

Marcus & Millichap
THE AZZI GROUP

LYONSTAHLL
INVESTMENT REAL ESTATE

900 N ORANGE GROVE AVE

West Hollywood, CA 90046



OFFERING MEMORANDUM

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The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

BROKER OF RECORD

JOSEPH “WOODY” STAHL

DRE License: 01972083



Exclusively Listed by:



JORDAN ASHEGHIAN

1st Vice President, Lyon Stahl
President & Founder, The Jordan Group
310.922.0238
jordan.asheghian@lyonstahl.com
DRE #01886605



TONY AZZI

Executive Managing Director Investments, Marcus & Millichap
President & Founder, The Azzi Group
310.909.5454
tony.azzi@marcusmillichap.com
DRE #00910513

900 N ORANGE GROVE AVE WEST HOLLYWOOD, CA 90046

PRICE	\$4,150,000
UNITS	20
PRICE/UNIT	\$207,500
CAP RATE (CURRENT)	5.32%
GRM (CURRENT)	10.38

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PROPERTY DESCRIPTION

900 N ORANGE GROVE AVE
WEST HOLLYWOOD, CA 90046

PROPERTY DESCRIPTION

PROPERTY DETAIL

Property Address	900 N Orange Grove Ave
Assessor's Parcel Number	5530-026-019
Number of Units	20
Number of Buildings	1
Number of Stories	2
Year Built	1957
Gross Square Feet	14,556
Lot Size	12,296
Zoning	WDR3C
Type of Ownership	Fee Simple

UTILITIES

Water	Master Metered
Gas	Separately Metered
Electric	Separately Metered

PROPERTY AMENITIES

Parking	Gated & Exterior Parking - 14 Total Spaces
Access	Controlled Entry Access System
Laundry Facilities	Common - 2 Washers / 2 Dryers - Leased

PROPERTY SYSTEMS

Roof	Older
Electrcial Main Panel	Original
Plumbing	Mix - Copper / Galvanized
Sewer Line	Original

INVESTMENT HIGHLIGHTS

- 1st Time to be sold in over 38 Years!
- Excellent Unit Mix offering Studio, 1 & 2 Bedroom Units
- Secured Gated Entry with Intercom System
- Spacious Units Averaging Approx. 728 SF Each
- Approximately Over 40% Rental Upside!
- New Water Heater 2025, Newer Pool Pump
- Excellent West Hollywood Location
- Property Offers Swimming Pool, On Site Laundry & Parking For Tenants
- Large 12,296 SF Lot Zoned WDR3C
- Separately Metered for Gas/Electric

*Buyer to Verify All Information

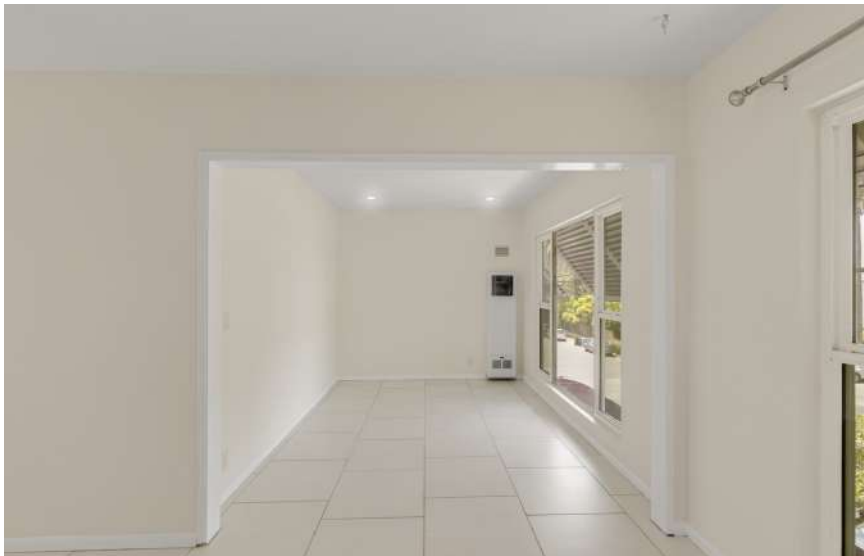
*Property is on West Hollywood Visual Survey of Properties Subject to Seismic Retrofit

900 N Orange Grove Ave

EXTERIOR / INTERIOR PHOTOS



EXTERIOR / INTERIOR PHOTOS



EXTERIOR / INTERIOR PHOTOS



EXTERIOR / INTERIOR PHOTOS



EXTERIOR / INTERIOR PHOTOS



EXTERIOR / INTERIOR PHOTOS





LOCATION OVERVIEW

900 N ORANGE GROVE AVE
WEST HOLLYWOOD, CA 90046

WALKABILITY

The property holds the corner of North Orange Grove Avenue and Willoughby Avenue in West Hollywood, one block east of Fairfax Avenue on the residential block running north to Romaine Street. Santa Monica Boulevard — the city's main commercial spine — is two blocks north, putting restaurants, groceries, gyms, and nightlife within a short walk, while the Melrose Avenue shopping corridor sits two blocks south. With a Walk Score of 95 the location is a "Walker's Paradise," meaning daily errands do not require a car, and a Transit Score of 58 ("Good Transit") reflects Metro Lines 4, 10/48, 217, and 218 plus the Fairfax DASH, all within a quarter mile. The Grove and the Original Farmers Market are under a mile south, the Sunset Strip is minutes northwest, and Beverly Hills, Hollywood, and Century City are each a short drive.



95

Walk Score

Daily errands do not require a car



58

Transit Score

Good transit; many nearby options



Santa Monica Boulevard



Melrose Avenue



Runyon Canyon



The Grove



Original Farmers Market



Pacific Design Center

Shopping, Dining and Entertainment

West Hollywood puts more within walking distance than almost anywhere in Los Angeles. Santa Monica Boulevard runs two blocks north, lined with restaurants, cafes, fitness studios, and nightlife, and Melrose Avenue's boutiques and galleries sit two blocks south. Fairfax Avenue, one block west, carries the streetwear shops and delis that made the district a destination.

Under a mile south, The Grove and the historic Original Farmers Market anchor everyday shopping and dining. The Pacific Design Center and the West Hollywood Design District lie west along Melrose, the Sunset Strip's music venues and hotels are minutes northwest, and Museum Row — LACMA and the Academy Museum — sits down Fairfax. The Hollywood Bowl is a short drive north, and Plummer Park and West Hollywood Park are both a walk away.



Sunset Plaza



Hollywood Bowl



Academy Museum

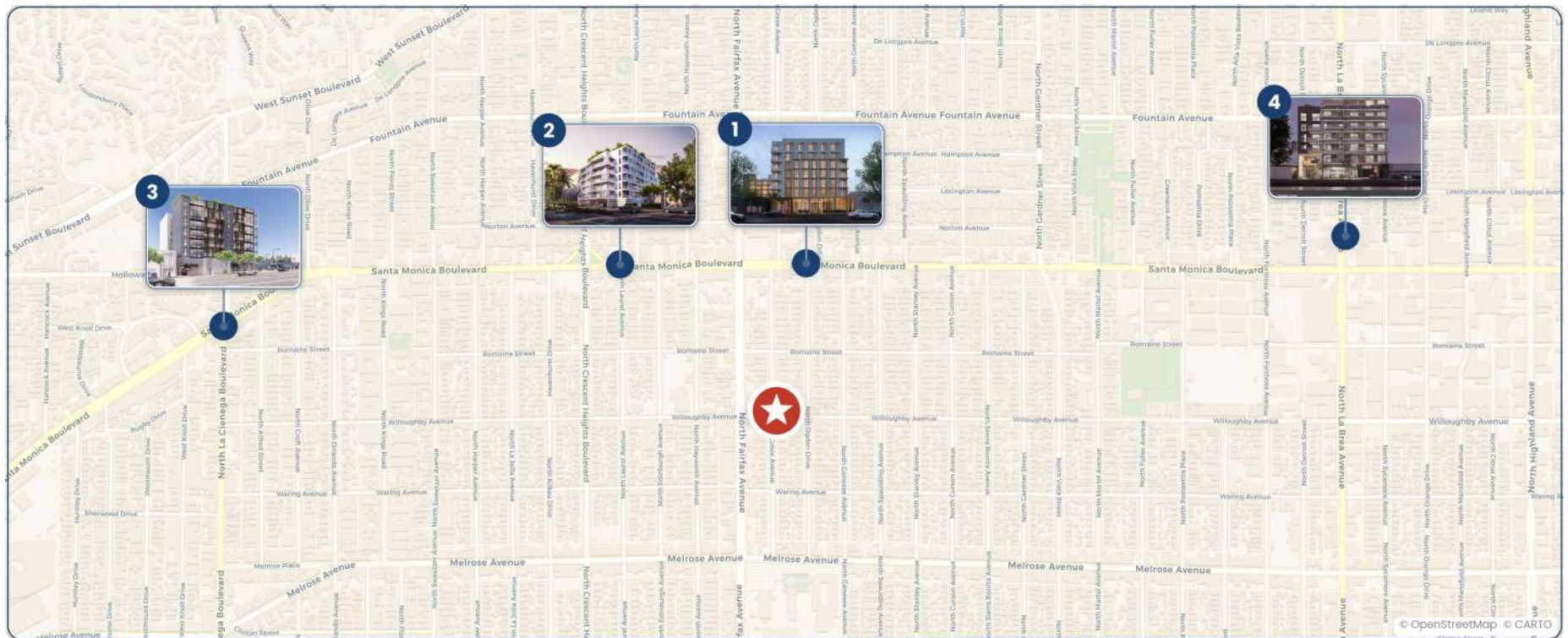
NEARBY DEVELOPMENTS

Subject Property

★ 900 N Orange Grove Ave

Nearby Points of Interest

- 1 7811 Santa Monica Blvd – Bond Hotel – 126 units + 45 keys
- 2 8025 Santa Monica Blvd – 7-story, 115 units + retail
- 3 8500 Santa Monica Blvd – 6-story, 30 units + retail
- 4 1134 N La Brea Ave – 6-story, 49 units + retail





900 N ORANGE GROVE AVE

West Hollywood, CA 90046

SALE COMPARABLES

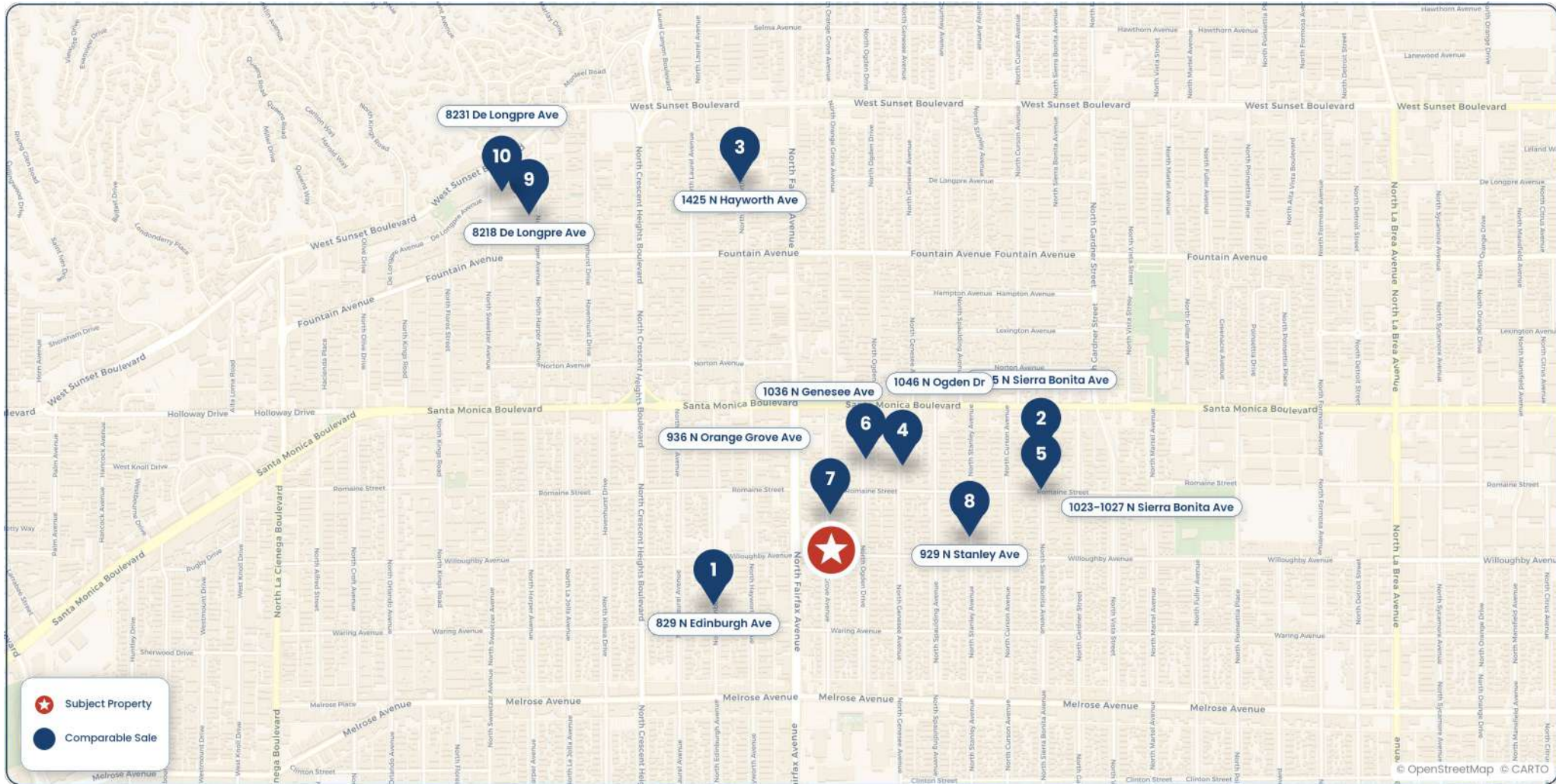


SALE COMPARABLES

	Property Name	SALE PRICE	YEAR BUILT	NO. OF UNITS	BUILDING SF	PRICE/UNIT	PRICE/SF	CAP RATE	GRM	COE	UNIT MIX	Notes
	 900 N Orange Grove Ave West Hollywood, CA 90046	\$4,150,000	1957	20	14,556	\$207,500	\$285	5.32%	10.38	N/A	(4) Studios (13) 1+1 (2) 2+1 (1) 2+2	
1.	 829 N Edinburgh Ave Los Angeles, CA 90046	\$1,500,000	1938	5	3,943	\$300,000	\$380	4.99%	13.13	7/17/2026	(4) 1+1 (1) 2+1	
2.	 1035 N Sierra Bonita Ave West Hollywood, CA 90046	\$2,715,000	1956	9	6,984	\$301,667	\$389	5.95%	13.53	6/18/2026	(7) 1+1 (2) 2+2	
3.	 1425 N Hayworth Ave West Hollywood, CA 90046	\$2,820,000	1951	11	10,235	\$256,364	\$276	5.56%	11.75	5/20/2026	(7) 1+1 (4) 2+1.5	
4.	 1036 N Genesee Ave West Hollywood, CA 90046	\$2,850,000	1960	10	8,190	\$285,000	\$348	5.94%	12.26	4/27/2026	(8) 1+1 (2) 2+2	
5.	 1023-1027 N Sierra Bonita Ave West Hollywood, CA 90046	\$3,700,000	1959	14	12,018	\$264,286	\$308	5.53%	12.30	12/31/2025	(8) 1+1 (6) 2+2	
6.	 1046 N Ogden Dr West Hollywood, CA 90046	\$2,725,000	1958	10	8,636	\$272,500	\$316	5.54%	10.48	12/24/2025	(6) 1+1 (4) 2+2	
7.	 936 N Orange Grove Ave West Hollywood, CA 90046	\$2,850,000	1961	11	8,735	\$259,091	\$326	5.63%	11.92	12/5/2025	(2) Studios (4) 1+1 (4) 2+2 (1) 3+2	
8.	 929 N Stanley Ave West Hollywood, CA 90046	\$2,325,000	1963	8	6,334	\$290,625	\$367	5.61%	11.40	10/1/2025	(4) 1+1 (4) 2+2	
9.	 8218 De Longpre Ave West Hollywood, CA 90046	\$4,710,000	1955	16	15,094	\$294,375	\$312	4.90%	12.80	8/21/2025	(10) 1+1 (6) 2+2	
10.	 8231 De Longpre Ave West Hollywood, CA 90046	\$3,500,000	1957	12	10,137	\$291,667	\$345	5.86%	11.08	8/20/2025	(12) 1+1	
				AVG		\$281,557	\$337	5.55%	12.06			

SALE COMPARABLES

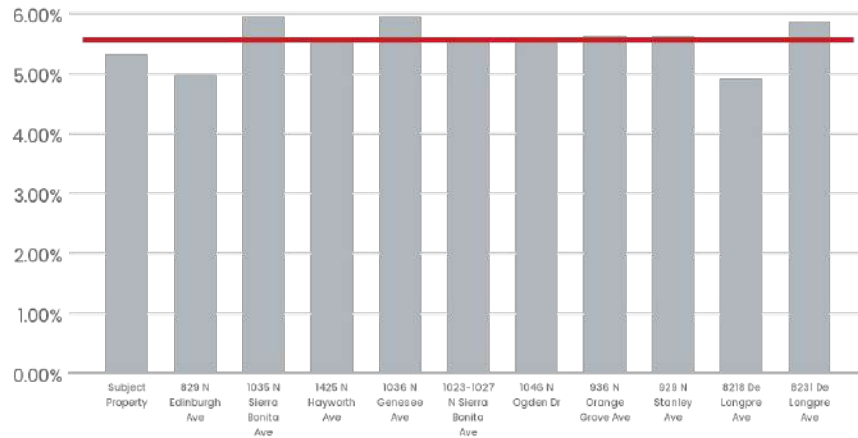
Subject property and comparable sales



SALES COMPARABLES

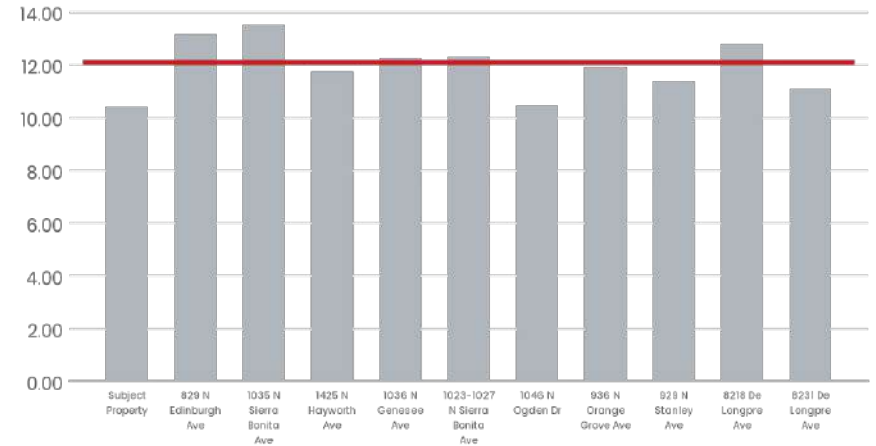
AVERAGE CAP RATE

5.55%



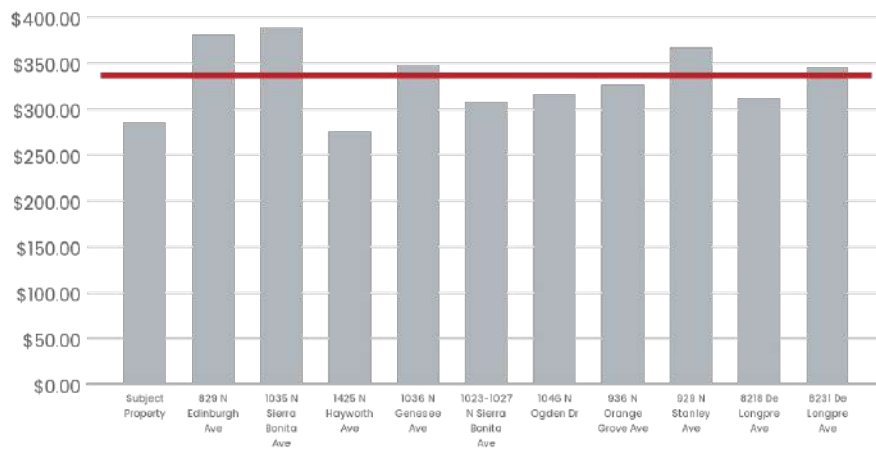
AVERAGE GRM

12.06



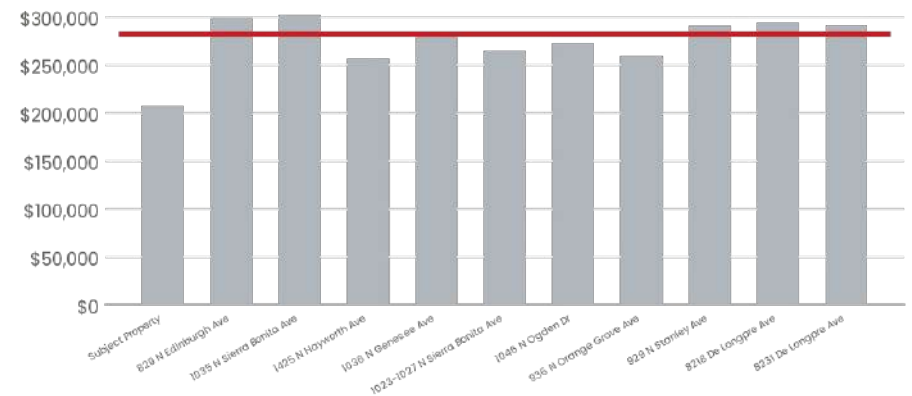
AVERAGE PRICE/SF

\$336.67 SF



AVERAGE PRICE/UNIT

\$281,557



900 N ORANGE GROVE AVE

West Hollywood, CA 90046

LEASE COMPARABLES



RENT COMPARABLE

STUDIO

PROPERTY NAME	UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT (SF)
900 N ORANGE GROVE AVE WEST HOLLYWOOD, CA 90046	Studio	20	1957	\$1,895	520	\$3.64
921 GARDNER ST WEST HOLLYWOOD, CA 90046	Studio	9	1960	\$1,925	500	\$3.85
1253 HAVENHURST DR WEST HOLLYWOOD, CA 90046	Studio	78	1956	\$1,948	615	\$3.17
AVG.				\$1,936	558	\$3.51

1 BDR - 1 BATH

PROPERTY NAME	UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT (SF)
900 N ORANGE GROVE AVE WEST HOLLYWOOD, CA 90046	1 Bdr - 1 Bath	20	1957	\$2,300	720	\$3.19
924-944 N HAYWORTH AVE WEST HOLLYWOOD, CA 90046	1 Bdr - 1 Bath	38	1966	\$2,195	700	\$3.14
939 N OGDEN DR WEST HOLLYWOOD CA 90046	1 Bdr - 1 Bath	35	1957	\$2,795	648	\$4.31
AVG.				\$2,495	674	\$3.72

RENT COMPARABLE (continued)

2 BDR - 1 BATH

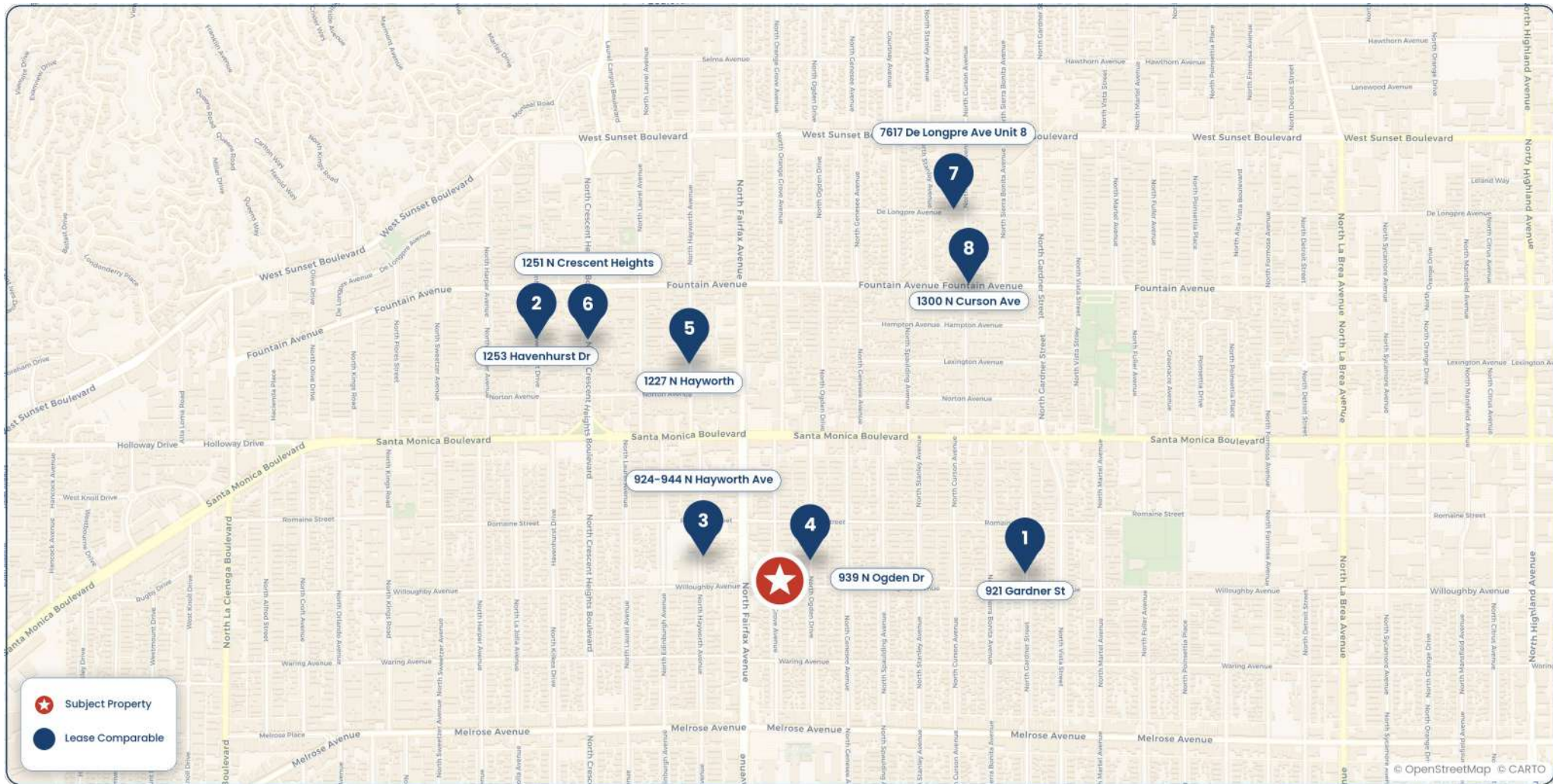
PROPERTY NAME	UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT (SF)
900 N ORANGE GROVE AVE WEST HOLLYWOOD, CA 90046	2 Bdr - 1 Bath	20	1957	\$3,100	1,020	\$3.04
1227 N HAYWORTH WEST HOLLYWOOD CA 90046	2 Bdr - 1.5 Bath	11	1957	\$3,195	1,000	\$3.19
1251 N CRESCENT HEIGHTS WEST HOLLYWOOD CA 90046	2 Bdr - 1 Bath	25	1949	\$3,300	870	\$3.79
AVG.				\$3,248	935	\$3.49

2 BDR - 2 BATH

PROPERTY NAME	UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT (SF)
900 N ORANGE GROVE AVE WEST HOLLYWOOD, CA 90046	2 Bdr - 2 Bath	20	1957	\$3,200	900	\$3.56
7617 DE LONGPRE AVE UNIT 8 WEST HOLLYWOOD, CA 90046	2 Bdr - 2 Bath	8	1963	\$3,200	1,100	\$2.91
1300 N CURSON AVE WEST HOLLYWOOD, CA 90046	2 Bdr - 2 Bath	20	1961	\$3,398	904	\$3.76
AVG.				\$3,299	1,002	\$3.33

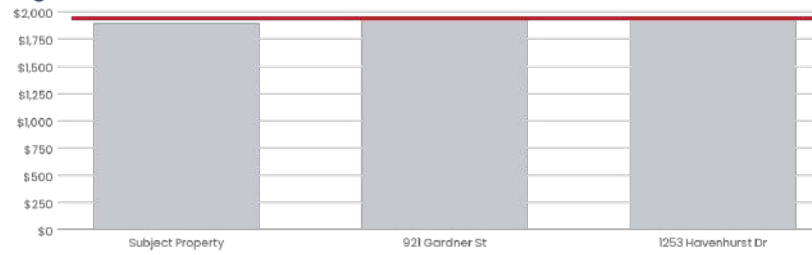
LEASE COMPARABLES

Subject property and comparable rentals



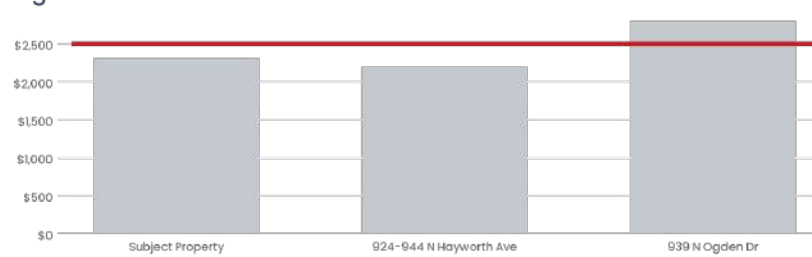
Average Studio

\$1,936



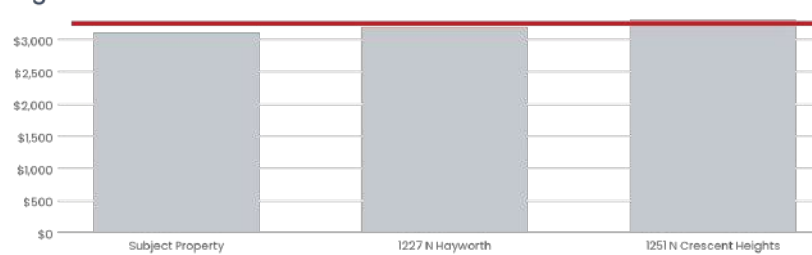
Average 1 Bedroom

\$2,495



Average 2 Bedroom - 1 Bath

\$3,248



Average 2 Bedroom - 2 Bath

\$3,299



900 N ORANGE GROVE AVE

West Hollywood, CA 90046

FINANCIAL OVERVIEW



RENT ROLL

Unit #	Unit Type – Bed	Unit Type – Bath	Notes	Add Notes	Approx. Unit SF	Current Rent	Rent/SF	Pro Forma Rent	Pro Forma Rent/SF	Move In Date
1	1 Bdr	1 Bath			720	\$818	\$1.14	\$2,300	\$3.19	1/1/1995
2	1 Bdr	1 Bath			720	\$1,840	\$2.56	\$2,300	\$3.19	6/15/2024
3	1 Bdr	1 Bath			720	\$2,040	\$2.83	\$2,300	\$3.19	9/1/2023
4	2 Bdr	2 Bath			900	\$2,363	\$2.63	\$3,200	\$3.56	1/1/2025
5	Studio	1 Bath			520	\$1,169	\$2.25	\$1,895	\$3.64	8/1/2015
6	Studio	1 Bath			520	\$1,200	\$2.31	\$1,895	\$3.64	8/1/2013
7	2 Bdr	1 Bath			900	\$2,500	\$2.78	\$3,100	\$3.44	6/20/2025
8	1 Bdr	1 Bath			900	\$2,100	\$2.33	\$2,300	\$2.56	9/21/2024
9	1 Bdr	1 Bath			720	\$2,096	\$2.91	\$2,300	\$3.19	1/1/2024
10	1 Bdr	1 Bath			720	\$898	\$1.25	\$2,300	\$3.19	8/1/2015
11	1 Bdr	1 Bath			720	\$1,002	\$1.39	\$2,300	\$3.19	8/1/2011
12	1 Bdr	1 Bath			720	\$1,084	\$1.51	\$2,300	\$3.19	1/1/2001
14	1 Bdr	1 Bath			720	\$1,995	\$2.77	\$2,300	\$3.19	9/1/2024
15	1 Bdr	1 Bath	On Site Manager		720	\$1,554	\$2.16	\$2,300	\$3.19	8/1/2015
16	Studio	1 Bath			520	\$833	\$1.60	\$1,895	\$3.64	8/1/2010
17	Studio	1 Bath			520	\$1,575	\$3.03	\$1,895	\$3.64	12/20/2024
18	2 Bdr	1 Bath			900	\$2,590	\$2.88	\$3,100	\$3.44	7/17/2019
19	1 Bdr	1 Bath			720	\$2,091	\$2.90	\$2,300	\$3.19	11/17/2023
20	1 Bdr	1 Bath			720	\$1,263	\$1.75	\$2,300	\$3.19	5/1/2010
21	1 Bdr	1 Bath		Vacant	720	\$2,300	\$3.19	\$2,300	\$3.19	
1	TOTAL	VACANT				\$2,300		\$2,300		
19	TOTAL	OCCUPIED				\$31,010		\$44,580		
20	TOTAL				14,556	\$33,310	\$2.31	\$46,880	\$3.30	

*Rent Roll as of 10/1/2026

On Site Manager – Unit 15 – Tenant Before Becoming Manager – Recieveess \$1,100 Off Base Rent for Management Duties

INCOME AND EXPENSE

Total Number of Units 20

Total Area (Gross) 14,556 SF

Income		Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT		\$399,722	\$19,986	\$562,560	\$28,128
Laundry*		\$3,000	\$150	\$3,000	\$150
Total Other Income		\$3,000	\$150	\$3,000	\$150
GROSS POTENTIAL INCOME		\$402,722	\$20,136	\$565,560	\$28,278
Vacancy/Collection Allowance (GPR)	2.0%	\$7,994	\$400	\$11,251	\$563
EFFECTIVE GROSS INCOME		\$394,728	\$19,736	\$554,309	\$27,715

Expenses

Real Estate Taxes*	1.1751%	\$48,769	\$2,438	\$48,769	\$2,438
Insurance		\$29,521	\$1,476	\$29,521	\$1,476
R&M*		\$20,000	\$1,000	\$20,000	\$1,000
Trash		\$6,148	\$307	\$6,148	\$307
Utilities - Power, Gas & Water		\$26,641	\$1,332	\$26,641	\$1,332
On Site Manager		\$13,200	\$660	\$13,200	\$660
Off Site Manager*		\$15,989	\$799	\$22,502	\$1,125
Gardening		\$4,750	\$238	\$4,750	\$238
Pool		\$4,320	\$216	\$4,320	\$216
Pest Control		\$1,852	\$93	\$1,852	\$93
Rent Registration		\$2,880	\$144	\$2,880	\$144
TOTAL EXPENSES		\$174,070	\$8,704	\$180,584	\$9,029
Expenses per SF		\$11.96		\$12.41	
% of EGI		44.1%		32.6%	
NET OPERATING INCOME		\$220,658	\$11,033	\$373,725	\$18,686

*Estimated

FINANCIAL OVERVIEW

Location

900 N Orange Grove Ave
West Hollywood, CA 90046

Price		\$4,150,000
Down Payment	43%	\$1,784,500
Number of Units		20
Price/Unit		\$207,500
Gross Square Feet		14,556
Price/SF		\$285
CAP Rate - Current		5.32%
CAP Rate - Pro Forma		9.01%
GRM - Current		10.38
GRM - Pro Forma		7.38
Year Built		1957
Lot Size		12,296 SF
Zoning		WDR3C
Type of Ownership		Fee Simple

Financing

Loan Amount	\$2,365,500
Loan Type	Proposed New
Interest Rate	6.250%
Amortization	30 Years
Monthly Payments	\$14,565

*Loan information is time sensitive and subject to change

*Please speak with Lender to verify

Annualized Operating Data

Income		Current		Pro Forma
Gross Potential Rent		\$399,722		\$562,560
Other Income		\$3,000		\$3,000
Gross Potential Income		\$402,722		\$565,560
Less: Vacancy/Deductions (GPR)	2.0%	\$7,994	2.0%	\$11,251
Effective Gross Income		\$394,728		\$554,309
Less: Expenses		\$174,070		\$180,584
Net Operating Income		\$220,658		\$373,725
Net Cash Flow Before Debt Service		\$220,658		\$373,725
Debt Service		\$174,777		\$174,777
Debt Service Coverage Ratio (DSCR)		1.26		2.14
Net Cash Flow After Debt Service	2.57%	\$45,880	11.15%	\$198,948
Principal Reduction		\$28,629		\$28,629
Total Return	4.2%	\$74,510	12.8%	\$227,577

Expenses

Real Estate Taxes*	1.1751%	\$48,769		\$48,769
Insurance		\$29,521		\$29,521
R&M*		\$20,000		\$20,000
Trash		\$6,148		\$6,148
Utilities - Power, Gas & Water		\$26,641		\$26,641
On Site Manager		\$13,200		\$13,200
Off Site Manager*	4.0%	\$15,989		\$22,502
Gardening		\$4,750		\$4,750
Pool		\$4,320		\$4,320
Pest Control		\$1,852		\$1,852
Rent Registration		\$2,880		\$2,880
Total Expenses		\$174,070		\$180,584
Expenses/Unit		\$8,704		\$9,029
Expenses/SF		\$11.96		\$12.41

*Estimated

Listing Team:



JORDAN ASHEGHIAN

1st Vice President, Lyon Stahl
President & Founder, The Jordan Group
310.922.0238
jordan.asheghian@lyonstahl.com
DRE #01886605



TONY AZZI

Executive Managing Director Investments, Marcus & Millichap
President & Founder, The Azzi Group
310.909.5454
tony.azzi@marcusmillichap.com
DRE #00910513

