

# HANES INVESTMENT REALTY, INC.

INVESTMENT REAL ESTATE BROKERS AND ADVISORS

## EXCLUSIVELY OFFERS FOR SALE

**8 Unit Multi-Residential**  
**Built in 1930**  
**West Hollywood, CA 90069**

The property is located in Prime West Hollywood on Sweetzer Avenue in between Melrose Ave Santa Monica Blvd

THOMAS GUIDE: 593-A6

**Price: \$2,675,000**

**Down: \$1,241,000 46%**

**New First Loan @ 6.00% VIR 30 yr amort**



PROPERTY FEATURES
<ul style="list-style-type: none"> <li>• Prime West Hollywood Location</li> <li>• Located Between Santa Monica &amp; Melrose Ave</li> <li>• Hardwood Floors and Private Balconies</li> <li>• 1930's Hollywood Architectural Details</li> <li>• Great Unit Mix - All 2 Bed 1 Bath Units</li> <li>• 5 Out of The 8 Units Are at Current Market Rents</li> <li>• One of the lowest GRM's in WEHO</li> <li>• 4 Individual Villas, Possible lot split</li> </ul>

FINANCIAL INDICATORS	Current Rents	Market Rents
Gross Rent Multiplier	11.86	10.72
Capitalization Rate	5.46	6.23
<u>Cash On Cash</u>		
- New Financing	3.4%	5.1%
<u>Total Return</u>		
- New Financing	4.9%	6.5%
<b><u>IRR - Internal Rate of Return (5 yr Hold)</u></b>		
-Pre Tax	7.9%	--
-After Tax	5.7%	--
Cost Per Square Foot	\$320.59	--
Cost Per Unit	\$334,375	--
See the enclosed financial analysis based on new financing. Also enclosed is a rent schedule.		

**Please do not go on-site without an appointment. Drive by only. Do not disturb the residents.**

**A complete marketing package is available for those seriously considering the property.**

**For additional information contact:**

**Mark S. Dobbs, Senior Investment Consultant**  
**(818) 865-8305 or (805) 374-2350**

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## 827 N Sweetzer Avenue, West Hollywood, CA 90069



**WEHO is Truly the Epicenter of Los Angeles**



**Front View of 827 N Sweetzer Avenue**



**Lush Central Courtyard Pathway**



**Upper Level Unit Entry**



**Spacious Living Room with Curved Ceilings & Fireplace**



**Upper Level Balcony**










# HANES INVESTMENT REALTY, INC.

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## Comparable Sales

### 827 N. Sweetzer Ave, West Hollywood CA 90069

	Property Description	GRM	CAP	\$/Unit	\$/Sq.Ft.	# Units	Price
							Down
							% Down
							COE Date
A.	 1031 N Croft Ave Los Angeles, CA 90069 Year Built: 1926 Unit Mix: 2(1+1) 1(2+2) 1(3+2)	18.81	4.80	\$ 490,000	\$ 379.04	4	\$ 1,960,000 \$ 960,000 49% Aug-08
B.	 650 Midvale Ave Los Angeles, CA 90024 Year Built: 1950 Unit Mix: 6(1+1) 2(2+2)	17.24	3.20	\$ 318,750	\$ 324.43	8	\$ 2,550,000 N/Av Sep-08
C.	 765 S Windsor Blvd Los Angeles, CA 90005 Year Built: 1962 Unit Mix: 1(1+1) 5(2+2) 2(3+2)	13.40	5.00	\$ 392,500	\$ 187.86	8	\$ 3,140,000 \$ 1,385,000 44% Jan-09
D.	 749-755 N Sweetzer Ave Los Angeles, CA 90069 Year Built: 1988 Unit Mix: 15(2+2.5)	13.06	5.30	\$ 333,333	\$ 291.21	15	\$ 5,000,000 \$ 1,500,000 30% Oct-09 In Escrow
E.	 439 S Hamel Rd Los Angeles, CA 90048 Year Built: 1929 Unit Mix: 8(1+1)	N/Av	N/Av	\$ 312,500	\$ 315.02	8	\$ 2,500,000 N/Av Jan-09
<b>AVERAGES</b>		<b>15.63</b>	<b>4.58</b>	<b>\$ 369,417</b>	<b>\$ 299.51</b>	<b>9</b>	<b>\$ 3,030,000</b> <b>\$ 1,281,667</b> <b>42%</b>



#### **SUBJECT PROPERTY**

827 N. Sweetzer Ave 11.86 5.46 \$ 334,375 \$ 320.59 8 \$ 2,675,000  
 West Hollywood, CA 90069 \$ 1,241,000  
 Year Built: 1930 46%  
 Unit Mix: 8(2+1)

Hanes Investment Realty, Inc.

*Investment and marketing solutions that are beyond excellence in value representation*

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