

7  
6  
3  
4

8-UNITS IN PRIME WEST HOLLYWOOD

**CASH FLOWING AT 5% CAP RATE FROM DAY 1**  
7634 HAMPTON AVE, WEST HOLLYWOOD CA 90046

# 8-Units in Prime West Hollywood

## CONTENTS

### 01 Executive Summary

- Investment Summary
- Unit Mix Summary
- Location Summary

### 02 Property Description

- Property Features
- Aerial Map

### 03 Rent Roll

- Rent Roll

### 04 Financial Analysis

- Income & Expense Analysis

### 05 Demographics

- Demographics
- Demographic Charts

*Global Platinum Properties*



**Armin Soleimani**

Realtor  
(310) 666-2246  
ziuroiluj@gmail.com  
Lic: 01846872



**Mr. Julio Ruiz**

Broker  
8185240706  
ziuroiluj@gmail.com  
Lic: 01911261





01

Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

## OFFERING SUMMARY

ADDRESS	<b>7634 Hampton Ave West Hollywood CA 90046</b>
COUNTY	<b>Los Angeles</b>
MARKET	<b>West Hollywood</b>
SUBMARKET	<b>Los Angeles Metro</b>
BUILDING SF	<b>6,154 SF</b>
LAND SF	<b>6,667 SF</b>
LAND ACRES	<b>.153</b>
NUMBER OF UNITS	<b>8</b>
YEAR BUILT	<b>1955</b>
YEAR RENOVATED	<b>2023</b>
APN	<b>5530-007-016</b>
OWNERSHIP TYPE	<b>Fee Simple</b>

## FINANCIAL SUMMARY

OFFERING PRICE	<b>\$3,895,000</b>
PRICE PSF	<b>\$633</b>
PRICE PER UNIT	<b>\$486,875</b>
OCCUPANCY	<b>3 Units</b>
NOI (CURRENT)	<b>\$195,188</b>
NOI (Pro Forma)	<b>\$256,751</b>
CAP RATE (CURRENT)	<b>5.0 %</b>
CAP RATE (Pro Forma)	<b>6.6 %</b>
GRM (CURRENT)	<b>14.29</b>
GRM (Pro Forma)	<b>11.57</b>



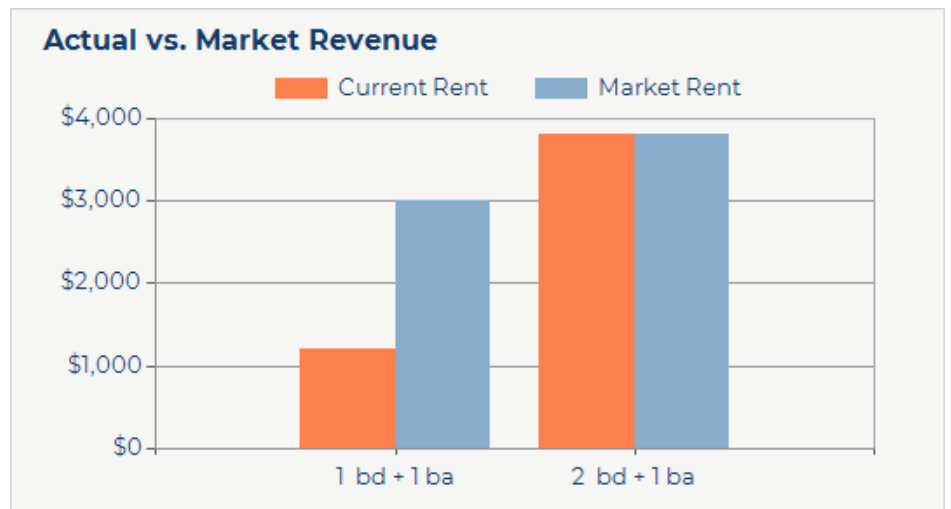
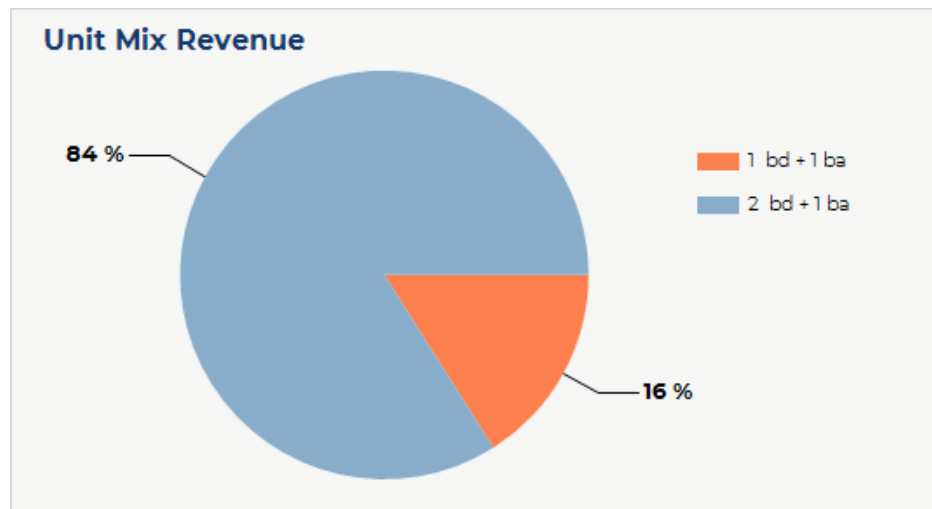
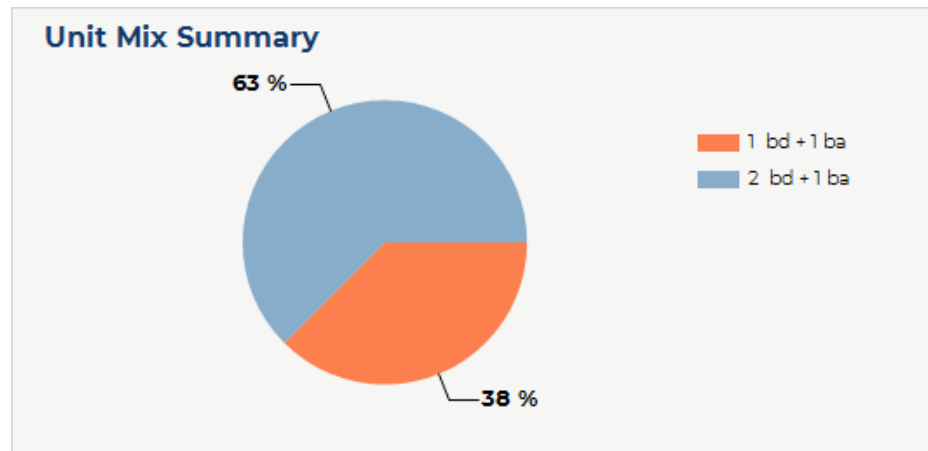
## Description

8 Unit building with 5 fully renovated vacancies in prime West Hollywood cash flowing at an amazing Current Cap Rate of 5% and 14.2 GRM from day 1! 1 Attached (1 bed/1bath) RTI ADU under construction which will improve the current financials to an incredible Current 5.7% Cap Rate, 12.9 GRM and only 432k/door after completion. Additional 24% upside to 6.6% Cap Rate and 11.5 GRM on the proforma. Diverse Unit Mix of 5 (2bed/1bath) units and 3 (1bed/1bath) units. Individually metered for Gas & Electricity. RTI Plans for 1 Attached ADU in the storage area (Under Construction) + Prelim Plans for 2 Detached ADUs over the carport. All 5 units have been completely renovated and boast a high-end aesthetic with new modern cabinets, flooring, recessed lighting, new bathrooms, stainless steel appliances, washer/dryer inside, as well as major exterior capital improvements. This property is located in the heart of West Hollywood just minutes away from the iconic Sunset Strip, Beverly Hills, and within walking distance of many hip neighborhood attractions, restaurants, bars, and shops such as Delilah, Laurel Hardware, Employees Only, Bar Lubitsch, Formosa Cafe, and more popping up all around the area.

- 8 Unit building with 5 fully renovated vacancies in Prime West Hollywood cash flowing at an amazing Current Cap Rate of 5% and 14.2 GRM from day 1
- 1 Attached (1 bed/1bath) RTI ADU under construction which will improve the current financials to an incredible Current 5.7% Cap Rate and 12.9 GRM and only 432k/door after completion
- Additional 24% upside to 6.6% Cap Rate and 11.5 GRM on the proforma
- RTI Plans for 1 Attached ADU in the storage area (Under Construction) + Prelim Plans for 2 Detached ADUs over carport
- Diverse Unit Mix of 5 (2bed/1bath) and 3 (1bed/1bath)
- Individually metered for Gas & Electricity

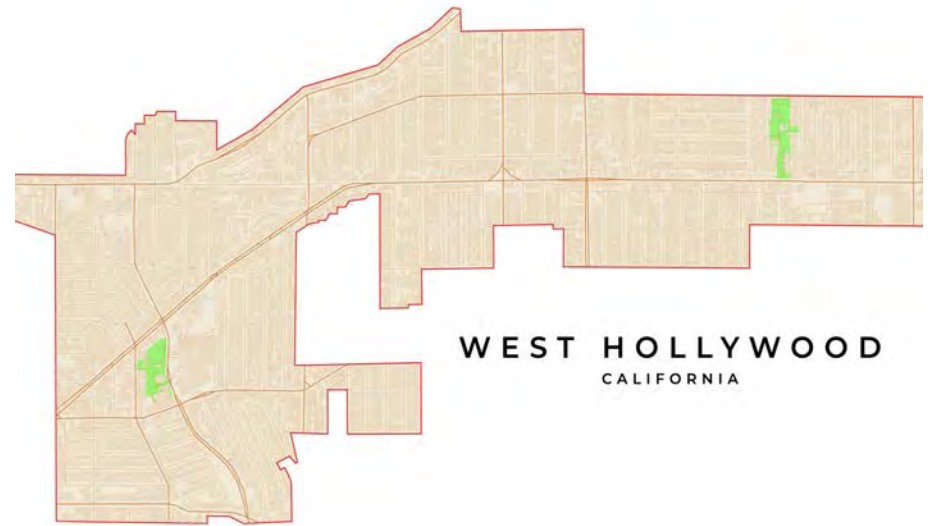


		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	3	\$1,214	\$3,641	\$2,995	\$8,985
2 bd + 1 ba	5	\$3,815	\$19,075	\$3,815	\$19,075
<b>Totals/Averages</b>	<b>8</b>	<b>\$2,840</b>	<b>\$22,716</b>	<b>\$3,508</b>	<b>\$28,060</b>



## In the heart of West Hollywood!

The property is a short drive to the renowned West Hollywood Design District where you will find designers such as De Beers, Balenciaga, Celine, and Gucci just to name a few. Larchmont Boulevard is only 3 blocks away which offers great restaurants for locals and tourists alike. There's also shopping at eateries like Joan's on Third restaurant/gourmet market and The Country Mart which offers exceptional goods from both local brands and international labels. Just moments away from the iconic Sunset Strip, Beverly Hills, and within walking distance of many hip neighborhood attractions, restaurants, bars, and shops such as Delilah, Laurel Hardware, Employees Only, Bar Lubitsch, Formosa Cafe, and more popping up all around the area. So whether it's grabbing dinner with friends or having drinks after work, you'll always be close to all that West Hollywood has to offer while enjoying it from your own private retreat nestled away just off Sunset Blvd.





Attached ADU

02

Property Description

Property Features

Aerial Map



---

## PROPERTY FEATURES

---

NUMBER OF UNITS	8
BUILDING SF	6,154
LAND SF	6,667
LAND ACRES	.153
YEAR BUILT	1955
YEAR RENOVATED	2023
# OF PARCELS	1
ZONING TYPE	WDR2
TOPOGRAPHY	FLAT
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6
WASHER/DRYER	IN UNIT

---

## UTILITIES

---

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant

---

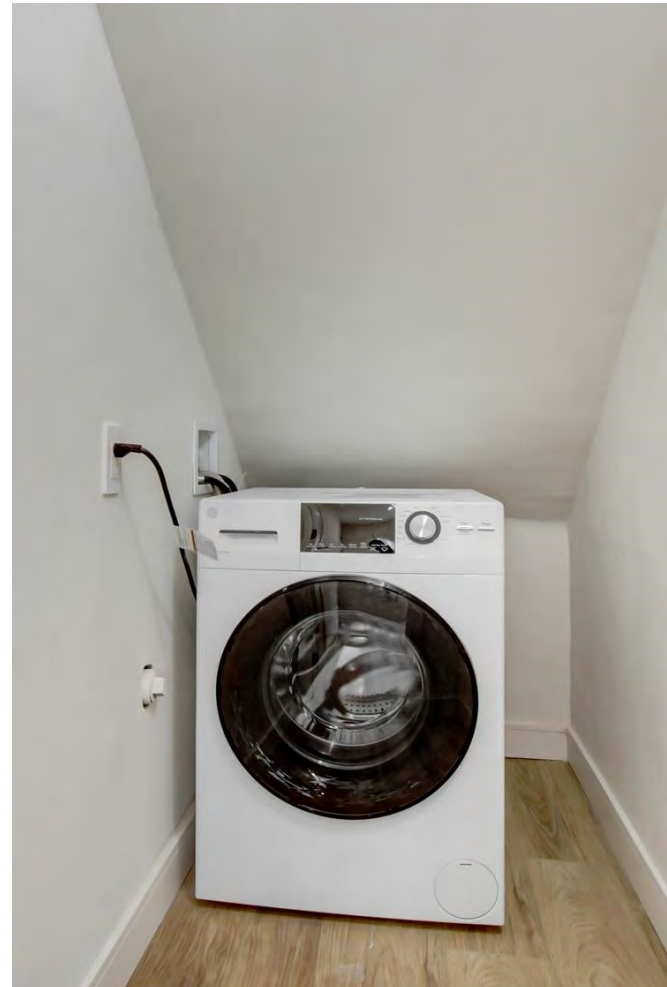
---

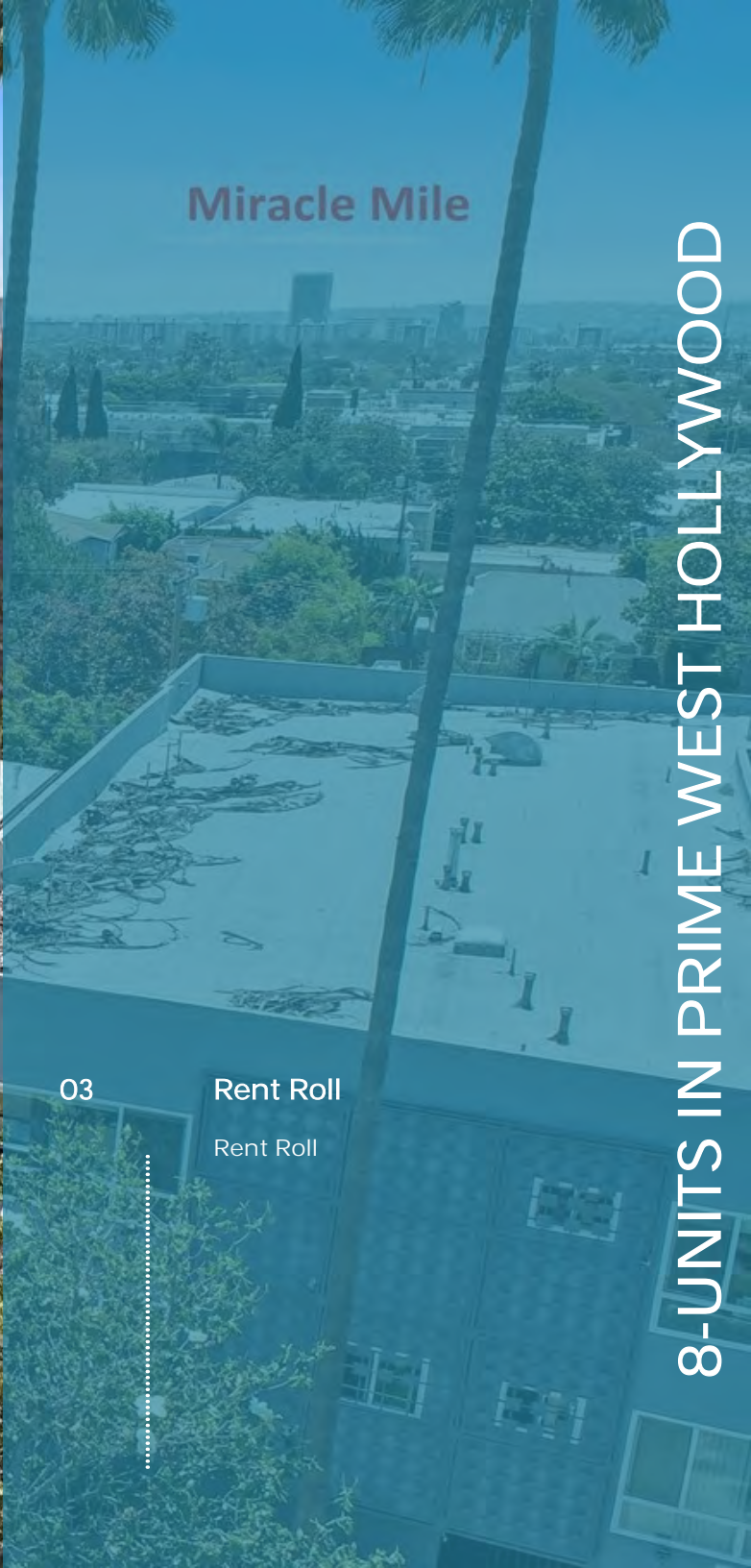
## CONSTRUCTION

---

FOUNDATION	Slab/Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Pitched
STYLE	Traditional
LANDSCAPING	Front Yard

---





Miracle Mile

03

Rent Roll

Rent Roll

8-UNITS IN PRIME WEST HOLLYWOOD

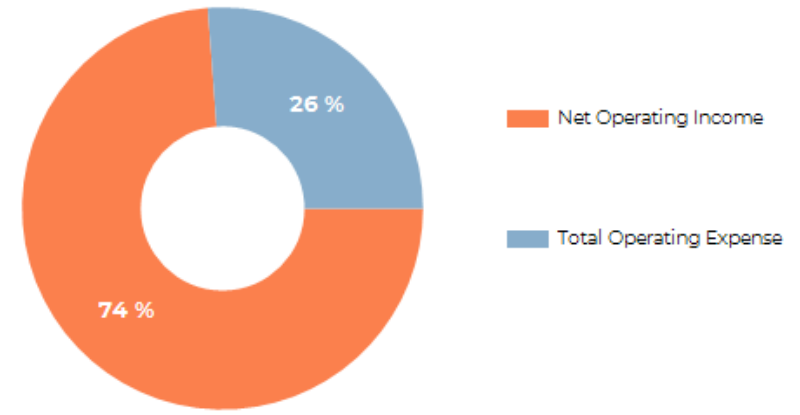
Unit	Unit Mix	Current Rent	Market Rent	Notes
1	2 bd + 1 ba	\$3,995.00	\$3,995.00	Vacant - Larger
2	2 bd + 1 ba	\$3,695.00	\$3,695.00	Vacant
3	2 bd + 1 ba	\$3,695.00	\$3,695.00	Vacant
4	1 bd + 1 ba	\$1,297.00	\$2,995.00	
5	2 bd + 1 ba	\$3,995.00	\$3,995.00	Vacant - Larger
6	2 bd + 1 ba	\$3,695.00	\$3,695.00	Vacant
7	1 bd + 1 ba	\$613.00	\$2,995.00	
8	1 bd + 1 ba	\$1,731.00	\$2,995.00	
Totals/Averages		\$22,716.00	\$28,060.00	



## REVENUE ALLOCATION

CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$272,592		\$336,720	
<b>Gross Potential Income</b>	<b>\$272,592</b>		<b>\$336,720</b>	
Less: Vacancy/Deductions (GPR) (3%)	-\$8,178	3.0 %	-\$8,178	2.4 %
<b>Effective Gross Income</b>	<b>\$264,414</b>		<b>\$328,542</b>	
Less Expenses	\$69,226	26.18 %	\$71,791	21.85 %
<b>Net Operating Income</b>	<b>\$195,188</b>		<b>\$256,751</b>	

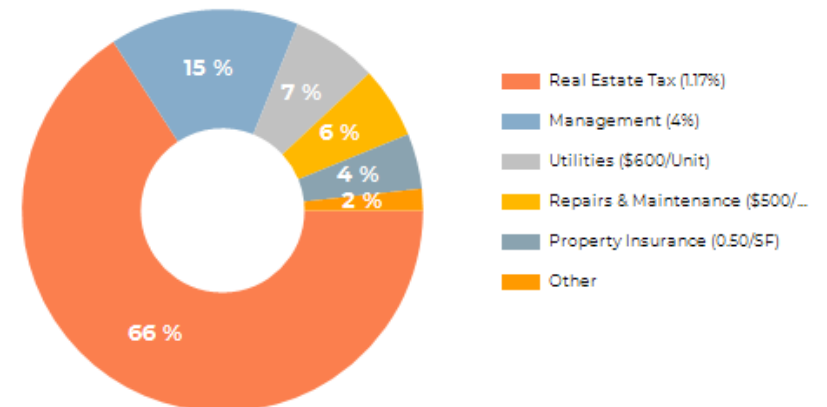


EXPENSES*	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.17%)	\$45,572	\$5,697	\$45,572	\$5,697
Property Insurance (0.50/SF)	\$3,077	\$385	\$3,077	\$385
Utilities (\$600/Unit)	\$4,800	\$600	\$4,800	\$600
Pest Control (\$50/Month)	\$600	\$75	\$600	\$75
Repairs & Maintenance (\$500/Unit)	\$4,000	\$500	\$4,000	\$500
Management (4%)	\$10,577	\$1,322	\$13,142	\$1,643
Cleaning & Gardening (\$50/Month)	\$600	\$75	\$600	\$75
<b>Total Operating Expense</b>	<b>\$69,226</b>	<b>\$8,653</b>	<b>\$71,791</b>	<b>\$8,974</b>
Expense / SF	\$11.25		\$11.67	
% of EGI	26.18 %		21.85 %	

\* EXPENSES ARE ESTIMATED

## DISTRIBUTION OF EXPENSES

CURRENT





# 8-Units in Prime West Hollywood

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Global Platinum Properties and it should not be made available to any other person or entity without the written consent of Global Platinum Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Global Platinum Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Global Platinum Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Global Platinum Properties has not verified, and will not verify, any of the information contained herein, nor has Global Platinum Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Global Platinum Properties*



**Armin Soleimani**

Realtor  
(310) 666-2246  
ziuroiluj@gmail.com  
Lic: 01846872



**Mr. Julio Ruiz**

Broker  
8185240706  
ziuroiluj@gmail.com  
Lic: 01911261

