



935 N. San Vicente Blvd.

West Hollywood, CA 90069

Twest - An Award-Winning Residential Building in the Heart of WeHo
Seven Modern & Exquisitely Designed Apartments in WeHo, a Walker's Paradise

PARTNERSCRE
COMPASS COMMERCIAL
SVIDLER | STRIKOWSKI



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Property Overview

Presented for sale is **7west**, a 7 unit non-rent-controlled apartment building in the heart of **West Hollywood**, within walking distance to the famous **Sunset Strip** and a stone's throw to all the restaurants and nightlife options on Santa Monica Blvd.

Designed by the locally-based architecture firm, **Lorcan O'Herlihy Architects**, 7west has won multiple awards including "**Best of Year Award**" from Interior Design Magazine and one of the best Multi-Unit buildings in LA from the Westside Urban Forum. This is not just an apartment building...**this is a work of art.**

The first floor of the building is comprised of **3 walk-up townhomes** surrounding a peaceful courtyard with a water feature and sitting areas. All the townhomes have **2 bedrooms and 2.5 baths** that truly feel like private houses in the middle of the city. The remaining **4 units** are on the third and fourth floors with **no shared walls** with neighbors. These units are all **2 bedrooms with 2 baths** and feel airy, bright and spacious with plenty of room for entertaining and relaxing in a private environment. All units have at least **three exterior exposures, 10 foot ceilings**, LED lighting, Miele appliances, Leviton smart systems and LG washers/dryers. **No expense was spared** anywhere in this building.

Did we mention the rooftop? **Explosive 360 degree views** from DTLA to the westside. Perfect for work from home, laying out in the sun or star lit dinners.

While these units command top rents, a new owner might also consider 30 day+ furnished rentals. Many tenants in WeHo and immediate areas are looking for headache-free, fully furnished apartments that they can rent for short term intervals rather than having to commit to year-long leases. This can push rents significantly above market and retain a near-constant ability to keep raising those rents.

The seller has left **3 units vacant** for a buyer to have options. Either lease up at current market rents or go furnished and hit a home run! The building is not subject to West Hollywood Rent Control, has a recorded Tentative Tract Map and an unrecorded Final Tract Map.

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At a Glance

\$10,500,000

Price

11,944 Sq Ft

Building Size Per Assessor

6,710 Sq Ft

Lot Size Per Plans

Three Vacancies

Delivered

No Rent Control

West Hollywood Rent Control

City of West Hollywood

Tract Map

Property Type

7 Unit Res. Building

Property Type

2018

Certificate of Occupancy

16 Spaces

Parking

4340-004-016

APN



935 N. San Vicente Blvd.

Praise



BEST of year
rental apartment building



lorcan o'herlihy architects

San Vicente 935, Los Angeles



With the city's mostly year-round temperate climate, the courtyard paradigm is a particularly thoughtful and desirable approach to multi-family housing. This seven-unit structure, encompassing 9,200 square feet in West Hollywood, is composed of market-rate, two-bedroom condominiums. Three of them are two-story town houses; four are single-story apartments. All have balconies overlooking the central courtyard from which circulation evolves via the main switchback stairway, striking in its own right. The solution "encourages social interaction and a sense of community between residents and visitors," says principal Lorcan O'Herlihy, a specialist in this project type. Further, providing accessibility to all units from this central open space, appointed with seating, a water feature, and native plantings, eliminates the need for interior, climate-controlled hallways, saving on energy consumption.

The project, however, is not entirely internally oriented. It has street presence, too. A quarter of the main elevation is carved away, creating an interplay of solid and void to decrease the building's overall sense of mass. Meanwhile, that opening is a double-height, light-filled volume, giving passersby a direct sight line through to the courtyard. As for solid faces, O'Herlihy employed two materials that contrast each other for visual interest and also help to reduce scale. Siding is fiber cement made of recycled content. Screens, which act as a rain-shield system, are slats of ice harvested from a local, sustainably managed forest. —**Edie Cohen**

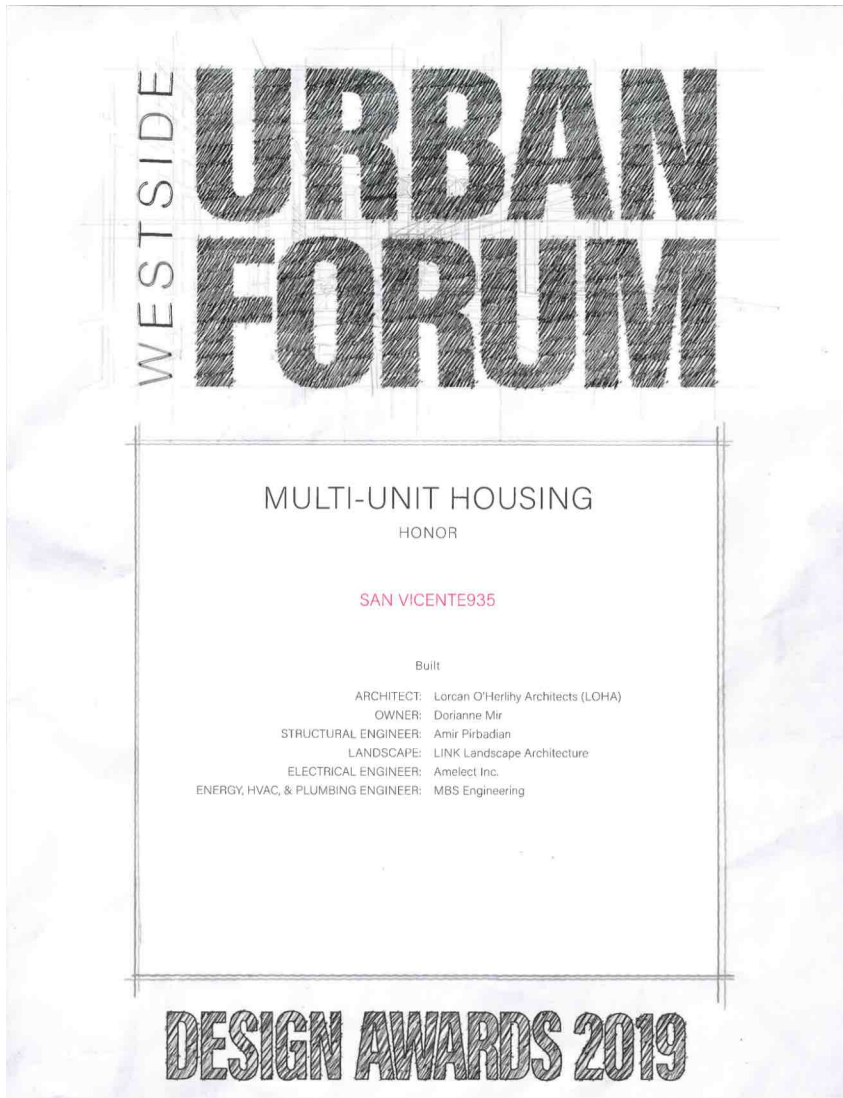
PROJECT TEAM: IAN DECKENSON; DONNIE SCHMIDT; CHRISTOPHER LIM; JONATHAN LOUZE.

PAUL YU

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Praise



Awards and Publications

Interior Design Magazine

[Best of Year Award 2018](#)

Westside Urban Forum

[Design Award 2019](#)

The Plan Magazine – Plan Awards

[Housing Category Honorable Mention](#)

The Plan Magazine

[Architecture of the Month](#)

Dezeen Magazine

[October 2018](#)

Arch Daily

[Featured](#)

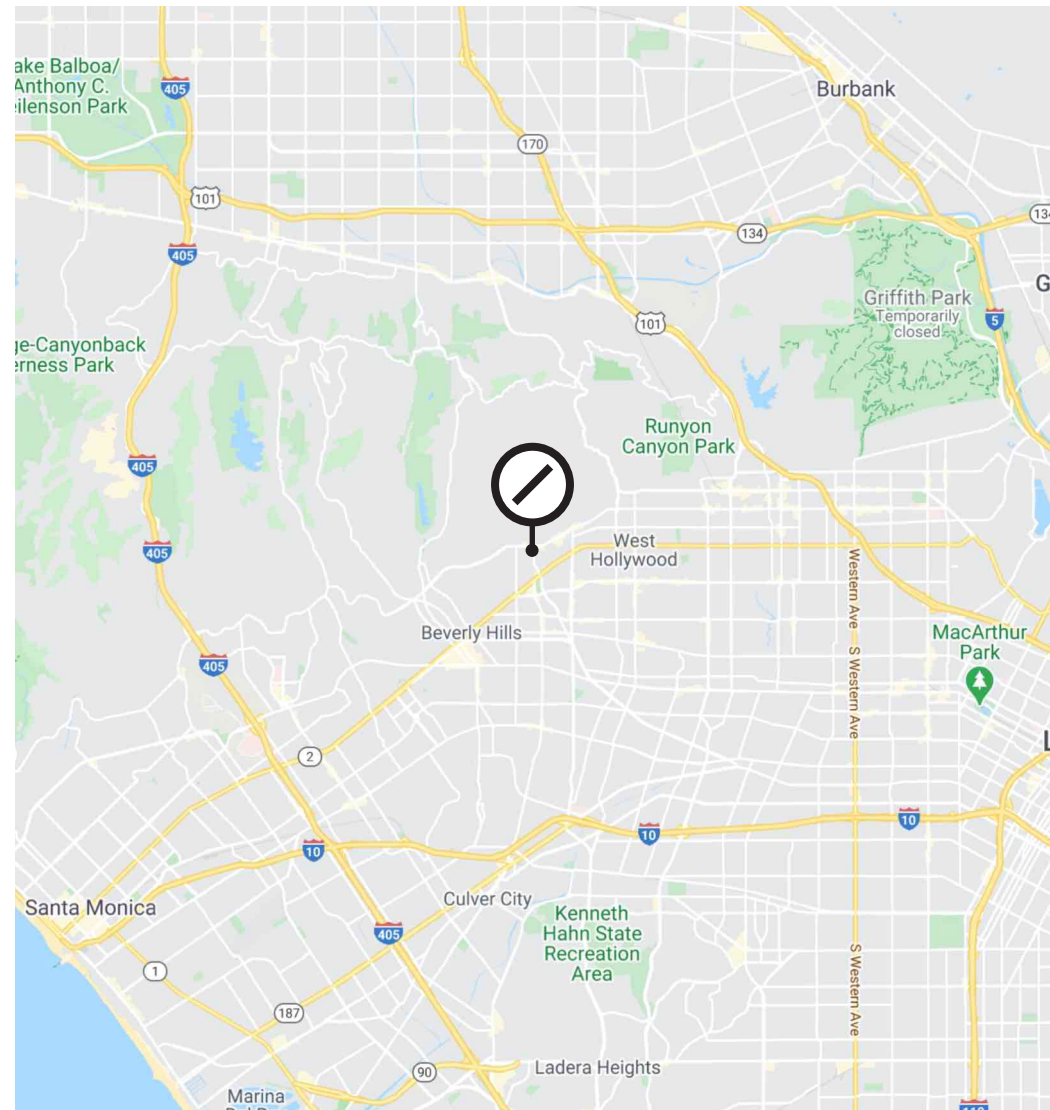
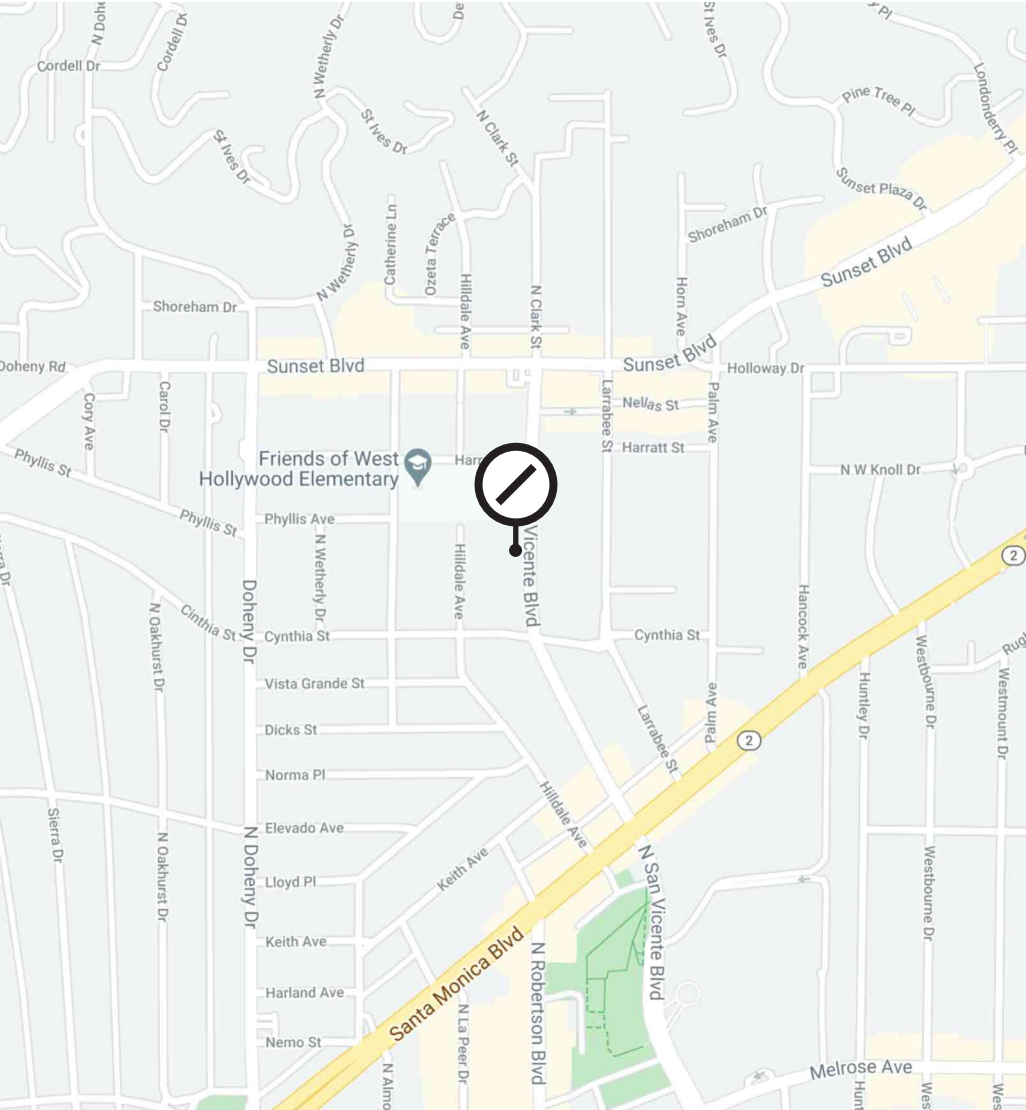
Arquine

[Featured](#)

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Maps



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Rent Roll

Unit	Mix	Status	SF	Current Rents	PSF	Market Rents	PSF	Furnished Rents	PSF
1	2+2.5 (TH)	Vacant	1,370	\$7,250	\$5.29	\$7,250	\$5.29	\$8,220	\$6.00
2	2+2.5 (TH)	Occupied	1,471	\$6,500	\$4.42	\$7,425	\$5.05	\$8,826	\$6.00
3	2+2.5 (TH)	Vacant	1,311	\$7,000	\$5.34	\$7,000	\$5.34	\$7,960	\$6.07
4	2+2 (Flat)	Occupied	1,345	\$5,990	\$4.45	\$7,150	\$5.32	\$8,500	\$6.32
5	2+2 (Flat)	Vacant	1,372	\$7,200	\$5.25	\$7,200	\$5.25	\$8,500	\$6.20
6	2+2 (Flat)	Occupied	1,324	\$7,000	\$5.29	\$7,500	\$5.66	\$8,750	\$6.61
7	2+2 (Flat)	Occupied	1,372	\$7,600	\$5.54	\$7,900	\$5.76	\$8,950	\$6.52
			9,565	\$48,540		\$51,425		\$59,706	

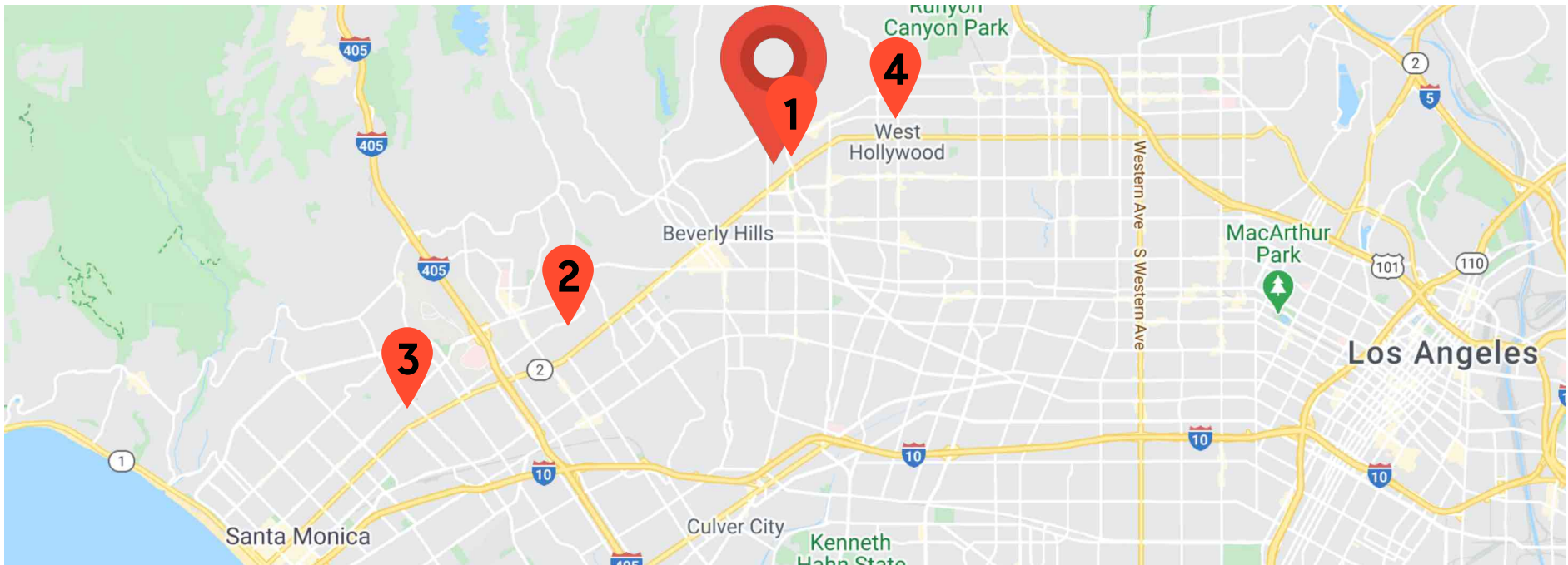
Gross Income	\$582,480	\$617,100	\$716,472
NOI @ 30% Opex	\$407,736	\$431,970	\$501,530
GRM	18.03	17.02	14.66
CAP	3.88%	4.11%	4.78%

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Sales Comparables

	Address	Year Built	Units	Sale Date	Price	Price / Unit
1	8833 Cynthia St. West Hollywood, CA 90069	2009	5	9/11/2020	\$6,050,000	\$1,210,000
2	10663 Kinnard Ave., Los Angeles, CA 90024	2016	6	11/22/2016	\$7,200,000	\$1,200,000
3	1171 Franklin St., Santa Monica, CA 90403	2015	6	6/23/2016	\$6,570,000	\$1,095,000
4	1283 Havenhurst Dr., West Hollywood, CA 90046	2008	8	11/2017	\$8,000,000	\$1,000,000



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Rent Comparables

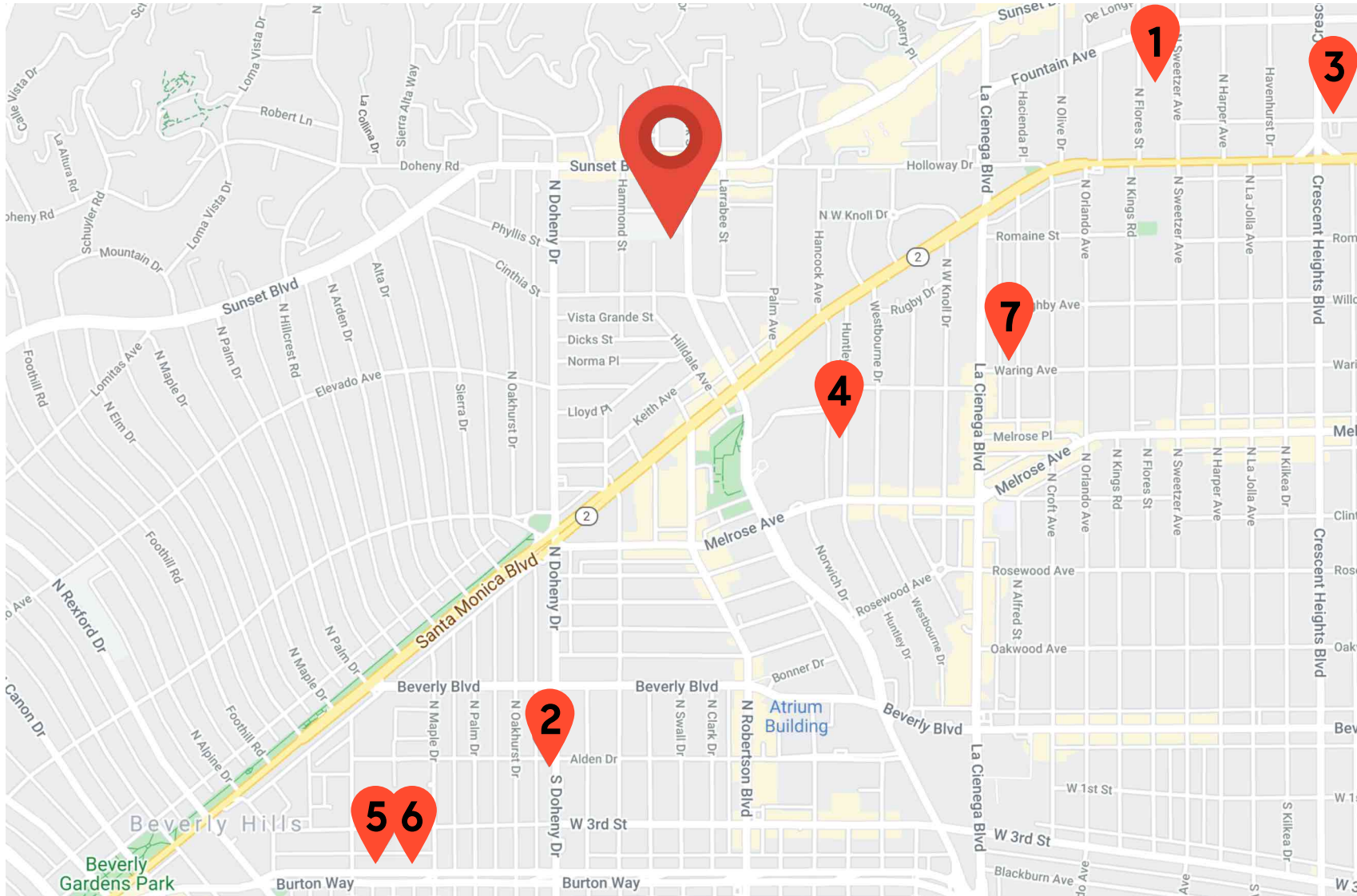
	Address	Zip	Rent	Beds	Baths	SF	Rent / SF	Year Built
1	1253 N Sweetzer Ave., #2	90069	\$7,500	2	2.5	1,615	\$4.64	2020
2	105 S Doheny Dr #PH2	90048	\$9,000	2	2	1,500	\$6.00	2020
3	8017 W Norton Ave., #303	90046	\$6,800	2	2	1,370	\$4.96	2019
4	649 Huntley Dr., #B	90069	\$8,200	2	2.5	1,550	\$5.29	2018
5	9265 Burton Way., #105	90210	\$7,500	2	2	1,570	\$4.78	2017
6	9265 Burton Way., #405	90210	\$8,300	2	2	1,570	\$5.29	2017
7	817 N Alfred St., #201	90069	\$6,500	2	2.5	1,540	\$4.22	2009



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Rent Comparables - Map



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Area Map



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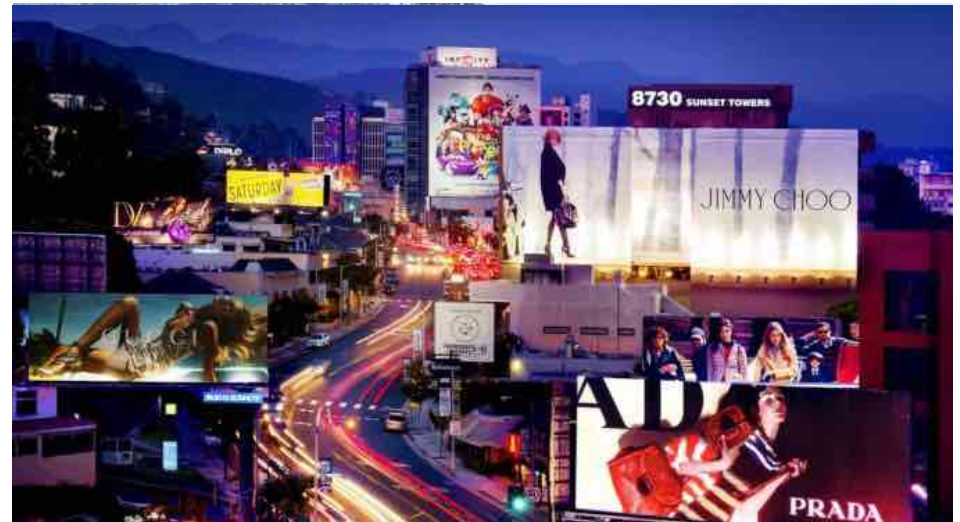
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West Hollywood

West Hollywood, commonly referred to as WeHo, is at the cultural and geographical **heart of the Los Angeles region**. West Hollywood benefits from a very dense, compact urban form with small lots, mixed land use, and a walkable street grid. According to Walkscore, a website that ranks cities based on walkability, **West Hollywood is the most walkable city in California**. Surrounded by must-see hotspots in every direction, West Hollywood is home to notable businesses and attractions such as the **Sunset Strip**, **Pacific Design Center**, **Comedy Store**, **West Hollywood Gateway Project**, **Soho House**, **Weho Arts District**, and many more. Commercial corridors include the nightlife and dining focused on the Sunset Strip, along Santa Monica Boulevard, and the Avenues of Art and Design along Robertson, Melrose, and Beverly Boulevard. The western stretch of Melrose Avenue, between Fairfax Avenue and Doheny Drive, is notable for its trendy clothing boutiques, interior design shops, restaurants and antique stores.

West Hollywood is bounded by the city of **Beverly Hills on the west**, and on other sides by neighborhoods of the city of Los Angeles: **Hollywood Hills on the north**, **Hollywood on the east**, the **Fairfax District on the southeast**, and **Beverly Grove on the southwest**. The city's irregular boundary was largely formed from the unincorporated Los Angeles County area that had not become part of the surrounding cities. Residential neighborhoods in West Hollywood include the Norma Triangle, West Hollywood North, West Hollywood West, West Hollywood East, and West Hollywood Heights, all of which are only a few blocks long or wide.

In the West Hollywood Design District, fashion and the arts are celebrated through the areas trendsetting galleries and architectural design. The Pacific Design Center, is a staple in the community, known for housing some of the West Coast's top decorating and furniture market, with showrooms, public and private spaces, a branch of the Museum of Contemporary Art (MOCA) and two restaurants operated by chef and restaurateur Wolfgang Puck.



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Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population:			
2025 Projection	32,422	234,822	750,152
2020 Estimate	32,227	233,366	744,835
2010 Census	30,472	220,446	699,875
Growth 2020-2025	0.61%	0.62%	0.71%
Growth 2010-2020	5.76%	5.86%	6.42%
2020 Population	32,227	233,366	744,835
Households:			
2025 Projection	19,350	121,018	335,925
2020 Estimate	19,320	120,625	334,203
2010 Census	18,739	115,906	317,770
Growth 2020-2025	0.16%	0.33%	0.52%
Growth 2010-2020	3.10%	4.07%	5.17%
Owner Occupied	7,207 (37.3%)	37,041 (30.71%)	100,394 (30.04%)
Renter Occupied	12,113 (62.7%)	83,584 (69.26%)	233,809 (69.96%)
2020 Average Household Income	\$129,790	\$123,704	\$110,159
2020 Median Household Income	\$95,163	\$89,834	\$75,961

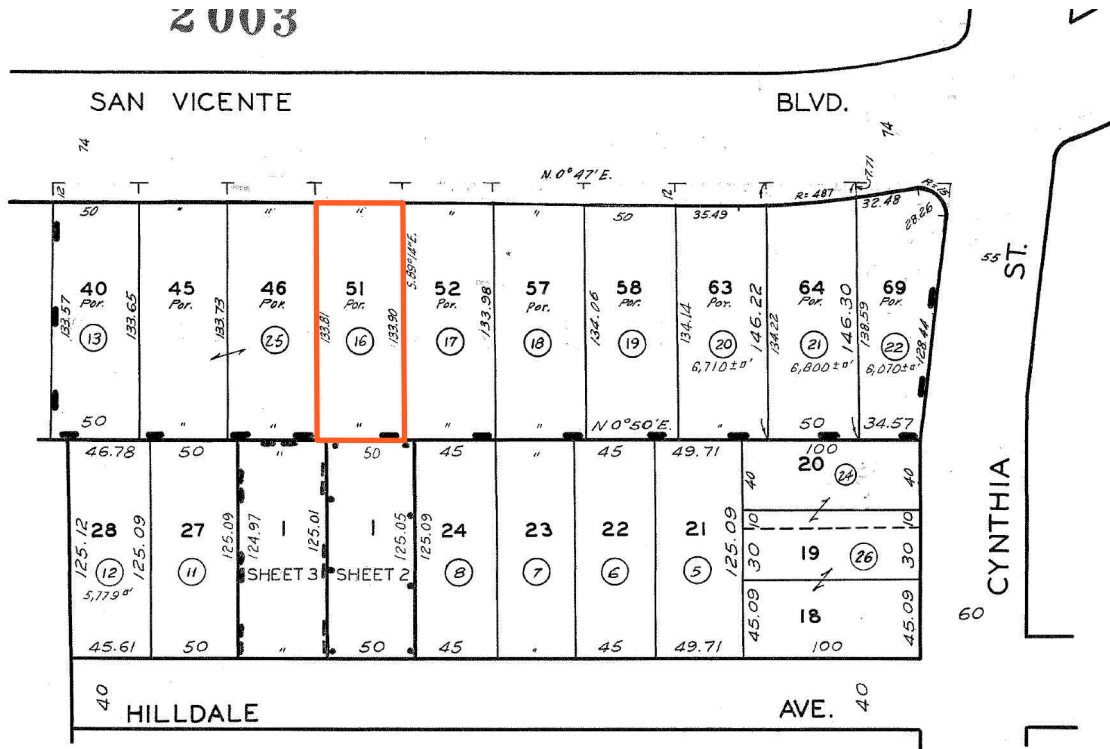
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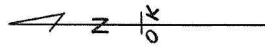
Parcel Map

4340 | 4
SHEET 1
SCALE 1" = 60'

Z 003



1-8-60
5-25-65
2-9-66
44-1-23
880916
850225-85
2002051304006001-09
20020104003001-09
2-17-56
12-31-56
9-28-6.
6-18-64



LARRAMOND ADDITION
TO SHERMAN
M.B. 2-51

CONDOMINIUM
PARCEL MAP
P.M. 307-41-42

CODE
1349

TRACT NO. 963
M.B. 16 - 169

CONDOMINIUM
PARCEL MAP
P.M. 307-43-44

FOR PREV. ASSM'T. SEE: 1376-4

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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Walk Score



Walker's Paradise

Daily errands do not require a car.



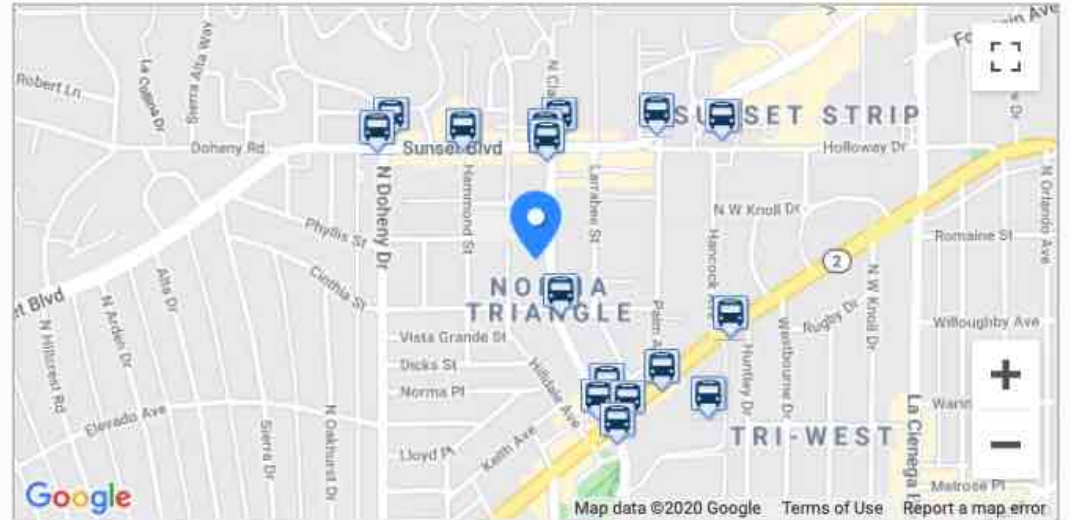
Good Transit

Many nearby public transportation options.



Somewhat Bikeable

Minimal bike infrastructure.



Bus lines:

105 Metro Local Line	0.1 mi	2 Metro Local Line	0.1 mi
30 Metro Local Line	0.1 mi	4 Metro Local Line	0.2 mi
704 Metro Rapid Line	0.2 mi	10/48 Metro Local Line	0.3 mi
705 Metro Rapid Line	0.3 mi		

About this Location

935 North San Vicente Boulevard has a Walk Score of 90 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 West Hollywood Park, Greystone Park and Beverly Gardens Park.

<https://www.walkscore.com/score/935-n-san-vicente-blvd-w-hollywood-ca-90069>

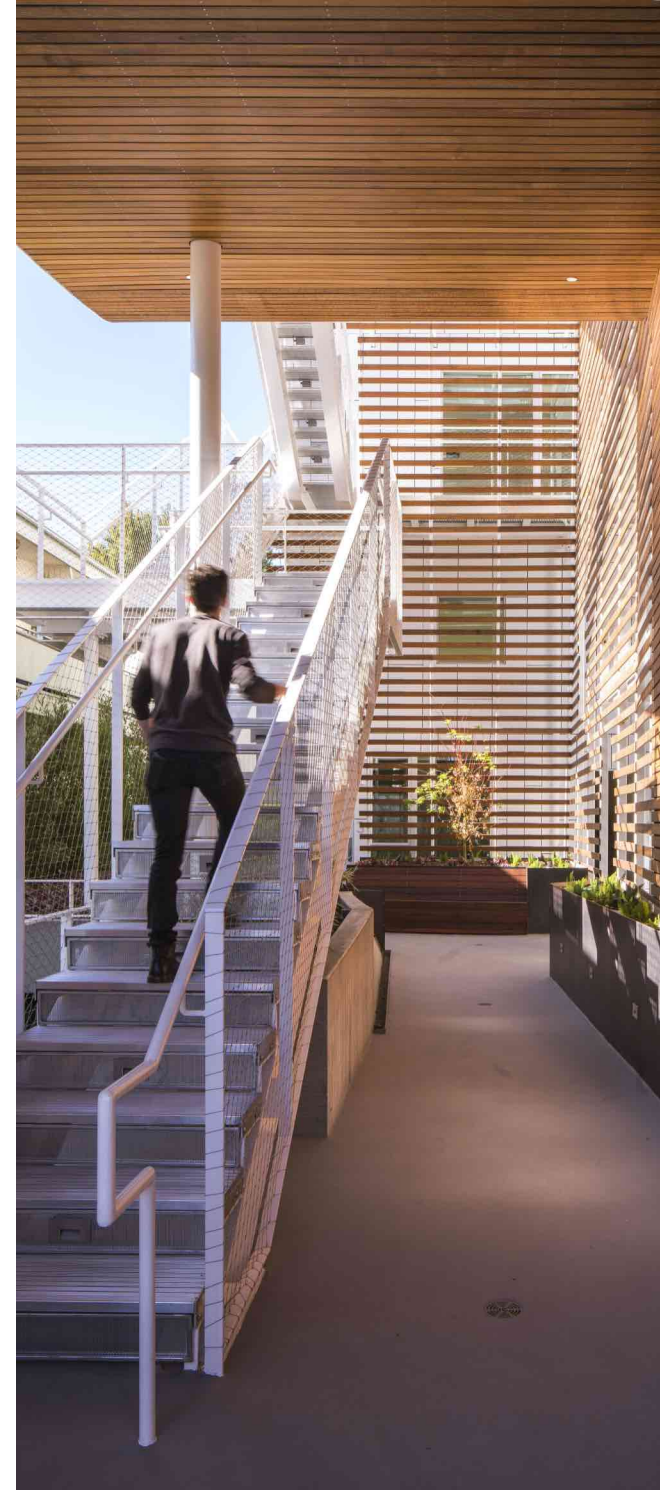
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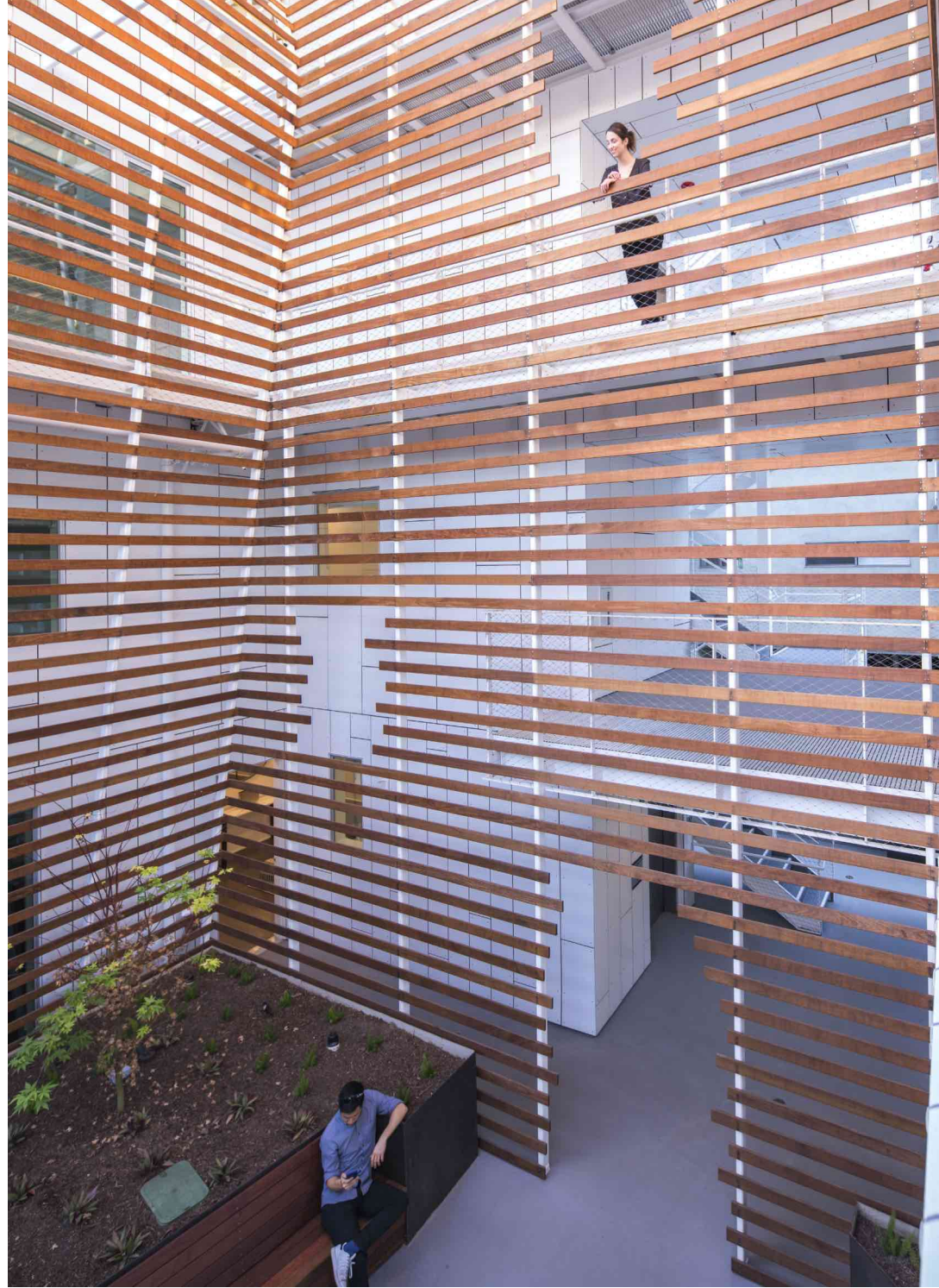






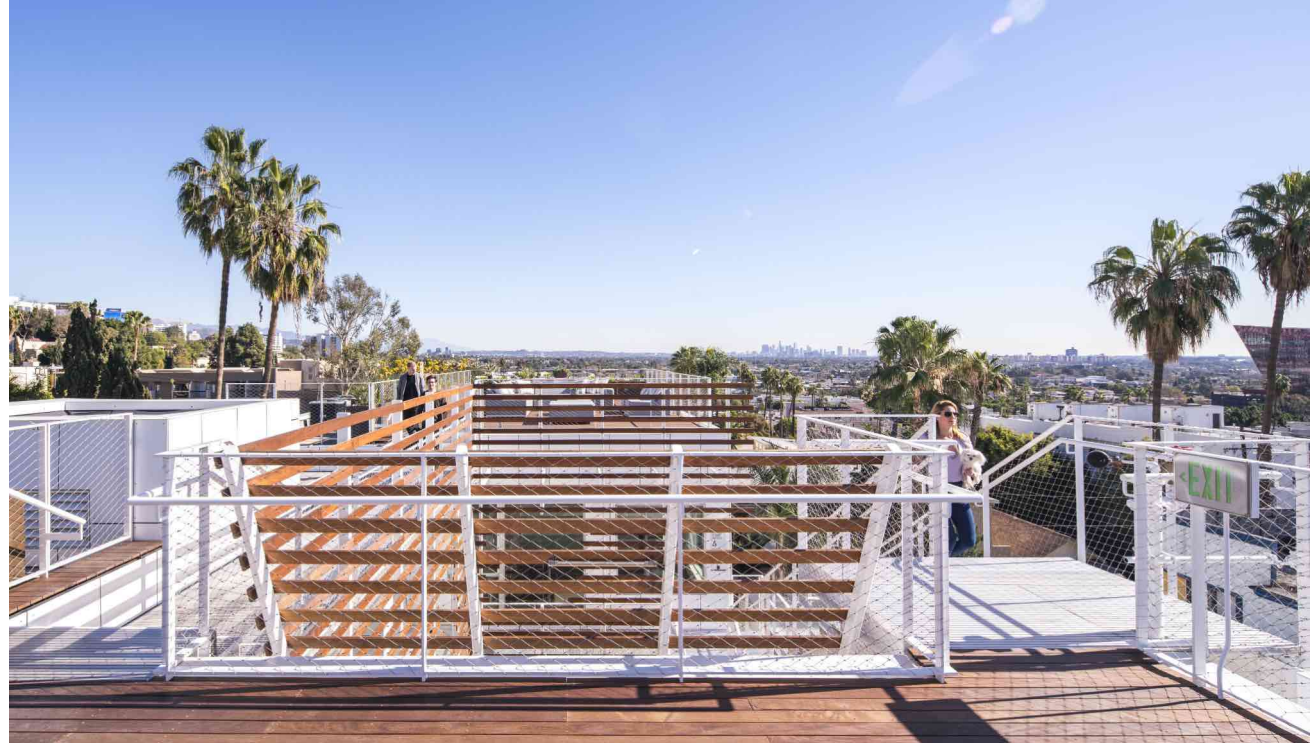






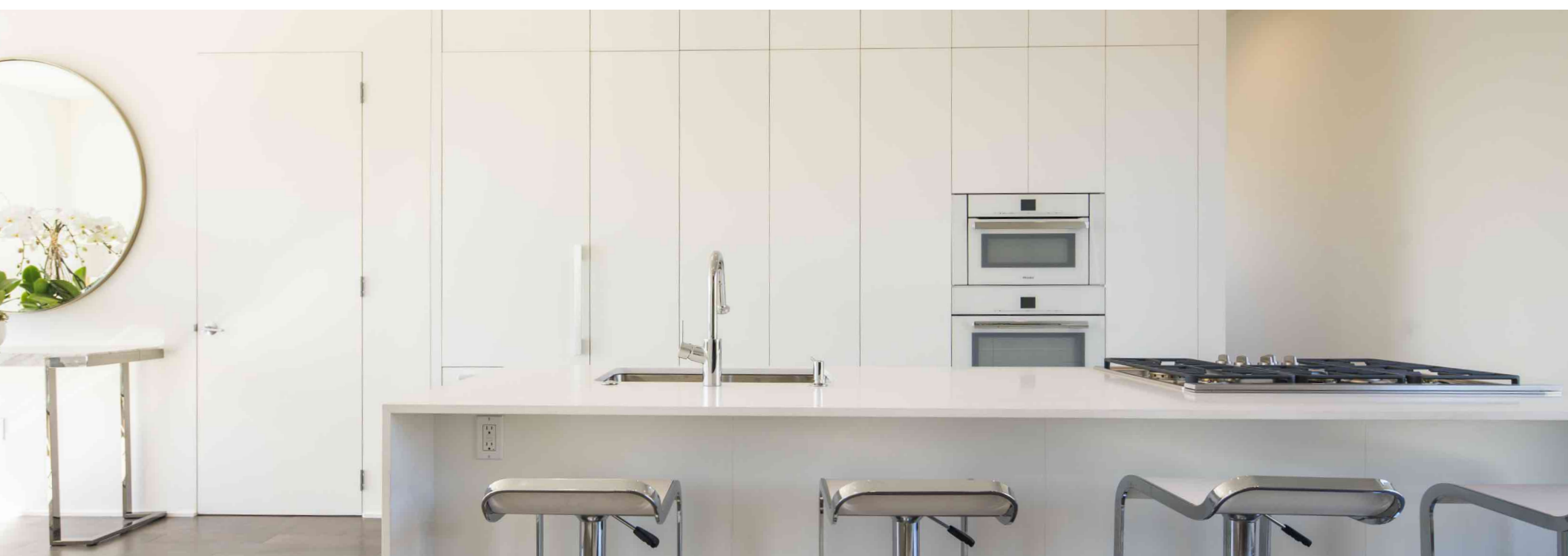


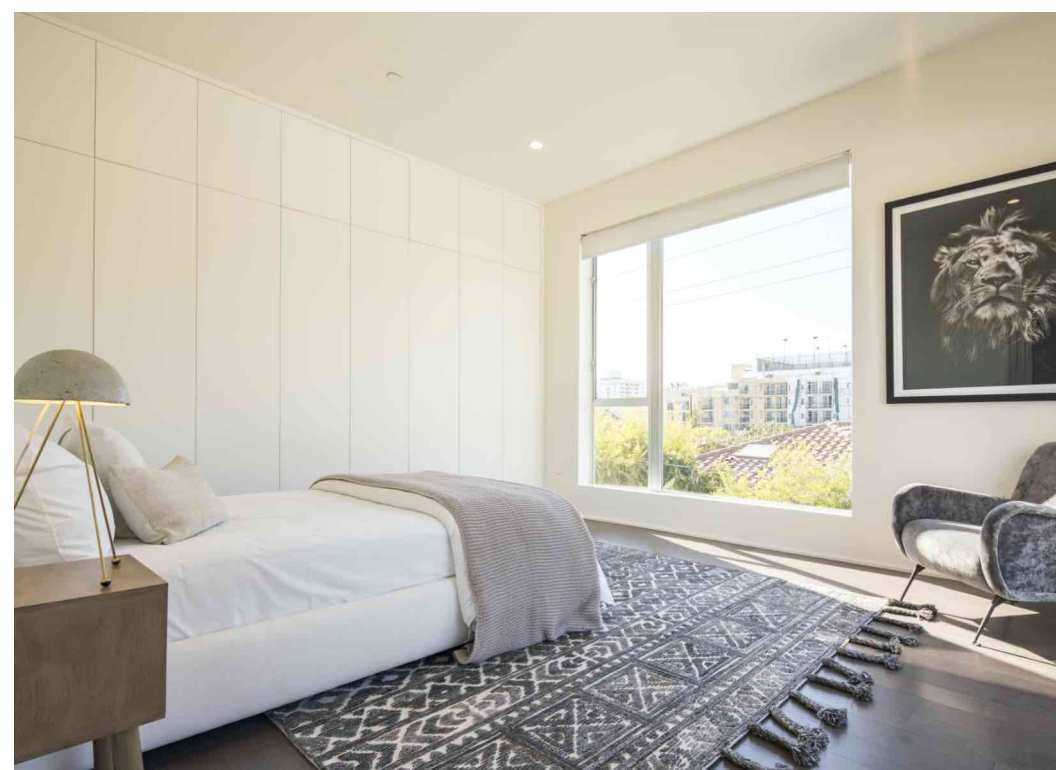




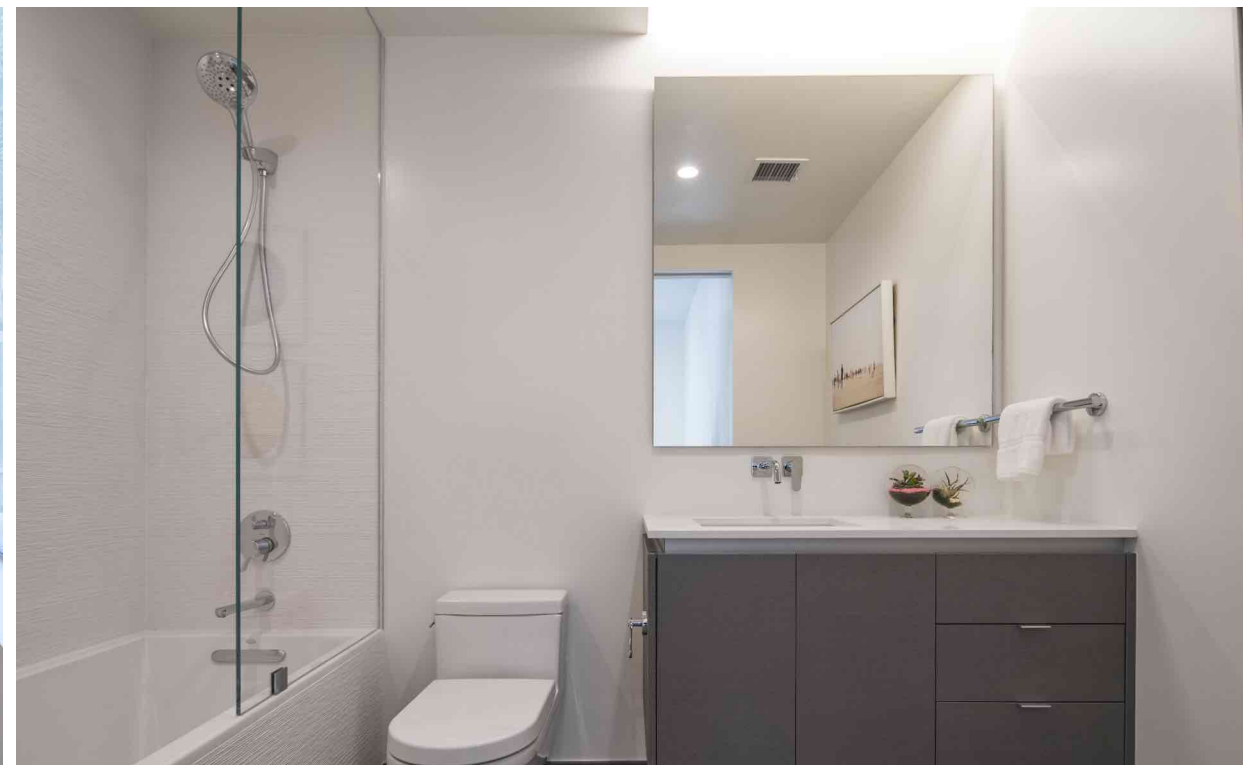
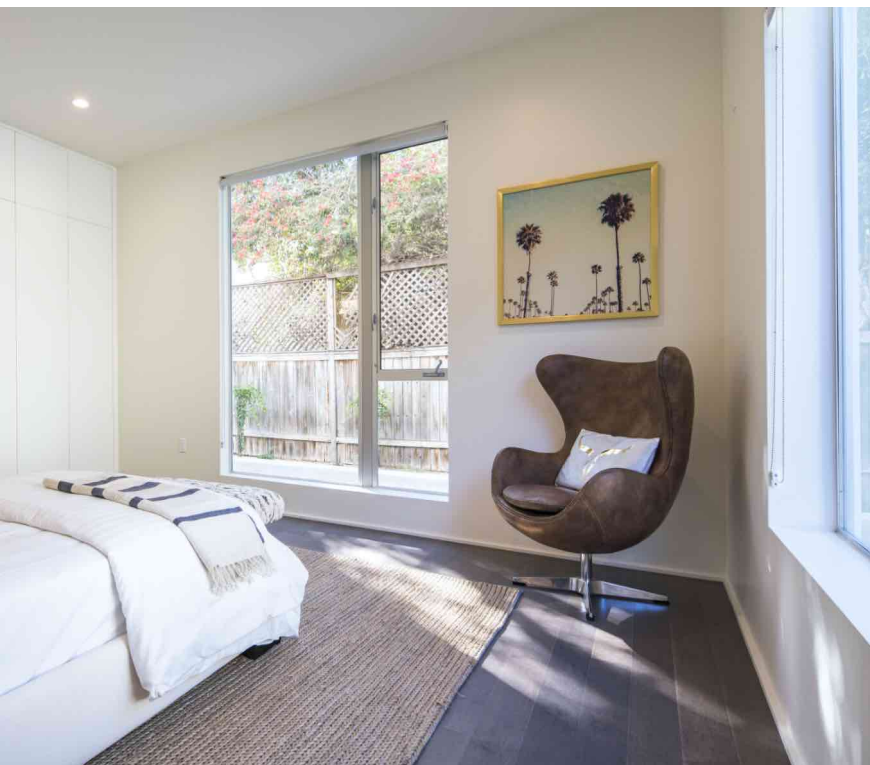














































Partners CRE

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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 \$500 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.

Partners CRE

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Almog is a multifamily, development, and retail specialist. He is an experienced real estate professional representing buyers and sellers in the disposition and acquisition of income-producing properties.

Almog began his career at Peak Commercial, a boutique firm where he closed a variety of transactions in almost every category in commercial real estate. He received the "Rookie of the Year" award after grossing the most sales in his first year as a broker. In 2019, he was recognized as the firm's MVP.

Almog attended California State University of Sacramento where he majored in International Business and received a scholarship to play Division I soccer. As a student athlete, Almog made it to the 2nd round of the NCAA tournament twice and served as Team Captain his senior year.

Compass Commercial

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

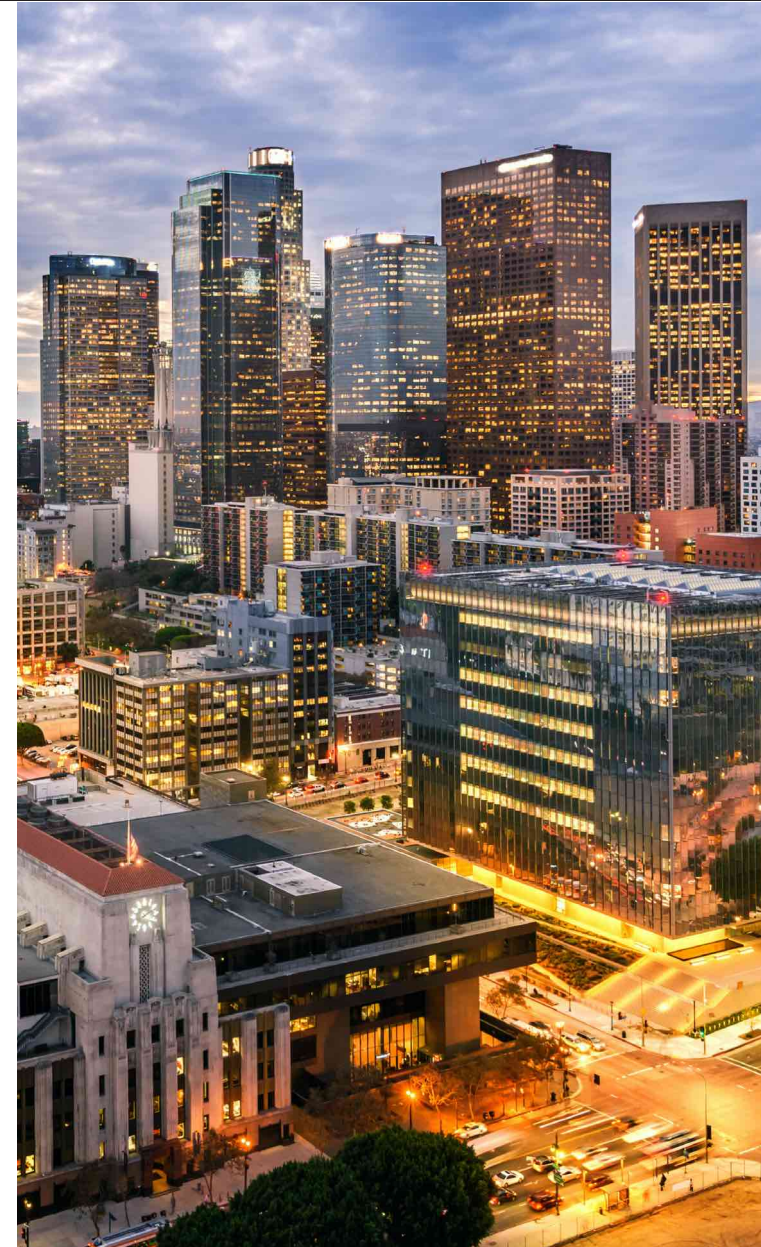
We specialize in office, retail, and creative space.

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.



Compass Commercial

Confidentiality and Disclaimer

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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.

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