

# 1115 HACIENDA PLACE

WEST HOLLYWOOD, CALIFORNIA 90069

Marcus & Millichap  
THE RAYMUNDO GROUP

**\$13,700,000 | 35 MULTIFAMILY UNITS**

PRIME WEST HOLLYWOOD LOCATION NORTH OF SANTA MONICA BOULEVARD AND CLOSE TO SUNSET BOULEVARD  
ASSUMABLE LOAN WITH 4.06% INTEREST RATE | BLOCKS FROM NORMA TRIANGLE AND SUNSET STRIP  
MORE THAN 88% OF UNIT INTERIORS UPGRADED, NEW ROOF

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# INVESTMENT OVERVIEW

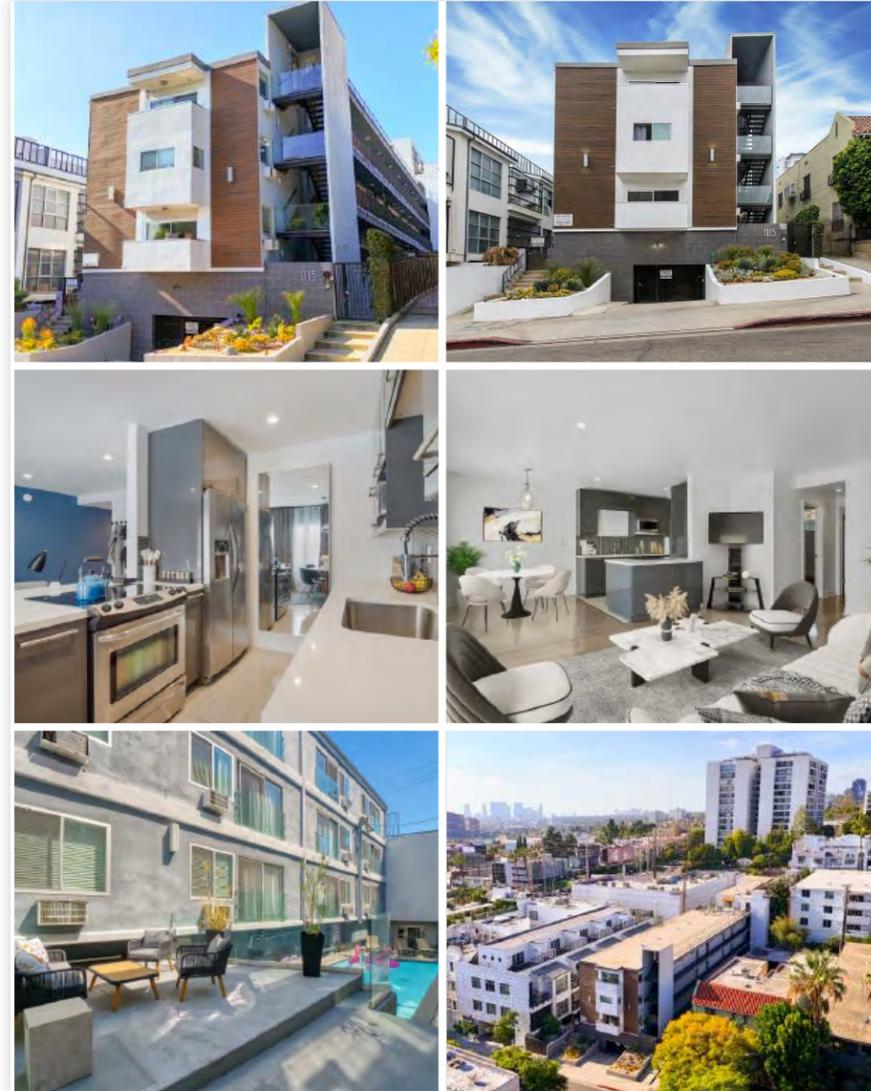
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# INVESTMENT HIGHLIGHTS

- Prime West Hollywood Location Just Two Blocks from Sunset Strip -- Rare Block-to-Block Lot that Fronts Both Hacienda Place and La Cienega Boulevard
- Attractive 5.45% CAP Rate for Prime West Hollywood
- Assumable Loan with an Attractive 4.06% Interest Rate
- Over 88% of Units Remodeled with Upgrades Including Stainless Steel Appliances, Updated Flooring, Quartz Countertops, New Cabinets and Backsplashes, and Brand New Fixtures
- Several Recent Capital Improvements – New Roof, Upgraded Elevator, New Water Heater, New Exterior Stucco and Wood Trim, New Pool Heater and Equipment
- Exempt from Costly Measure ULA Sales Taxes
- Rare Large Offering – Only One 35+ Unit Property Sold in West Hollywood in Past Two Years
- Walking Distance to The Mondrian Hotel, Soho House, Katana, Sunset Marquis, Barney's Beanery, Gelson's, and Brand New Erewhon
- Deemed a "Walker's Paradise" with a Walk Score of 94
- Short Drive to Beverly Hills, The Grove, and Runyan Canyon
- No Seismic Retrofit Required (Buyer to Verify)
- West Hollywood Ranked Best Suburb for Young Professionals in Los Angeles County and Second-Best in Entire State of California



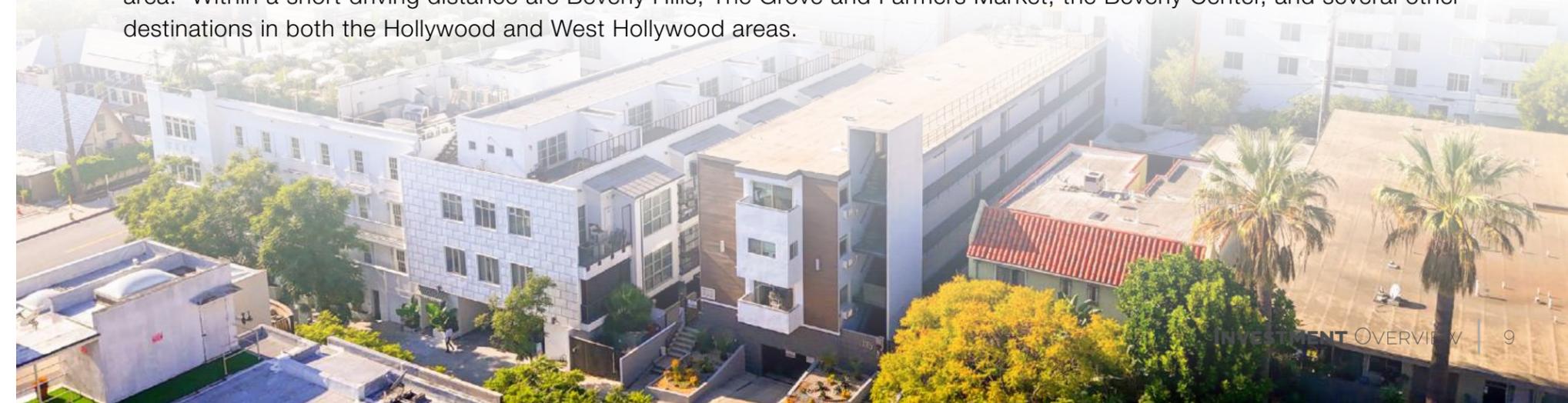
# INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 1115 Hacienda Place, a 35-unit multifamily property situated in prime West Hollywood, CA. Located north of Santa Monica Boulevard near the Norma Triangle, the building sits just two blocks from the world-famous Sunset Strip.

The vast majority of apartments within the building have already been upgraded and remodeled, allowing a new investor to focus on improving cash flows with lower deferred maintenance expenses. Of the 35 units, 31 have been renovated to include some combination of quartz countertops, stainless steel appliances, new flooring, remodeled bathrooms, new cabinets and backsplashes, and updated fixtures. The building itself features a new roof, new water heater, and new pool equipment.

According to recent reports from Niche.com, West Hollywood ranked #1 out of 111 neighborhoods in Los Angeles County among the Best Suburbs for Young Professionals, and ranked #2 in the entire state of California. With 80% of the West Hollywood population residing in rental housing, these upgraded and remodeled apartments are extremely attractive to this demographic, helping to boost both demand and rental rates.

The property has earned a Walk Score of 94, which qualifies the immediate neighborhood as a "Walker's Paradise." Residents enjoy convenient access to the newly opened Erewhon, Gelson's, Trader Joe's, and Whole Foods Market in the area. Within a short driving distance are Beverly Hills, The Grove and Farmers Market, the Beverly Center, and several other destinations in both the Hollywood and West Hollywood areas.



# 1115 HACIENDA PLACE

West Hollywood, CA 90069

**\$13,700,000**

LISTING PRICE

**\$391,429**

PRICE/UNIT

**\$525**

PRICE/SF

**5.45%**

CAP RATE - CURRENT

**12.23**

GIM - CURRENT

**6.36%**

CAP RATE - PRO FORMA

**10.92**

GIM - PRO FORMA

## THE OFFERING

Price	<b>\$13,700,000</b>
Down Payment	40% / \$5,488,000
Price/Unit	\$391,429
Price/SF	\$525
Number of Units	35
Rentable Square Feet	26,051 SF
Number of Buildings	1
Number of Stories	5
Year Built	1963
Lot Size	15,499 SF

## VITAL DATA

CAP Rate - Current	5.45%
GIM - Current	12.23
Net Operating Income - Current	\$746,326
CAP Rate - Pro Forma	6.36%
GIM - Pro Forma	10.92
Net Operating Income - Pro Forma	\$871,982

# PROPERTY DETAILS

## THE OFFERING

Property Address:	1115 Hacienda Place West Hollywood, CA 90069
Assessor's Parcel Number:	5555-004-004
Zoning:	WDR4

## SITE DESCRIPTION

Number of Units:	35
Number of Buildings:	1
Number of Stories:	5
Year Built:	1963
Rentable Square Feet:	26,051 SF
Lot Size:	15,499 SF
Parking:	36 Parking Spaces
Type of Ownership:	Fee Simple

## CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Concrete
Roof:	Flat

## ASSUMABLE FINANCING

Principal Balance	\$8,153,875
Interest Rate	4.06%
Rate Reset Date	07/01/2026
Maturity Date	07/01/2049
Lender	Columbia Bank

## UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
31	1 Bdr 1 Bath	690-715
3	2 Bdr 2 Bath	964
1	3 Bdr 2.5 Bath	1,274
<b>35</b>	<b>TOTAL</b>	<b>26,051</b>

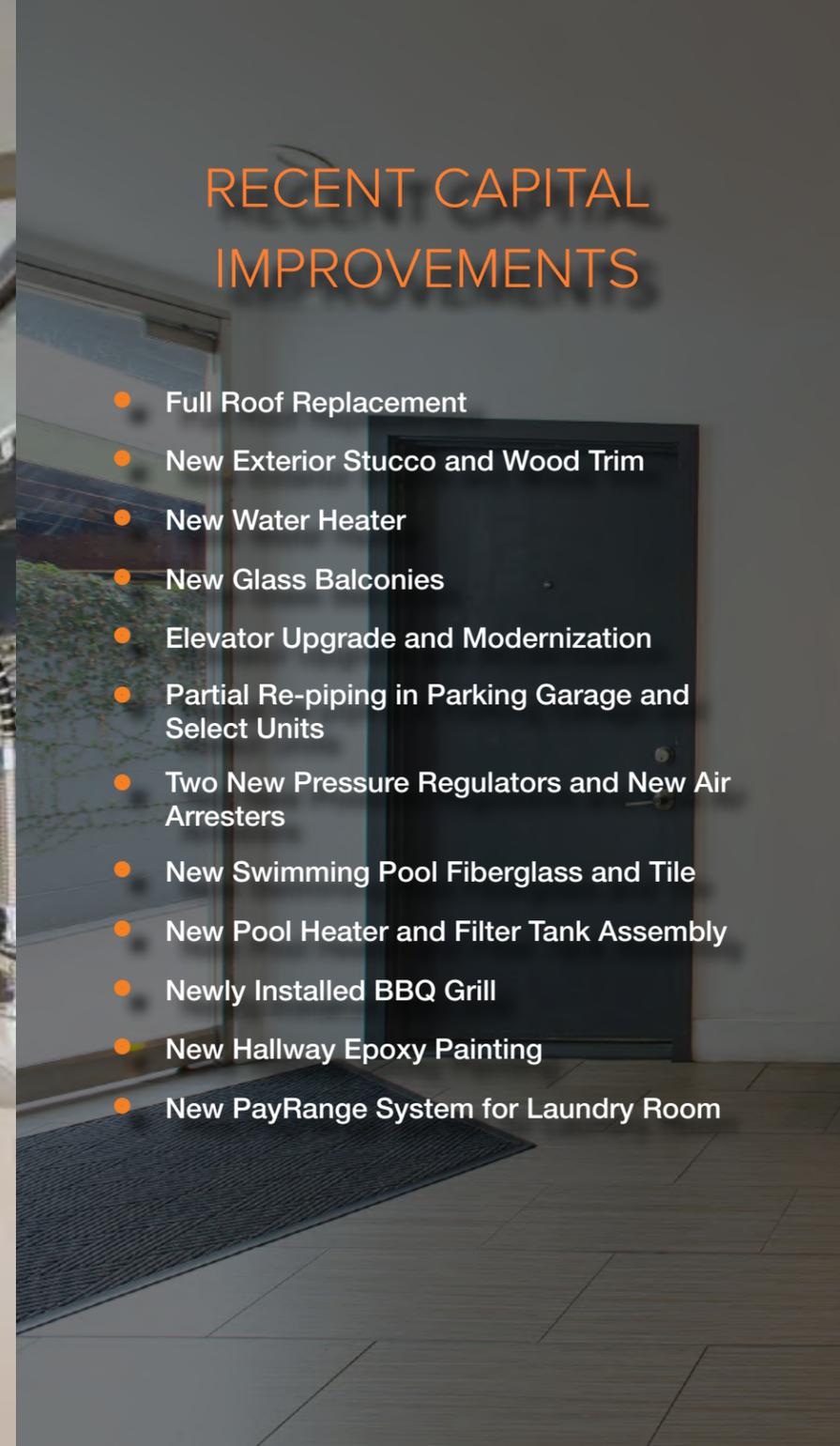
## UNIT INTERIOR AND COMMON AREA AMENITIES

- Quartz Countertops
- Tile Backsplashes
- Luxury Stainless Steel Appliances
- Wood Flooring
- Custom Kitchen Cabinets
- Built-in Microwaves
- Recessed Lighting
- Remodeled Bathrooms
- New Ceiling Fans
- Frosted Glass Closet Doors
- Sparkling Swimming Pool
- New BBQ Area
- Secured Garage Parking
- Upgraded Elevator
- On-Site Laundry Facilities

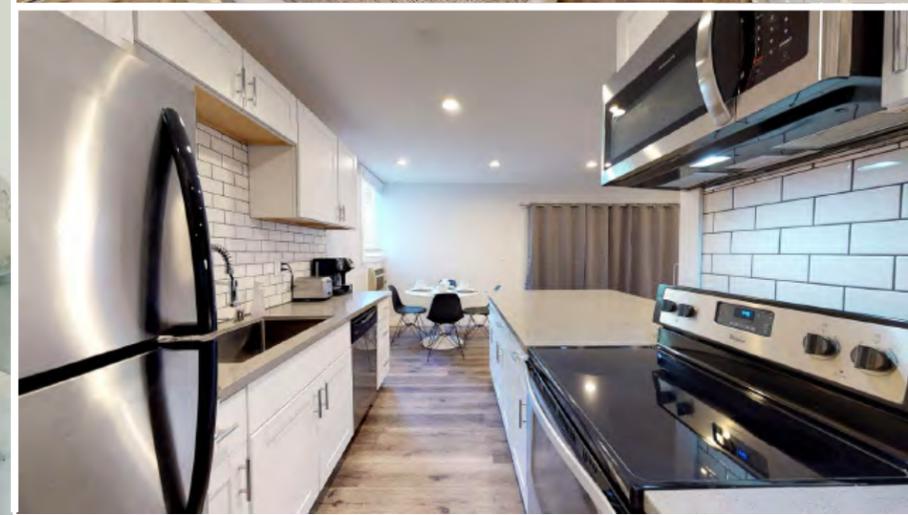


## RECENT CAPITAL IMPROVEMENTS

- Full Roof Replacement
- New Exterior Stucco and Wood Trim
- New Water Heater
- New Glass Balconies
- Elevator Upgrade and Modernization
- Partial Re-piping in Parking Garage and Select Units
- Two New Pressure Regulators and New Air Arresters
- New Swimming Pool Fiberglass and Tile
- New Pool Heater and Filter Tank Assembly
- Newly Installed BBQ Grill
- New Hallway Epoxy Painting
- New PayRange System for Laundry Room



INTERIOR PHOTO







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# LOCATION OVERVIEW

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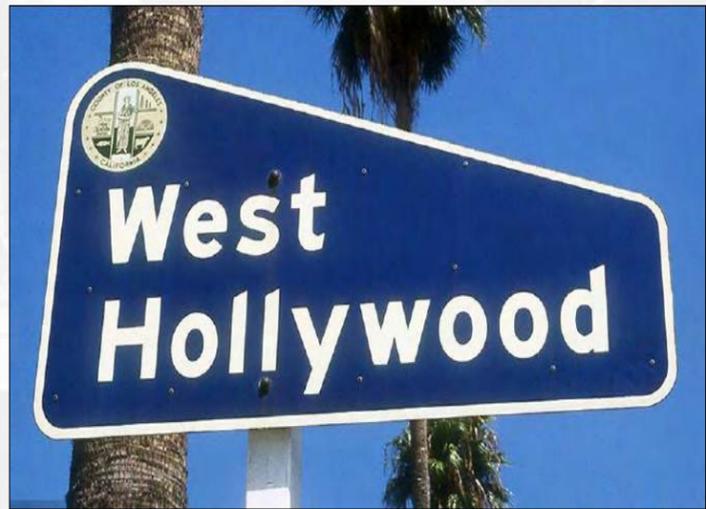
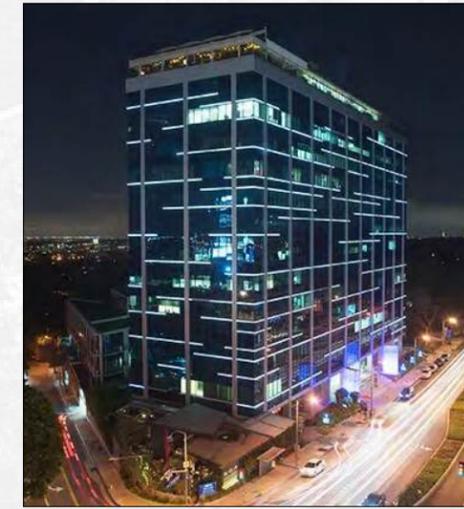
# WEST HOLLYWOOD, CA EVERYTHING YOU LOVE ABOUT LIVING IN LA

HISTORIC • DIVERSE • DINING • NIGHTLIFE • METRORAIL



Welcome to West Hollywood, an artistic community nestled between Beverly Hills and Hollywood. This walkable 1.9-square-mile city offers a mix of luxury high-rises and historic apartment buildings. The Sunset Strip serves as the entertainment hub, while Robertson Boulevard and Melrose Avenue feature interior design showrooms and fashion boutiques. West Hollywood Park provides a peaceful retreat with its recent renovations, including new recreational facilities and green spaces. The neighborhoods around Fountain and Harper Avenues showcase beautiful Spanish Revival and Art Deco architecture.

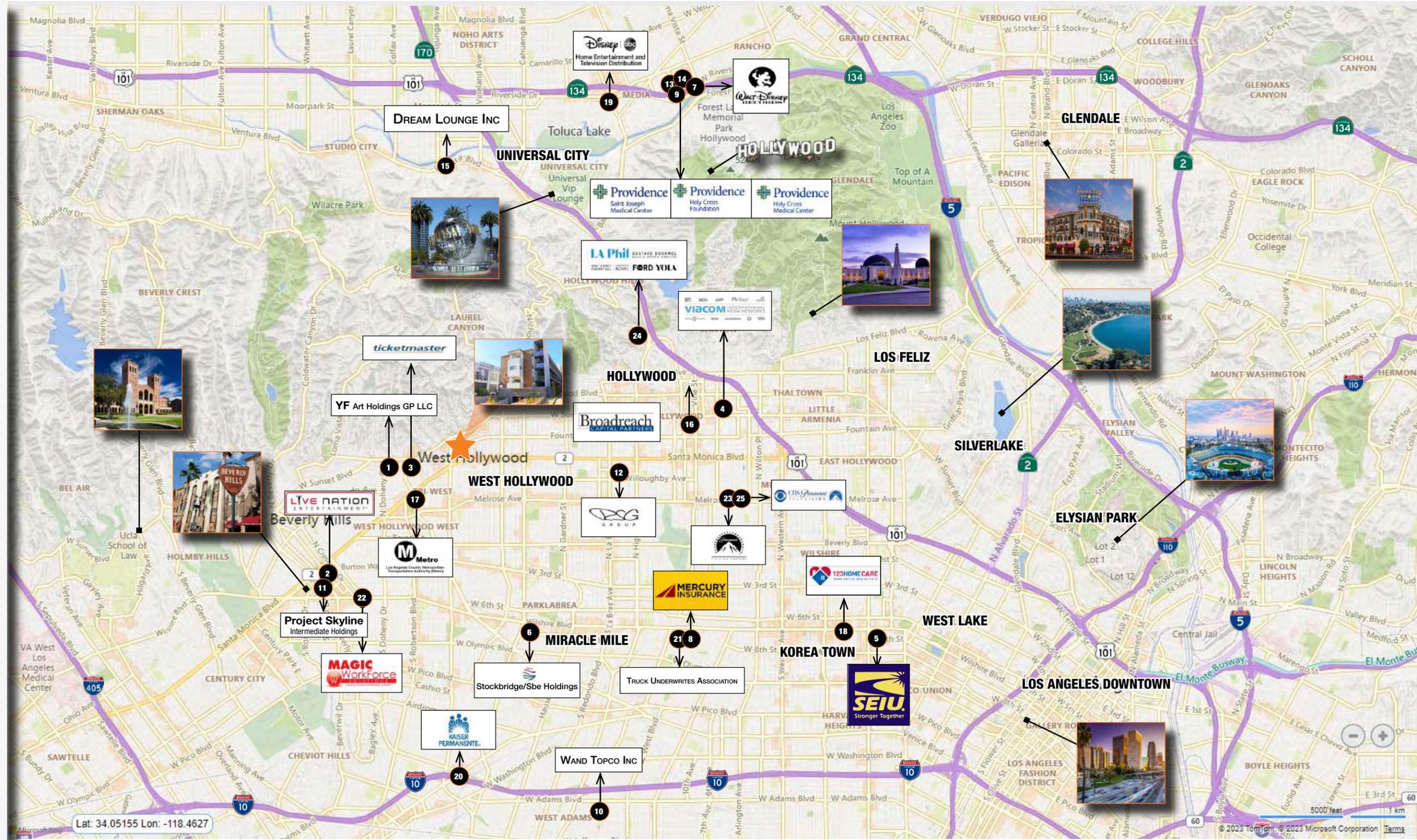
West Hollywood's rental market includes modern apartments and restored historic buildings, many featuring pools, fitness centers, and outdoor spaces. Notable landmarks include the Pacific Design Center's distinctive blue-glass building and the Schindler House, an architectural landmark open for public tours. The city hosts several community events throughout the year, including the popular Halloween Carnival. With its central location, architectural charm, and array of amenities, West Hollywood offers a distinctive living experience in the heart of Los Angeles County.



# MAJOR EMPLOYERS

## Employees

1	YF Art Holdings GP LLC	3,810
2	Live Nation Entertainment	2,990
3	Ticketmaster Entertainment LLC	2,931
4	Viacom International Media Networks	2,700
5	Service Employees International Union	2,392
6	Stockbridge/SBE Holdings LLC	2,000
7	Walt Disney Records	2,000
8	Mercury Insurance	1,989
9	Providence Holy Cross Foundation	1,802
10	Wand Topco Inc	1,700
11	Project Skyline Intermediate Holdings	1,700
12	RSG Group LLC	1,600
13	Providence St. Joseph Medical Center	1,171
14	Providence Holy Cross	1,000
15	Dream Louge Inc	790
16	Broadreach Capital Partners	751
17	Los Angeles Department of Transportation	700
18	123 Home Care Services Los Angeles, LLC	700
19	Disney Home Entertainment & Television Distribution	631
20	Kaiser Permanente	600
21	Truck Underwriter Association	590
22	Magic Workforce Solutions	566
23	Paramount Studio	565
24	John Hancock Life Insurance Company	556
25	CBS Paramount Television	556



# DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	39,842	247,088	784,943
<b>2024 Estimate</b>			
Total Population	39,020	242,277	772,487
<b>2020 Census</b>			
Total Population	39,652	245,843	781,435
<b>2010 Census</b>			
Total Population	39,002	237,316	768,181
<b>Daytime Population</b>			
2024 Estimate	46,152	357,344	1,105,345
<b>HOUSEHOLDS</b>			
<b>2029 Projection</b>			
Total Households	26,115	136,838	374,655
<b>2024 Estimate</b>			
Total Households	25,700	133,987	366,649
Average (Mean) Household Size	1.5	1.8	2.1
<b>2020 Census</b>			
Total Households	25,136	130,082	355,687
<b>2010 Census</b>			
Total Households	24,749	125,194	341,991
Growth 2024-2029	1.6%	2.1%	2.2%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2029 Projection	28,794	150,652	407,434
2024 Estimate	28,331	147,411	398,504
Owner Occupied	7,066	33,709	96,141
Renter Occupied	18,603	100,248	270,528
Vacant	2,630	13,424	31,855
<b>Persons in Units</b>			
2024 Estimate Total Occupied Units	25,700	133,987	366,649
1 Person Units	62.3%	52.3%	44.3%
2 Person Units	29.4%	30.7%	31.0%
3 Person Units	5.5%	8.9%	11.8%
4 Person Units	1.9%	5.4%	8.1%
5 Person Units	0.5%	1.6%	2.9%
6+ Person Units	0.4%	1.1%	1.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2024 Estimate</b>			
\$200,000 or More	21.5%	21.3%	17.9%
\$150,000-\$199,999	9.6%	9.3%	8.8%
\$100,000-\$149,999	18.7%	17.4%	16.2%
\$75,000-\$99,999	12.5%	12.1%	11.4%
\$50,000-\$74,999	10.5%	12.0%	13.2%
\$35,000-\$49,999	8.4%	7.4%	8.8%
\$25,000-\$34,999	5.1%	5.3%	6.7%
\$15,000-\$24,999	5.2%	5.3%	6.3%
Under \$15,000	8.4%	9.9%	10.6%
Average Household Income	\$137,589	\$136,905	\$120,014
Median Household Income	\$109,582	\$108,852	\$94,322
Per Capita Income	\$88,466	\$73,314	\$57,777
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2024 Estimate Total Population	39,020	242,277	772,487
Under 20	6.1%	12.8%	16.5%
20 to 34 Years	28.8%	29.0%	28.7%
35 to 39 Years	11.9%	10.1%	8.9%
40 to 49 Years	16.4%	14.4%	13.6%
50 to 64 Years	20.3%	17.4%	17.3%
Age 65+	16.4%	16.2%	14.9%
Median Age	45.0	42.0	40.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	35,254	197,806	585,957
Elementary (0-8)	1.5%	2.5%	6.8%
Some High School (9-11)	1.2%	2.2%	4.5%
High School Graduate (12)	9.9%	10.4%	13.4%
Some College (13-15)	15.5%	15.2%	15.3%
Associate Degree Only	6.3%	5.5%	5.5%
Bachelor's Degree Only	41.1%	40.5%	34.5%
Graduate Degree	24.3%	23.6%	20.1%
<b>Population by Gender</b>			
2024 Estimate Total Population	39,020	242,277	772,487
Male Population	42.8%	48.8%	49.9%
Female Population	57.2%	51.2%	50.1%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

# DEMOGRAPHICS SUMMARY



## POPULATION

In 2024, the population in your selected geography is 772,487. The population has changed by 0.56 percent since 2010. It is estimated that the population in your area will be 784,943 five years from now, which represents a change of 1.6 percent from the current year. The current population is 49.9 percent male and 50.1 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 39.0. The population density in your area is 9,834 people per square mile.



## HOUSEHOLDS

There are currently 366,649 households in your selected geography. The number of households has changed by 7.21 percent since 2010. It is estimated that the number of households in your area will be 374,655 five years from now, which represents a change of 2.2 percent from the current year. The average household size in your area is 2.1 people.



## INCOME

In 2024, the median household income for your selected geography is \$94,322, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 82.08 percent since 2010. It is estimated that the median household income in your area will be \$109,565 five years from now, which represents a change of 16.2 percent from the current year.

The current year per capita income in your area is \$57,777, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$120,014, compared with the U.S. average, which is \$101,307.



## EMPLOYMENT

In 2024, 440,774 people in your selected area were employed. The 2010 Census revealed that 69.9 of employees are in white-collar occupations in this geography, and 10.4 are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



## HOUSING

The median housing value in your area was \$1,000,000 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 96,295.00 owner-occupied housing units and 245,701.00 renter-occupied housing units in your area.



## EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 52.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 5.5 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.7 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 16.7 percent in the selected area compared with the 19.7 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



  
**94 WALK SCORE**  
**"WALKERS PARADISE"**  
 Lace up your walking shoes because this area is considered a walker's paradise.



**NEARBY RETAIL DESTINATIONS**

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# PRICING & FINANCIAL ANALYSIS

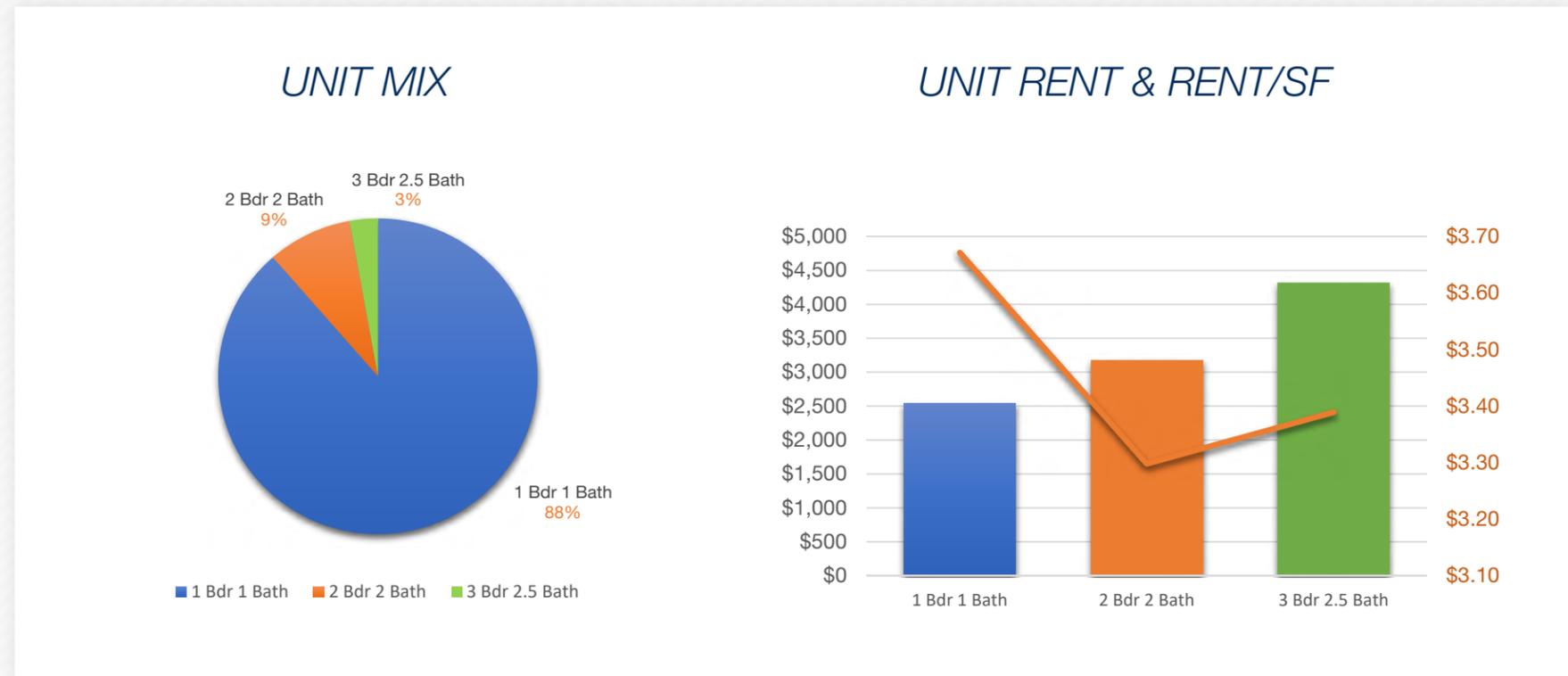
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# UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
31	1 Bdr 1 Bath	690-715	\$794-\$2,895	\$3.67	\$78,624	\$2,895	\$4.19	\$89,745
3	2 Bdr 2 Bath	964	\$3,148-\$3,195	\$3.87	\$9,538	\$3,195	\$4.05	\$9,585
1	3 Bdr 2.5 Bath	1,274	\$4,223	\$3.39	\$4,318	\$4,395	\$3.45	\$4,395
<b>35</b>	<b>TOTAL</b>	<b>26,051</b>			<b>\$92,480</b>			<b>\$103,725</b>



# INCOME & EXPENSES

INCOME	Current	Per Unit	Pro Forma	Per Unit
<b>GROSS POTENTIAL RENT</b>	<b>\$1,106,160</b>	<b>\$31,605</b>	<b>\$1,179,900</b>	<b>\$33,711</b>
Laundry Income	\$6,540	\$187	\$6,540	\$187
RSO Fees	\$2,328	\$67	\$2,328	\$67
Renters Insurance	\$948	\$27	\$948	\$27
Starry	\$492	\$14	\$492	\$14
<b>GROSS POTENTIAL INCOME</b>	<b>\$1,120,068</b>	<b>\$32,002</b>	<b>\$1,255,008</b>	<b>\$35,857</b>
Vacancy/Collection Allowance (GPR)	3.0% / \$33,293	\$951	3.0% / \$37,341	\$1,067
<b>EFFECTIVE GROSS INCOME</b>	<b>\$1,086,775</b>	<b>\$31,051</b>	<b>\$1,217,667</b>	<b>\$34,790</b>

EXPENSES	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$160,995	\$4,600	\$160,995	\$4,600
Insurance	\$31,261	\$893	\$31,261	\$893
Utilities	\$30,512	\$872	\$30,512	\$872
Repairs & Maintenance	\$17,500	\$500	\$17,500	\$500
Trash	\$8,036	\$230	\$8,036	\$230
Management Fee	\$43,471	\$1,242	\$48,707	\$1,392
Reserves & Replacements	\$7,000	\$200	\$7,000	\$200
Landscaping & Pool	\$7,559	\$216	\$7,559	\$216
Pest Control	\$1,740	\$50	\$1,740	\$50
Unit Turnover	\$7,000	\$200	\$7,000	\$200
On-Site Payroll	\$22,750	\$650	\$22,750	\$650
Elevator	\$2,625	\$75	\$2,625	\$75
<b>TOTAL EXPENSES</b>	<b>\$340,449</b>	<b>\$9,727</b>	<b>\$345,685</b>	<b>\$9,877</b>
Expenses per SF	\$13.07		\$13.27	
% of EGI	31.3%		28.4%	
<b>NET OPERATING INCOME</b>	<b>\$746,326</b>	<b>\$21,324</b>	<b>\$871,982</b>	<b>\$24,914</b>

# RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
101	1 Bdr 1 Bath	690	\$2,795	\$4.05
102	1 Bdr 1 Bath Renovated	690	\$2,795	\$4.05
103	1 Bdr 1 Bath Renovated	690	\$2,695	\$3.91
104	1 Bdr 1 Bath Renovated	690	\$2,795	\$4.05
105*	1 Bdr 1 Bath	690	\$1,751	\$2.54
106*	3 Bdr 2.5 Bath Renovated Manager	1,274	\$4,318	\$3.39
201	1 Bdr 1 Bath Renovated Vacant	690	\$2,895	\$4.20
202	1 Bdr 1 Bath Renovated	690	\$2,695	\$3.91
203*	1 Bdr 1 Bath Renovated	690	\$2,609	\$3.78
204	1 Bdr 1 Bath	690	\$2,245	\$3.25
205*	1 Bdr 1 Bath Renovated	690	\$2,609	\$3.78
206	1 Bdr 1 Bath Renovated Vacant	690	\$2,895	\$4.20
207	1 Bdr 1 Bath Renovated	690	\$2,795	\$4.05
208	1 Bdr 1 Bath Renovated	690	\$2,795	\$4.05
209**	1 Bdr 1 Bath Renovated	690	\$1,695	\$2.46
210	1 Bdr 1 Bath Renovated	715	\$2,895	\$4.05
211	1 Bdr 1 Bath Renovated	690	\$2,673	\$3.87
212	2 Bdr 2 Bath Renovated	964	\$3,195	\$3.31
301**	1 Bdr 1 Bath	690	\$794	\$1.15
302*	1 Bdr 1 Bath Renovated	690	\$2,655	\$3.85

# RENT ROLL (CONTINUED)

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
303**	1 Bdr 1 Bath	690	\$2,002	\$2.90
304**	1 Bdr 1 Bath Renovated	690	\$2,552	\$3.70
305	1 Bdr 1 Bath Renovated	690	\$2,695	\$3.91
306	1 Bdr 1 Bath Renovated	690	\$2,795	\$4.05
307**	1 Bdr 1 Bath Renovated	690	\$2,552	\$3.70
308	1 Bdr 1 Bath Renovated	690	\$2,795	\$4.05
309	1 Bdr 1 Bath Renovated	690	\$2,695	\$3.91
310	1 Bdr 1 Bath Renovated Vacant	690	\$2,895	\$4.20
311	1 Bdr 1 Bath Renovated	690	\$2,695	\$3.91
312	2 Bdr 2 Bath Renovated	964	\$3,195	\$3.31
408**	1 Bdr 1 Bath	690	\$1,668	\$2.42
409	1 Bdr 1 Bath Renovated	690	\$2,795	\$4.05
410	1 Bdr 1 Bath Renovated	690	\$2,795	\$4.05
411**	1 Bdr 1 Bath Renovated	690	\$2,609	\$3.78
412	2 Bdr 2 Bath Renovated	964	\$3,148	\$3.27
3	Total Vacant	2,070	\$8,685	
32	Total Occupied	23,511	\$83,795	
<b>35</b>	<b>Total</b>	<b>25,581</b>	<b>\$92,480</b>	

\*Rent as of March 1, 2026, \*\*Rent as of July 1, 2026

# FINANCIAL OVERVIEW

## Property Details

<i>Location</i>	1115 Hacienda Place West Hollywood, CA 90069
Price	<b>\$13,700,000</b>
Down Payment	41% / \$5,206,000
Number of Units	35
Price/Unit	\$391,429
Rentable Square Feet	26,051 SF
Price/SF	\$525
CAP Rate - Current	5.45%
CAP Rate - Pro Forma	6.36%
GRM - Current	12.23
GRM - Pro Forma	10.92
Year Built	1963
Lot Size	15,499 SF
Type of Ownership	Fee Simple

## Proposed New Financing

### First Trust Deed

Loan Amount	\$8,212,000
Interest Rate	5.60%
Amortization	Interest Only
Monthly Payment	\$38,323.00
Loan Term	5-Year Fixed Loan

Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation Representative.

## Annualized Operating Data

<i>Income</i>	Current	Pro Forma
<b>Gross Potential Rent</b>	<b>\$1,109,760</b>	<b>\$1,244,700</b>
Other Income	\$10,308	\$10,308
Gross Potential Income	\$1,120,068	\$1,255,008
Less: Vacancy / Deductions (GPR)	3.0% / \$33,293	3.0% / \$37,341
Effective Gross Income	\$1,086,775	\$1,217,667
Less: Expenses	\$340,449	\$345,685
<b>Net Operating Income</b>	<b>\$746,326</b>	<b>\$871,982</b>
Net Cash Flow Before Debt Service	\$746,326	\$871,982
Debt Service	\$459,876	\$459,876
Debt Coverage Ratio	1.62	1.90
Net Cash Flow After Debt Service	5.22% / \$286,450	7.51% / \$412,106
<b>Total Return</b>	<b>5.22% / \$286,450</b>	<b>7.51% / \$412,106</b>

<i>Expenses</i>	Current	Pro Forma
Real Estate Taxes	\$160,995	\$160,995
Insurance	\$31,261	\$31,261
Utilities	\$30,512	\$30,512
Repairs & Maintenance	\$17,500	\$17,500
Trash	\$8,036	\$8,036
Management Fee	\$43,471	\$48,707
Reserves & Replacements	\$7,000	\$7,000
Landscaping & Pool	\$7,559	\$7,559
Pest Control	\$1,740	\$1,740
Unit Turnover	\$7,000	\$7,000
On-Site Payroll	\$22,750	\$22,750
Elevator	\$2,625	\$2,625
<b>Total Expenses</b>	<b>\$340,449</b>	<b>\$345,685</b>
<b>Expenses / Unit</b>	<b>\$9,727</b>	<b>\$9,877</b>
<b>Expenses / SF</b>	<b>\$13.07</b>	<b>\$13.27</b>
<b>% of EGI</b>	<b>31.3%</b>	<b>28.4%</b>



1115 HACIENDA PLACE, WEST HOLLYWOOD, CA 90069

# PROPERTY DESCRIPTION

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# PROPERTY SUMMARY

## THE OFFERING

Property Address	1115 Hacienda Place West Hollywood, CA 90069
Assessor's Parcel Number	5555-004-004
Zoning	WDR4

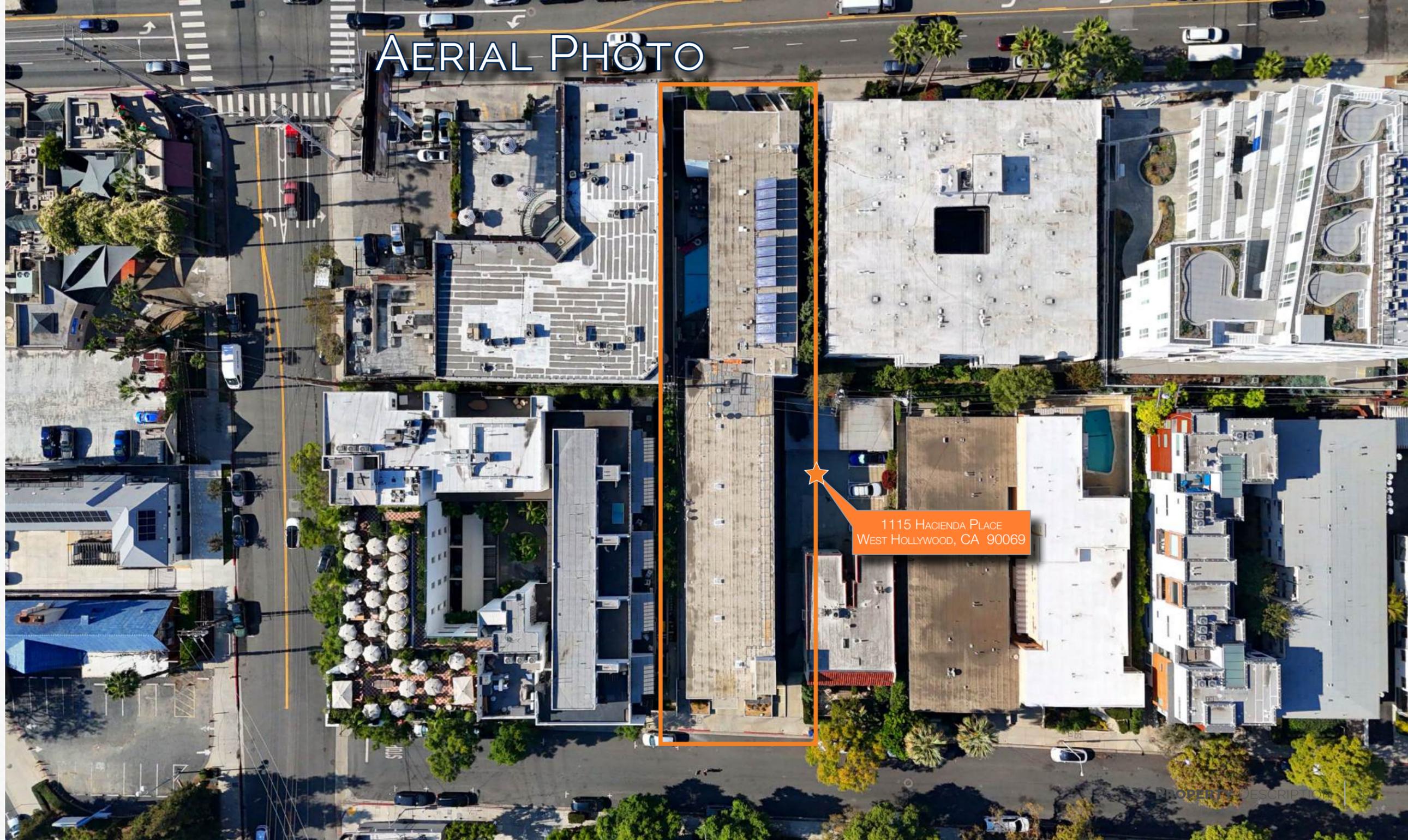
## SITE DESCRIPTION

Number of Units	35
Number of Buildings	1
Number of Stories	5
Year Built	1963
Rentable Square Feet	26,051 SF
Lot Size	15,499 SF
Parking	36 Parking Spaces
Type of Ownership	Fee Simple

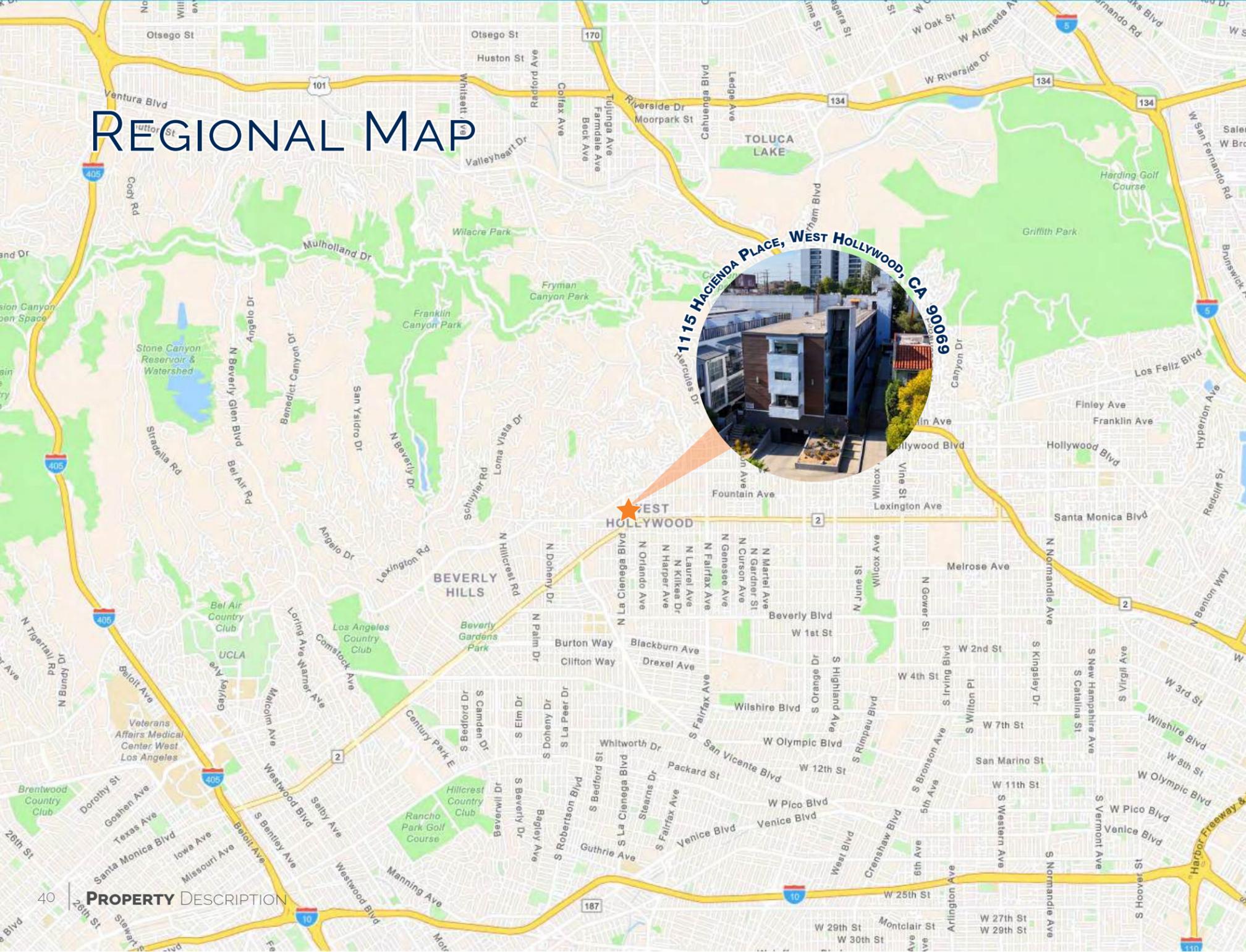
## CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat

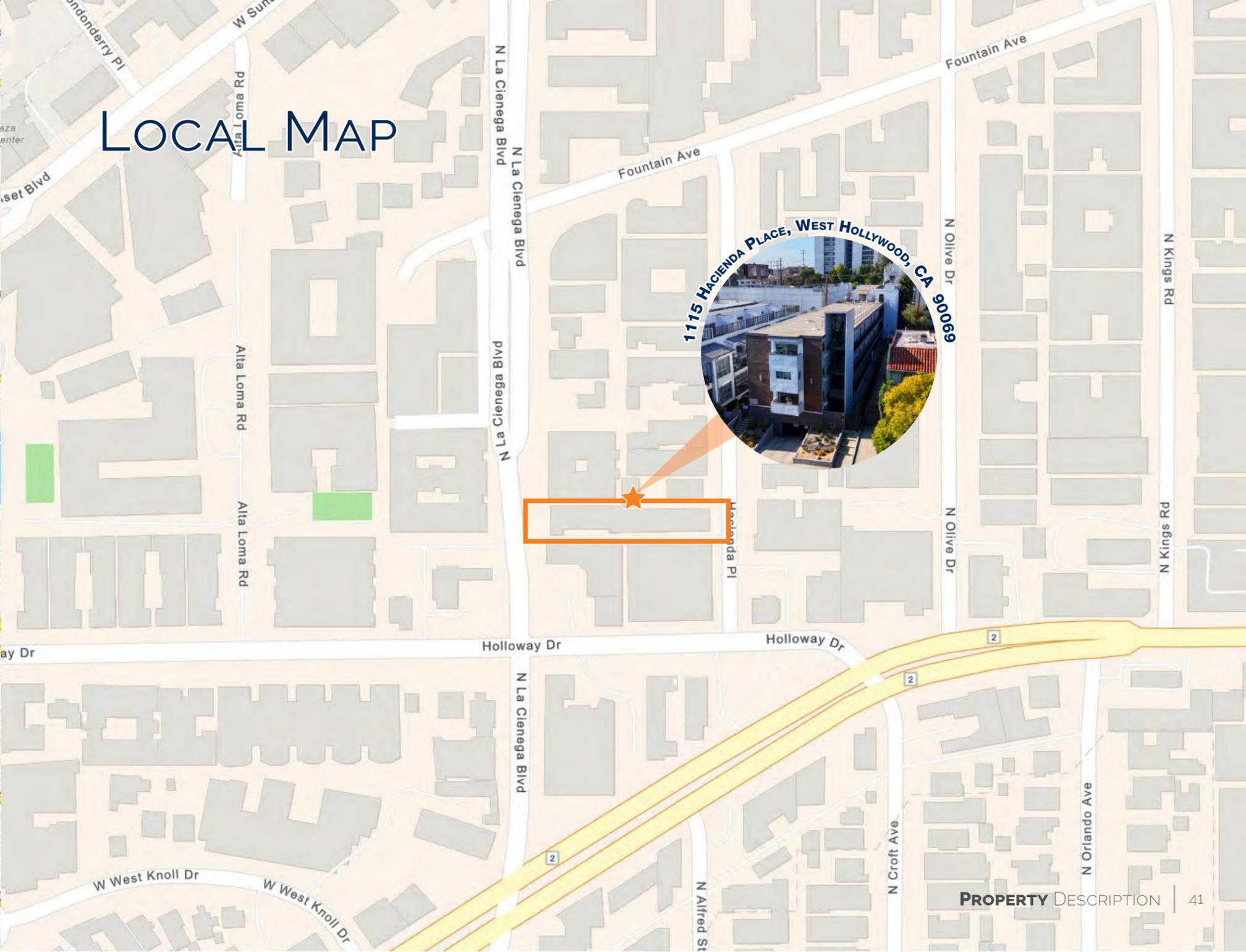
# AERIAL PHOTO



# REGIONAL MAP



# LOCAL MAP





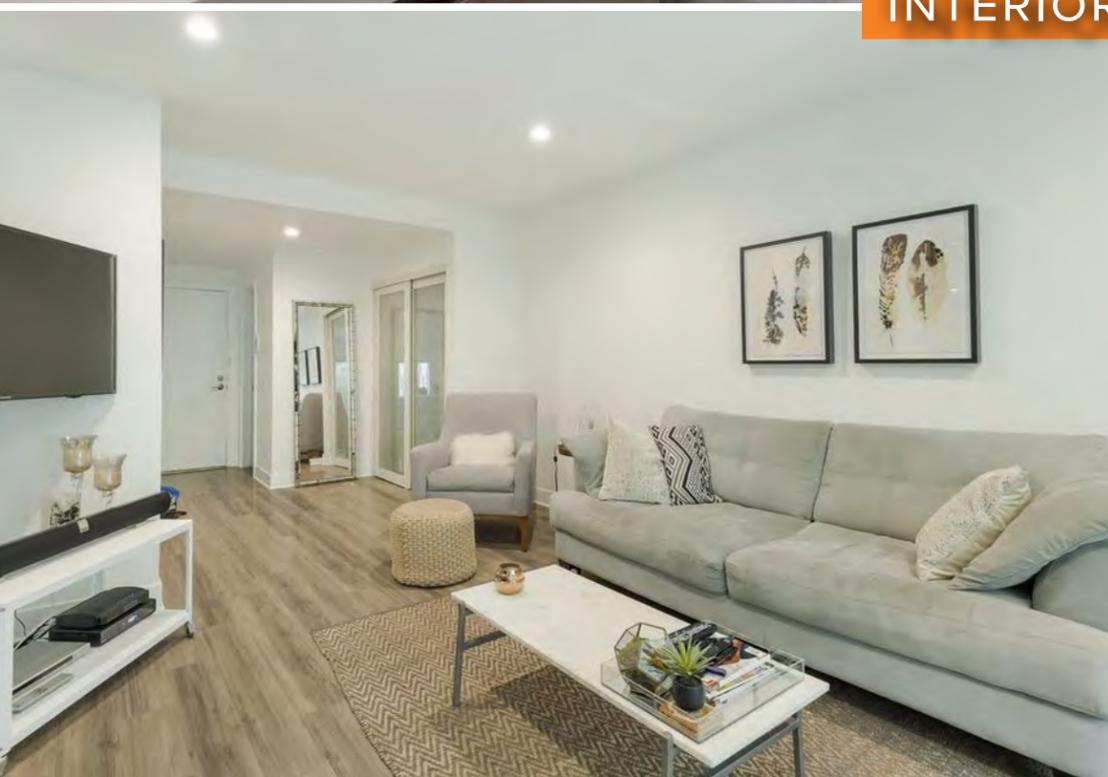
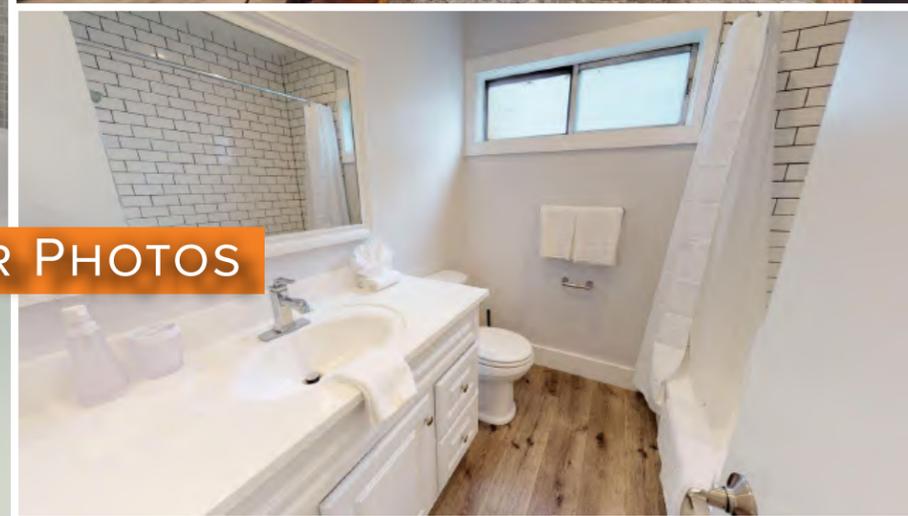
INTERIOR PHOTO



INTERIOR PHOTOS



INTERIOR PHOTO

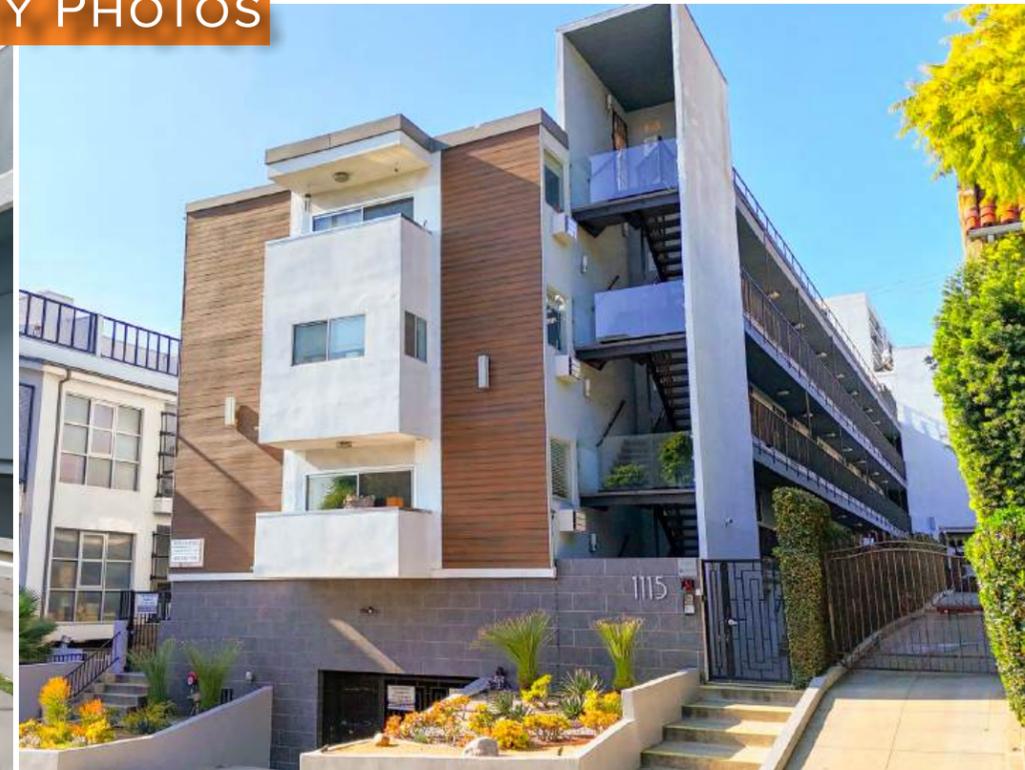
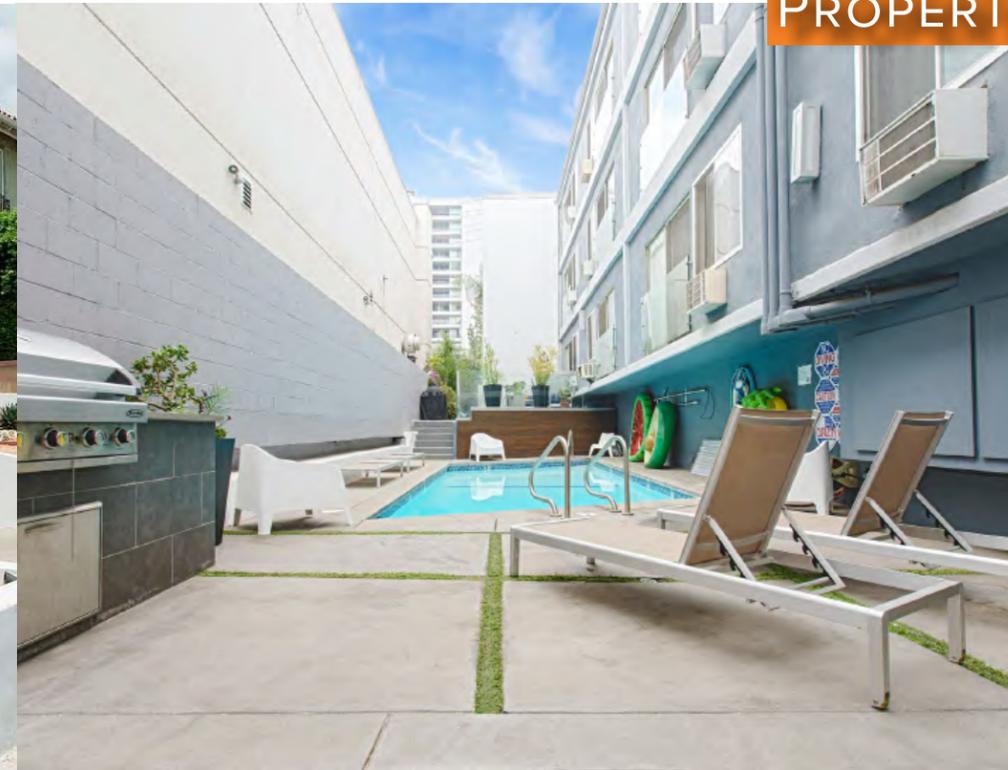
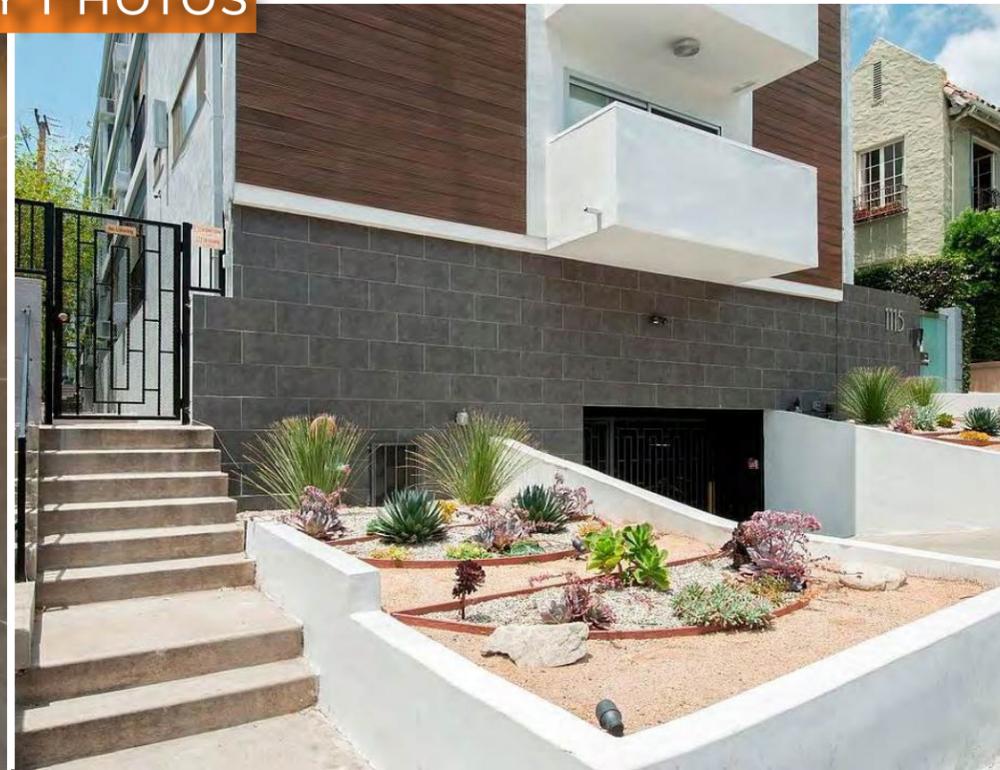
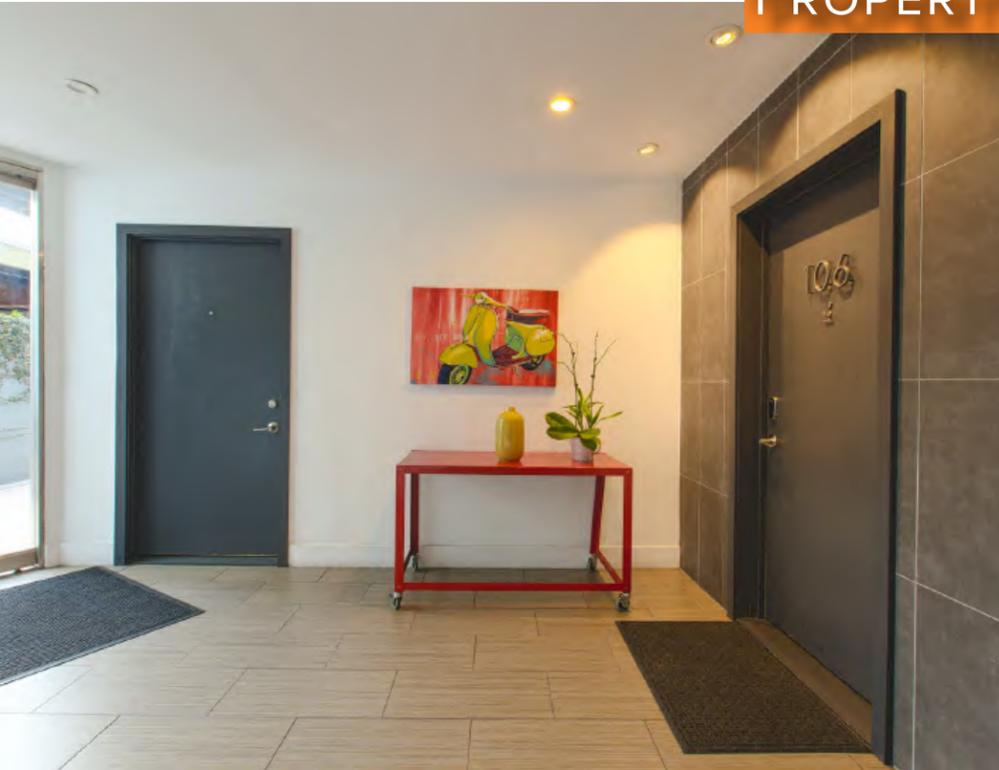


INTERIOR PHOTOS



PROPERTY PHOTOS

PROPERTY PHOTOS





CENTURY CITY

PACIFIC DESIGN CENTER

WESTWOOD VILLAGE

HOLLYWOOD HILLS WEST

AKA WEST HOLLYWOOD

SOHO HOUSE

1115 HACIENDA PLACE

1115 HACIENDA PLACE

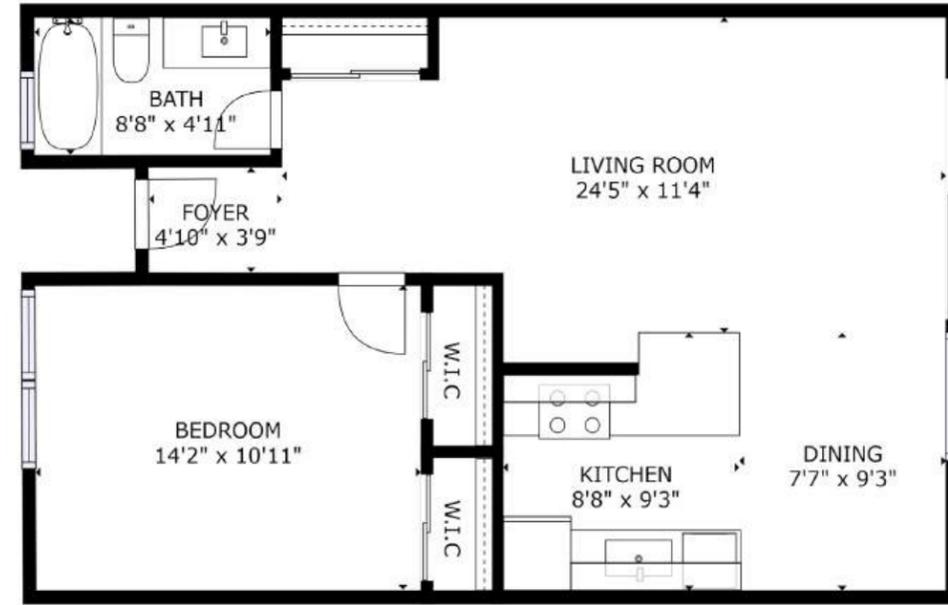
SOHO HOUSE



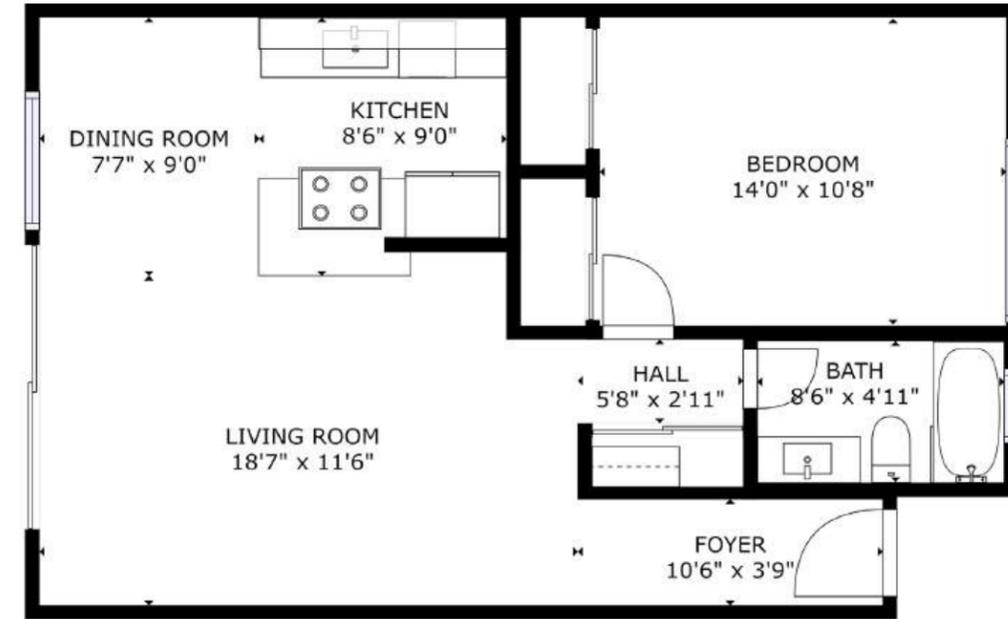
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA  
FLOOR 1: 665 sq. ft.  
TOTAL: 665 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA  
FLOOR 1: 667 sq. ft.  
TOTAL: 667 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA  
FLOOR 1: 665 sq. ft.  
TOTAL: 665 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

1115 HACIENDA PLACE, WEST HOLLYWOOD, CA 90069

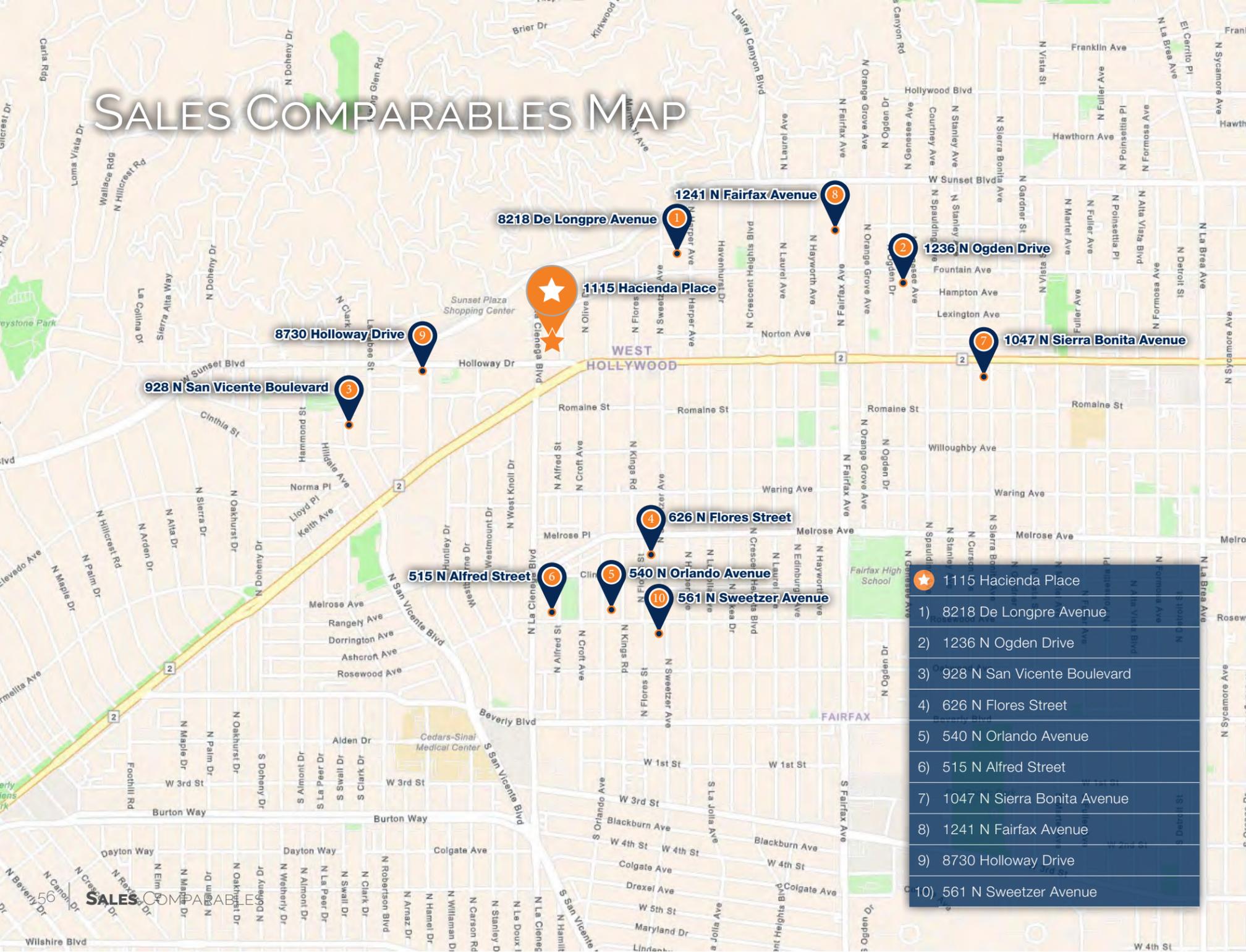
# SALES COMPARABLES

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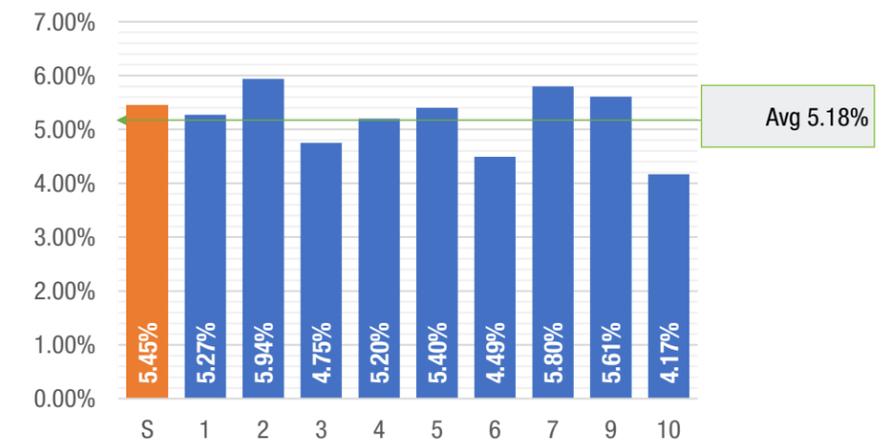
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# SALES COMPARABLES MAP

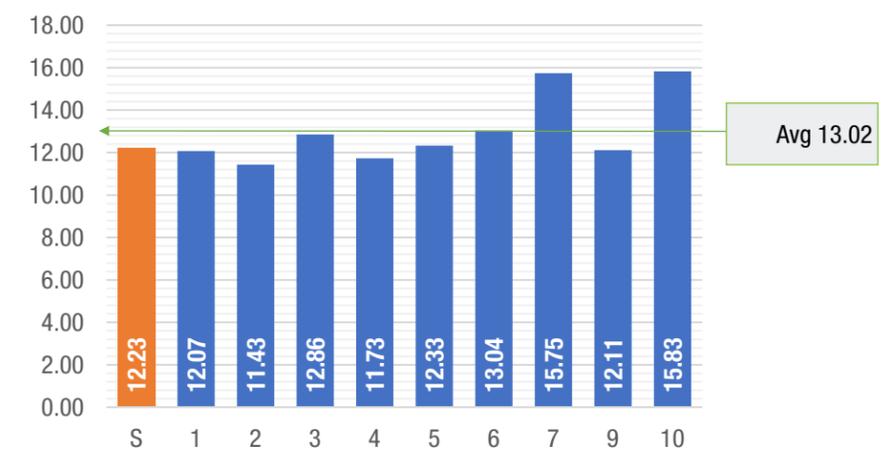


- ★ 1115 Hacienda Place
- 1) 8218 De Longpre Avenue
- 2) 1236 N Ogden Drive
- 3) 928 N San Vicente Boulevard
- 4) 626 N Flores Street
- 5) 540 N Orlando Avenue
- 6) 515 N Alfred Street
- 7) 1047 N Sierra Bonita Avenue
- 8) 1241 N Fairfax Avenue
- 9) 8730 Holloway Drive
- 10) 561 N Sweetzer Avenue

AVERAGE CAP RATE



AVERAGE GRM





**1115 Hacienda Place  
West Hollywood, CA 90069**

*Subject Property*

Total No. of Units: 35  
 Year Built: 1963  
 Rentable SF: 26,051 SF  
 Lot Size: 15,499 SF  
**Listing Price: \$13,700,000**  
 Price/Unit: \$391,429  
 Price/SF: \$525  
 CAP Rate: 5.45%  
 GRM: 12.23

No. of Units	Unit Type
31	1 Bdr 1 Bath
3	2 Bdr 2 Bath
1	3 Bdr 2.5 Bath



**8218 De Longpre Avenue  
West Hollywood, CA 90046**

Close of Escrow: 08/21/25  
 Total No. of Units: 15  
 Year Built: 1955  
 Rentable SF: 15,094 SF  
 Lot Size: 13,068 SF  
**Sales Price: \$4,710,000**  
 Price/Unit: \$314,000  
 Price/SF: \$312  
 CAP Rate: 5.27%  
 GRM: 12.07

No. of Units	Unit Type
1	Single 1 Bath
10	1 Bdr 1 Bath
2	2 Bdr 1.5 Bath
1	3 Bdr 2.5 Bath
1	4 Bdr 2.5 Bath



**1236 N Ogden Drive  
West Hollywood, CA 90046**

Close of Escrow: 05/28/25  
 Total No. of Units: 10  
 Year Built: 1964  
 Rentable SF: 9,948 SF  
 Lot Size: 7,721 SF  
**Sales Price: \$3,475,000**  
 Price/Unit: \$347,500  
 Price/SF: \$349  
 CAP Rate: 5.94%  
 GRM: 11.43

No. of Units	Unit Type
6	1 Bdr 1 Bath
4	2 Bdr 2 Bath



**928 N San Vicente Boulevard  
West Hollywood, CA 90069**

Close of Escrow: 04/09/25  
 Total No. of Units: 24  
 Year Built: 1958  
 Rentable SF: 17,762 SF  
 Lot Size: 13,102 SF  
**Sales Price: \$8,000,000**  
 Price/Unit: \$333,333  
 Price/SF: \$450  
 CAP Rate: 4.75%  
 GRM: 12.86

No. of Units	Unit Type
20	1 Bdr 1 Bath
4	2 Bdr 2 Bath

4



**626 N Flores Street  
West Hollywood, CA 90048**

Close of Escrow: 03/18/25  
Total No. of Units: 19  
Year Built: 1964  
Rentable SF: 23,611 SF  
Lot Size: 12,079 SF  
**Sales Price: \$6,526,000**  
Price/Unit: \$343,474  
Price/SF: \$276  
CAP Rate: 5.20%  
GRM: 11.73

No. of Units	Unit Type
3	1 Bdr 1 Bath
16	2 Bdr 2 Bath

5



**540 N Orlando Avenue  
West Hollywood, CA 90048**

Close of Escrow: 01/28/25  
Total No. of Units: 17  
Year Built: 1962  
Rentable SF: 15,010 SF  
Lot Size: 11,479 SF  
**Sales Price: \$6,525,000**  
Price/Unit: \$383,824  
Price/SF: \$435  
CAP Rate: 5.40%  
GRM: 12.33

No. of Units	Unit Type
5	1 Bdr 1 Bath
11	2 Bdr 2 Bath
1	3 Bdr 2 Bath

6



**515 N Alfred Street  
West Hollywood, CA 90048**

Close of Escrow: 12/31/24  
Total No. of Units: 18  
Year Built: 1961  
Rentable SF: 18,524 SF  
Lot Size: 15,919 SF  
**Sales Price: \$6,250,000**  
Price/Unit: \$347,222  
Price/SF: \$337  
CAP Rate: 4.49%  
GRM: 13.04

No. of Units	Unit Type
4	1 Bdr 1 Bath
13	2 Bdr 2 Bath
1	3 Bdr 2 Bath

7



**1047 N Sierra Bonita Avenue  
West Hollywood, CA 90046**

Close of Escrow: 10/04/24  
Total No. of Units: 16  
Year Built: 1955  
Rentable SF: 6,888 SF  
Lot Size: 6,534 SF  
**Sales Price: \$5,700,000**  
Price/Unit: \$356,250  
Price/SF: \$828  
CAP Rate: 5.80%  
GRM: 15.75

No. of Units	Unit Type
2	Single 1 Bath
8	1 Bdr 1 Bath
6	2 Bdr 1 Bath

8



**1241 N Fairfax Avenue  
West Hollywood, CA 90046**

Close of Escrow: On Market  
Total No. of Units: 14  
Year Built: 1958  
Rentable SF: 10,378 SF  
Lot Size: 8,703 SF  
**Sales Price: \$4,600,000**  
Price/Unit: \$328,571  
Price/SF: \$443  
CAP Rate: 0.00%  
GRM: 0.00

No. of Units	Unit Type
2	1 Bdr 1 Bath
10	
2	

9



**8730 Holloway Drive  
West Hollywood, CA 90069**

Close of Escrow: On Market  
Total No. of Units: 16  
Year Built: 1950  
Rentable SF: 10,744 SF  
Lot Size: 12,197 SF  
**Sales Price: \$5,250,000**  
Price/Unit: \$328,125  
Price/SF: \$489  
CAP Rate: 5.61%  
GRM: 12.11

No. of Units	Unit Type
16	1 Bdr 1 Bath

10



**561 N Sweetzer Avenue  
West Hollywood, CA 90048**

Close of Escrow: On Market  
Total No. of Units: 9  
Year Built: 1957  
Rentable SF: 7,550 SF  
Lot Size: 5,507 SF  
**Sales Price: \$3,390,000**  
Price/Unit: \$376,667  
Price/SF: \$449  
CAP Rate: 4.17%  
GRM: 16

No. of Units	Unit Type
7	1 Bdr 1 Bath
1	2 Bdr 1.5 Bath
1	3 Bdr 2 Bath

# SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	8218 De Longpre Avenue West Hollywood, CA 90046	08/21/25	15	1955	\$4,710,000	\$314,000	\$312	5.27%	12.07
2	1236 N Ogden Drive West Hollywood, CA 90046	05/28/25	10	1964	\$3,475,000	\$347,500	\$349	5.94%	11.43
3	928 N San Vicente Boulevard West Hollywood, CA 90069	04/09/25	24	1958	\$8,000,000	\$333,333	\$450	4.75%	12.86
4	626 N Flores Street West Hollywood, CA 90048	03/18/25	19	1964	\$6,526,000	\$343,474	\$276	5.20%	11.73
5	540 N Orlando Avenue West Hollywood, CA 90048	01/28/25	17	1962	\$6,525,000	\$383,824	\$435	5.40%	12.33
6	515 N Alfred Street West Hollywood, CA 90048	12/31/24	18	1961	\$6,250,000	\$347,222	\$337	4.49%	13.04
7	1047 N Sierra Bonita Avenue West Hollywood, CA 90046	10/04/24	13	1955	\$5,700,000	\$438,462	\$828	5.80%	15.75
8	1241 N Fairfax Avenue West Hollywood, CA 90046	ON MARKET	14	1958	\$4,600,000	\$328,571	\$443	N/A	N/A
9	8730 Holloway Drive West Hollywood, CA 90069	ON MARKET	16	1950	\$5,250,000	\$328,125	\$489	5.61%	12.11
10	561 N Sweetzer Avenue West Hollywood, CA 90048	ON MARKET	9	1957	\$3,390,000	\$376,667	\$449	4.17%	15.83
<b>A V E R A G E S</b>								<b>5.31%</b>	<b>12.75</b>
★	1115 Hacienda Place West Hollywood, CA 90069	<i>Subject Property</i>	35	1963	\$13,700,000	\$391,429	\$525	5.45%	12.23



**35**  
UNITS

**1963**  
YEAR BUILT

**26,051 SF**  
RENTABLE SF

**15,499 SF**  
LOT SIZE

1115 HACIENDA PLACE, WEST HOLLYWOOD, CA 90069

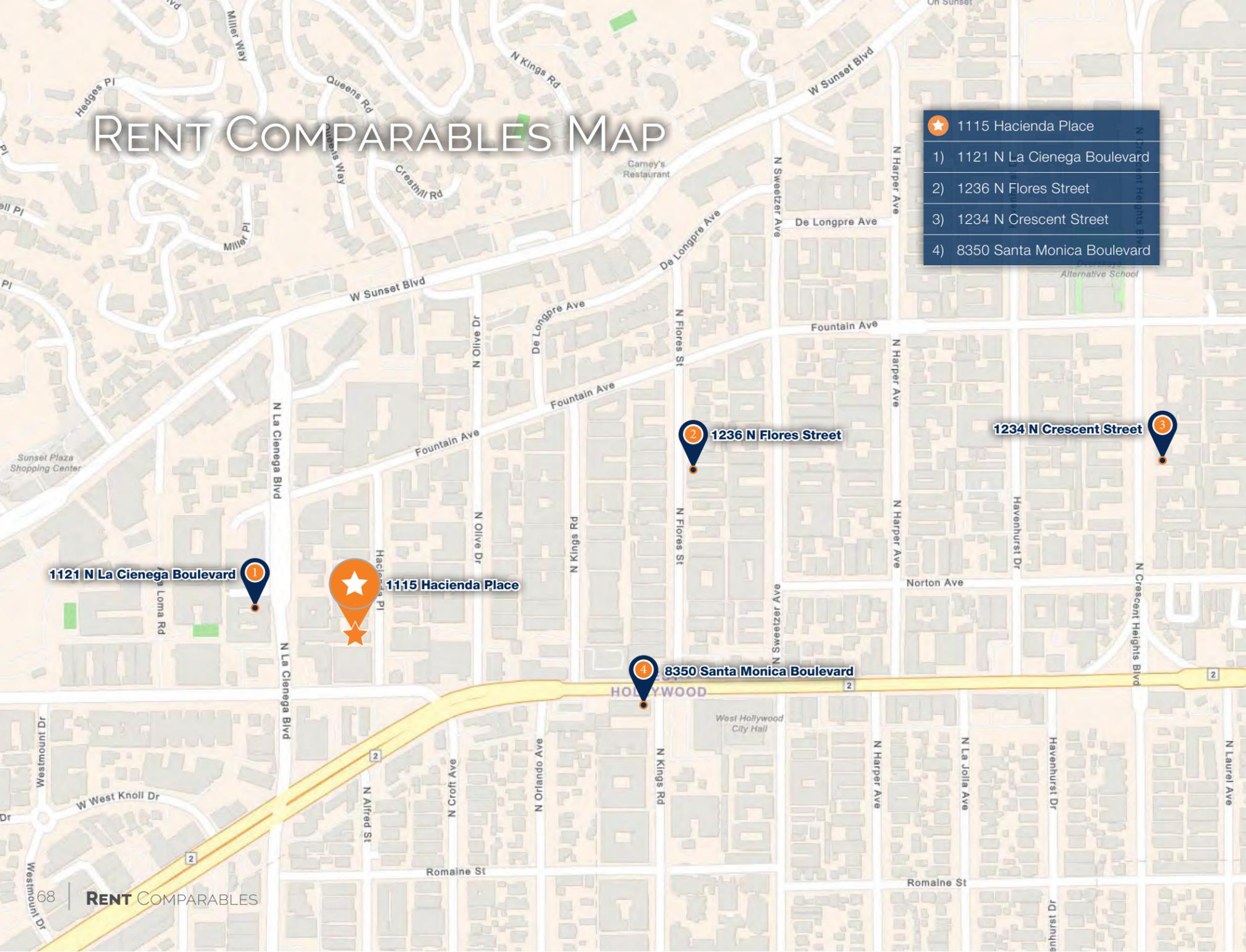
# RENT COMPARABLES

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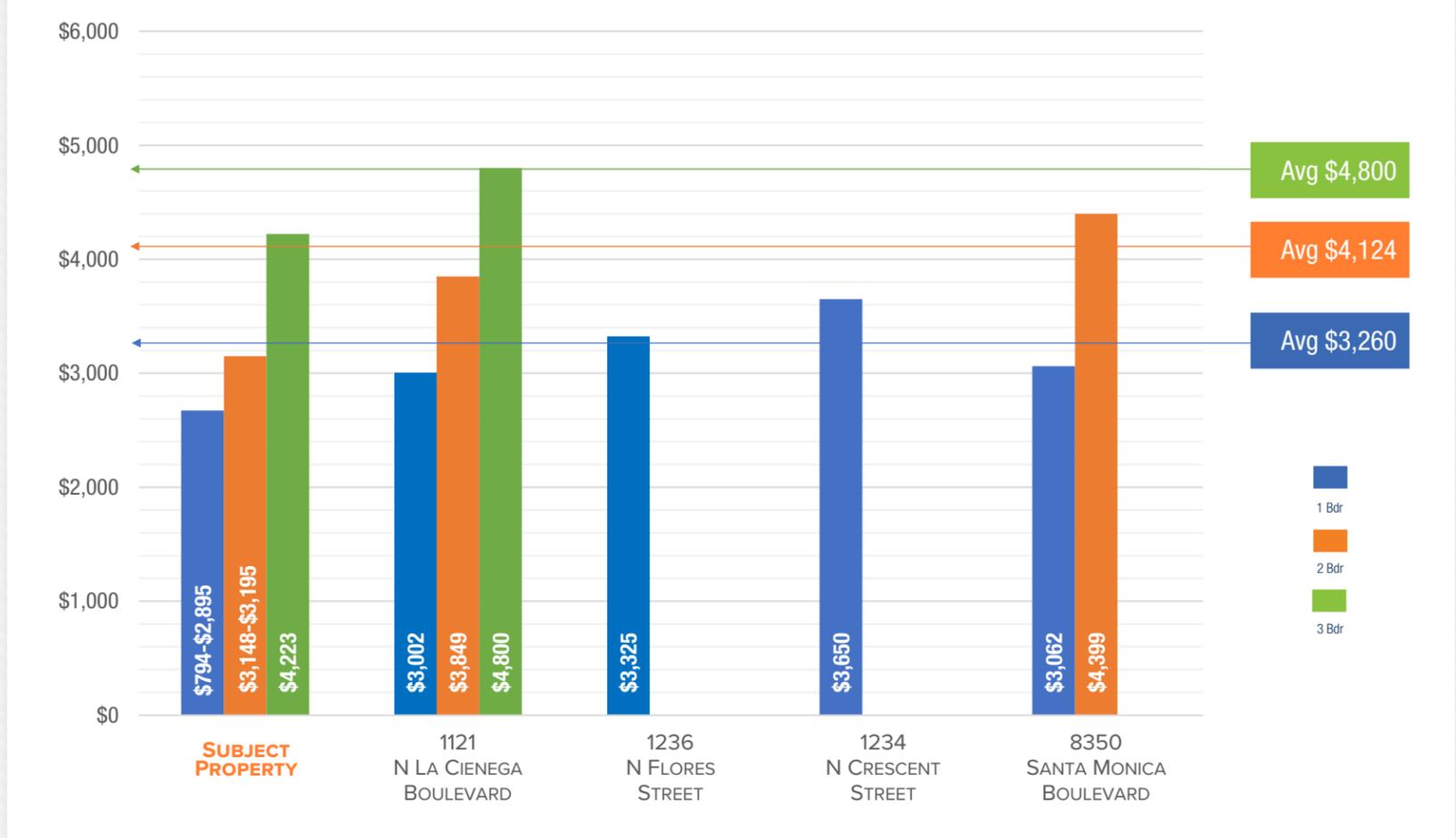
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# RENT COMPARABLES MAP



- ★ 1115 Hacienda Place
- 1) 1121 N La Cienega Boulevard
- 2) 1236 N Flores Street
- 3) 1234 N Crescent Street
- 4) 8350 Santa Monica Boulevard

## AVERAGE RENTS - 1, 2 & 3 BEDROOM UNITS





**1115 Hacienda Place  
West Hollywood, CA 90069**

Total No. of Units 35  
Year Built 1963

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	690-715	\$794-\$2,895	\$3.67
2 Bdr 2 Bath	964	\$3,148-\$3,195	\$3.87
3 Bdr 2.5 Bath	1,274	\$4,223	\$3.39



**1121 N La Cienega Boulevard  
West Hollywood, CA 90069**

Total No. of Units 48  
Year Built 1990

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	725	\$3,002	\$4.14
2 Bdr 2 Bath	1,100	\$3,849	\$3.50
3 Bdr 2 Bath	1,650	\$4,800	\$2.91

**Amenities**

Property features wood flooring, stainless steel appliances, recessed lighting, balconies, and in-unit washer/dryers.



**1236 N Flores Street  
West Hollywood, CA 90069**

Total No. of Units 32  
Year Built 1931

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	650-900	\$2,850-\$3,800	\$4.29

**Amenities**

Property features wood flooring, in-unit washer/dryers, stainless steel appliances, quartz countertops, recessed lighting, and high ceilings



**1234 N Crescent Street  
West Hollywood, CA 90046**

Total No. of Units 8  
Year Built 1940

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	1,000	\$3,650	\$3.65

**Amenities**

Property features wood flooring, wall AC units, quartz countertops, stainless steel appliances, high ceilings, and ceiling fans.

4



**8350 Santa Monica Boulevard  
West Hollywood, CA 90069**

Total No. of Units 48  
Year Built 2017

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	533	\$3,062	\$5.74
2 Bdr 2 Bath	852	\$4,399	\$5.16

**Amenities**

Property features wood flooring, quartz countertops, stainless steel appliances, walk-in closets, in-unit washer/dryers, and a fitness center

# RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	1121 N La Cienega Boulevard West Hollywood, CA 90069	48	1990	1 Bdr 1 Bath 2 Bdr 2 Bath 3 Bdr 2 Bath	725 1,100 1,650	\$3,002 \$3,849 \$4,800	\$4.14 \$3.50 \$2.91
2	1236 N Flores Street West Hollywood, CA 90069	32	1931	1 Bdr 1 Bath	650-900	\$2,850-\$3,800	\$4.29
3	1234 N Crescent Street West Hollywood, CA 90046	8	1940	1 Bdr 1 Bath	1,000	\$3,650	\$3.65
4	8350 Santa Monica Boulevard West Hollywood, CA 90069	48	2017	1 Bdr 1 Bath 2 Bdr 2 Bath	533 852	\$3,062 \$4,399	\$5.74 \$5.16
<b>A V E R A G E S</b>				<b>1 Bedroom</b> <b>2 Bedroom</b> <b>3 Bedroom</b>	<b>758</b> <b>976</b> <b>1,650</b>	<b>\$3,260</b> <b>\$4,124</b> <b>\$4,800</b>	<b>\$4.30</b> <b>\$4.23</b> <b>\$2.91</b>
★	1115 Hacienda Place West Hollywood, CA 90069	35	1963	1 Bdr 1 Bath 2 Bdr 2 Bath 3 Bdr 2.5 Bath	690-715 964 1,274	\$794-\$2,895 \$3,148-\$3,195 \$4,223	\$3.67 \$3.87 \$3.39



1115 HACIENDA PLACE, WEST HOLLYWOOD, CA 90069

Exclusively Listed By:

**RICK E. RAYMUNDO**

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS  
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

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ENCINO, CA 91436  
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RICK.RAYMUNDO@MARCUSMILLICHAP.COM



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