

[VIEW PLANS TO
ADD 6 ADUs HERE](#)



OFFERING MEMORANDUM
1215 S FAIRFAX AVE

Los Angeles, CA 90019 12 UNITS

CAMERON SAMIMI
310.259.7556
cameron@lyonstahl.com
DRE #02035763

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Samimi Investment Real Estate, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Samimi Investment Real Estate, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Samimi Investment Real Estate, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Samimi Investment Real Estate, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Samimi Investment Real Estate, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Samimi Investment Real Estate, LLC in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY PHOTOS	6
FINANCIAL ANALYSIS	13
SALE COMPARABLES	17
LOCATION OVERVIEW	23

PROPERTY INFORMATION



THE OFFERING



1215 S Fairfax Ave presents the opportunity to acquire a 12-unit apartment community in one of Los Angeles' most desirable and supply-constrained rental markets. Located just south of Olympic Boulevard, the property sits in the heart of the Fairfax District, providing tenants with immediate access to Miracle Mile, Beverly Grove, Culver City, The Grove, LACMA, the Academy Museum, and the Wilshire Corridor's expanding employment and entertainment hubs. The property's central location continues to attract strong rental demand from professionals seeking convenient access to the Westside, Downtown Los Angeles, Hollywood, and Beverly Hills.

The property consists of 12 units totaling approximately 8,578 square feet on an 8,257 square foot LAR3-zoned lot and offers investors a compelling value-add opportunity through both rental repositioning and future development potential. Existing rents remain substantially below market, creating significant upside through unit turnover and renovations.



Adding to the investment story, ownership has completed plans for the conversion of the existing garage into a new two-story, six-unit ADU structure consisting entirely of 1-bedroom/1-bathroom units. The proposed project would increase the property from 12 units to 18 units while adding approximately 2,730 square feet of rentable area, creating a rare opportunity to substantially increase cash flow and long-term asset value in a high-barrier-to-entry submarket. Buyer to verify all plans, permits, approvals, and development feasibility.

With a premier Fairfax location, substantial rental upside, and a fully conceptualized six-unit ADU expansion opportunity, 1215 S Fairfax Ave offers investors the opportunity to acquire a value-add asset with multiple paths to increasing income and long-term appreciation.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	1215 S Fairfax Ave Los Angeles, CA 90019
Total Units	12
Total Building Sqft.	8,578 SF
Total Lot Size	8,257 SF
Year Built	1950
Zoning	LAR3
APN	5086-003-003



INVESTMENT HIGHLIGHTS

- Potential to add (6) new 1-bedroom ADU units through proposed garage conversion plans, increasing the property from 12 units to 18 units (buyer to verify)
- Over 48% rental upside with existing rents substantially below market levels
- Projected 13.78% Pro Forma CAP Rate and 5.74 Pro Forma GRM at market rents
- Located in the heart of the Fairfax District, minutes from The Grove, LACMA, Academy Museum, Beverly Grove, Miracle Mile, and Culver City
- \$216K price per unit
- Large 8,257 SF LAR3-zoned lot in one of Los Angeles' strongest and most supply-constrained rental submarkets

PROPERTY PHOTOS



1215 S Fairfax Ave - Los Angeles, CA 90019

PROPERTY PHOTOS
PROPERTY PHOTOS

SAMIMI
INVESTMENTS

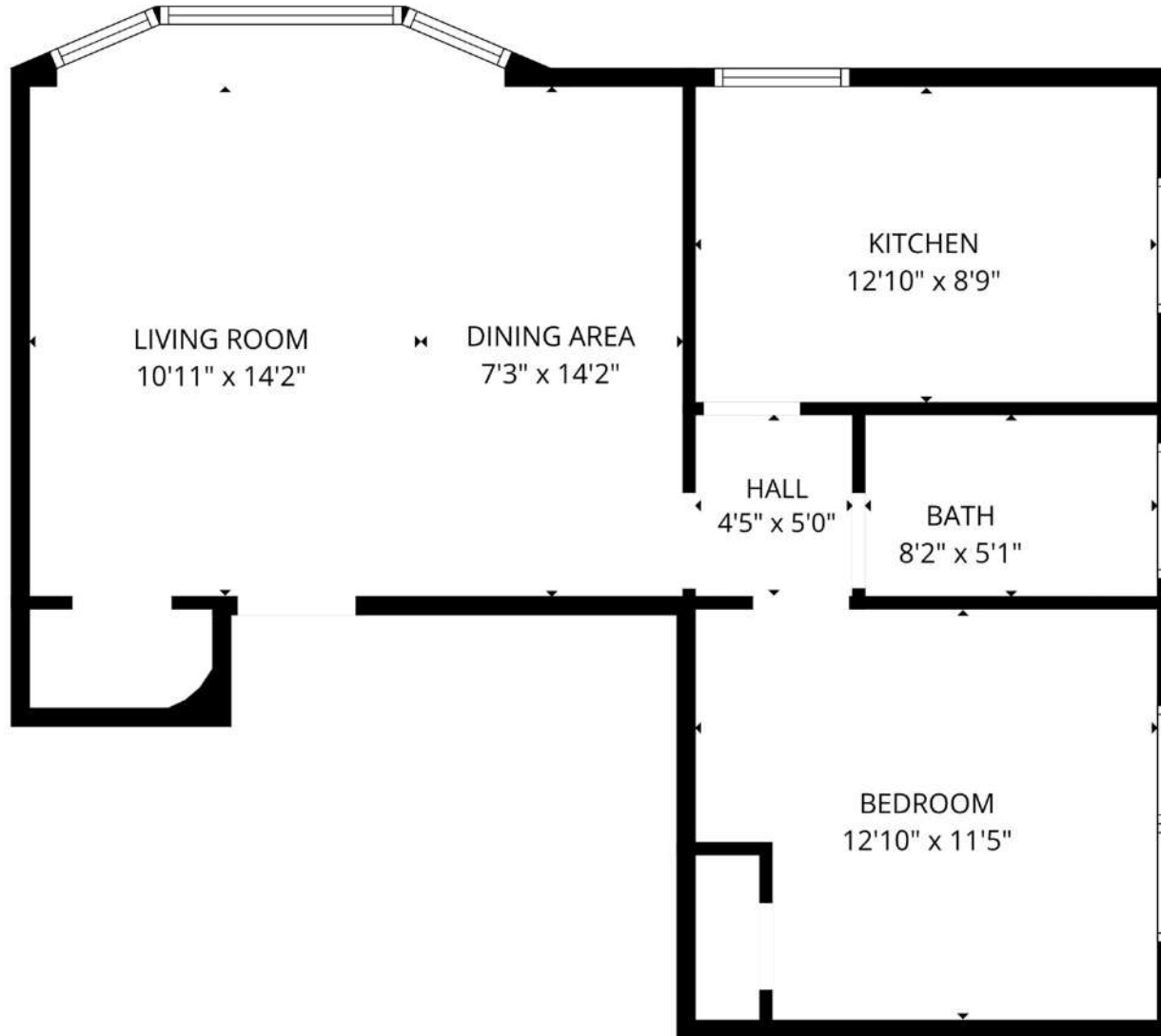


1215 S Fairfax Ave - Los Angeles, CA 90019

PROPERTY PHOTOS
PROPERTY PHOTOS



PROPERTY PHOTOS
FLOORPLAN

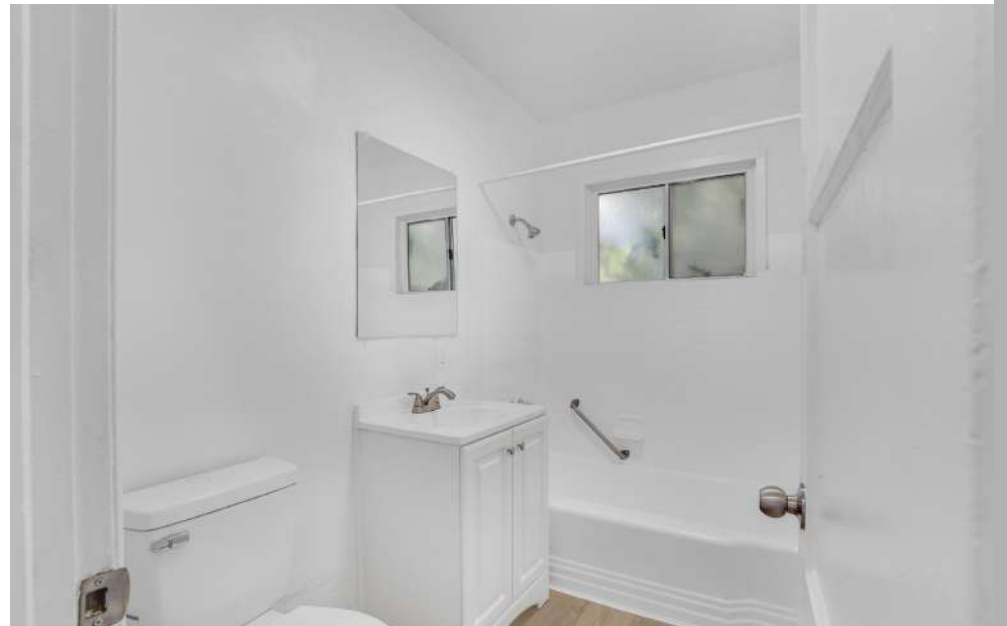


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PROPERTY PHOTOS
PROPERTY PHOTOS

SAMIMI
INVESTMENTS

1215 S Fairfax Ave - Los Angeles, CA 90019



PROPERTY PHOTOS
PROPERTY PHOTOS

SAMIMI
INVESTMENTS



1215 S Fairfax Ave - Los Angeles, CA 90019

PROPERTY PHOTOS
PROPERTY PHOTOS

SAMIMI
INVESTMENTS



1215 S Fairfax Ave - Los Angeles, CA 90019

FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
1	1	1	\$1,115	\$2,150	900sf
2	1	1	\$1,179	\$2,150	770sf
3	1	1	\$1,076	\$2,150	1050sf
4	1	1	\$1,651	\$2,150	1050sf
5	-	1	\$1,262	\$1,900	475sf
6	1	1	\$1,024	\$2,150	840sf
7	1	1	\$1,984	\$2,150	750sf
8	1	1	\$1,128	\$2,150	1050sf
9	1	1	\$994	\$2,150	770sf
10	1	1	\$1,804	\$2,150	1050sf
11	-	1	\$1,700	\$1,900	475sf
12	1	1	\$2,050	\$1,950	840sf
6	1	1	-	\$12,600	400sf
TOTALS			\$16,966	\$37,700	

FINANCIAL ANALYSIS ANALYSIS

Property Address: 1215 Fairfax Avenue		Annualized Operating Data	Current Rents	Market Rents
List Price:	\$2,600,000	Scheduled Gross Income:	\$205,001	\$455,004
Down Payment:	45.0% \$1,170,000	Gross Operating Income:	\$205,001	\$455,004
Number of units:	12	Expenses:	\$80,859	\$88,869
Cost per Unit:	\$216,667	Net Operating Income:	\$124,142	\$366,135
Current GRM:	12.68	Loan Payments:	\$101,234	\$101,234
Market GRM:	5.71	Pre Tax Cash Flows:	\$22,908	\$264,901
Current CAP:	4.77%	Principal Reduction:	\$18,058	\$18,058
Market CAP:	14.08%	Total Return Before Taxes:	\$40,966	\$282,959
Year Built / Age:	1950			
Approx. Lot Size:	8,578			
Approx. Gross RSF:	8,257			
Cost per Net RSF:	\$314.88			

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

Proposed Financing			Scheduled Income							
First Loan Amount:	\$1,430,000	Amort:	# of Units	Bdrms/ Baths	Notes	Current Income		Market Income		
Terms:	5.85%	Fixed:				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income	
Payment:	\$8,436	DCR:	1	1+1	900 sf	\$1,115	\$1,115	\$2,150	\$2,150	
			1	1+1	770 sf	\$1,179	\$1,179	\$2,150	\$2,150	
			1	1+1	1050 sf	\$1,076	\$1,076	\$2,150	\$2,150	
*Estimated			1	1+1	1050 sf	\$1,651	\$1,651	\$2,150	\$2,150	
New Taxes (New Estimated):	\$32,500		1	0+1	475 sf	\$1,262	\$1,262	\$1,900	\$1,900	
Maintenance:	\$6,831		1	1+1	840 sf	\$1,024	\$1,024	\$2,150	\$2,150	
Insurance:	\$10,723		1	1+1	750 sf	\$1,984	\$1,984	\$2,150	\$2,150	
Electric	\$1,387		1	1+1	1050 sf	\$1,128	\$1,128	\$2,150	\$2,150	
Gas	\$228		1	1+1	770 sf	\$994	\$994	\$2,150	\$2,150	
Property Management (5%):	\$10,190		1	1+1	770 sf	\$994	\$994	\$2,150	\$2,150	
Trash	\$6,200		1	1+1	1050 sf	\$1,804	\$1,804	\$2,150	\$2,150	
Sewer	\$4,800		1	0+1	475 sf	\$1,700	\$1,700	\$1,900	\$1,900	
Water	\$8,000		1	1+1	Vacant/840 sf	\$2,150	\$2,150	\$2,150	\$2,150	
			6	1+1	400 sf			\$2,100	\$12,600	
			Total Scheduled Rent:				\$17,066		\$37,900	
			Late Charges				\$17		\$17	
			Misc. Income				\$0		\$0	
Total Expenses:	\$80,859		Monthly Scheduled Gross Income:				\$17,083		\$37,917	
Expenses as %/SGI	39.44%		Annualized Scheduled Gross Income:				\$205,001		\$455,004	
Per Net Sq. Ft:	\$9.79		Utilities Paid by Tenant:				Gas & Electric			
Per Unit	\$6,738									

FINANCIAL ANALYSIS

ADU BUILD PRO FORMA

Property Address: 1215 Fairfax Avenue		Annualized Operating Data		Current Rents		Market Rents	
List Price:	\$3,600,000	Scheduled Gross Income:	\$356,201		\$455,004		
Down Payment:	45.0% \$1,620,000	Vacancy:	\$10,686	3%	\$13,650	3%	
Number of units:	18	Gross Operating Income:	\$345,515		\$441,354		
Cost per Unit:	\$200,000	Expenses:	\$100,979	28% *1	\$105,919	23% *1	
Current GRM:	10.11	Net Operating Income:	\$244,536		\$335,435		
Market GRM:	7.91	Loan Payments:	\$140,170		\$140,170		
Current CAP:	6.79%	Pre Tax Cash Flows:	\$104,366	6.44% *2	\$195,265	12.05% *2	
Market CAP:	9.32%	Principal Reduction:	\$25,003		\$25,003		
Year Built / Age:	1950	Total Return Before Taxes:	\$129,369	7.99% *2	\$220,268	13.60% *2	
Approx. Lot Size:	8,578						
Approx. Gross RSF:	8,257						
Cost per Net RSF:	\$435.99						

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

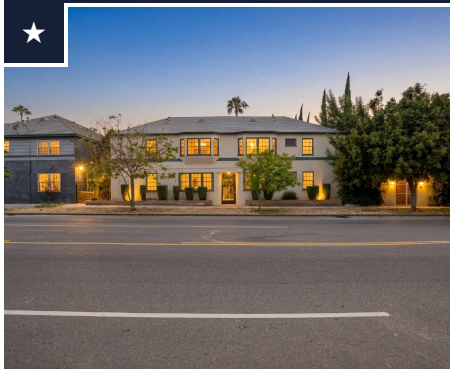
Proposed Financing				Scheduled Income						
First Loan Amount:	\$1,980,000	Amort:								
Terms:	5.85%	Fixed:	5							
Payment:	\$11,681	DCR:	1.74							
Annualized Expenses				# of Units	Bdrms/ Baths	Notes	Current Income		Market Income	
							Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
*Estimated				1	1+1	900 sf	\$1,115	\$1,115	\$2,150	\$2,150
New Taxes (New Estimated):	\$45,000			1	1+1	770 sf	\$1,179	\$1,179	\$2,150	\$2,150
Maintenance:	\$6,831			1	1+1	1050 sf	\$1,076	\$1,076	\$2,150	\$2,150
Insurance:	\$10,723			1	1+1	1050 sf	\$1,651	\$1,651	\$2,150	\$2,150
Electric	\$1,387			1	0+1	475 sf	\$1,262	\$1,262	\$1,900	\$1,900
Gas	\$228			1	1+1	840 sf	\$1,024	\$1,024	\$2,150	\$2,150
Property Management (5%):	\$17,810			1	1+1	750 sf	\$1,984	\$1,984	\$2,150	\$2,150
Trash	\$6,200			1	1+1	1050 sf	\$1,128	\$1,128	\$2,150	\$2,150
Sewer	\$4,800			1	1+1	1050 sf	\$1,128	\$1,128	\$2,150	\$2,150
Water	\$8,000			1	1+1	475 sf	\$994	\$994	\$2,150	\$2,150
				1	1+1	770 sf	\$994	\$994	\$2,150	\$2,150
				1	1+1	1050 sf	\$1,804	\$1,804	\$2,150	\$2,150
				1	0+1	475 sf	\$1,700	\$1,700	\$1,900	\$1,900
				1	1+1	Vacant/840 sf	\$2,150	\$2,150	\$2,150	\$2,150
				6	1+1	BUILT ADUS 400 sf	\$2,100	\$12,600	\$2,100	\$12,600
								\$29,666		\$37,900
								\$17		\$17
								\$0		\$0
Total Expenses:	\$100,979							\$29,683		\$37,917
Expenses as %/SGI	28.35%							\$356,201		\$455,004
Per Net Sq. Ft:	\$12.23									
Per Unit	\$5,610									
								Gas & Electric		

SALE COMPARABLES



SALE COMPARABLES

SALE COMPS



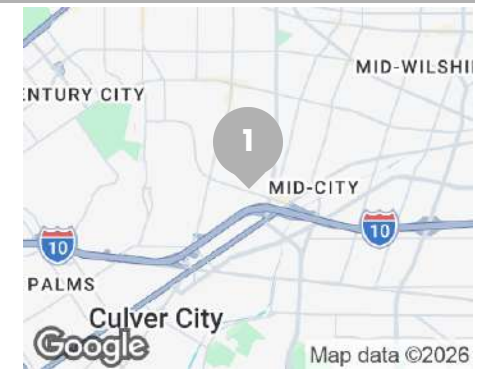
★
1215 S FAIRFAX AVE
Los Angeles, CA 90019

Price:	\$2,600,000	Bldg Size:	8,578 SF
No. Units:	16	Year Built:	1950



1
2051 S CORNING ST
Los Angeles, CA 90034

Price:	\$2,050,000	Bldg Size:	6,448 SF
No. Units:	6	Year Built:	1960



2
1346 S COCHRAN AVE
Los Angeles, CA 90019

Price:	\$1,962,500	Bldg Size:	5,897 SF
No. Units:	8	Year Built:	1956



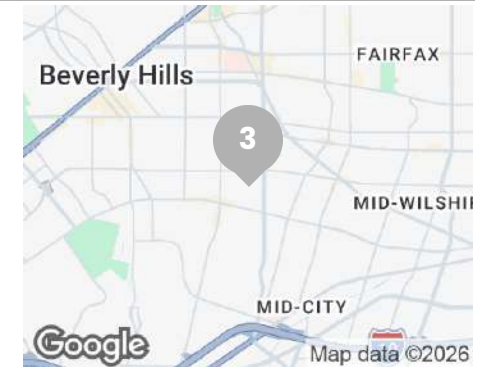
SALE COMPARABLES

SALE COMPS



3
1111 HOLT AVE
Los Angeles, CA 90035

Price:	\$1,785,000	Bldg Size:	5,962 SF
No. Units:	6	Year Built:	1953



4
1952 S HOLT AVE
Los Angeles, CA 90034

Price:	\$1,985,000	Bldg Size:	8,216 SF
No. Units:	6	Year Built:	1963



5
1150 MASSELIN AVE
Los Angeles, CA 90019

Price:	\$2,826,000	Bldg Size:	8,768 SF
No. Units:	10	Year Built:	1948



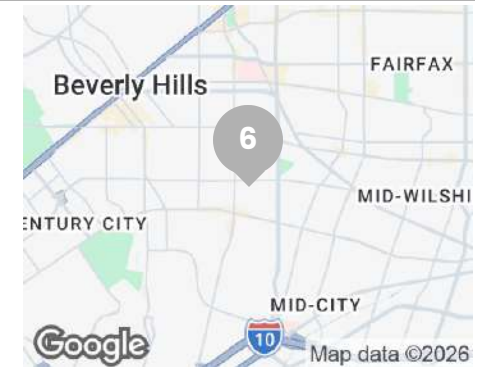
SALE COMPARABLES

SALE COMPS



6
1026 S SHENANDOAH ST
Los Angeles, CA 90035

Price:	\$2,152,000	Bldg Size:	5,294 SF
No. Units:	6	Year Built:	1954



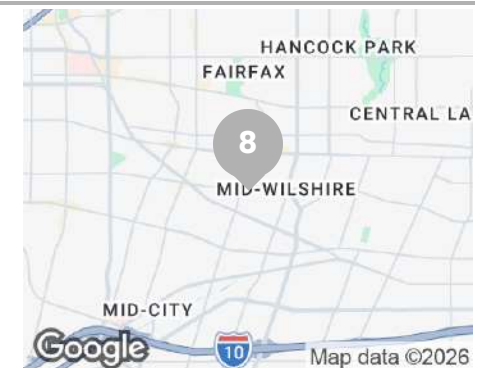
7
5871 PICKFORD ST
Los Angeles, CA 90019

Price:	\$1,900,000	Bldg Size:	7,006 SF
No. Units:	6	Year Built:	1961



8
1000-1002 S RIDGELEY DR
Los Angeles, CA 90019

Price:	\$2,275,000	Bldg Size:	6,726 SF
No. Units:	6	Year Built:	1947



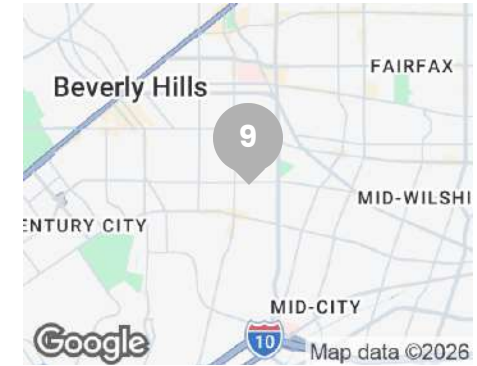
SALE COMPARABLES

SALE COMPS



8686 W OLYMPIC BLVD
Los Angeles, CA 90035

Price: \$1,950,000 Bldg Size: 6,213 SF
No. Units: 8 Year Built: 1926



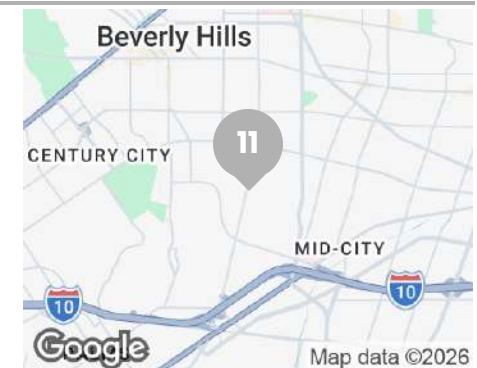
1198 LA CIENEGA BLVD
Los Angeles, CA 90035

Price: \$2,000,000 Bldg Size: 5,706 SF
No. Units: 8 Year Built: 1938



1728 S ROBERTSON BLVD
Los Angeles, CA 90035

Price: \$2,850,000 Bldg Size: 5,667 SF
No. Units: 8 Year Built: 1965



SALE COMPARABLES

SALE COMPS ANALYSIS

Address	Price	Units	Yr. Built	RSF	GRM	CAP	Price/SF	Price/Unit	COE	Number of Parking Spaces	Notes
2051 S Corning St	\$2,050,000	6	1960	6,448	10.58	6.14%	\$317.93	\$341,667	12/30/2025	5	
1346 S Cochran Ave	\$1,962,500	8	1956	5,897	9.81	6.62%	\$332.80	\$245,313	12/23/2025	8	
1111 Holt Ave	\$1,785,000	6	1953	5,962	12.40	5.24%	\$299.40	\$297,500	12/10/2025	9	
1952 S Holt Ave	\$1,985,000	6	1963	8,216	9.88	6.58%	\$241.60	\$330,833	11/3/2025	5	
1150 Masselin Ave	\$2,826,000	10	1948	8,768	13.49	4.82%	\$322.31	\$282,600	10/17/2025	7	Assumable 3.15% debt
1026 S Shenandoah St	\$2,152,000	6	1954	5,294	12.6	5.16%	\$406.50	\$358,667	10/10/2025		
5871 Pickford St	\$1,900,000	6	1961	7,006	10.86	6.18%	\$271.20	\$316,667	8/27/2025		
1000-1002 S Ridgeley Dr	\$2,275,000	6	1947	6,726	11.79	5.54%	\$338.24	\$379,167	8/18/2025	11	
8686 W Olympic Blvd	\$1,950,000	8	1926	6,213	11.08	5.86%	\$313.86	\$243,750	8/8/2025		
1198 La Cienega Blvd	\$2,000,000	8	1938	5,706	N/A	N/A	\$350.51	\$250,000	7/28/2025	8	
1728 S Robertson Blvd	\$2,850,000	8	1965	5,667	12.69	5.80%	\$502.91	\$356,250	4/25/2025	7	No utilities, fully remodeled
Averages					11.52	5.79%	\$336.11	\$309,310			
1215 S Fairfax Ave	\$3,500,000	12	1959	8,578	17.20	3.25%	\$408.02	\$309,310	Subject	8	

LOCATION OVERVIEW



1215 S Fairfax 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.



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.



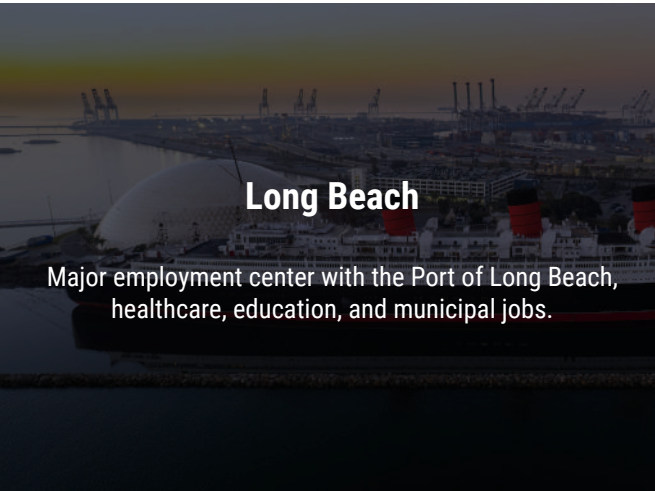
Hollywood

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

Home to SoFi Stadium, Hollywood Park, and Intuit Dome, creating thousands of jobs in sports, entertainment, and hospitality.

IVY STATION AND 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.



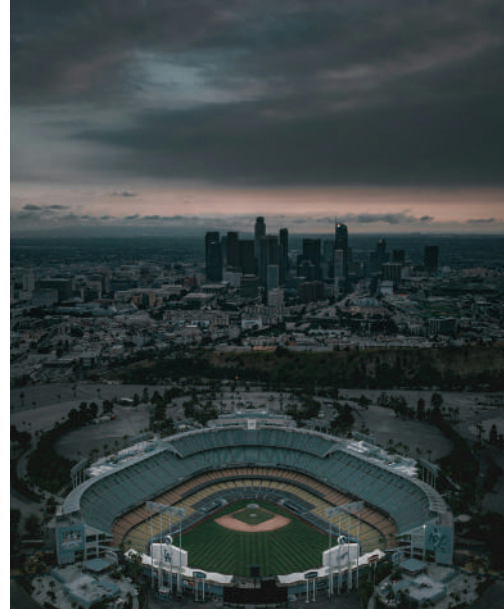
ECONOMIC IMPACT

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.



EXCLUSIVELY MARKETED BY

SAMIMI
INVESTMENTS

LYON STAHL
INVESTMENT REAL ESTATE

CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

BRE. 02035763