Fairview Apartments

A 38-Unit Value-Add Multi-Housing Opportunity
Located in the Heart of Boyle Heights, Los Angeles

JLL

Jones Lang LaSalle Americas, Inc. ("JLL"), Real Estate License #01223413

The Offering

Jones Lang LaSalle Americas, Inc., as exclusive advisor, is pleased to present for sale Fairview Apartments (the "Property"), a value-add 38-unit multifamily investment opportunity located in the historic neighborhood of Boyle Heights, Los Angeles. This boutique asset represents a compelling opportunity to acquire a well-maintained building with significant upside potential through strategic renovations and unit repositioning. The seller has already invested ±$175K to modernize 15 of the 38 units (39%), demonstrating meaningful renovation upside across the remaining unit mix.

Built in an era of durable construction and classic architectural character, Fairview Apartments offers the ideal foundation for value-creation through modernization. The Property comprises 38 residential units that provide residents with comfortable living spaces well-suited for today's renters. The building's established presence and proven operational track record create a stable platform for implementing targeted capital improvements that can unlock substantial rent growth.

Strategically positioned in Boyle Heights with direct access to multiple Metro Gold Line stations, Fairview Apartments benefits from exceptional transit connectivity to Downtown LA, USC Medical Center, and the Arts District. It's location right off Interstate 10 makes it appealing to rents commuting to the city for their employment. The Property enjoys proximity to Cesar Chavez Avenue's established retail corridor and iconic neighborhood landmarks including Mariachi Plaza. With the Property located in a walkable neighborhood and comprehensive transit options, Fairview offers residents authentic East Los Angeles living with car-optional convenience and immediate access to LA's core employment centers, all at accessible price points that significantly under comparable transit-oriented communities in adjacent premium markets.

Unit Mix

	# of Units	% of Mix	Average SF	Total SF
0x1	37	97%	300	11,100
1x1	1	3%	500	500
Totals	**38**	**100%**	**305**	**11,600**

Address
571 Fairview Ave,
Los Angeles, CA 90033

Year Built
1964

Number of Units
38

Parking Spaces
16

Occupancy
96.8%

Average Unit Size
±305 SF

Total NRSF
±11,600 SF

Total Acreage
0.35

Parcel Number
5174-011-022

Construction Type
Wood Frame / Stucco

Zoning
LAR3

Significant Discount to Homeownership

Located Near Major LA Attractions

Rare Value-Add Offering in Boyle Heights Submarket

Diverse Housing Demand & Tenant Base

Minutes From Major LA Landmarks

Boyle Heights: Culturally Rich & Transit Oriented Community

Investment Highlights

1. Prime Boyle Heights Location with Easy Access to Metro Gold Line, Major Employers, Vibrant Retail, and Elementary Schools

2. Value-Add Opportunity with over 40% rental upside potential

3. Strong Historical Performance with 96.8% Current Occupancy

4. Highly Amenetized Asset with a Pool, Parking, and More

5. ±$175K Spent in CapEx Upgrading 15 of the 38 Units (39%)

The Cultural Hub of Los Angeles

Boyle Heights is a historic, multicultural neighborhood with deep cultural roots and authentic Eastside character. Originally established as one of LA's first suburbs, it has maintained its vibrant identity through landmarks like Mariachi Plaza, acclaimed local taquerias and businesses along Cesar Chavez Avenue, and a growing arts scene. Residents of Fairview Apartments experience genuine LA neighborhood living with rich cultural amenities and exceptional transit connectivity via multiple Metro Gold Line stations.

Quick Boyle Heights Facts

81,214 TOTAL DAYTIME POPULATION	**77%** RENTERSHIP RATE
18% HHI GROWTH (2025-2030)	**$797,650** AVERAGE SINGLE FAMILY HOME PRICE
2.5M SF OF OFFICE (1-MILE RADIUS)	**1.1M SF** OF RETAIL (1-MILE RADIUS)

Source: ESRI

The Heart of Boyle Heights

Fairview Apartments is situated in Boyle Heights, a dynamic, trending submarket characterized by its historic vintage buildings and strong community, offering convenient proximity to downtown Los Angeles's most coveted destinations like Bestia restaurant and Everson Royce Bar. The Property's strategic location also places it near the prestigious USC Keck Medical Center, providing both healthcare accessibility and employment opportunities within minutes. Within Boyle Heights itself, the area boasts an array of fantastic local restaurants, a vibrant food scene, and a welcoming community park. This culturally rich neighborhood serves as a hub for diverse events, including the Boyle Heights Youth Festival, the annual Mariachi Festival, and the Dia de los Muertos Festival. This perfect blend of local character and downtown convenience makes the Property an exceptional residential opportunity in one of Los Angeles' most authentic and evolving communities.

83 WALK SCORE
VERY WALKABLE

Boyle Heights Demographics (5 mile Radius)

±$100K	±92.2M	±46.2M
AVG HHI	SF OFFICE	SF RETAIL

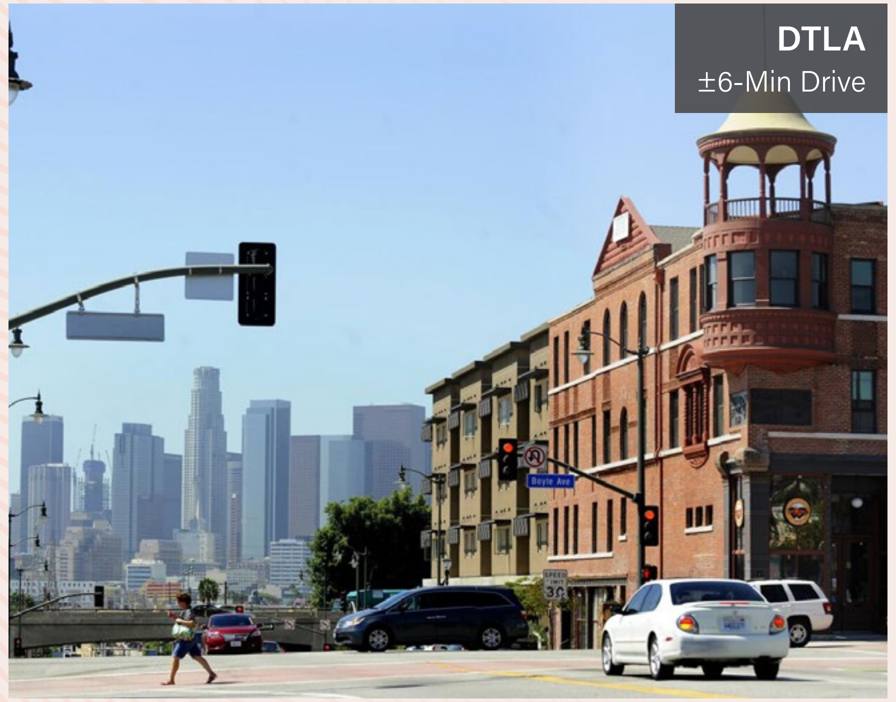
Within Driving Distance of the Property

El Super · NORTHGATE MARKET · Keck School of Medicine of USC

±5 MIN DRIVE


Hollenbeck Park
±3-Min Drive

USC Keck
±3-Min Drive


DTLA
±6-Min Drive


Everson Royce Bar
±10-Min Drive


Bestia
±10-Min Drive

Proximity to Major Employment Centers

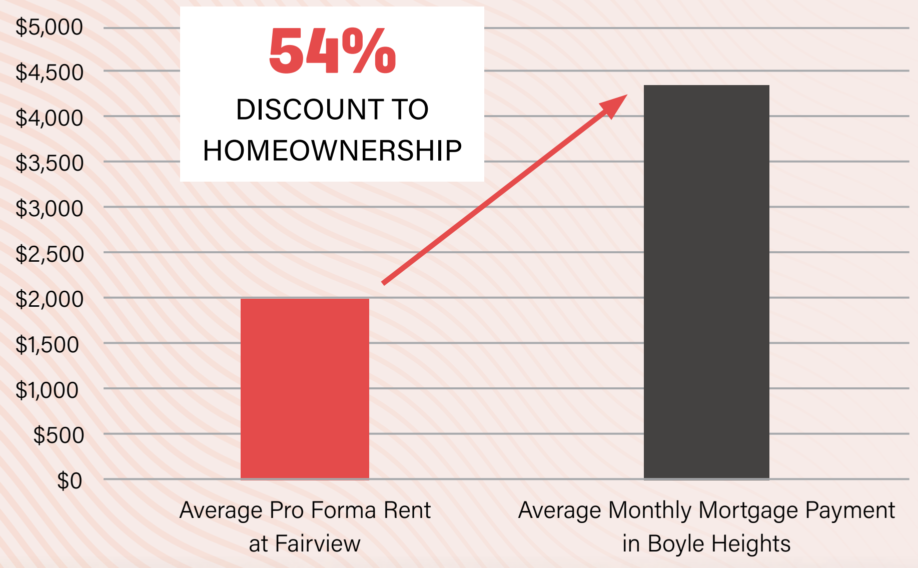
Boyle Heights offers exceptional value positioning with strategic access to Downtown LA (±2-miles), USC Medical Center, and the Arts District, providing residents 10-20 minute commutes to major employment hubs. The neighborhood benefits from substantial institutional employers including White Memorial Medical Center and county facilities, while excellent freeway access via I-5 and US-101, plus multiple Metro Gold Line stations, connects residents to Vernon's industrial corridor, Commerce, and expanding Eastside employment centers. Despite comparable transit accessibility to premium markets, Boyle Heights rents are discounted compared to DTLA and Arts District. This delta, positions the neighborhood to capture demand from cost-conscious renters seeking proximity to LA's eastern employment corridor without the premiums of DTLA.

Employment Markets	Drive Time
DTLA	±8-minute drive
Pasadena	±15-minute drive
Glendale	±11-minute drive
Koreatown	±15-minute drive
Hollywood	±20-minute drive

Discount to Homeownership

In Boyle Heights, the average sale price for single-family residences is $647,735, translating to a total monthly payment of $4,351. By comparison, the post-renovation pro forma rent at Fairview averages just $2,005 per month, representing a 54% discount to homeownership. This significant rent-to-own gap highlights the value proposition of renting in the submarket versus the cost burden of buying at current price points and mortgage rates.

RENT VS. OWN	
Average Home Sale Price (1)	$647,735
Mortgage Type	30-yr. Fixed
Current APR (2)	6.63%
Down (%)	20%
Down ($)	$129,547
Total Monthly Payment	$3,351
Repairs & Maintenance	$400
Insurance	$600
New Cost of Ownership	$4,351
JLL Post- Reno Pro Forma Rent	$2,005
Discount to Homeownership	**54%**



$2,005
AVERAGE PRO FORMA RENT AT FAIRVIEW

$4,351
AVERAGE MONTHLY MORTGAGE PAYMENT IN BOYLE HEIGHTS

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