

THE  
LAUREL

—  
WEST HOLLYWOOD

THELAURELAPARTMENTS.COM

km Kidder  
Mathews



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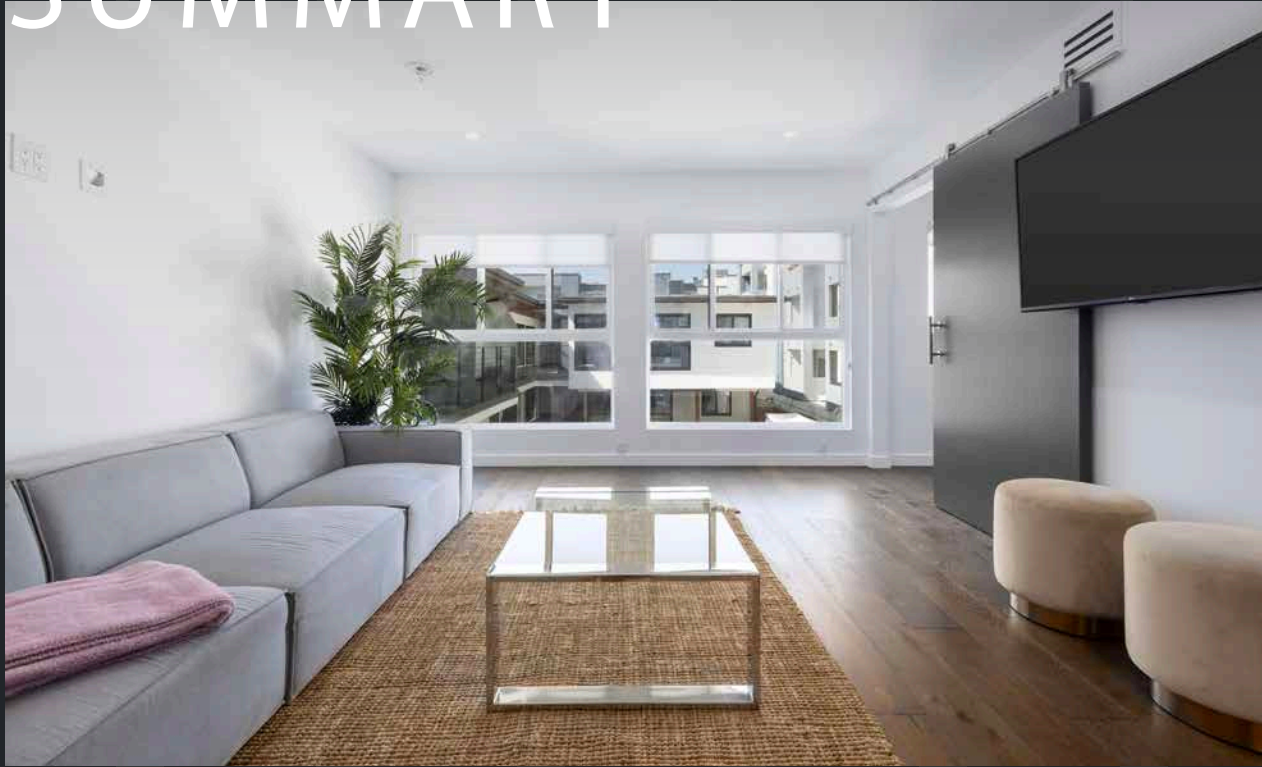
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THE  
LAUREL

# EXECUTIVE SUMMARY



SECTION 01

# A RARE TURNKEY 22-UNIT LUXURY APARTMENT IN WEST HOLLYWOOD

We are pleased to present the opportunity to acquire 1267 N Laurel Ave, a rare trophy turnkey 22-unit luxury apartment building that will be delivered 86% vacant (19 of 22 units vacant), providing an exceptionally rare opportunity for investors to acquire a renovated asset with immediate operational flexibility in one of Southern California's most supply-constrained rental markets.

Opportunities to purchase a substantially vacant multifamily property in West Hollywood are extraordinarily scarce, particularly one that has already undergone extensive renovations. The unique vacancy profile allows a new owner

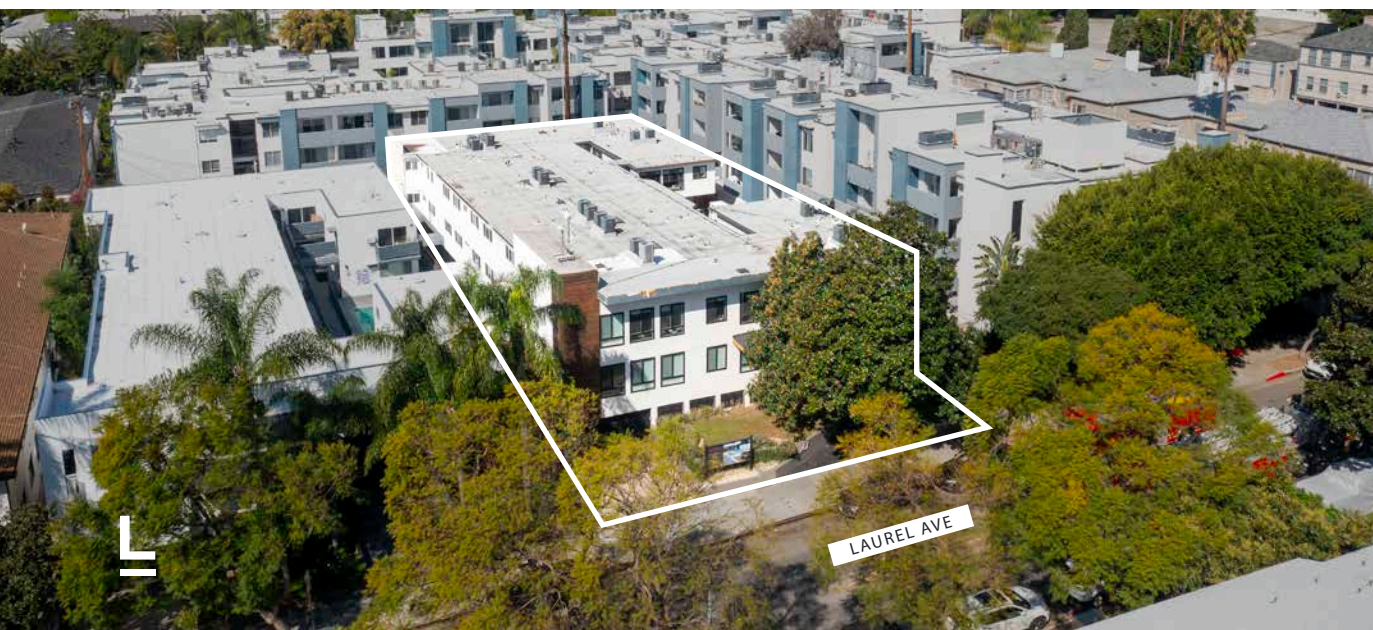
to quickly establish market rents, reposition the asset, or implement specialized housing strategies without the typical timeline associated with tenant turnover.

This exceptional vacancy profile allows for multiple investment approaches, including: (1) luxury long-term apartment residences, (2) premium corporate housing, (3) boutique rehabilitation or wellness facility, or (4) licensed adult care facility, all subject to buyer verification.

The property has undergone significant capital improvements and luxury upgrades, including fully renovated apartment interiors featuring new

flooring, designer kitchens with top-of-the-line appliances, modernized bathrooms, and high-end finishes throughout. Major system improvements include new plumbing, updated electrical systems, and a new sewer line, providing long-term operational reliability and reducing future capital expenditure requirements.

In addition to the interior renovations, the property features resort-style amenities, including a newly constructed swimming pool/jacuzzi, outdoor fire pit, outdoor cabanas, and thoughtfully designed common areas that create an elevated residential environment tailored to West Hollywood's luxury rental market.



22

UNITS

18,252 SF

BUILDING SIZE

86%

VACANT

15,082 SF

LOT SIZE



# WEST HOLLYWOOD — ONE OF SOCAL'S MOST DESIRABLE NEIGHBORHOODS

Located in one of Southern California's most vibrant and desirable neighborhoods, West Hollywood offers residents a dynamic blend of luxury living, world-class dining, nightlife, and walkability.

Just minutes from the iconic Sunset Strip, residents enjoy access to renowned entertainment venues, boutique shopping, fitness studios, and cultural attractions.

The property is surrounded by some of the city's most sought-after dining and hospitality destinations, including Laurel Hardware, Ggiata Delicatessen, Employees Only, and La Bohème, among many others. This premier

location consistently attracts high-income professionals, entertainment industry executives, entrepreneurs, and international residents, making West Hollywood one of the most resilient and desirable rental markets in the Los Angeles region.

For more information, please contact Casey Lins at 714.333.6768 or via email at [Casey.Lins@kidder.com](mailto:Casey.Lins@kidder.com).

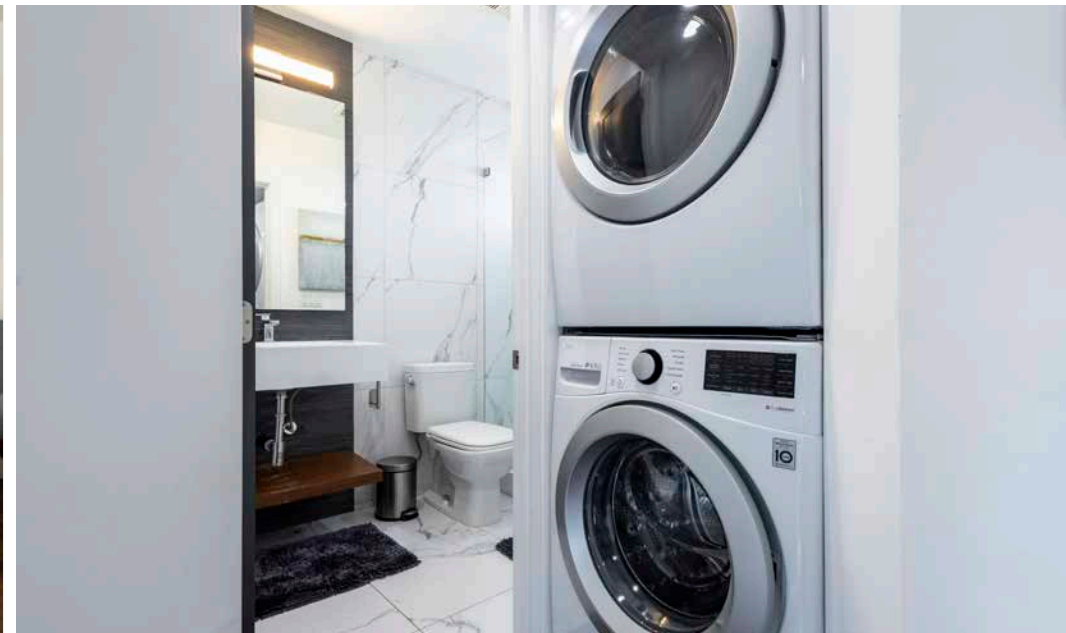


# PROPERTY OVERVIEW

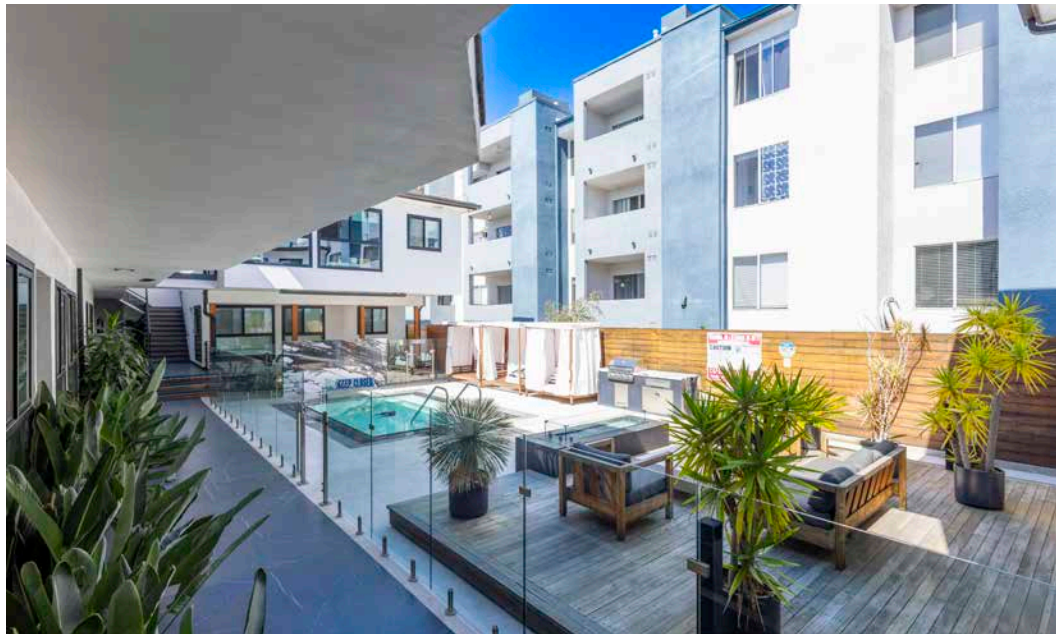


SECTION 02

# INTERIOR LAYOUT



# COMMON AMENITIES



The property is surrounded by some of the city's most sought-after dining and hospitality destinations, including Laurel Hardware, Ggiata Delicatessen, Employees Only, and La Bohème, among many others.



LA CIENEGA PARK & COMMUNITY CENTER

BEVERLY CENTER

CEDARS-SINAI MEDICAL CENTER

WESTFIELD CENTURY CITY



Gelson's



TRAKTIR

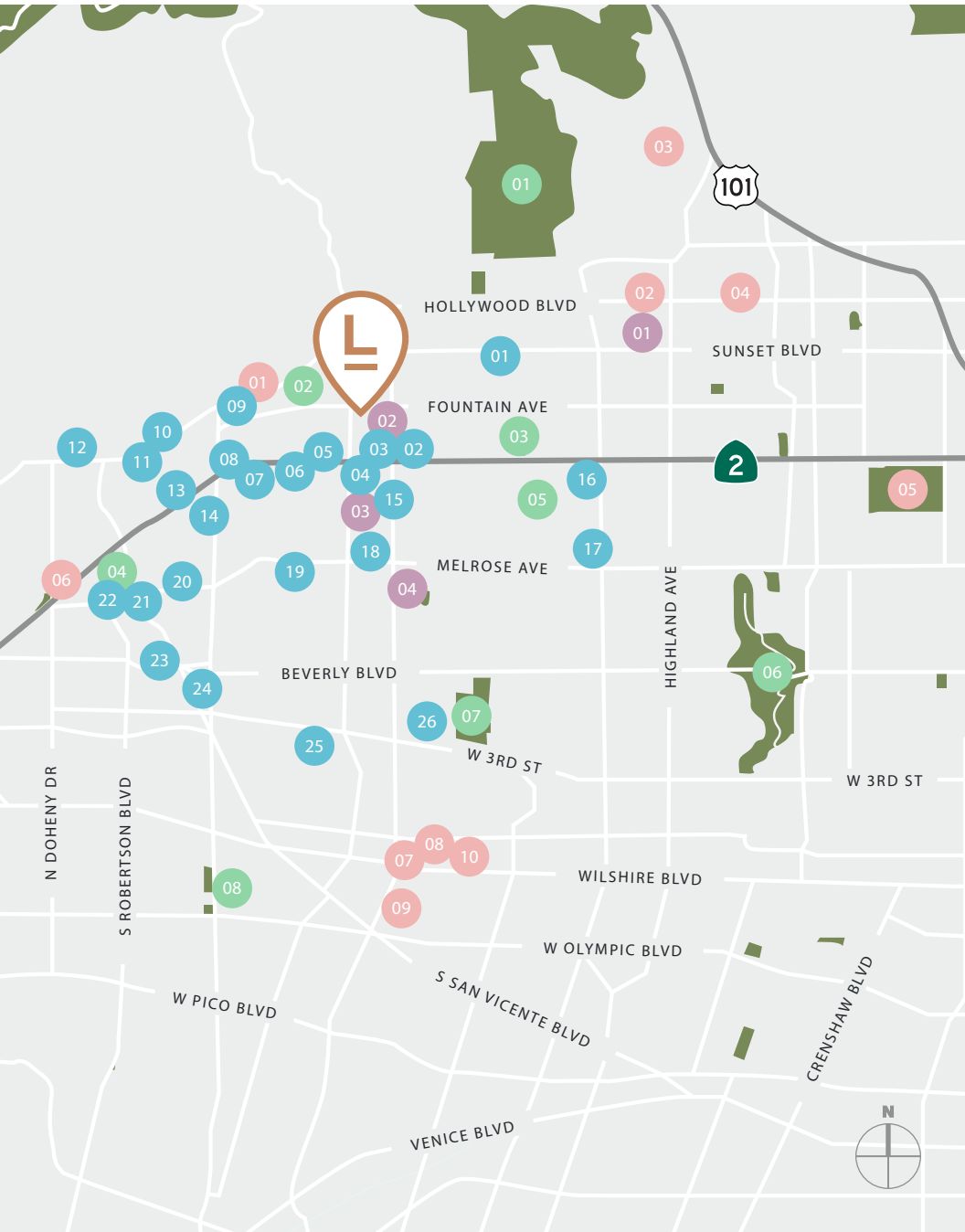
LAUREL HARDWARE



LAUREL AVE

FOUNTAIN AVE





# NEARBY AMENITIES

## EAT, DRINK, & RETAIL

- 01 Electric Owl
- 02 Whole Foods Market
- 03 Employees Only
- 04 Laurel Hardware
- 05 Connie and Ted's
- 06 Hamburger Mary's
- 07 La Boheme
- 08 Barney's Beanery
- 09 Casa Madera
- 10 The Butcher, The Baker, The Cap
- 11 Dialog Cafe
- 12 Rainbow Bar & Grill
- 13 Trader Joe's
- 14 Nobu Los Angeles
- 15 Ysabel
- 16 West Hollywood Gateway
- 17 Pink's Hot Dogs
- 18 Community Goods
- 19 Crossroads Kitchen
- 20 Urth Caffe
- 21 Zinqué
- 22 SUR Restaurant and Lounge
- 23 Granville
- 24 Beverly Center
- 25 The Little Door
- 26 The Grove

## PARKS & RECREATION

- 01 Runyon Canyon
- 02 William S Hart Dog Park
- 03 Plummer Park
- 04 West Hollywood Park
- 05 Poinsettia Recreation Center
- 06 Wilshire Country Club
- 07 Pan Pacific Park
- 08 La Cienega Park & Community Ctr.

## ATTRACTIONS

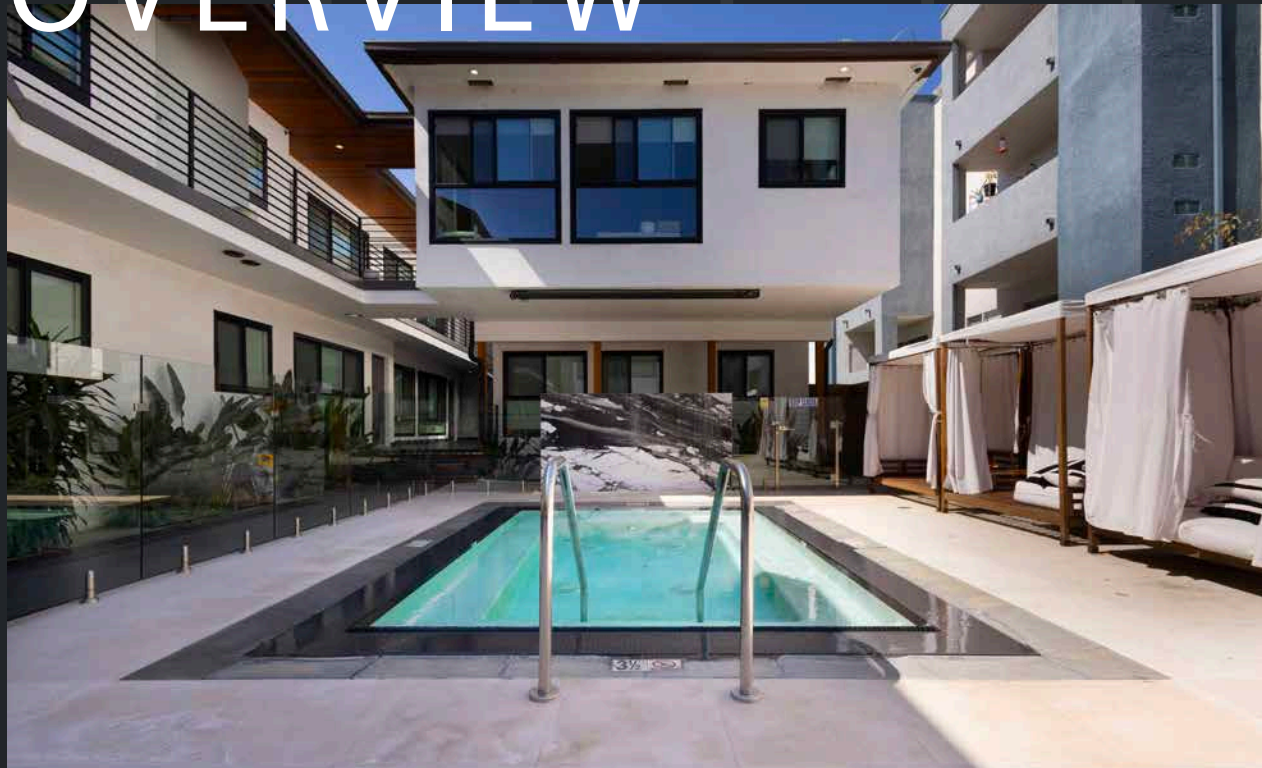
- 01 The Comedy Store
- 02 TCL Chinese Theatre
- 03 Hollywood Bowl
- 04 Hollywood Walk of Fame
- 05 Hollywood Forever Cemetery
- 06 Troubadour
- 07 Academy Museum
- 08 LACMA
- 09 Petersen Automotive Museum
- 10 La Brea Tar Pits and Museum

## SCHOOLS

- 01 Hollywood High School
- 02 Larchmont Charter School - Fairfax
- 03 Laurel Span School
- 04 Fairfax High School



# FINANCIAL OVERVIEW



SECTION 03

# INVESTMENT SUMMARY

ADDRESS	1267 N Laurel Ave, West Hollywood, CA
LIST PRICE	\$16,395,000
NO. OF UNITS	22
COST PER UNIT	\$745,227
PROJECTED GRM	12.37
PRO FORMA GRM	11.18
PROJECTED CAP	5.63%
PRO FORMA CAP	6.34%
YEAR BUILT	1958/1985*
LOT SIZE	15,082 SF
BUILDING SIZE	18,252 SF

\*Per tax records

**\$16.395M**

LIST PRICE

**5.63%**

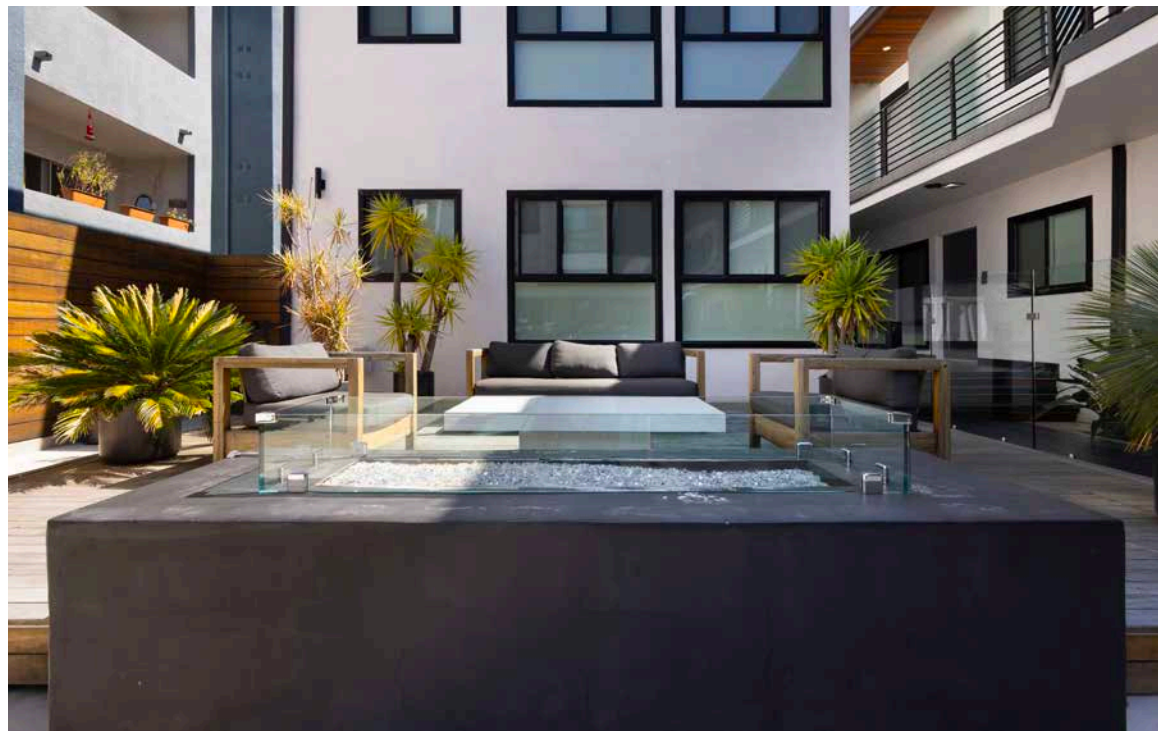
PROJECTED CAP

**\$745,227**

COST PER UNIT

**12.37**

PROJECTED GRM



# FINANCIAL SUMMARY

## ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$1,325,040		\$1,466,220	
Less: Vacancy	(\$39,751)	3%	(\$43,987)	3%
Gross Operating Income	\$1,285,289		\$1,422,233	
Less: Expenses	(\$362,865)	28.2%	(\$382,565)	26.1%
Net Operating Income	\$922,424		\$1,039,668	

## ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.17533%) + S.A.	\$199,597	\$199,597
Property Management (5% - Includes On-Site)	\$51,412	\$71,112
Insurance - Actual	\$27,456	\$27,456
Maintenance/Repairs - Estimate (\$1,000/Unit)	\$22,000	\$22,000
Utilities - Water, Electric, Gas, Trash - Estimate	\$37,500	\$37,500
Pool/Gardening/Cleaning - Estimate	\$12,000	\$12,000
Elevator - Actual	\$6,300	\$6,300
Reserves/Miscellaneous (\$300/Unit)	\$6,600	\$6,600
Estimated Total Expenses	\$362,865	\$382,565
Per Net SF	\$19.88	\$20.96
Expenses Per Unit	\$16,494	\$17,389

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## SCHEDULED INCOME

Unit No.	Beds/Baths	Current Rents	Market Rents
		Monthly Rent/Unit	Monthly Rent/Unit
1	Studio	\$2,595	\$2,595
2	Studio	\$2,595	\$2,595
3	2 bed + 2 bath	\$7,295	\$7,295
4	1 bed + 1 bath	\$5,295	\$5,295
5	2 bed + 2 bath	\$7,295	\$7,295
6	2 bed + 2 bath	\$7,295	\$7,295
7	1 bed + 1 bath	\$5,295	\$5,295
8	1 bed + 1 bath	\$5,295	\$5,295
9	1 bed + 1 bath	\$5,295	\$5,295
10	1 bed + 1 bath	\$743	\$5,295
11	Studio	\$2,595	\$2,595
12	Studio	\$2,595	\$2,595
14	1 bed + 1 bath	\$5,495	\$5,495
15	2 bed + 2 bath	\$7,500	\$7,495
16	1 bed + 1 bath	\$5,495	\$5,495
17	2 bed + 2 bath	\$7,495	\$7,495
18	2 bed + 2 bath	\$7,495	\$7,495
19	1 bed + 1 bath	\$5,495	\$5,495
20	1 bed + 1 bath	\$5,495	\$5,495
21	1 bed + 1 bath	\$1,067	\$5,495
22	1 bed + 1 bath	\$5,495	\$5,495
23	1 bed + 1 bath	\$5,200	\$5,495
24	ADU Potential (Studio)	-	\$2,495
Monthly Scheduled Gross Income		\$110,420	\$122,185
Parking Income		-	-
Laundry Income		-	-
Total Monthly Scheduled Gross Income		\$110,420	
Annual Scheduled Gross Income		\$1,325,040	\$1,466,220



# WEHO COMPARABLES



SECTION 04

# SALE COMPARABLES

	Property Address	Year Built	No. Units	Bldg SF	Lot SF	Gross Income	Price Per Unit	GRM	Cap Rate	Sale Price	Sale Date	Notes
	1267 N LAUREL AVE	1958/1985	22	18,252	15,082	\$1,325,040	\$745,227	12.37	5.63%	\$16,395,000	SOON	Turnkey 22-unit luxury property delivered 86% vacant.
01	1121 N LA CIENEGA BLVD	1990	48	48,682	32,670	-	\$479,167	-	-	\$23,000,000	10/15/2025	(56) Covered parking. No income data.
02	1320 N HARPER AVE	1995	14	20,786	15,246	\$837,841	\$771,429	12.89	5.08%	\$10,800,000	9/29/2025	(14) 2BD+2.5BA. Covered parking.
03	8833 CYNTHIA ST	2009	5	9,090	5,923	\$496,680	\$1,219,910	12.28	4.43%	\$6,099,550	7/11/2025	(1) 4BD+3BA & (4) 3BD+2BA. (1) Covered parking.
04	866 HILLDALE AVE	1957	8	7,782	7,405	\$285,957	\$468,750	13.11	4.96%	\$3,750,000	7/12/2024	(4) 2BD+1BA & (4) 1BD+1BA. (8) Covered parking.
05	950 HAVENHURST DR	1963	6	8,080	6,552	-	\$816,667	-	4.76%	\$4,900,000	5/16/2024	(4) 3BD+2BA & (2) 2BD+2BA. Covered parking. Fully renovated/turnkey.
	Averages						\$751,184	12.76	4.81%			





1267 N LAUREL AVE

## Sale Comparables

- 01 1121 N LA CIENEGA BLVD

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- 02 1320 N HARPER AVE

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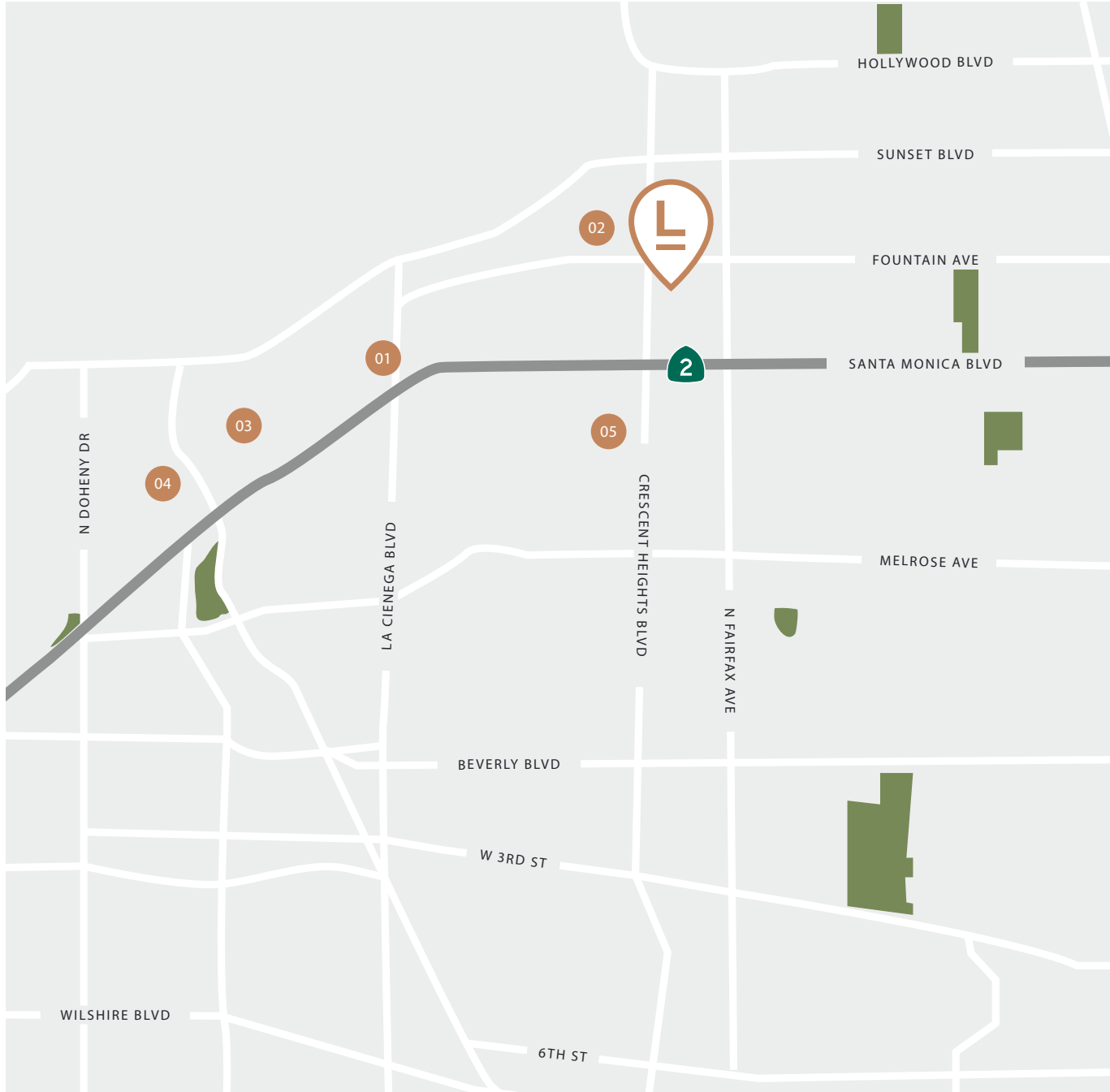
- 03 8833 CYNTHIA ST

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- 04 866 HILLDALE AVE

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- 05 950 HAVENHURST DR



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