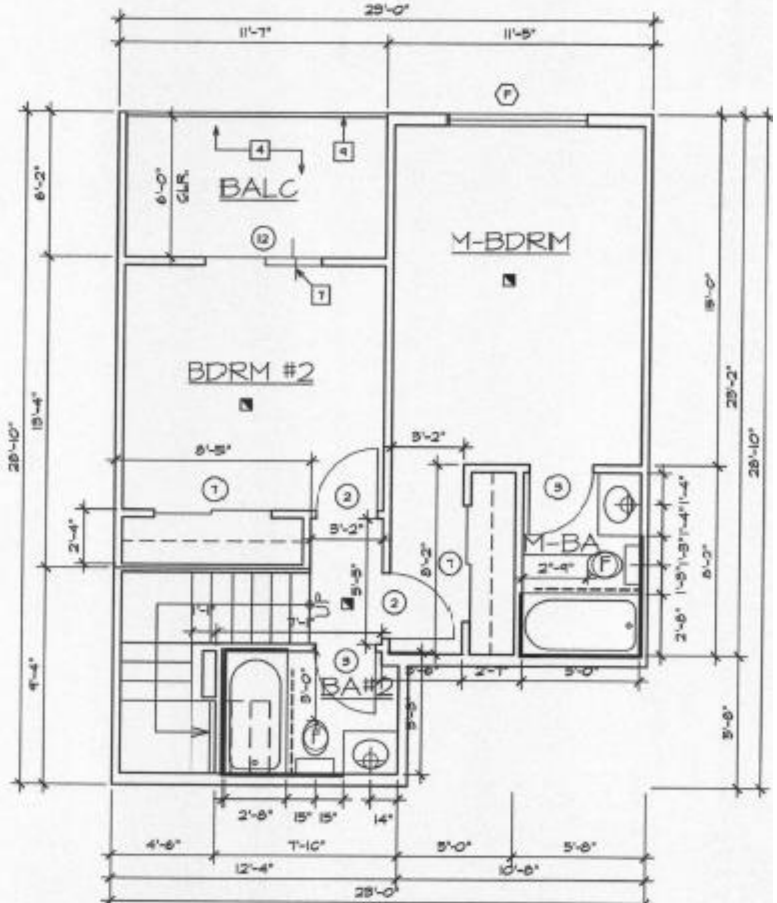
UNIT 102 - TH(FL1)
1/4" = 1'-0" 1,122 SF



UNIT PH2 - TH(FL4)
1/4" = 1'-0" 1,122 SF

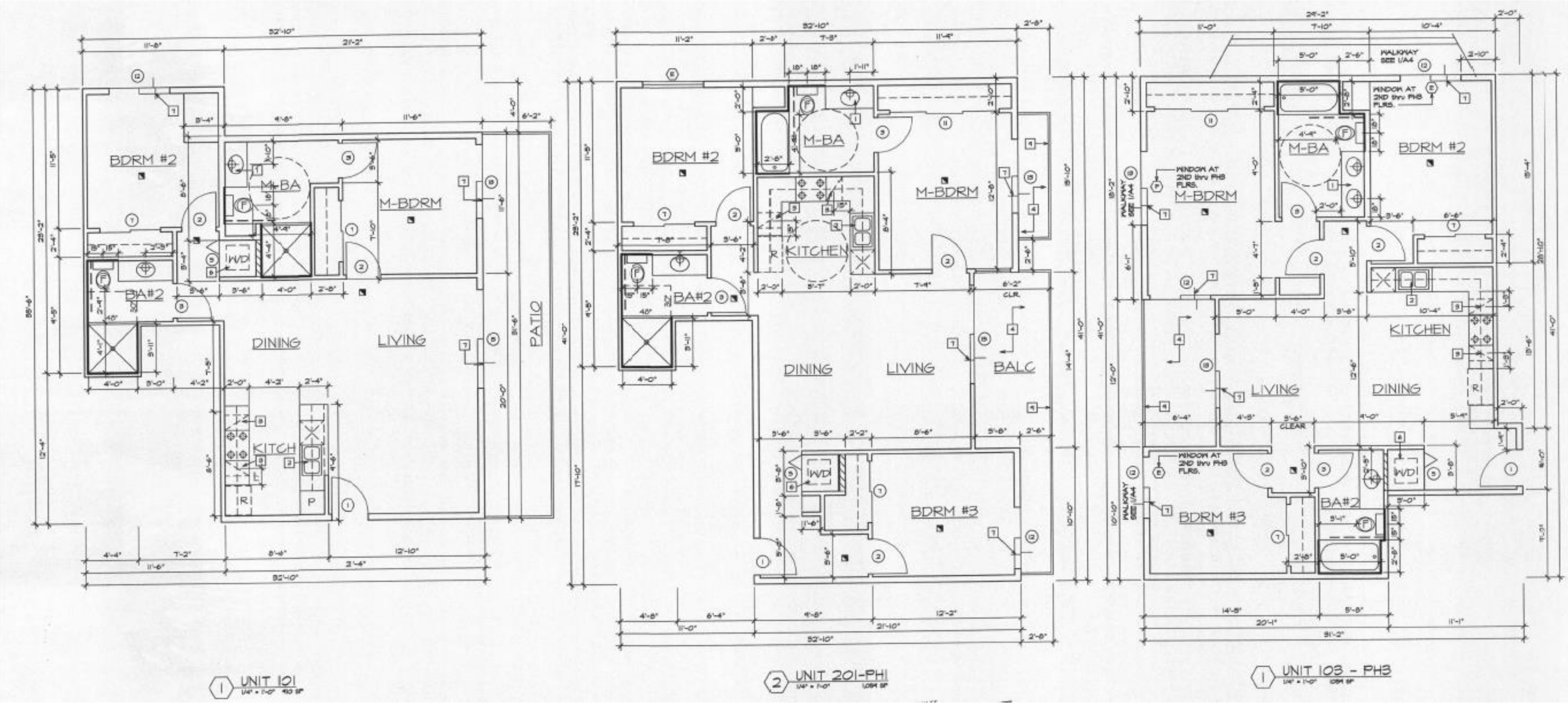


2 UNIT 102 - TH(FL2)
1/4" = 1'-0" 1122 SF



3 UNIT PH2 - TH(FL3)
1/4" = 1'-0" 1122 SF

FLOOR PLANS


BDRM #2
M-BA
M-BDRM
BA#2
DINING
LIVING
PATIO
KITCH
UNIT 101
BDRM #2
M-BA
M-BDRM
KITCHEN
BA#2
DINING
LIVING
BALC
BDRM #3
UNIT 201-PH1
M-BA
BDRM #2
M-BDRM
KITCHEN
LIVING
DINING
BA#2
BDRM #3
UNIT 103 - PH3

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