



JUST LISTED

1215 S FAIRFAX AVE

12-Unit Asset In The Fairfax District (Los Angeles, CA 90019)

The Group
COMMERCIAL REAL ESTATE

SRP

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FAIRFAX DISTRICT

SOUTHWEST FACING



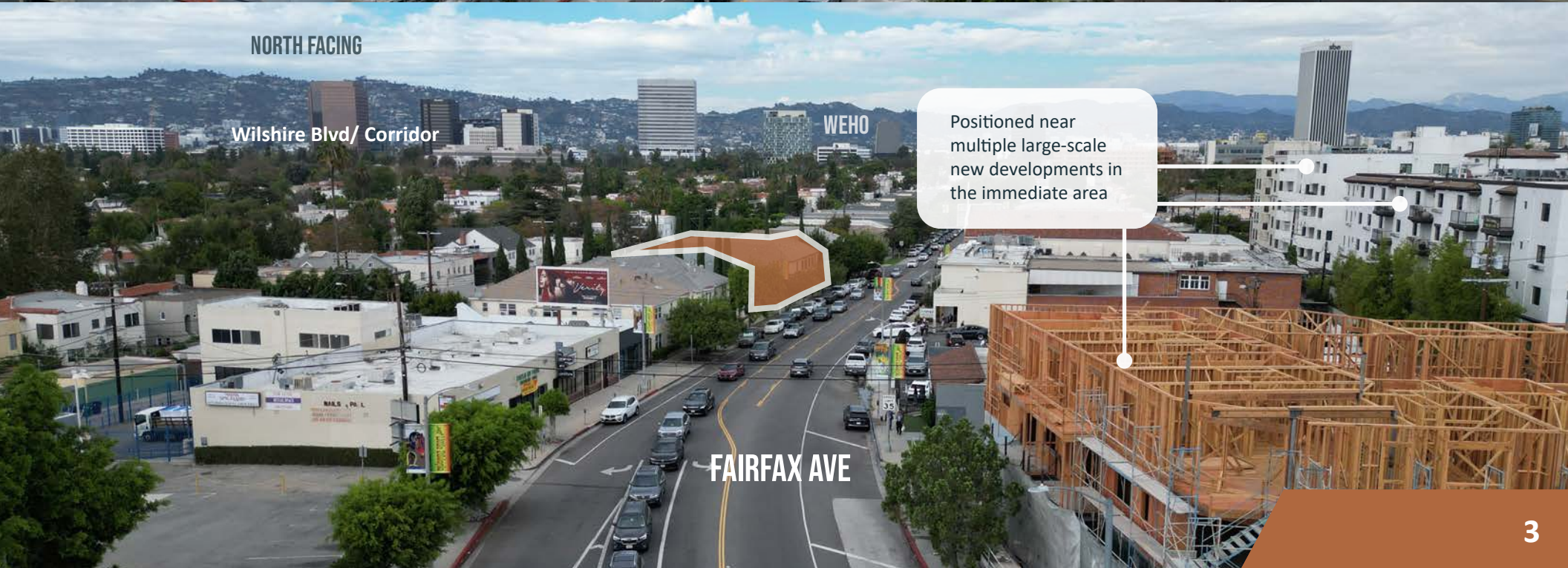
NORTH FACING

Wilshire Blvd/ Corridor

WEHO

Positioned near multiple large-scale new developments in the immediate area

FAIRFAX AVE



INVESTMENT HIGHLIGHTS

>>> **Seller financing available.**

>> **Contact us for terms and details.**

> **Prime location:** Located in the Fairfax District, minutes from The Grove, LACMA, Beverly Grove, Miracle Mile, and Culver City.

> **ADU Potential:** Plans for 6 additional units are ready to issue (RTI), offering a path from 12 to 18 units (buyer to verify).

> **Accessibility & strong rental demand:** Located in a high-demand Los Angeles rental market near new developments, popular dining, and entertainment.

> **Exceptional value:** At roughly \$183K per unit, Fairfax offers one of LA's most compelling price points.

1215 S FAIRFAX
LOS ANGELES, CA 90019

Units:	12 (RSO)
Built:	1950
Rentable Area:	8,578 SF
Lot Size:	8,257 SF
Parking:	Garage
APN:	5086-003-003
Zoning:	LAR3
Roof:	Pitched

NOTES

Strond ADU Potential w/ RTI Plans
Well-Maintained Property
Detached Garage @ Rear
Secured Access Building
Separately Metered
Alleyway Access

HIGHLY VISIBLE LOCATION

Situated in a central, high-traffic location surrounded by active new developments and infill projects, this property offers unmatched convenience and effortless access to all of Los Angeles. Set within a high-density rental market boasting high walkability and proximity to trendy local restaurants and shops, it represents an exceptionally high-demand, easy-to-rent location.

WILSHIRE BLVD/ CORRIDOR

FAIRFAX AVE

FINANCIAL SETUP

Proposed Sale Price	
Sale Price	\$2,200,000
In Place GRM	10.35
In Place CAP Rate	5.26%
Price / Door	\$183,333
Price / Sqft	\$256
Proforma GRM	8.07
Proforma CAP Rate	7.56%
Proforma Financing	
Loan Term	Negotiable
Rate (IO)	5.75%
Amortization	30
DSCR Cont.	1.34X
Mortgage Constant	7.00%
Max Loan DSCR Const.	\$1,500,000
LTV	68.18%
Property Details	
Total Units	12
Building Size (sqft)	8,578
Lot Size (sqft)	8,257
Year Built	1950
Zoning	LAR3
APN	5086-003-003

THE INFORMATION PROVIDED HEREIN IS FROM SOURCES WE BELIEVE ARE RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO REPRESENTATIONS, GUARANTEES OR WARRANTIES ABOUT IT.

P&L		Current	Proforma w/ Cash 4 Keys	Proforma Cash4Key+ADU
Rental Income		\$209,435	\$269,309	\$384,509
Other Income		\$3,160	\$3,160	\$5,000
Gross Income		\$212,595	\$272,469	\$389,509
Vacancy	5%	\$10,630	\$13,623	\$19,475
Net Rental Income:		\$201,965	\$258,846	\$370,034
Taxes	1.20%	\$26,400	\$26,400	\$37,896
Insurance	\$800	\$7,422	\$9,600	\$14,400
Management	5.0%	\$10,098	\$12,942	\$18,502
Utilities	\$200	\$28,845	\$29,999	\$43,268
G&A	\$21	\$3,035	\$3,157	\$4,553
R&M	\$69	\$10,000	\$10,000	\$10,000
Leasing	\$3	\$411	\$500	\$617
Misc.		\$0	\$0	\$0
Total OPEX:		\$86,212	\$92,598	\$129,234
		42.69%	35.77%	34.93%
NOI:		\$115,754	\$166,248	\$240,799
		5.26%	7.56%	6.30%
Debt Service:		\$86,250	\$86,250	\$86,250
Pre Tax Cash Flows:		\$29,504	\$79,998	\$154,549
Cash-on-Cash		4.21%	11.43%	6.66%

ACTIVE RENT ROLL

% Units	Total Units	Type	% Vacant	Avg In Place	Market Rent	Variance
16.7%	2	0+1	0.00%	\$1,500	\$1,700	13.33%
83.3%	10	1+1	10.00%	\$1,250	\$1,950	55.96%

Total	12	8%				
#	Unit #	Type	Vacant	Current Rent	Market Rent	Variance
1	1	1+1	1	\$1,148	\$1,950	69.83%
2	2	1+1		\$1,214	\$1,950	60.62%
3	3	1+1		\$1,108	\$1,950	75.94%
4	4	1+1		\$0	\$1,950	0.00%
5	5	0+1		\$1,300	\$1,700	30.76%
6	6	1+1		\$1,055	\$1,950	84.89%
7	7	1+1		\$1,984	\$1,950	-1.72%
8	8	1+1		\$1,162	\$1,950	67.83%
9	9	1+1		\$1,023	\$1,950	90.56%
10	10	1+1		\$1,858	\$1,950	4.94%
11	11	0+1		\$1,700	\$1,700	0.00%
12	12	1+1		\$1,950	\$1,950	0.00%
Total				\$15,502.94	\$22,900.00	47.71%

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ADU					
1	1	ADU		\$0	\$1,700
2	2	ADU		\$0	\$1,700
3	3	ADU		\$0	\$1,700
4	4	ADU		\$0	\$1,500
5	5	ADU		\$0	\$1,500
6	6	ADU		\$0	\$1,500
Total					\$9,600

SALES COMPARABLES

Recent Comparable Sales									
	Property Address	Yr Built	Size	Units	Sale Price	Price/ Unit	CAP	Price / SF	Sale Date
A	630 S Cochran Ave, Los Angeles CA 90036	1927	9,196	12	\$2,100,000	\$175,000	7.58%	\$228	9/1/2026
B	1010 S bedford St, Los Angeles CA 90035	1963	12,915	12	\$3,700,000	\$308,333	5.28%	\$286	5/1/2026
C	1448 Stearns Dr, Los Agneles CA 90035	1966	6,710	8	\$1,800,000	\$225,000	4.92%	\$268	6/1/2026
D	8553 Alcott St, Los Angeles CA 90035	1930	8,530	8	\$1,600,000	\$200,000	5.75%	\$188	3/1/2026
Averages:		1947	9,338	10	\$2,300,000	\$227,083	5.88%	\$243	
Subject Proeprty:		1950	8,578	12	\$2,200,000	\$183,333	5.26%	\$256	



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PROEPTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS



76%

RENTER OCCUPIED

ZIP 90019 - Mid-City

39.6

MEDIAN AGE - YEARS

ZIP 90019 - Mid-City

61.4%

**WHITE-COLLAR
WORKERS**

ZIP 90019 - Mid-City

39%

BACHELOR'S DEGREE+

ZIP 90019 - Mid-City

\$96,310

MEDIAN HH INCOME

1-mile radius - annual

\$80,636

MEDIAN HH INCOME

5-mile radius - annual

44,078

POPULATION

1-mile radius

21,082

HOUSEHOLDS

1-mile radius

The demographics come from four sources:

Census Reporter – 90019 profile (ACS 2024 5-year)

Census Reporter API – tract tables B19001, B25003, B01003 and ZIP tables B25003, C24010

City-Data – 90019

Estatefy – 1215 S Fairfax Ave listing (location coordinates)

LA City Planning – Housing Progress Reports

ABOUT THIS LOCATION

CENTURY CITY

CARTHAY SQUARE NEIGHBORHOOD

Transit Score

58

Good Transit

Transit is convenient for most trips.

Walk Score

90

Walker's Paradise

Daily errands do not require a car.

Situated in a central, high-traffic (**highly visible**) location surrounded by active new developments and infill projects, this property offers unmatched convenience and effortless access to all of Los Angeles. Set within a high-density rental market boasting high walkability and proximity to trendy local restaurants and shops, it represents an exceptionally high-demand, **easy-to-rent location**.

ADD MORE UNITS: Plans for 6 additional units are ready to issue (RTI), offering a path from 12 to 18 units (buyer to verify).

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This information package has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. In particular, **SRP of KWPV** and Seller have not made any investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age or any other aspect of the property, including but not limited to any potential environmental problems that may exist and make no warranty or representation whatsoever concerning these issues. The information contained in this information package has been obtained from sources we believe to be reliable; however, **SRP of KWPV** and Seller have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any pro formas, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property.

SRP of KWPV and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

All parties are advised that in any property the presence of certain kinds of molds, funguses, or other organisms may adversely affect the property and the health of some individuals. **SRP of KWPV** recommend, if prospective buyers have questions or concerns regarding this issue, that prospective buyers conduct further inspections by a qualified professional.

The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

LOCATION

KWPV
550 Silver Spur Rd Ste 310
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