

1031 - 1033 1/2 Havenhurst

1031 - 1033 1/2 Havenhurst Drive



2 Breeze Avenue
Venice, California 90291
www.lambertinc.com

FRANCYNE LAMBERT

Vice President
310.720.9299
francyne@lambertinc.com
DRE# 00827267, CA

CARL LAMBERT

President
310.663.6030
carl@Lambertinc.com
DRE# 00860625, CA

West Hollywood, CA 90046

Property Highlights

- 3 units in prime West Hollywood location
- Charming Spanish Triplex bedroom community
- Walk score of 95 with lots of restaurants & shopping
- Ideal owner/user and investment
- Great unit mix of (2) two bedrooms and (1) one bedroom
- Individually metered for gas, electric, & water
- Laundry and HVAC in units
- 2 car garage plus 2 tandem spots
- Secured gate entry property

TABLE OF CONTENTS

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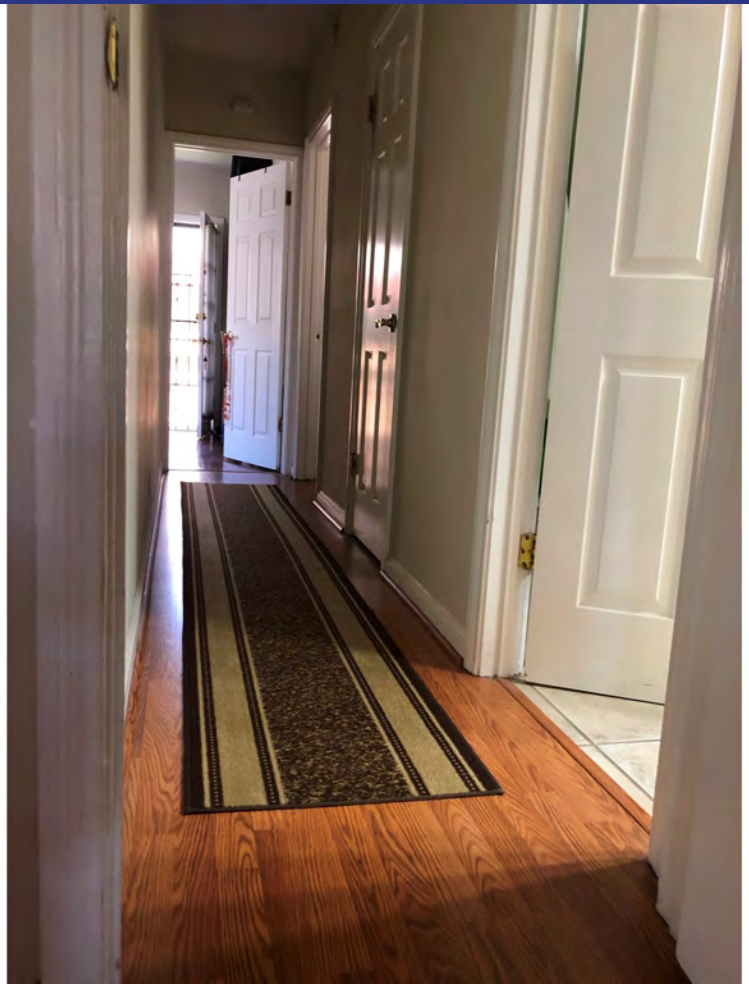
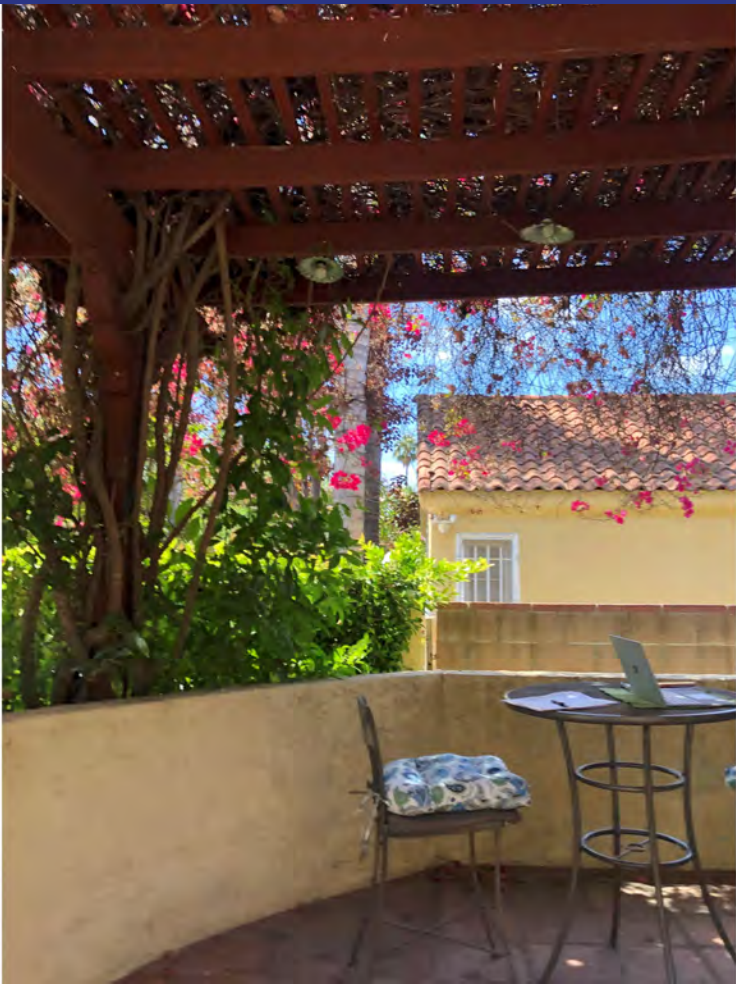
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| | |
|-------------------------|----|
| Property Photos | 3 |
| Investment Details | 8 |
| Pro Forma Summary | 9 |
| Unit Mix Report | 10 |
| Location Maps | 11 |
| Rent Comparables | 12 |
| Recent Sale Comparables | 16 |
| Demographics | 20 |



PROPERTY PHOTOS

1031 - 1033 1/2 Havenhurst Drive
1031 Havenhurst Drive | West Hollywood, CA 90046



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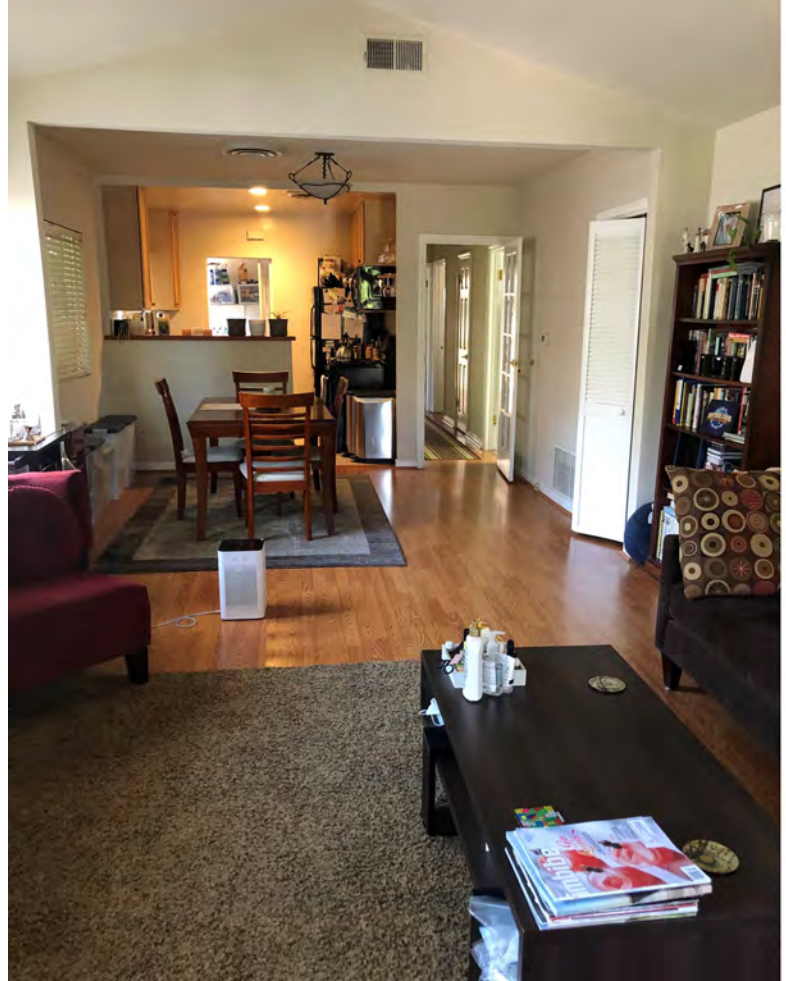
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INVESTMENT DETAILS

1031 - 1033 1/2 Havenhurst Drive
1031 Havenhurst Drive | West Hollywood, CA 90046

08

Analysis

Analysis Date July 2022

Property

Property Type MultiFamily
Property 1031 - 1033 1/2 Havenhurst Drive
Address 1031 Havenhurst Drive
City, State West Hollywood, CA 90046
Year Built 1926

Purchase Information

Purchase Price \$1,595,000
Units 3
Total Rentable SF 2,285
Lot Size 6,550 sf

Income & Expense

Gross Operating Income \$85,596
Monthly GOI \$7,133
Total Annual Expenses (\$46,012)
Monthly Expenses (\$3,834)

Financial Information

All Cash

Loans

| Type | Debt | Term | Amort | Rate | Payment | LO Costs |
|------|------|------|-------|------|---------|----------|
|------|------|------|-------|------|---------|----------|



PRO FORMA SUMMARY

1031 - 1033 1/2 Havenhurst Drive
1031 Havenhurst Drive | West Hollywood, CA 90046

09



Investment Summary

| | |
|-----------------|--------------|
| Price | \$1,595,000 |
| Year Built | 1926 |
| Units | 3 |
| Price/Unit | \$531,667 |
| RSF | 2,285 |
| Price/RSF | \$698.03 |
| Lot Size | 6,550 sf |
| Floors | 1 |
| APN | 5529-018-021 |
| Cap Rate | 2.56% |
| Market Cap Rate | 4.79% |
| GRM | 18.63 |
| Market GRM | 13.03 |

Unit Mix & Monthly Scheduled Income

| Type | Units | Actual | Total | Market | Total |
|---------------|----------|---------|----------------|---------|-----------------|
| 1+1 | 1 | \$1,595 | \$1,595 | \$2,200 | \$2,200 |
| 2+1 | 1 | \$2,663 | \$2,663 | \$4,000 | \$4,000 |
| 2+1 | 1 | \$2,875 | \$2,875 | \$4,000 | \$4,000 |
| Totals | 3 | | \$7,133 | | \$10,200 |

Annualized Income

| Description | Actual | Market |
|-------------------------------|-----------------|------------------|
| Gross Potential Rent | \$85,596 | \$122,400 |
| - Less: Vacancy | \$0 | \$0 |
| Effective Gross Income | \$85,596 | \$122,400 |
| - Less: Expenses | (\$44,812) | (\$44,812) |
| Net Operating Income | \$40,784 | \$77,588 |

Annualized Expenses

| Description | Actual | Market |
|--------------------------|-----------------|-----------------|
| Cleaning & Maintenance | \$7,004 | \$7,004 |
| Insurance | \$1,654 | \$1,654 |
| Repairs | \$12,834 | \$12,834 |
| Unit Registration | \$390 | \$390 |
| Taxes | \$19,140 | \$19,140 |
| Utilities | \$3,790 | \$3,790 |
| Total Expenses | \$44,812 | \$44,812 |
| Expenses Per RSF | \$19.61 | \$19.61 |
| Expenses Per Unit | \$14,937 | \$14,937 |

Proforma Notes

Start Dates: 1+1 - \$1,595 - 06/14/2021 | 2+1 - \$2,663 - 12/10/2010 | 2+1 - \$2,875 - 11/20/2020

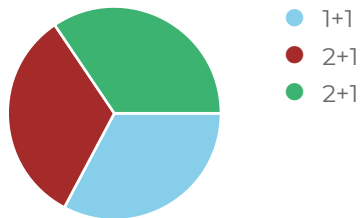


UNIT MIX REPORT

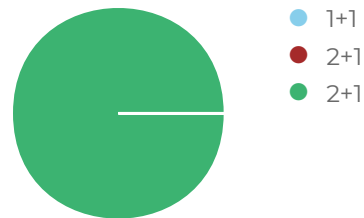
1031 - 1033 1/2 Havenhurst Drive
 1031 Havenhurst Drive | West Hollywood, CA 90046

| Units | Type | Approx. SF | Avg. Rents | Monthly | Mkt Rents | Monthly |
|----------|------|------------|------------|----------------|-----------|-----------------|
| 1 | 1+1 | 0 | \$1,595 | \$1,595 | \$2,200 | \$2,200 |
| 1 | 2+1 | 0 | \$2,663 | \$2,663 | \$4,000 | \$4,000 |
| 1 | 2+1 | 0 | \$2,875 | \$2,875 | \$4,000 | \$4,000 |
| 3 | | 0 | | \$7,133 | | \$10,200 |

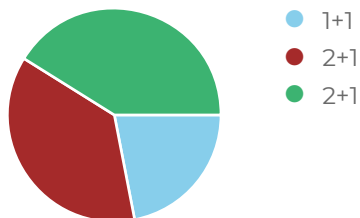
UNIT MIX



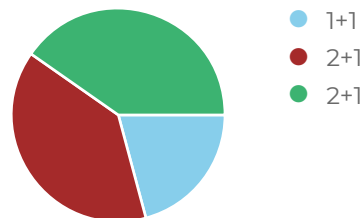
UNIT MIX SQUARE FEET



UNIT MIX INCOME

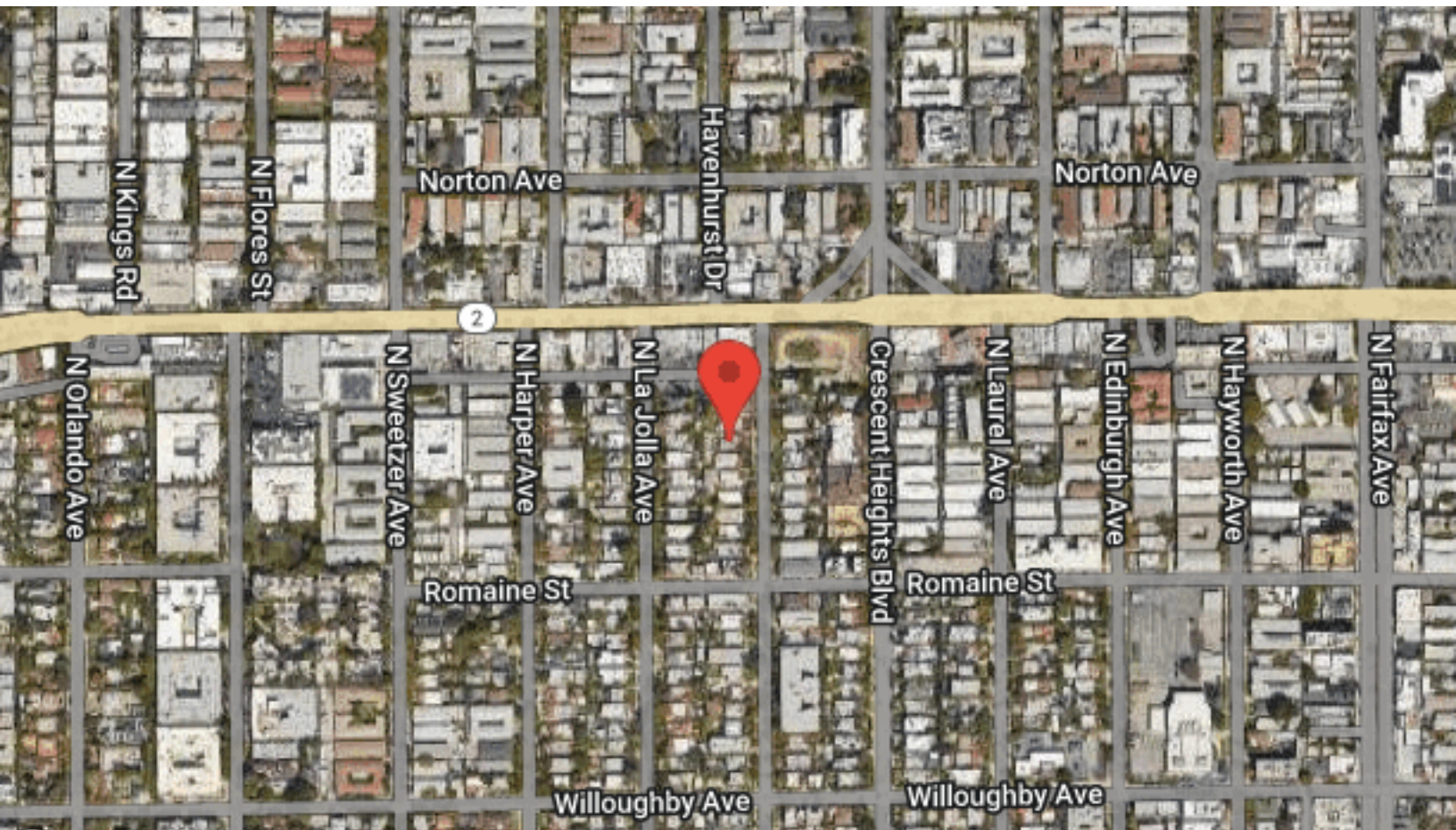
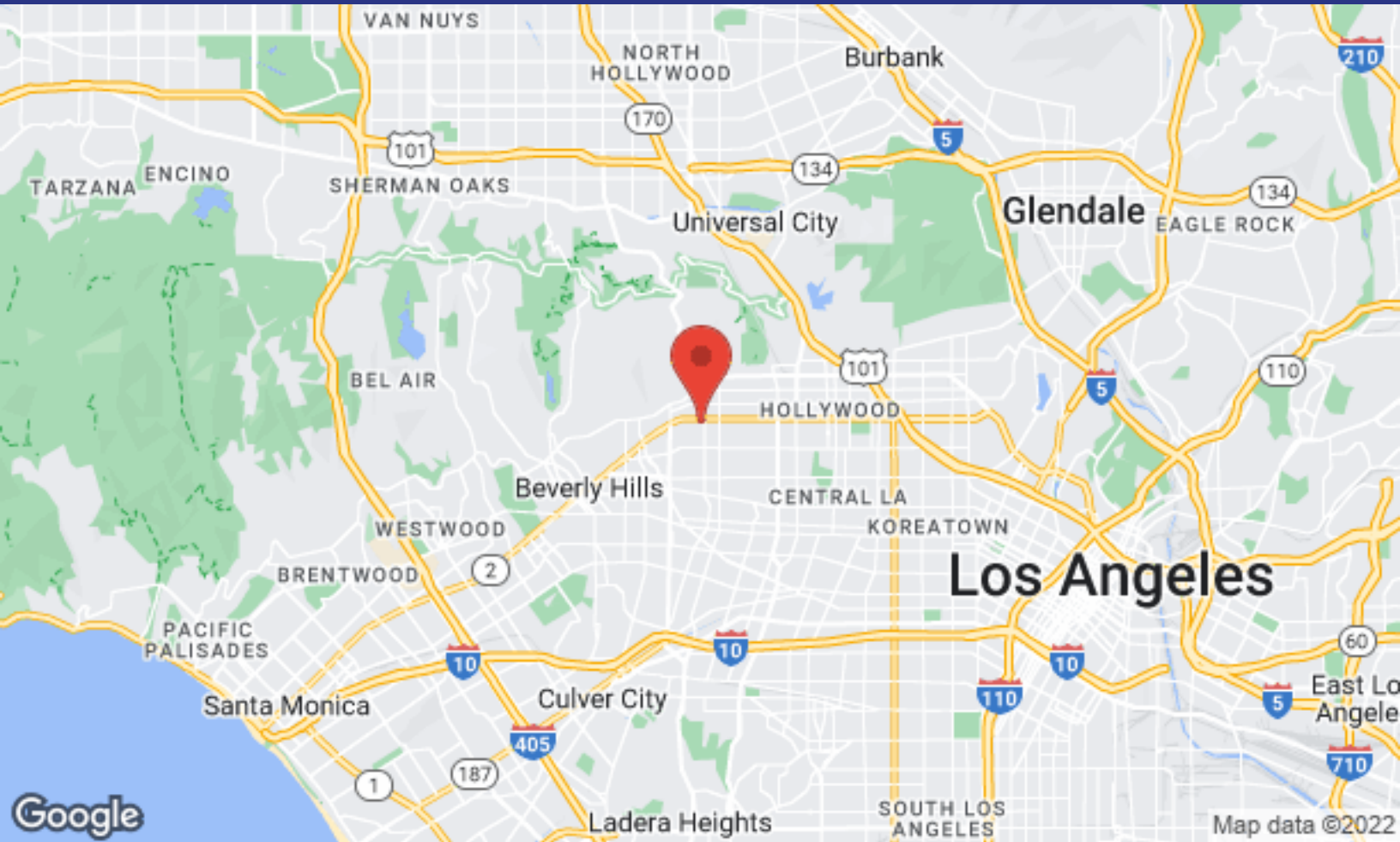


UNIT MIX MARKET INCOME



LOCATION MAPS

1031 - 1033 1/2 Havenhurst Drive
1031 Havenhurst Drive | West Hollywood, CA 90046



RENT COMPARABLES

1031 - 1033 1/2 Havenhurst Drive
1031 Havenhurst Drive | West Hollywood, CA 90046



Avg \$3.12
RSF 2,285
Occupancy 100%
Units 3
Year Built 1926

| Units | Unit Type | Avg Rent |
|-------|-----------|----------|
| 1 | 1+1 | \$1,595 |
| 1 | 2+1 | \$2,663 |
| 1 | 2+1 | \$2,875 |

1031 - 1033 1/2 Havenhurst Drive

1031 Havenhurst Drive, West Hollywood, CA 90046



Avg \$2,100.00
RSF N/A
Occupancy 100%
Units N/A
Year Built 1962

| Units | Unit Type | Avg Rent |
|-------|------------------|----------|
| 1 | 1 Bedroom 1 Bath | |

1018 N. Hayworth #1

1018 North Hayworth Avenue, West Hollywood, CA 90046



Avg \$2,495.00
RSF 750
Occupancy 100%
Units N/A
Year Built 1953

| Units | Unit Type | Avg Rent |
|-------|------------------|----------|
| 1 | 1 Bedroom 1 Bath | |

1235 N. Harper Ave #25

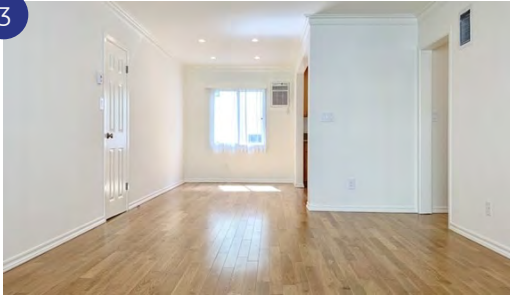
1235 North Harper Avenue, West Hollywood, CA 90046



RENT COMPARABLES

1031 - 1033 1/2 Havenhurst Drive
1031 Havenhurst Drive | West Hollywood, CA 90046

3



Avg \$2,495.00
RSF 750
Occupancy 100%
Units N/A
Year Built 1953

| Units | Unit Type | Avg Rent |
|-------|------------------|----------|
| 1 | 1 Bedroom 1 Bath | |

1233 N. Harper Ave #6

1233 North Harper Avenue, West Hollywood, CA 90046

4



Avg \$2,550.00
RSF 750
Occupancy 100%
Units N/A
Year Built 1953

| Units | Unit Type | Avg Rent |
|-------|------------------|----------|
| 1 | 1 Bedroom 1 Bath | |

1235 N. Harper Ave. #15

1235 North Harper Avenue, West Hollywood, CA 90046

5



Avg \$3,495.00
RSF 1,200
Occupancy 100%
Units N/A
Year Built 1953

| Units | Unit Type | Avg Rent |
|-------|-------------|----------|
| 1 | 2 Bedroom 2 | |

1233 N. Harper Ave. #16

1233 North Harper Avenue, West Hollywood, CA 90046



RENT COMPARABLES

1031 - 1033 1/2 Havenhurst Drive
1031 Havenhurst Drive | West Hollywood, CA 90046

6



Avg \$3,600.00
RSF 1,200
Occupancy 100%
Units 1
Year Built 1962

| Units | Unit Type | Avg Rent |
|-------|-------------|----------|
| 1 | 2 Bedroom 2 | |

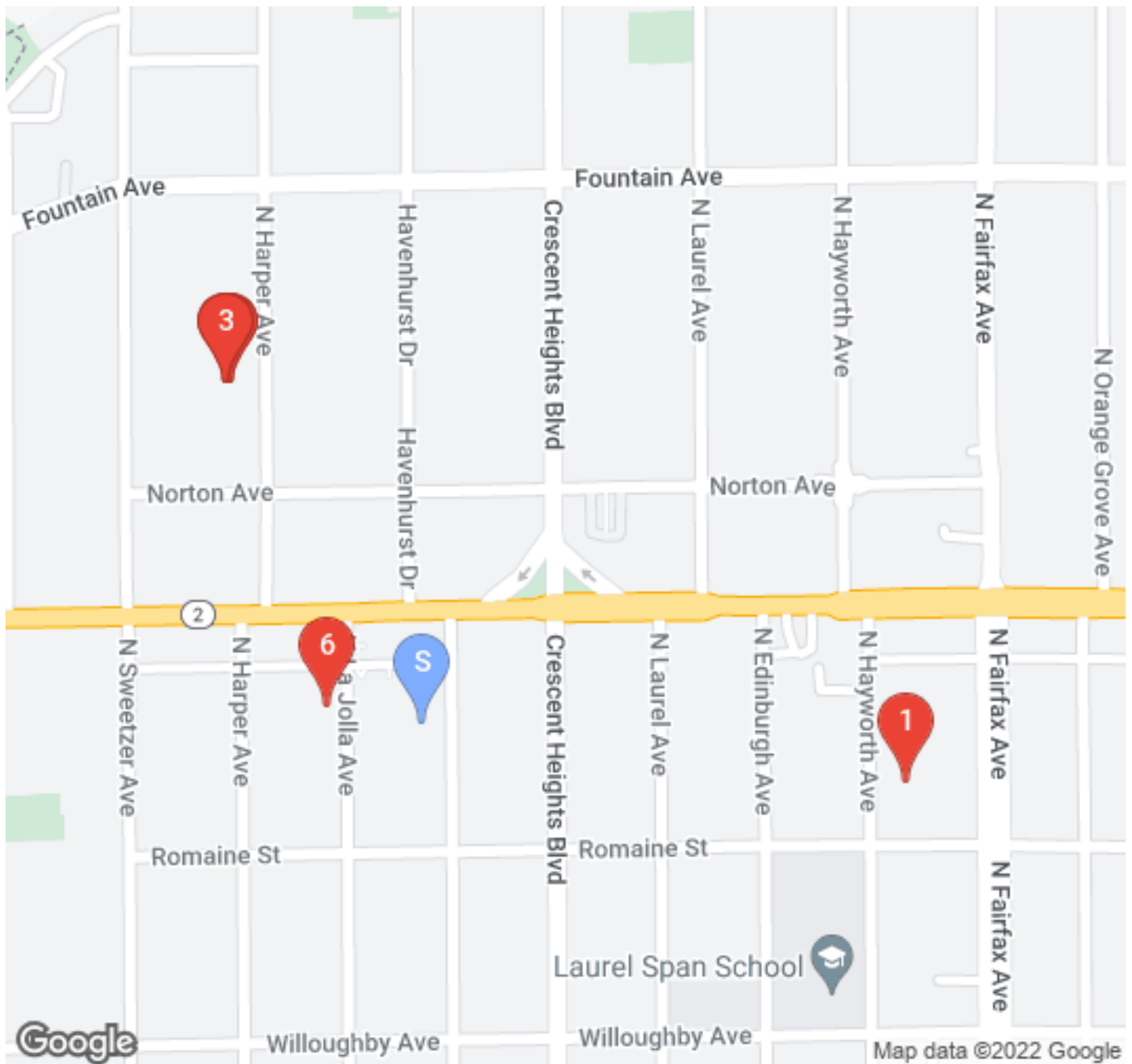
1037 N. La Jolla Ave. #5

1037 North La Jolla Avenue, West Hollywood, CA 90046



RENT COMPARABLES

1031 - 1033 1/2 Havenhurst Drive
1031 Havenhurst Drive | West Hollywood, CA 90046



S 1031 - 1033 1/2 Havenhurst
1031 Havenhurst Drive
West Hollywood, CA, 90046

1 1018 N. Hayworth #1
1018 North Hayworth Avenue
West Hollywood, CA, 90046

2 1235 N. Harper Ave #25
1235 North Harper Avenue
West Hollywood, CA, 90046

3 1233 N. Harper Ave #6
1233 North Harper Avenue
West Hollywood, CA, 90046

4 1235 N. Harper Ave. #15
1235 North Harper Avenue
West Hollywood, CA, 90046

5 1233 N. Harper Ave. #16
1233 North Harper Avenue
West Hollywood, CA, 90046

6 1037 N. La Jolla Ave. #5
1037 North La Jolla Avenue
West Hollywood, CA, 90046



RECENT SALE COMPARABLES

1031 - 1033 1/2 Havenhurst Drive
1031 Havenhurst Drive | West Hollywood, CA 90046



| | | | |
|------------|-------------|-------|-----------|
| Sale Price | \$1,595,000 | Units | Unit Type |
| Units | 3 | 1 | 1+1 |
| Price/Unit | \$531,667 | 1 | 2+1 |
| Price/SF | \$741.79 | 1 | 2+1 |
| Lot Size | 6,550 | | |
| Cap Rate | 2.34% | | |
| GRM | 19.8 | | |
| Year Built | 1926 | | |

1031 - 1033 1/2 Havenhurst Drive
1031 Havenhurst Drive, West Hollywood, CA 90046



| | | | | |
|---|------------|-------------|-------|------------------|
| 1 | Sale Price | \$2,000,000 | Units | Unit Type |
| | Units | 2 | 2 | 2 Bedroom 2 Bath |
| | Price/Unit | \$1,000,000 | | |
| | Price/SF | \$855.07 | | |
| | Lot Size | 6,543 | | |
| | Year Built | 1923 | | |
| | Sale Date | 1/12/2022 | | |

848 N Kilkea Dr
848 North Kilkea Drive, Los Angeles, CA 90046



| | | | | |
|---|------------|-------------|-------|------------------|
| 2 | Sale Price | \$1,910,500 | Units | Unit Type |
| | Units | 2 | 2 | 1 Bedroom 1 Bath |
| | Price/Unit | \$955,250 | | |
| | Price/SF | \$868.41 | | |
| | Lot Size | 6,680 | | |
| | Year Built | 1923 | | |
| | Sale Date | 4/5/2022 | | |

1020 N La Jolla Ave
1020 North La Jolla Avenue, West Hollywood, CA 90046



RECENT SALE COMPARABLES

1031 - 1033 1/2 Havenhurst Drive
1031 Havenhurst Drive | West Hollywood, CA 90046

3



| | | | | | |
|------------|-------------|-------|---|-----------|------------------|
| Sale Price | \$2,180,000 | Units | 2 | Unit Type | 2 Bedroom 2 Bath |
| Units | 2 | | | | |
| Price/Unit | \$1,090,000 | | | | |
| Price/SF | \$708.71 | | | | |
| Lot Size | 4,125 | | | | |
| Year Built | 1929 | | | | |
| Sale Date | 11/16/2021 | | | | |

855 N La Jolla Ave

855 North La Jolla Avenue, Los Angeles, CA 90046

4



| | | | | | |
|------------|-------------|-------|---|-----------|--------------------|
| Sale Price | \$2,181,500 | Units | 2 | Unit Type | 2 Bedroom 1.5 Bath |
| Units | 2 | | | | |
| Price/Unit | \$1,090,750 | | | | |
| Price/SF | \$732.05 | | | | |
| Lot Size | 3,051 | | | | |
| Year Built | 1929 | | | | |
| Sale Date | 12/1/2021 | | | | |

8210 Willoughby Ave

8210 Willoughby Avenue, Los Angeles, CA 90046

5



| | | | | | |
|------------|-------------|-------|---|-----------|--------------------|
| Sale Price | \$2,350,000 | Units | 1 | Unit Type | 2 Bedroom 1 Bath |
| Units | 2 | | 1 | | 2 Bedroom 1.5 Bath |
| Price/Unit | \$1,175,000 | | | | |
| Price/SF | \$808.39 | | | | |
| Lot Size | 6,749 | | | | |
| Year Built | 1927 | | | | |
| Sale Date | 10/4/2021 | | | | |

849 N Harper Ave

849 North Harper Avenue, Los Angeles, CA 90046



RECENT SALE COMPARABLES

1031 - 1033 1/2 Havenhurst Drive
1031 Havenhurst Drive | West Hollywood, CA 90046



1029 N La Jolla Ave

1029 North La Jolla Avenue, West Hollywood, CA 90046

| | | | |
|------------|-------------|-------|--------------------|
| Sale Price | \$2,575,000 | Units | Unit Type |
| Units | 2 | 1 | 2 Bedroom 1.5 Bath |
| Price/Unit | \$1,287,500 | 1 | 3 Bedroom 1.5 Bath |
| Price/SF | \$881.85 | | |
| Lot Size | 6,481 | | |
| Year Built | 1925 | | |
| Sale Date | 3/24/2022 | | |



848 N La Jolla Ave

848 North La Jolla Avenue, Los Angeles, CA 90046

| | | | |
|------------|-------------|-------|--------------------|
| Sale Price | \$2,600,000 | Units | Unit Type |
| Units | 3 | 2 | 2 Bedroom 1 Bath |
| Price/Unit | \$866,667 | 1 | 1 Bedroom 1.5 Bath |
| Price/SF | \$849.67 | | |
| Lot Size | 6,546 | | |
| Year Built | 1924 | | |
| Sale Date | 3/18/2022 | | |



900 Havenhurst Dr

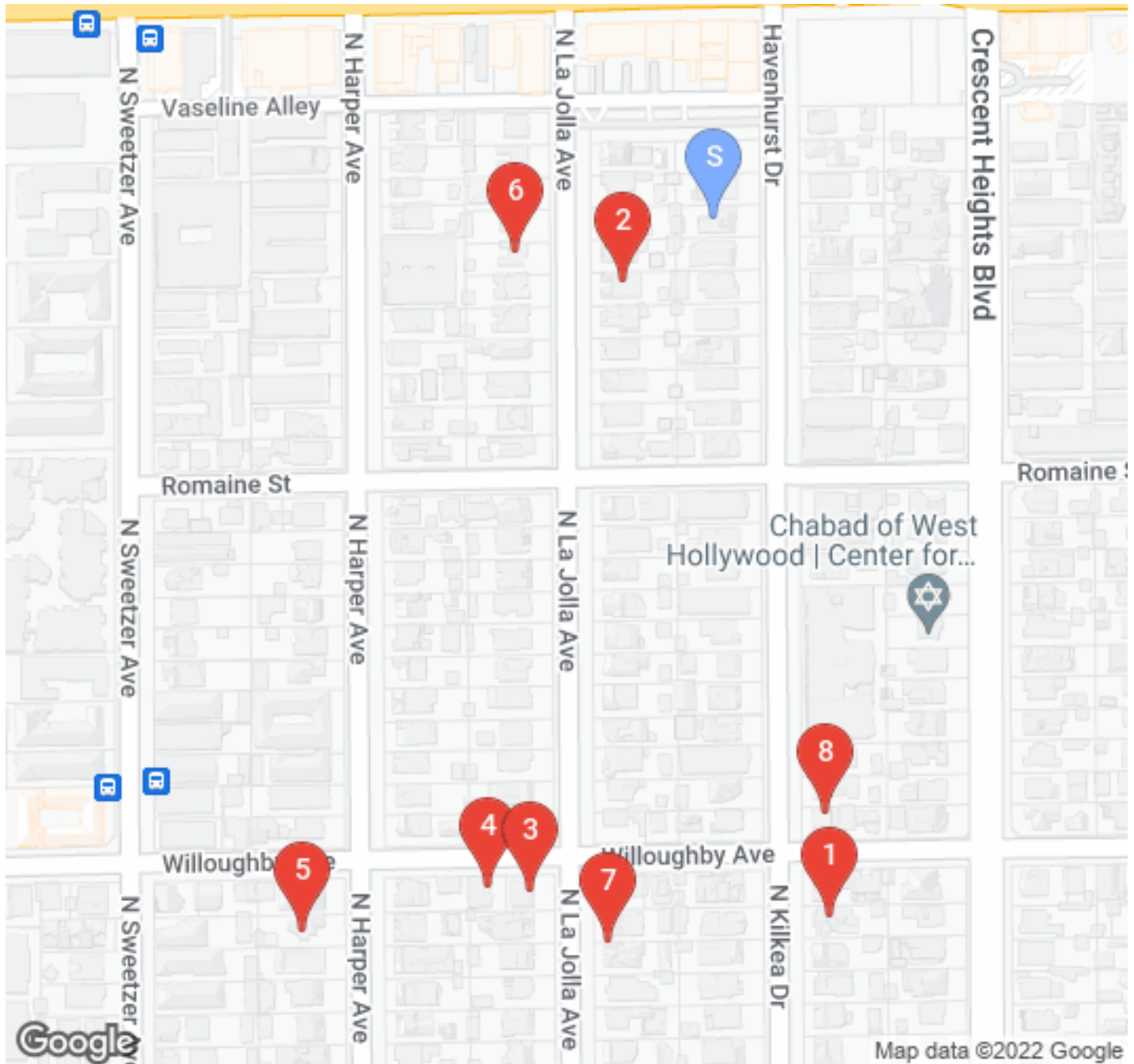
900 Havenhurst Drive, West Hollywood, CA 90046

| | | | |
|------------|-------------|-------|--------------------|
| Sale Price | \$2,650,000 | Units | Unit Type |
| Units | 3 | 1 | 3 Bedroom 2 Bath |
| Price/Unit | \$883,333 | 1 | 2 Bedroom 2 Bath |
| Price/SF | \$763.25 | 1 | 1 Bedroom 1.5 Bath |
| Lot Size | 6,688 | | |
| Year Built | 1923 | | |
| Sale Date | 12/30/2021 | | |



RECENT SALE COMPARABLES

1031 - 1033 1/2 Havenhurst Drive
1031 Havenhurst Drive | West Hollywood, CA 90046



- S** 1031 - 1033 1/2 Havenhurst
1031 Havenhurst Drive
West Hollywood, CA, 90046
\$1,595,000
- 3** 855 N La Jolla Ave
855 North La Jolla Avenue
Los Angeles, CA, 90046
\$2,180,000
- 6** 1029 N La Jolla Ave
1029 North La Jolla Avenue
West Hollywood, CA, 90046
\$2,575,000

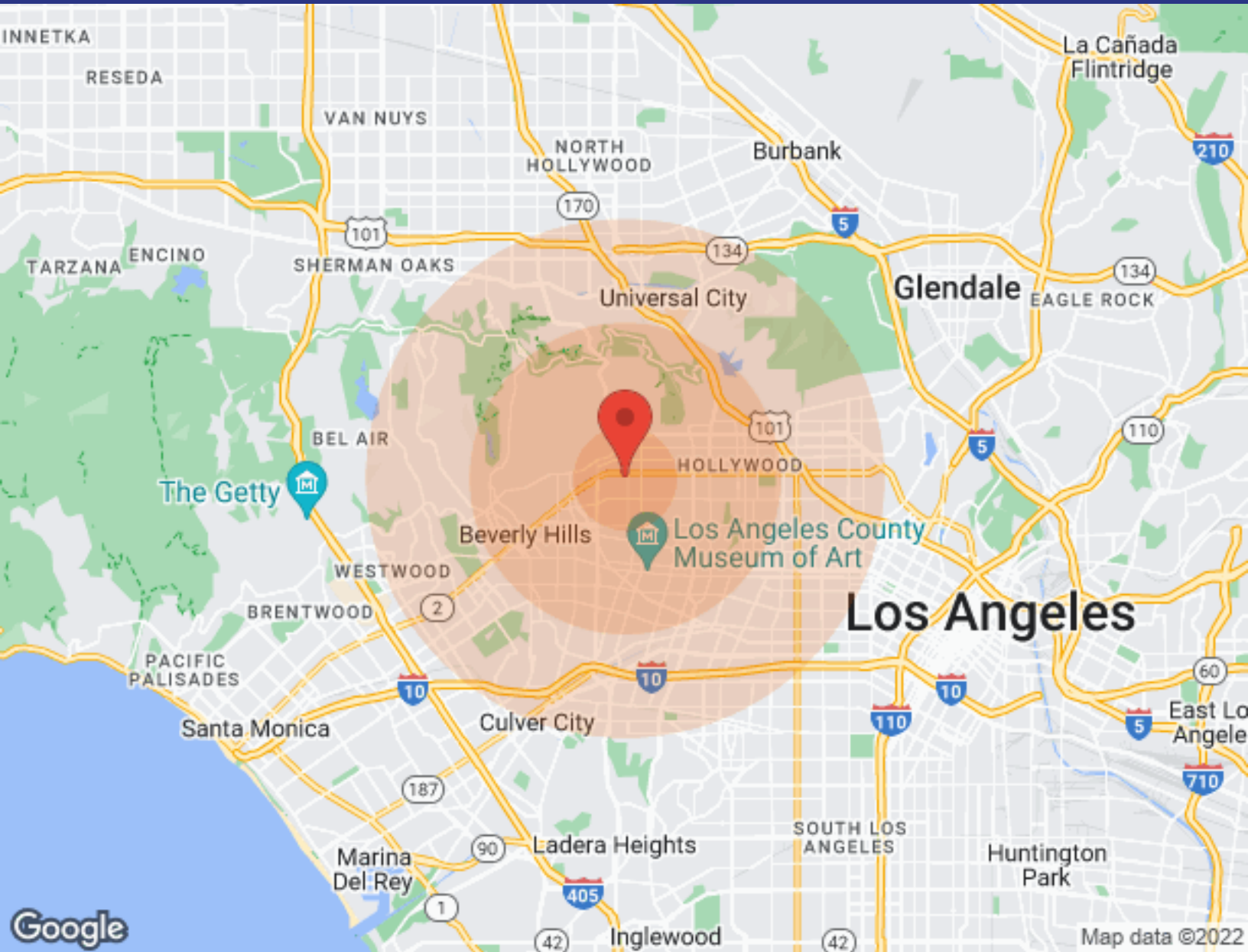
- 1** 848 N Kilkea Dr
848 North Kilkea Drive
Los Angeles, CA, 90046
\$2,000,000
- 4** 8210 Willoughby Ave
8210 Willoughby Avenue
Los Angeles, CA, 90046
\$2,181,500
- 7** 848 N La Jolla Ave
848 North La Jolla Avenue
Los Angeles, CA, 90046
\$2,600,000

- 2** 1020 N La Jolla Ave
1020 North La Jolla Avenue
West Hollywood, CA, 90046
\$1,910,500
- 5** 849 N Harper Ave
849 North Harper Avenue
Los Angeles, CA, 90046
\$2,350,000
- 8** 900 Havenhurst Dr
900 Havenhurst Drive
West Hollywood, CA, 90046
\$2,650,000



DEMOGRAPHICS

1031 - 1033 1/2 Havenhurst Drive
1031 Havenhurst Drive | West Hollywood, CA 90046



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 24,349 | 129,457 | 403,414 |
| Female | 20,424 | 125,355 | 402,799 |
| Total Population | 44,773 | 254,812 | 806,213 |
| Age | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14 | 2,971 | 29,261 | 117,135 |
| Ages 15-24 | 1,321 | 17,797 | 76,050 |
| Ages 55-64 | 7,534 | 37,401 | 106,605 |
| Ages 65+ | 8,965 | 44,972 | 122,725 |
| Race | 1 Mile | 3 Miles | 5 Miles |
| White | 39,395 | 197,388 | 453,727 |
| Black | 859 | 12,070 | 58,938 |
| Am In/AK Nat | 9 | 102 | 1,227 |
| Hawaiian | 2 | 7 | 77 |
| Hispanic | 4,162 | 36,173 | 271,982 |
| Multi-Racial | 4,946 | 47,246 | 344,554 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$68,384 | \$66,895 | \$52,149 |
| < \$15,000 | 4,076 | 18,874 | 52,940 |
| \$15,000-\$24,999 | 2,567 | 11,966 | 39,066 |
| \$25,000-\$34,999 | 2,423 | 11,047 | 36,109 |
| \$35,000-\$49,999 | 3,186 | 15,268 | 46,320 |
| \$50,000-\$74,999 | 4,764 | 21,463 | 56,854 |
| \$75,000-\$99,999 | 3,317 | 14,269 | 35,904 |
| \$10,000-\$149,999 | 4,141 | 18,254 | 39,301 |
| \$150,000-\$199,999 | 1,498 | 8,025 | 17,002 |
| > \$200,000 | 1,918 | 13,919 | 29,060 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 32,431 | 154,643 | 401,545 |
| Occupied | 29,853 | 141,372 | 369,870 |
| Owner Occupied | 6,487 | 38,431 | 98,700 |
| Renter Occupied | 23,366 | 102,941 | 271,170 |
| Vacant | 2,578 | 13,271 | 31,675 |

