



561 N. SWEETZER AVE., WEST HOLLYWOOD, CA 90048

9 UNIT APARTMENT BUILDING

3 UNITS REHABBED • SEISMIC RETROFIT COMPLETED IN 2020 • 1 UNIT VACANT

Get in touch

DARIO SVIDLER
EVP | REGIONAL DIRECTOR

O 424.324.6304
C 818.653.2663
dario@svidlercre.com
svidlercre.com
DRE 01884474

TABLE OF CONTENTS

03	The Offering
04	Overview
05	Operating Data
06	Maps
07	Area Map
08	Walk Score
09	Photos
23	About Agent
24	Compass Commercial
26	Contact Information



AT A GLANCE

\$3,195,000 Price	9 Unit Building On a Corner Lot
5,505 Sq Ft Lot Size	3 Units Rehabbed Recent Work
7,550 Sq Ft Building Size	8 Parking Spaces
1957 Year Built	5528-004-056 APN

UNIT MIX

- 1 Unit 3 + 1.75
- 1 Unit 2 + 1.5
- 7 Units 1 + 1

Within half a mile of:

- Hollywood Improv
- Crossroads Kitchen
- Sweet Lady Jane Bakery
- Lucques
- Taste on Melrose
- Alfred Coffee
- Blue Bottle Coffee

**Soft Story
Retrofit
Completed
in 2020**

PROPERTY DESCRIPTION

WEST HOLLYWOOD

On offer is a charming **9 Unit Apartment Building** in a great location of **West Hollywood**. The building features **one 3 bedroom, one 2 bedroom and seven 1 bedroom** homes with **large windows** and some with **outdoor space**. The building has **eight parking spaces**.

3 of the units have been completely remodeled with updated **plumbing** and **electrical**, new windows and sliding doors, recessed lighting throughout with a new **split system AC** in the bedroom and living room. **Shaker** kitchen cabinets, **quartz** countertops, **stainless steel** appliances, laminate wide plank flooring, tiled bathroom floors and large walk in shower with **frameless glass**.

Exterior upgrades include **seismic retrofit completed in 2020**, fully repainted, original signage restored and painted, stairwell and exterior floors and railings sealed and painted, new drought tolerant landscaping and new exterior light fixtures.

Walk to the trendiest intersection in Los Angeles at **Melrose and La Cienega**. Eat at the best restaurants or shop at all the best stores that this **Walker's Paradise** has to offer.

Great visibility on a corner lot in one of the most pedestrian-friendly locations in the Los Angeles area!



561 N. Sweetzer Ave. West Hollywood, CA

PROPERTY ABSTRACT

Purchase Price	\$3,195,000
Number of Units	9
Cost per Legal Unit	\$355,000
Current GRM	16.32
Market GRM	9.61
Current CAP	3.70%
Market CAP	7.84%
Year Built	1957
Lot Size	5,505
Building Size	7,550
Cost per GSF	\$423



UNIT	TYPE	STATUS	MOVE IN DATE	CURRENT RENT	MARKET RENT
1	3+1.75	RENTED	1/1/91	\$1,369.09	\$4,000
2	2+1.5	VACANT			\$3,750
3	1+1	RENTED	12/28/20	\$2,800.00	\$2,800
4	1+1	RENTED	8/1/93	\$672.97	\$2,800
5	1+1	RENTED	9/1/97	\$966.95	\$2,800
6	1+1	RENTED	12/28/20	\$2,700.00	\$2,800
7	1+1	RENTED	10/4/20	\$2,585.00	\$2,800
8	1+1	RENTED	5/13/91	\$608.16	\$2,800
9	1+1	RENTED	1/1/97	\$764.65	\$2,800

Information provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own review, investigations, assumptions and consultants for all estimates, fees, projections and all other details. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. Buyer must verify all of the information and bears all risk for any inaccuracies.

ANNUALIZED OPERATING DATA

	Estimated Current Rents		Estimated Market Rents	
Scheduled Gross Income	\$195,802		\$332,400	41% Upside
Less Vacancy Rate Reserve	(\$5,838)	3.0%	(\$9,936)	3.0%
Gross Operating Income	\$189,964		\$322,464	
Less Expenses	(\$71,850)	36.7%	(\$71,850)	21.6%
Net Operating Income	\$118,113		\$250,614	
Total Return Before Taxes	3.7%		7.8%	

SCHEDULED INCOME

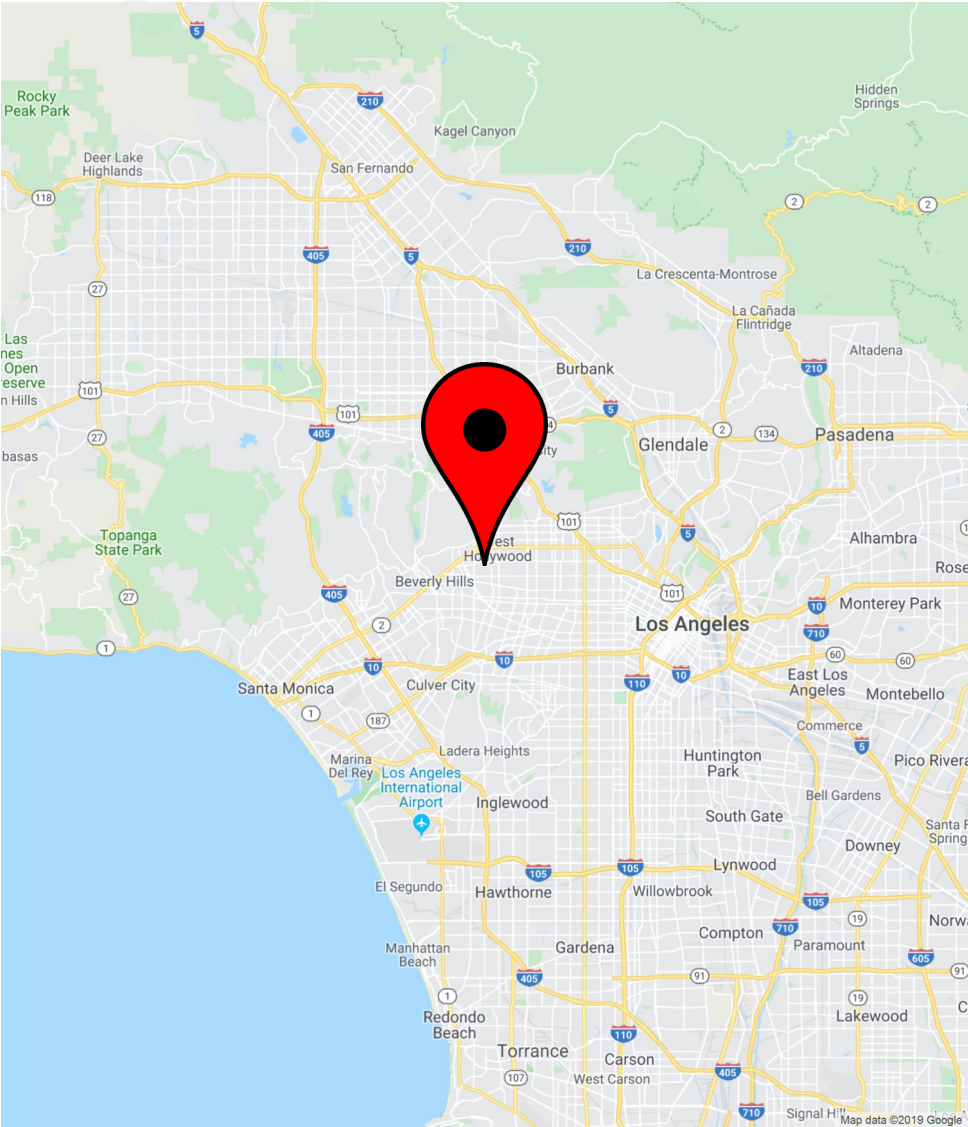
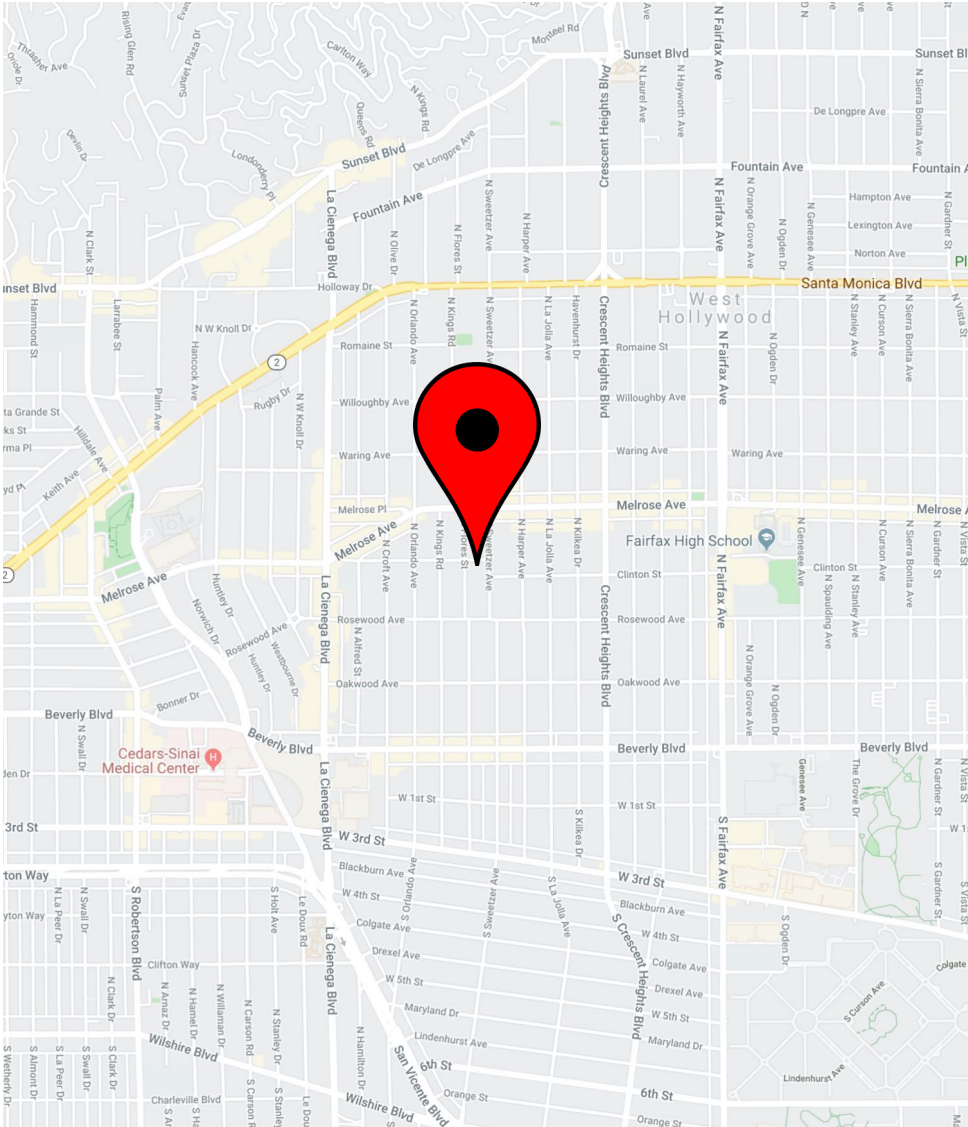
No. of Units	Unit Mix	Current Rents		Market Rents	
		Mo. Rent/Unit	Mo. Income	Mo. Rent/Unit	Mo. Income
7	1+1	\$1,585	\$11,098	\$2,800	\$19,600
1	2+1.5	\$3,750	\$3,750	\$3,750	\$3,750
1	3+1.75	\$1,369	\$1,369	\$4,000	\$4,000
Avg. Rent/Gr. Sq. Ft.		\$2.15		\$3.66	
Total Scheduled Rent		\$16,217		\$27,600	
Other Income		\$100		\$100	
Monthly Scheduled Gross Income		\$16,317		\$27,700	
Annual Scheduled Gross Income		\$195,802		\$332,400	

ESTIMATED ANNUALIZED EXPENSES

Property Taxes		\$39,938
Insurance	\$0.50 / RSF	\$3,775
Utilities	\$75/Unit/Month	\$8,100
Repairs+Maint	\$45/Unit/Month	\$4,860
Trash/Pest/Garden	\$35/Unit/Month	\$3,780
On-Site Manager		\$0
Off-Site Manager	4.0%	\$7,599
Reserves	2.0%	\$3,799
Total Expenses		\$71,850
Per Net Sq. Ft.		\$9.52
Per Unit		\$7,983

Information provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own review, investigations, assumptions and consultants for all estimates, fees, projections and all other details. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. Buyer must verify all of the information and bears all risk for any inaccuracies.

561 N. Sweetzer Ave. West Hollywood, CA



561 N. Sweetzer Ave. West Hollywood, CA



561 N. Sweetzer Ave.
West Hollywood, CA

WALK SCORE

Walk Score® 

Walk Score
91

Walker's Paradise

Daily errands do not require a car.

Transit Score
64

Good Transit

Many nearby public transportation options.

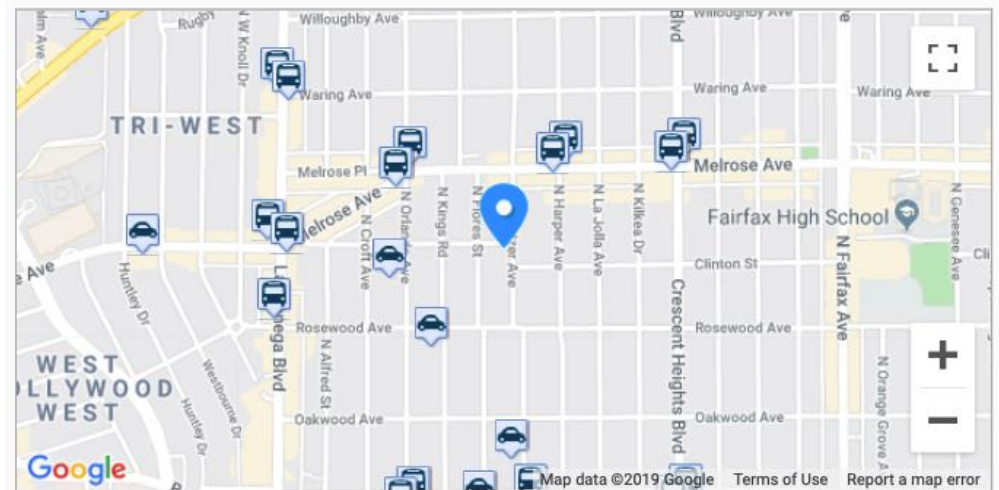
Bike Score
57

Bikeable

Flat as a pancake, minimal bike lanes.

Transit Score
64 **Good Transit**

561 North Sweetzer Avenue has good transit which means many nearby public transportation options. Car sharing is available from RelayRides and Zipcar.



Bus lines:

10/48 Metro Local Line	0.1 mi	105 Metro Local Line	0.3 mi
14/37 Metro Local Line	0.4 mi		

About this Location

561 North Sweetzer Avenue has a Walk Score of 91 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

This location is in West Hollywood. Nearby parks include Rosewood Park, William S. Hart Park and Gilmore Stadium (historical).

<https://www.walkscore.com/score/561-n-sweetzer-ave-w-hollywood-ca-90048>

561 N. Sweetzer Ave.
West Hollywood, CA

PHOTOS



561 N. Sweetzer Ave.
West Hollywood, CA

PHOTOS



561 N. Sweetzer Ave.
West Hollywood, CA

AERIALS PHOTOS



561 N. Sweetzer Ave.
West Hollywood, CA

AERIALS PHOTOS



561 N. Sweetzer Ave.
West Hollywood, CA

AERIALS PHOTOS



561 N. Sweetzer Ave.
West Hollywood, CA

AERIALS PHOTOS



561 N. Sweetzer Ave.
West Hollywood, CA

AERIALS PHOTOS



561 N. Sweetzer Ave.
West Hollywood, CA

AERIALS PHOTOS



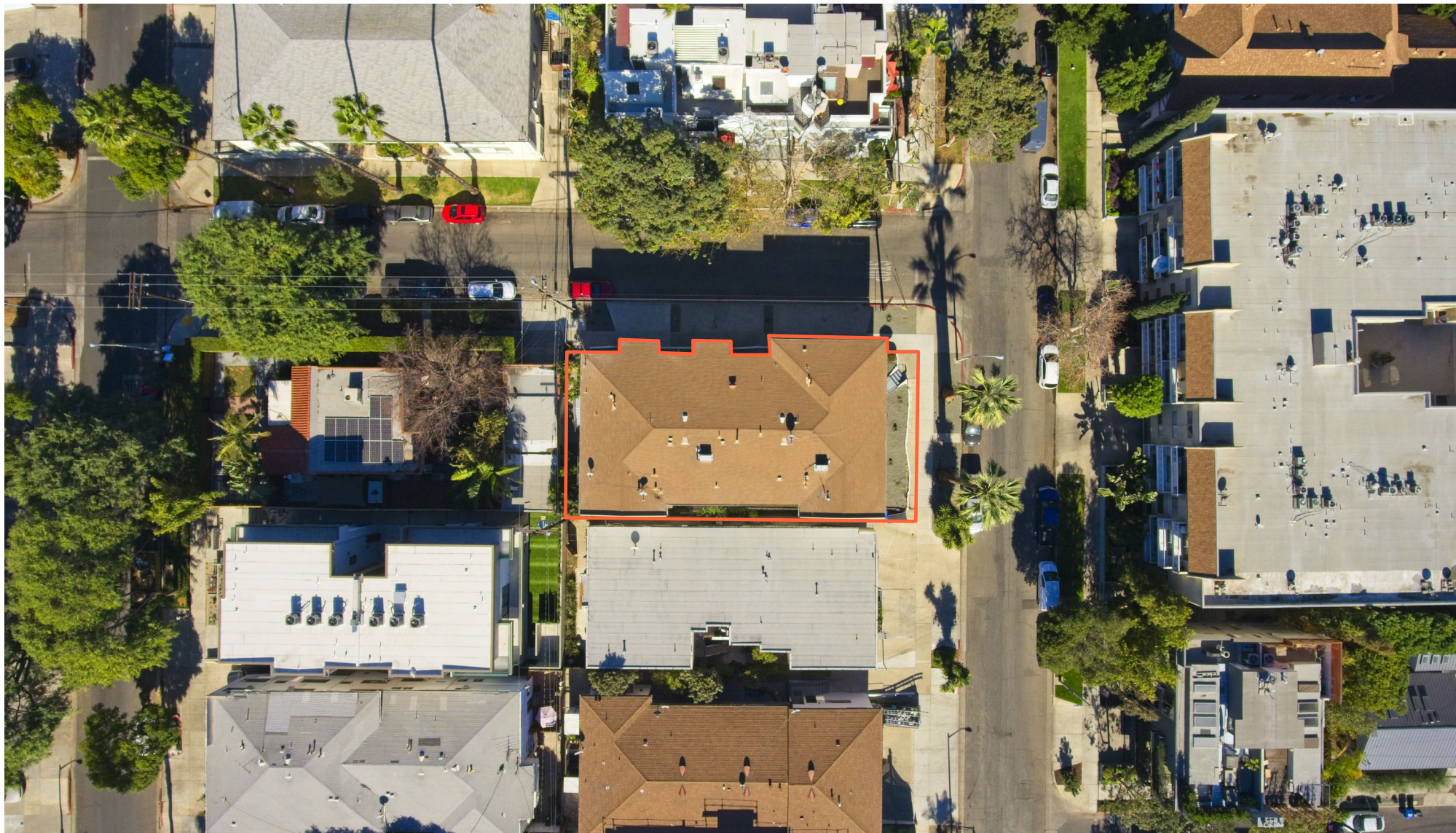
561 N. Sweetzer Ave.
West Hollywood, CA

AERIALS PHOTOS



561 N. Sweetzer Ave.
West Hollywood, CA

AERIALS PHOTOS









561 N. Sweetzer Ave.
West Hollywood, CA

REHABBED UNIT PHOTOS



Dario Svidler

EVP, Regional Director



O 424.324.6304
C 818.653.2663
dario@svidlercre.com
svidlercre.com
DRE 01884474

PARTNERSCRE
COMPASS COMMERCIAL



Dario Svidler grew up with Real Estate all around him. Dario's father, a Structural Engineer and practicing General Contractor, and his mother, an Architect, would take Dario to their job-sites all throughout his childhood.

With experience in all facets of the Construction and Real Estate Businesses, ranging from Commercial and Industrial to all types of Residential, Dario has sold in excess of \$300 million in Real Estate and is well on his way to doubling that number.

Dario's talent for finding Value-Add Properties has made him an indispensable asset to a select group of Clients and Investors looking to add higher-yielding properties to their portfolios.

Dario is a member of the Real Estate and Construction Division of the Jewish Federation and an alumnus of the American Jewish University.

About Compass Commercial

Commercial Investment Services

At Compass Commercial, our focus is to provide clients with comprehensive and superior, trustworthy services. This full spectrum of value-added services, from market research to ongoing advisory services, is offered to all commercial property types including multi-family, office, retail, industrial, land and development investments. Our services go much further than purchasing or selling an asset. Working with clients, we identify their real estate investment goals and work side by side to build a strategic real estate investment plan.

Our Services

The following outlines the distinctive platform of transaction and consultative services we offer our clients:

Acquisitions-Commercial Properties

We specialize in identifying underperforming investment opportunities. We provide accurate and reliable evaluation of an asset's performance relative to other real estate and non-real estate investment alternatives. Using our financial analysis, investment alternatives are scrutinized for projected cash flow, residual values at risk.

Dispositions-Commercial Properties

Maximizing an asset's value by developing individualized marketing plans is our area of expertise.

Commercial Leasing Services

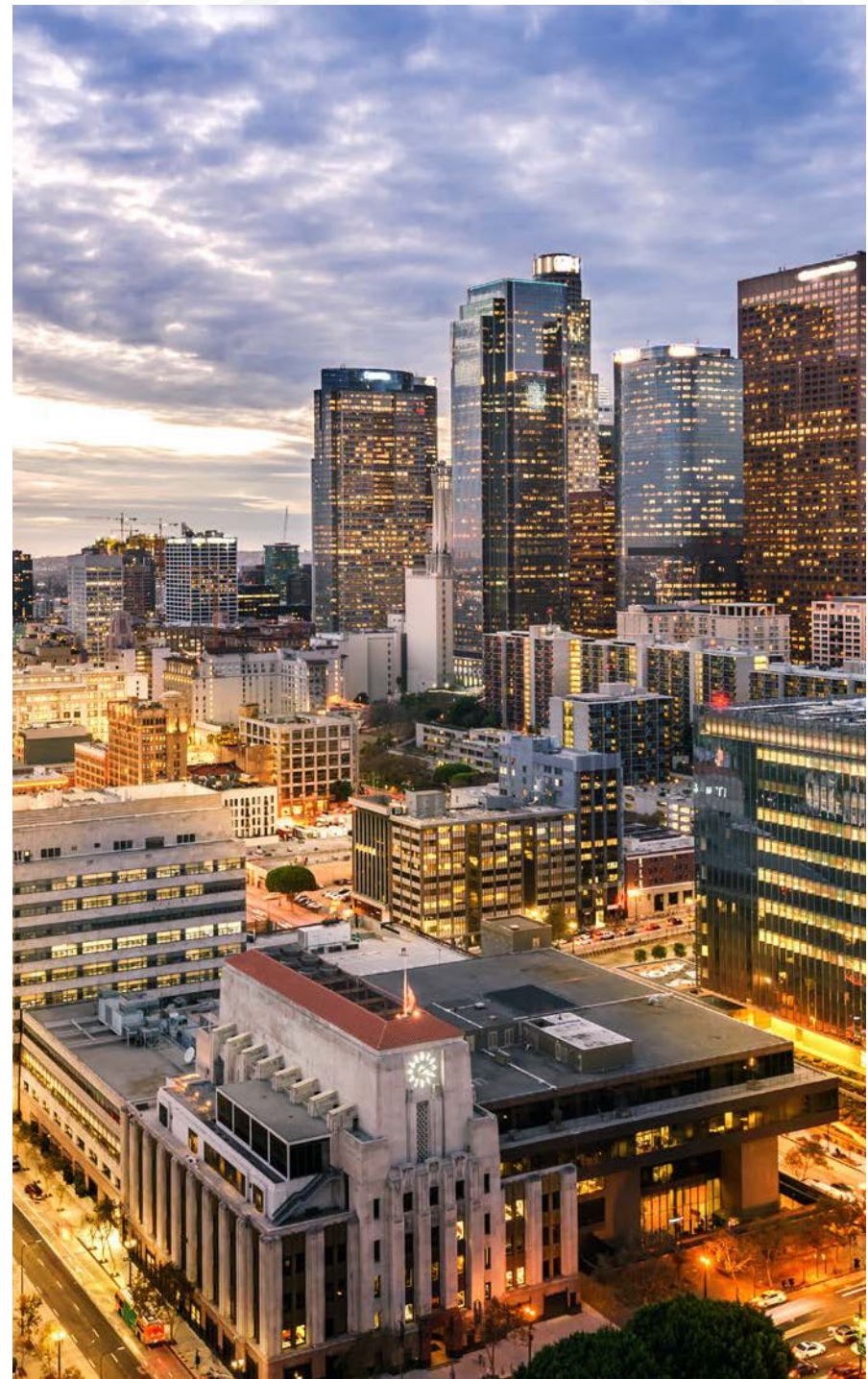
We specialize in office, retail, and creative space.

Advisory Services

Asset management - We provide a comprehensive real estate investment analysis to maximize the investment return by determining if the asset should be sold, refinanced, renovated, or held.

Market Research

We have access to the latest commercial real estate information and trends that are essential in making informed decisions. This includes researching and analyzing competitive properties, prevailing market conditions, and building occupancy.



CONFIDENTIALITY AND DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.



**For more information please contact
our exclusive sales agent:**

DARIO SIDLER
EVP, Regional Director

O 424.324.6304
C 818.653.2663
dario@sidlercre.com
sidlercre.com
DRE 01884474

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.