

LYON STAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS

[Proposed Plans
\(Click Here\)](#)

OFFERING MEMORANDUM
1228 S Dunsmuir Ave

Los Angeles, CA 90019
3 UNITS \$1,450,000

CAMERON SAMIMI
310.259.7556
cameron@lyonstahl.com
DRE #02035763

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PROPERTY INFORMATION

1228 S Dunsmuir Ave - Los Angeles, CA 90019

THE OFFERING



Beautiful **Mid Wilshire Triplex** on a Large **7042 Sq Lot** With assumable financing and approved plans for 2 More ADUs while maintaining parking on site.

Positioned in the vibrant Wilshire Vista pocket of Miracle Mile, 1228 S Dunsmuir Ave is a beautiful three-unit that shows exceptionally well for only at \$1,450,000—with prime potential for RTI ADUs to expand into a 5-unit income producing cash cow. This tastefully renovated 1937-built property spans 2,290 SF on a spacious 7,042 SF lot, delivering cash flow from a solid mix of (2) 2-bed/1-bath and (1) 1-bed/1-bath units, plus RTI plans for a top-level (1) 3-bed/2-bath and bottom (1) 2-bed/1-bath ADU to supercharge income and scale.



Walkable to La Brea Tar Pits, Koreatown hotspots, and Metro E Line transit, this prime location locks in strong tenant retention and rental growth near Mid-Wilshire's retail corridor, Beverly Grove, and Culver City. Delivering immediate Opportunity, **1228 S Dunsmuir** offers turnkey cash flow with transformative ADU potential.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	1228 S Dunsmuir Ave Los Angeles, CA 90019
Total Units	3
Total Building Sqft.	2,290 SF
Total Lot Size	7,044 SF
Year Built	1937
Zoning	LAR3
APN	5085-014-007



INVESTMENT HIGHLIGHTS

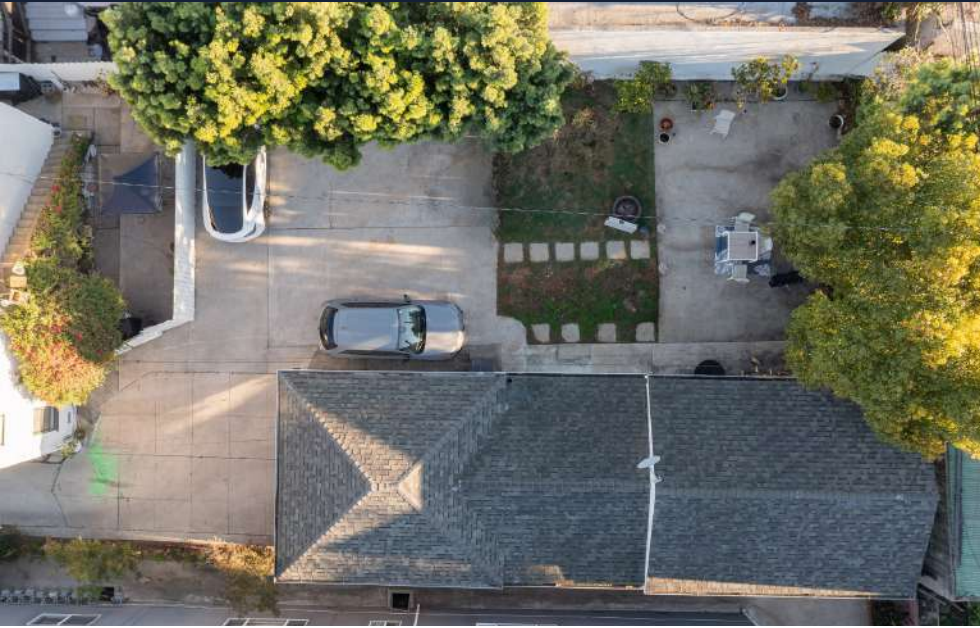
- **Unlock potential with ADUs to generate a healthy Sub 7% CAP**
- **Approved Plans** – Top-level (1) 3-bed/2-bath and bottom (1) 2-bed/1-bath ADUs to transform into a **5-units**
- **Strong Three-Unit Mix** – **(2)** 2-bed/1-bath and **(1)** 1-bed/1-bath units across 2,290 SF of well-maintained building with High-End Remodels.
- **Prime Location** – Steps to La Brea Tar Pits, Koreatown dining, Metro E Line, and Mid-Wilshire retail corridor

PROPERTY PHOTOS



1228 S Dunsmuir Ave - Los Angeles, CA 90019

PROPERTY PHOTOS
PROPERTY PHOTOS - EXTERIOR

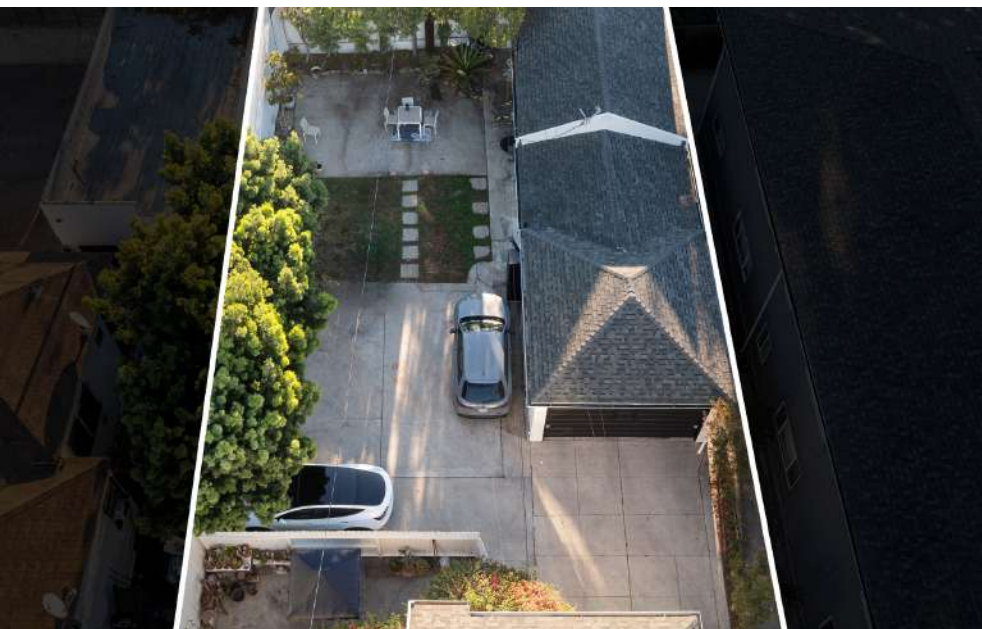


1228 S Dunsmuir Ave - Los Angeles, CA 90019

PROPERTY PHOTOS
PROPERTY PHOTOS - INTERIOR



PROPERTY PHOTOS
PROPERTY PHOTOS



FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	LEASE END
1	2	1	930 SF	\$1,692	\$1.82	\$3,350	Front Duplex (Upstairs Unit)
2	2	1	930 SF	\$3,296	\$3.54	\$3,350	Front Duplex (Downstairs))
3	1	1	430 SF	\$2,266	\$5.27	\$2,350	Back Standalone Unit
4 - ADU Potential	3	2	-	-	-	\$4,500	RTI ADU (TOP)
5 - ADU Potential	2	1	-	-	-	\$3,500	RTI ADU (BOTTOM)
TOTALS			2,290 SF	\$7,254	\$10.63	\$17,050	

All dimensions, square footage, layouts, and features are approximate and not guaranteed.

Buyers should conduct their own due diligence, verify all information, and consult a qualified professional to confirm details important to them before making any offers.

- Rents were increased 2/1/2026 - Laundry in every unit - 4 individual parking spaces | 6 Total Spaces

FINANCIAL ANALYSIS

INCOME & EXPENSES

EXPENSES SUMMARY

New Taxes (Estimated 1.20%):	\$17,400
Repairs & Maintenance(\$650/Unit):	\$1,950
Insurance(\$1.25/SF):	\$2,863
Utilities(\$1,200/Unit):	\$3,600
Trash(\$600/Unit):	\$600
Landscaping (\$100/month):	\$1,200
OPERATING EXPENSES	\$27,613

FINANCIAL ANALYSIS ANALYSIS

Property Address		Annualized Operating Data		Current Rents		Market Rents	
List Price:	\$1,450,000	Scheduled Gross Income:	\$87,048		\$204,600		
Down Payment:	40.0% \$400,000	Vacancy Rate Reserve:	\$4,352	5%	\$10,230	5%	*1
Number of units:	3	Gross Operating Income:	\$82,696		\$194,370		
Cost per Unit:	\$483,333	Expenses:	\$27,613	32%	\$27,613	13%	*1
Current GRM:	16.66	Net Operating Income:	\$55,083		\$166,758		
Market GRM:	7.09	Loan Payments:	\$50,491		\$50,491		
Current CAP:	3.80%	Pre Tax Cash Flows:	\$4,593	1.15%	\$116,267	29.07%	*2
Market CAP:	11.50%	Principal Reduction:	\$20,151		\$20,151		
Year Built / Age:	1937	Total Return Before Taxes:	\$25,000	6.25%	\$136,418	34.10%	*2
Approx. Lot Size:	7,044						
Approx. Gross RSF:	2,290						
Cost per Net RSF:	\$633.19						

*1 As a percent of Scheduled Gross Income

*2 As a percent of Down Payment

Proposed Financing				Scheduled Income						
First Loan Amount:	\$937,000	Amort:	30							
Terms:	3.50%	Fixed:	5							
Payment:	\$4,208	DCR:	1.09							
Annualized Expenses										
*Estimated										
New Taxes (New Estimated):	\$17,400			# of Units	Bdrms/Baths	Notes	Current Income Monthly Rent/Average	Current Income Total Monthly Income	Market Income Monthly Rent/Unit	Market Income Total Income
Maintenance (\$650/unit):	\$1,950			1	2+2		\$3,296	\$3,296	\$3,350	\$3,350
Insurance (\$1.25/SF):	\$2,863			1	1+1		\$2,266	\$2,266	\$2,350	\$2,350
Utilities (\$1200/unit/year):	\$3,600			1	2+1		\$1,692	\$1,692	\$3,350	\$3,350
Trash (\$200/Unit):	\$600			1	3+2	RTI ADU (Top)			\$4,500	\$4,500
Landscaping (\$100/Month)	\$1,200			1	2+1	RTI ADU (Bottom)			\$3,500	\$3,500
				- Rents were increased 2/1/2026 - Laundry in every unit - 4 individual parking spaces 6 Total Spaces						
Total Expenses:	\$27,613			Total Scheduled Rent:			\$7,254			\$17,050
Expenses as %/SGI	31.72%			Laundry			\$0			\$0
Per Net Sq. Ft:	\$12.06			Garages			\$0			\$0
Per Unit	\$9,204			Monthly Scheduled Gross Income:			\$7,254			\$17,050
				Annualized Scheduled Gross Income:			\$87,048			\$204,600
				Utilities Paid by Tenant:			Gas & Electric			

FINANCIAL ANALYSIS ADU ANALYSIS

Property Address		Annualized Operating Data		Current Rents		Market Rents	
List Price:	\$1,900,000	Scheduled Gross Income:	\$183,048		\$204,600		
Down Payment:	25.0% \$475,000	Vacancy Rate Reserve:	\$9,152	5% *1	\$10,230	5% *1	
Number of units:	5	Gross Operating Income:	\$173,896		\$194,370		
Cost per Unit:	\$380,000	Expenses:	\$48,599	27% *1	\$49,676	24% *1	
Current GRM:	10.38	Net Operating Income:	\$125,297		\$144,694		
Market GRM:	9.29	Loan Payments:	\$100,880		\$100,880		
Current CAP:	6.59%	Pre Tax Cash Flows:	\$24,417	5.14% *2	\$43,814	9.22% *2	
Market CAP:	7.62%	Principal Reduction:	\$20,151		\$20,151		
Year Built / Age:	1937 & 2027	Total Return Before Taxes:	\$44,568	9.38% *2	\$63,965	13.47% *2	
Approx. Lot Size:	7,044						
Approx. Gross RSF:	4,157						
Cost per Net RSF:	\$457.06						

Proposed Financing				Scheduled Income				
First Loan Amount:	\$1,425,000	Amort:	30					
Terms:	5.85%	Fixed:	5					
Payment:	\$8,407	DCR:	1.24					
Annualized Expenses								
*Estimated								
New Taxes (New Estimated):	\$22,800			# of Units	Bdrms/ Baths	Notes	Current Income Monthly Rent/Average	Market Income Monthly Rent/Unit
Maintenance (\$650/unit):	\$3,250			1	2+2		\$3,296	\$3,350
Insurance (\$1.25/SF):	\$5,196			1	1+1		\$2,266	\$2,350
Utilities (\$1200/unit/year):	\$6,000			1	2+1		\$1,692	\$3,350
Trash (\$200/Unit):	\$1,000			1	3+2	VACANT ADU (Top) 1,000	\$4,500	\$4,500
Landscaping (\$100/Month)	\$1,200			1	2+1	VACANT ADU (Bottom) 867	\$3,500	\$3,500
Property Management (5%)	\$9,152							
Total Expenses:	\$48,599							
Expenses as %/SGI	26.55%							
Per Net Sq. Ft:	\$11.69							
Per Unit	\$9,720							
							Total Scheduled Rent:	\$15,254
							Laundry	\$0
							Garages	\$0
							Monthly Scheduled Gross Income:	\$15,254
							Annualized Scheduled Gross Income:	\$183,048
							Utilities Paid by Tenant:	Gas & Electric
								\$17,050
								\$0
								\$17,050
								\$204,600

SALE COMPARABLES

SALE COMPARABLES

SALE COMPS



★
1228 S DUNSMUIR AVE
Los Angeles, CA 90019

Price:	\$1,450,000	Bldg Size:	2,290 SF
Lot Size:	7,044 SF	No. Units:	3
Cap Rate:	6.59%	Year Built:	1937



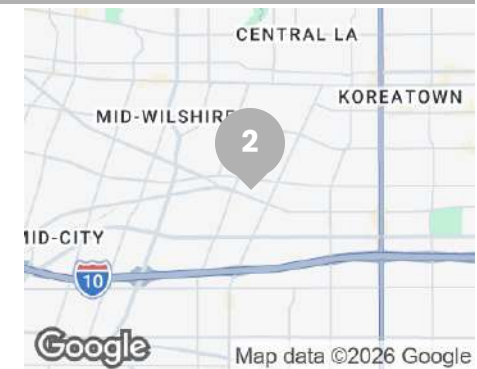
1
1525 CARMONA AVE
Los Angeles, CA 90019

Price:	\$1,583,000	Bldg Size:	2,224 SF
Lot Size:	5,367 SF	No. Units:	2
Cap Rate:	4.07%	Year Built:	1924



2
4431 VICTORIA PARK PL
Los Angeles, CA 90019

Price:	\$1,684,900	Bldg Size:	2,708 SF
Lot Size:	6,311 SF	No. Units:	2
Cap Rate:	3.47%	Year Built:	1949



SALE COMPARABLES

SALE COMPS



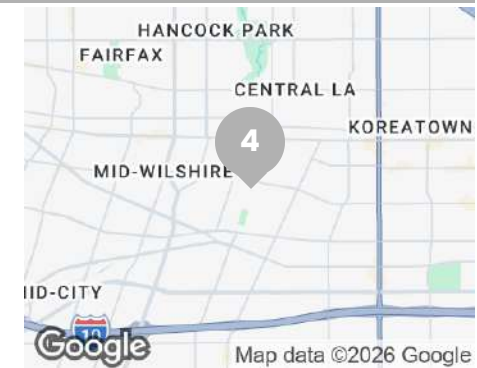
3
1315 S LONGWOOD AVE
Los Angeles, CA 90019

Price:	\$1,895,000	Bldg Size:	3,136 SF
Lot Size:	7,533 SF	No. Units:	2
Cap Rate:	3.70%	Year Built:	1932



4
1086 WEST BLVD
Los Angeles, CA 90019

Price:	\$1,259,000	Bldg Size:	1,932 SF
Lot Size:	6,252 SF	No. Units:	2
Year Built:	1923		



5
1420 S CLOVERDALE AVE
Los Angeles, CA 90019

Price:	\$920,000	Bldg Size:	1,463 SF
Lot Size:	6,167 SF	No. Units:	2
Year Built:	1928		



SALE COMPARABLES

SALE COMPS



6
1431 CARMONA AVE
Los Angeles, CA 90019

Price:	\$1,470,000	Bldg Size:	2,349 SF
Lot Size:	5,829 SF	No. Units:	2
Cap Rate:	3.37%	Year Built:	1926



7
2151 ALSACE AVE
Los Angeles, CA 90019

Price:	\$1,299,000	Bldg Size:	1,734 SF
Lot Size:	5,520 SF	No. Units:	2
Cap Rate:	3.60%	Year Built:	1923



8
1833 S MARVIN AVE
Los Angeles, CA 90019

Price:	\$995,000	Bldg Size:	1,399 SF
Lot Size:	5,754 SF	No. Units:	2
Cap Rate:	4.31%	Year Built:	1925



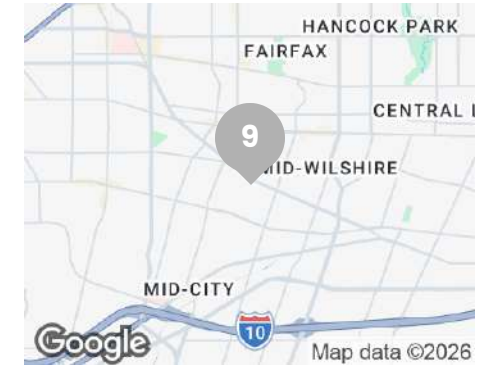
SALE COMPARABLES

SALE COMPS



9
1124 S STANLEY AVE
Los Angeles, CA 90019

Price:	\$2,400,000	Bldg Size:	4,020 SF
Lot Size:	6,623 SF	No. Units:	2
Cap Rate:	4.23%	Year Built:	2006



A
1053 S HUDSON AVE, LOS ANGELES
Los Angeles, CA 90019

Price:	\$1,700,000	Bldg Size:	2,940 SF
Lot Size:	7,126 SF	No. Units:	2
Cap Rate:	5.05%	Year Built:	1923



B
1240 S STANLEY AVE
Los Angeles, CA 90019

Price:	\$1,635,000	Bldg Size:	2,852 SF
Lot Size:	7,264 SF	No. Units:	2
Cap Rate:	3.42%	Year Built:	1930



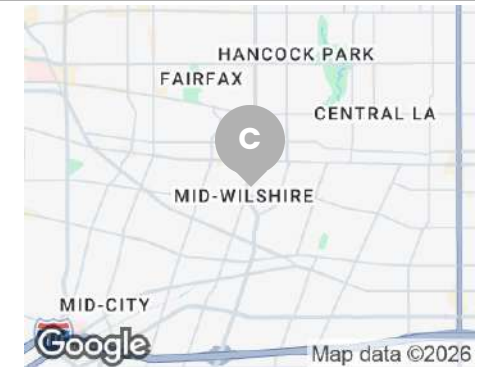
SALE COMPARABLES

SALE COMPS



917 SYCAMORE AVE
Los Angeles, CA 90019

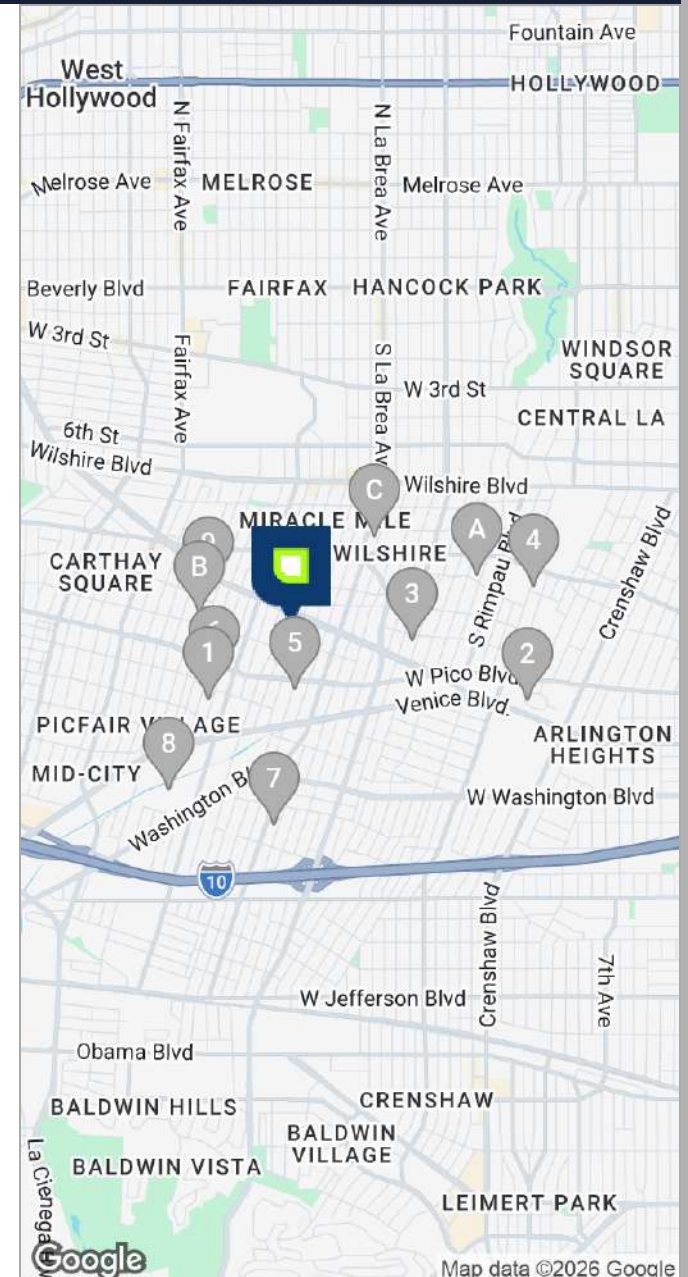
Price:	\$1,250,000	Bldg Size:	2,189 SF
Lot Size:	6,459 SF	No. Units:	2
Cap Rate:	4.02%	Year Built:	1923



SALE COMPARABLES

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	LOT SIZE	NO. UNITS	PRICE/SF	PRICE/UNIT
★	1228 S Dunsmuir Ave Los Angeles, CA 90019	\$1,450,000	7,044 SF	3	\$633.19	\$483,333
1	1525 Carmona Ave Los Angeles, CA 90019	\$1,583,000	5,367 SF	2	\$711.78	\$791,500
2	4431 Victoria Park Pl Los Angeles, CA 90019	\$1,684,900	6,311 SF	2	\$622.19	\$842,450
3	1315 S Longwood Ave Los Angeles, CA 90019	\$1,895,000	7,533 SF	2	\$604.27	\$947,500
4	1086 West Blvd Los Angeles, CA 90019	\$1,259,000	6,252 SF	2	\$651.66	\$629,500
5	1420 S Cloverdale Ave Los Angeles, CA 90019	\$920,000	6,167 SF	2	\$628.84	\$460,000
6	1431 Carmona Ave Los Angeles, CA 90019	\$1,470,000	5,829 SF	2	\$625.80	\$735,000
7	2151 Alsace Ave Los Angeles, CA 90019	\$1,299,000	5,520 SF	2	\$749.13	\$649,500
8	1833 S Marvin Ave Los Angeles, CA 90019	\$995,000	5,754 SF	2	\$711.22	\$497,500
9	1124 S Stanley Ave Los Angeles, CA 90019	\$2,400,000	6,623 SF	2	\$597.01	\$1,200,000
A	1053 S Hudson Ave, Los Angels Los Angeles, CA 90019	\$1,700,000	7,126 SF	2	\$578.23	\$850,000
B	1240 S Stanley Ave Los Angeles, CA 90019	\$1,635,000	7,264 SF	2	\$573.28	\$817,500
C	917 Sycamore Ave Los Angeles, CA 90019	\$1,250,000	6,459 SF	2	\$571.04	\$625,000
	AVERAGES	\$1,507,575	6,350 SF	2	\$635.37	\$753,788



LEASE COMPARABLES

LEASE COMPARABLES

LEASE COMPS



1228 S DUNSMUIR AVE
Los Angeles, CA 90019

Subject Property

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 1 ba	\$1,663	620 SF	\$2.68
1 br / 1 ba	\$2,266	430 SF	\$5.27
3 br / 2 ba	\$0	0 SF	



1333 S OGDEN DR
Los Angeles, CA 90019

Leased

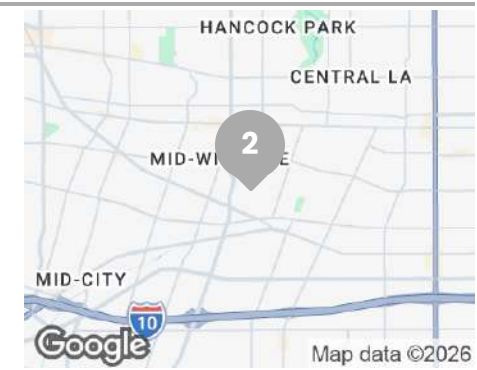
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 1 ba	\$3,400	1,000 SF	\$3.40



1225 S LONGWOOD AVE
Los Angeles, CA 90019

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$3,595	1,100 SF	\$3.27



LEASE COMPARABLES

LEASE COMPS



3
1558 S GENESEE AVE
Los Angeles, CA 90019

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$2,500	750 SF	\$3.33



4
1361 S COCHRAN AVE
Los Angeles, CA 90019

Leased

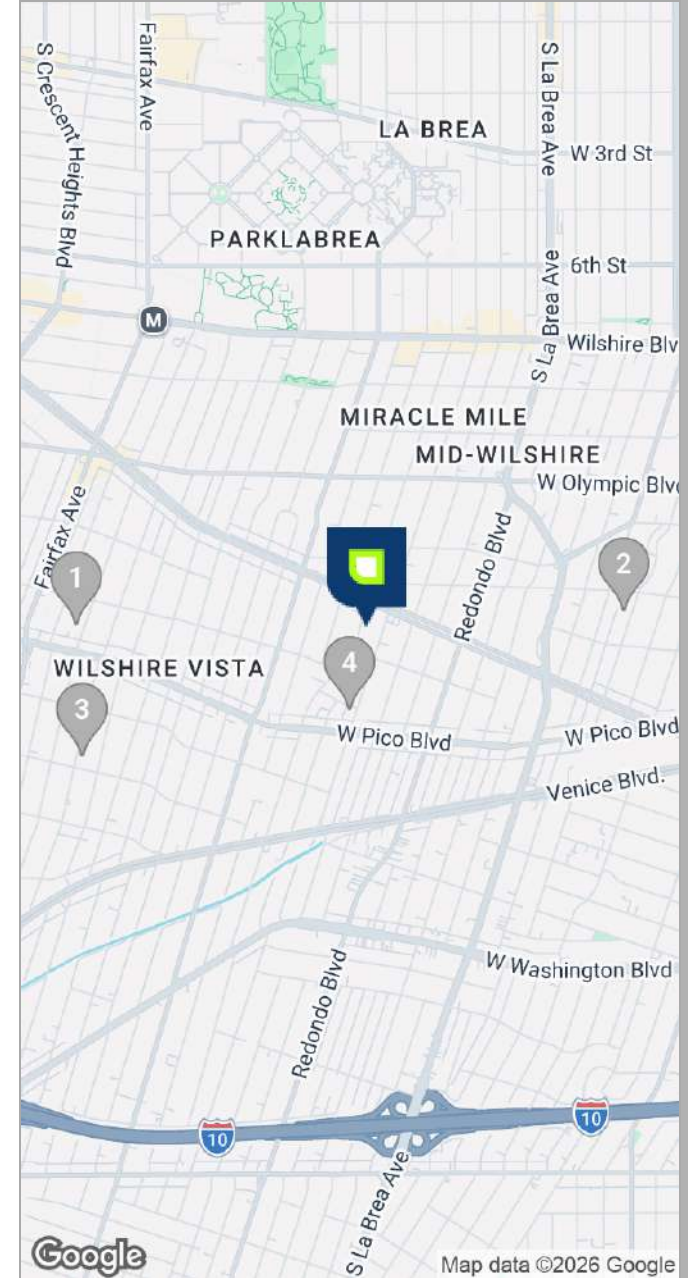
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$2,550	900 SF	\$2.83



LEASE COMPARABLES

LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	AVG RENT/SF	AVG RENT	SPACE SIZE
★	1228 S Dunsmuir Ave Los Angeles, CA 90019	\$3.17	\$1,451	-
1	1333 S Ogden Dr Los Angeles, CA 90019	\$3.40	\$3,400	1,000 SF
2	1225 S Longwood Ave Los Angeles, CA 90019	\$3.27	\$3,595	1,100 SF
3	1558 S Genesee Ave Los Angeles, CA 90019	\$3.33	\$2,500	750 SF
4	1361 S Cochran Ave Los Angeles, CA 90019	\$2.83	\$2,550	900 SF
AVERAGES		\$3.21	\$3,011	938 SF



LOCATION OVERVIEW

1228 S Dunsmuir Ave - Los Angeles, CA 90019

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 LOS ANGELES



100

Over 100 colleges and universities, including UCLA, USC, and Caltech

5M

Highly educated and diverse workers

950B

GDP. One of the largest county economies in the world

Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.



IVY STATION & CULVER STEPS



IVY STATION CULVER CITY

Ivy Station serves as a vibrant mixed-use gateway at Venice, Washington, and National Boulevards, directly adjacent to the Metro E Line Culver City Station. This 500,000 sq ft development features offices (Warner Bros. Discovery), residences, a boutique hotel, retail, restaurants, and event spaces around a central grassy area hosting free concerts and markets. It connects historic downtown Culver City to the Arts District, enhancing walkability for residents and Metro riders.



THE CULVER STEPS



CULVER STEPS

The Culver Steps at 9300 Culver Boulevard anchor downtown with retail (Sephora, Philz, Mendocino Farms), 75,000 sq ft creative offices, and Grand Stair to a 35,000 sq ft Elevated Plaza. Amphitheater stairs host Summer Series events overlooking Town Plaza. Amazon Studios tenants energize sidewalks and draw crowds to Culver City's core.



2028 OLYMPICS | LOS ANGELES



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



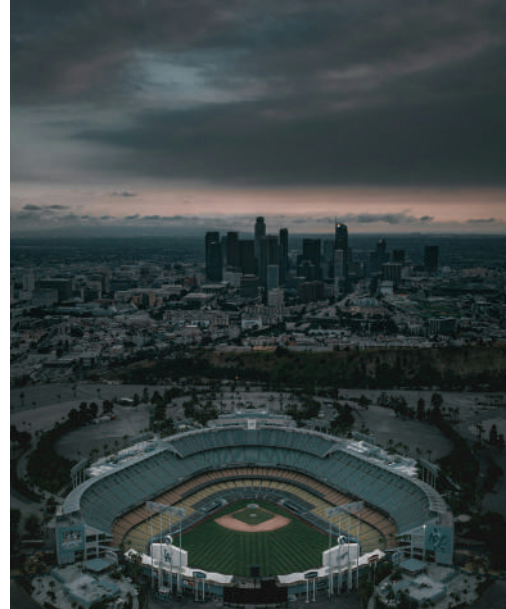
ECONOMIC IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.

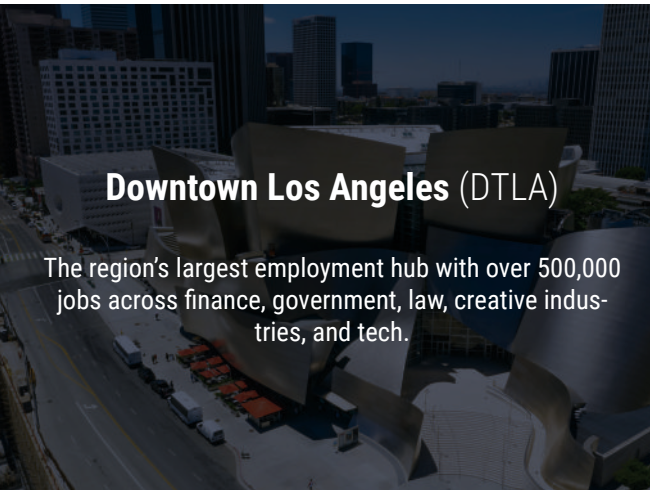


INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.



CENTRAL TO EMPLOYMENT CENTERS



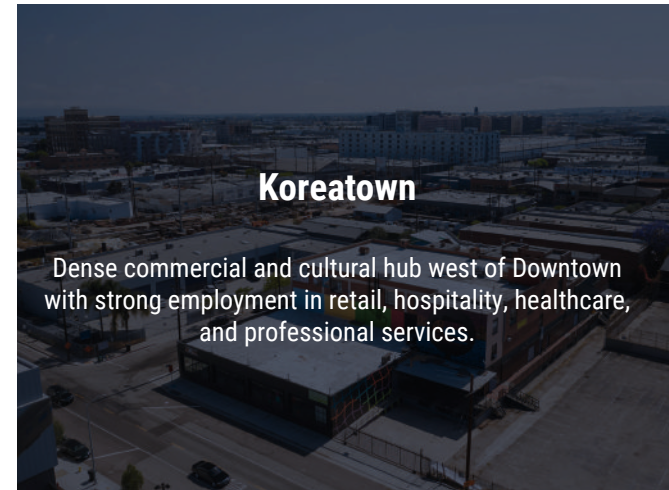
Downtown Los Angeles (DTLA)

The region's largest employment hub with over 500,000 jobs across finance, government, law, creative industries, and tech.



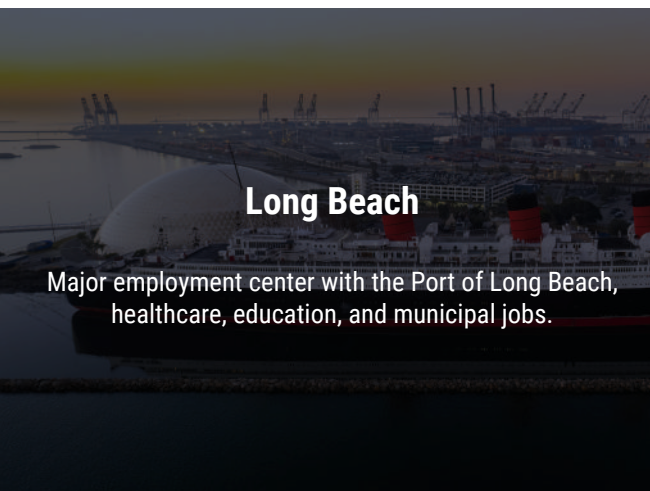
Hollywood

Global center for entertainment and media, home to major studios, production companies, and a growing tech presence.



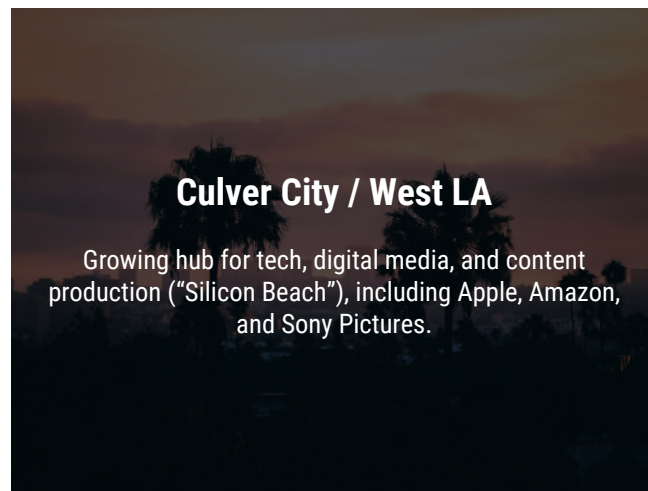
Koreatown

Dense commercial and cultural hub west of Downtown with strong employment in retail, hospitality, healthcare, and professional services.



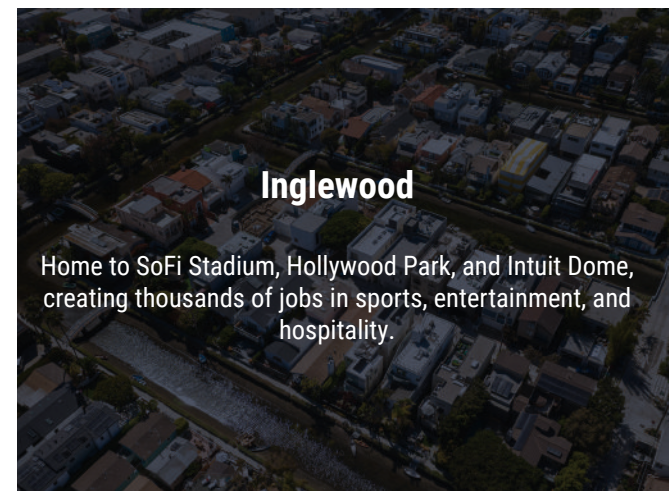
Long Beach

Major employment center with the Port of Long Beach, healthcare, education, and municipal jobs.



Culver City / West LA

Growing hub for tech, digital media, and content production ("Silicon Beach"), including Apple, Amazon, and Sony Pictures.



Inglewood

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