

# 7506-7510 NORTON AVENUE

WEST HOLLYWOOD, CALIFORNIA 90046

Marcus & Millichap  
THE RAYMUNDO GROUP

**\$1,865,000 | 6 MULTIFAMILY UNITS**

ATTRACTIVE 6.17% CAP RATE IN EXCELLENT WEST HOLLYWOOD LOCATION  
BLOCKS FROM SPAULDING SQUARE, SHORT DRIVE TO SUNSET STRIP, THE GROVE  
SEVERAL BUNGALOW-STYLE UNITS WITH FIVE PRIVATE GARAGES

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EXCLUSIVELY LISTED BY:

**RICK E. RAYMUNDO**

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

16830 VENTURA BOULEVARD SUITE 100  
ENCINO, CA 91436  
(213) 943-1855 DIRECT  
(818) 219-6146 MOBILE  
[Rick.Raymundo@MarcusMillichap.com](mailto:Rick.Raymundo@MarcusMillichap.com)



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16830 VENTURA BOULEVARD, SUITE 100, ENCINO, CA 91436  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

7506-7510 NORTON AVENUE, WEST HOLLYWOOD, CA 90046

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# INVESTMENT OVERVIEW

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# INVESTMENT HIGHLIGHTS

- Attractive 6.17% Current CAP Rate with Significant, Proven Rent Upside
- Outstanding West Hollywood Location – Walking Distance to Whole Foods Market, Trader Joe’s, Plummer Park
- Desirable Bungalow-Style Units, Several of Which Have Been Substantially Upgraded
- Prime Value-Add Opportunity – Current Rents Approximately 45% Below Market
- Five Private Garages to Provide Additional Revenue Stream and Improve Rentability
- No Seismic Retrofit Required (Buyer to Verify)
- Deemed a “Walker’s Paradise” with a Walk Score of 93
- Short Drive to Sunset Strip, The Grove, Runyan Canyon, and Beverly Hills
- 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 7506-7510 Norton Avenue, a six-unit multifamily property located in the desirable city of West Hollywood, CA. Available for an attractive 6.17% CAP Rate and 11.27 GRM, a new investor can benefit both from the property’s strong immediate cash flow and from its substantial rent upside. With multiple apartments in the building already achieving rents of \$3,000 per month, eventually bringing the remaining units to that rent level represents a potential 45% increase in revenue.

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 semi-private one-bedroom bungalows are extremely attractive to this demographic, helping to boost both demand and rental rates.

The property has earned a Walk Score of 93, which qualifies the immediate neighborhood as a “Walker’s Paradise.” Residents enjoy convenient access to the nearby Whole Foods Market, Trader Joe’s, and Plummer Park. Within a short driving distance are The Grove, Beverly Hills, the Sunset Strip, Runyan Canyon, and numerous other destinations in both the Hollywood and West Hollywood areas.



# 7506-7510 Norton Avenue

West Hollywood, CA 90046

**\$1,865,000**

LISTING PRICE

**\$310,833**

PRICE/UNIT

**\$699**

PRICE/SF

**6.17%**

CAP RATE - CURRENT

**11.27**

GIM - CURRENT

**9.53%**

CAP RATE - PRO FORMA

**7.99**

GIM - PRO FORMA

## THE OFFERING

Price	<b>\$1,865,000</b>
Down Payment	100% / \$1,865,000
Price/Unit	\$310,833
Price/SF	\$699
Number of Units	6
Rentable Square Feet	2,665 SF
Number of Buildings	2
Number of Stories	1
Year Built	1924
Lot Size	6,120 SF

## VITAL DATA

CAP Rate - Current	6.17%
GIM - Current	11.27
Net Operating Income - Current	\$115,159
CAP Rate - Pro Forma	9.53%
GIM - Pro Forma	7.99
Net Operating Income - Pro Forma	\$177,681

## PROPERTY DETAILS

### THE OFFERING

Property Address:	7506-7510 Norton Avenue West Hollywood, CA 90046
Assessor's Parcel Number:	5530-010-011
Zoning:	WDR2

### SITE DESCRIPTION

Number of Units:	6
Number of Buildings:	1
Number of Stories:	1
Year Built:	1924
Rentable Square Feet:	2,665 SF
Lot Size:	6,120 SF
Type of Ownership:	Fee Simple

### CONSTRUCTION

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



OFFERING PRICE:  
**\$1,865,000**

### PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents

### UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
6	1 Bdr 1 Bath	444
<b>6</b>	<b>TOTAL</b>	<b>4,123</b>

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7506

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# LOCATION OVERVIEW

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

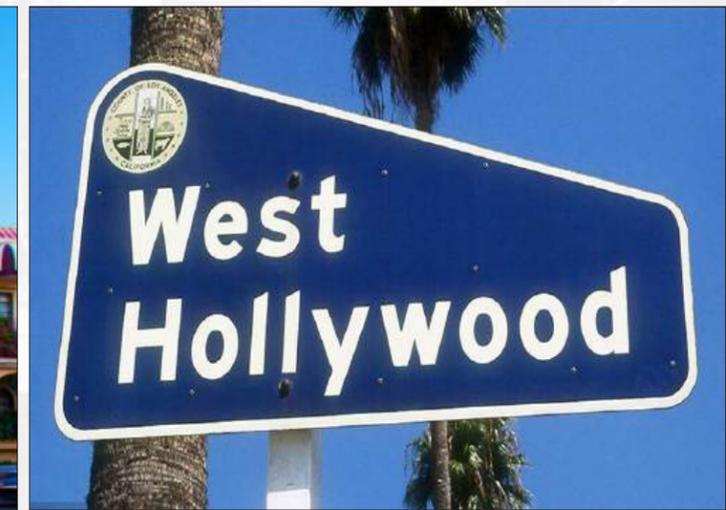


HISTORIC • DIVERSE • DINING • NIGHTLIFE • METRORAIL



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, with current rental rates averaging \$2,470 for one-bedroom units. 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.

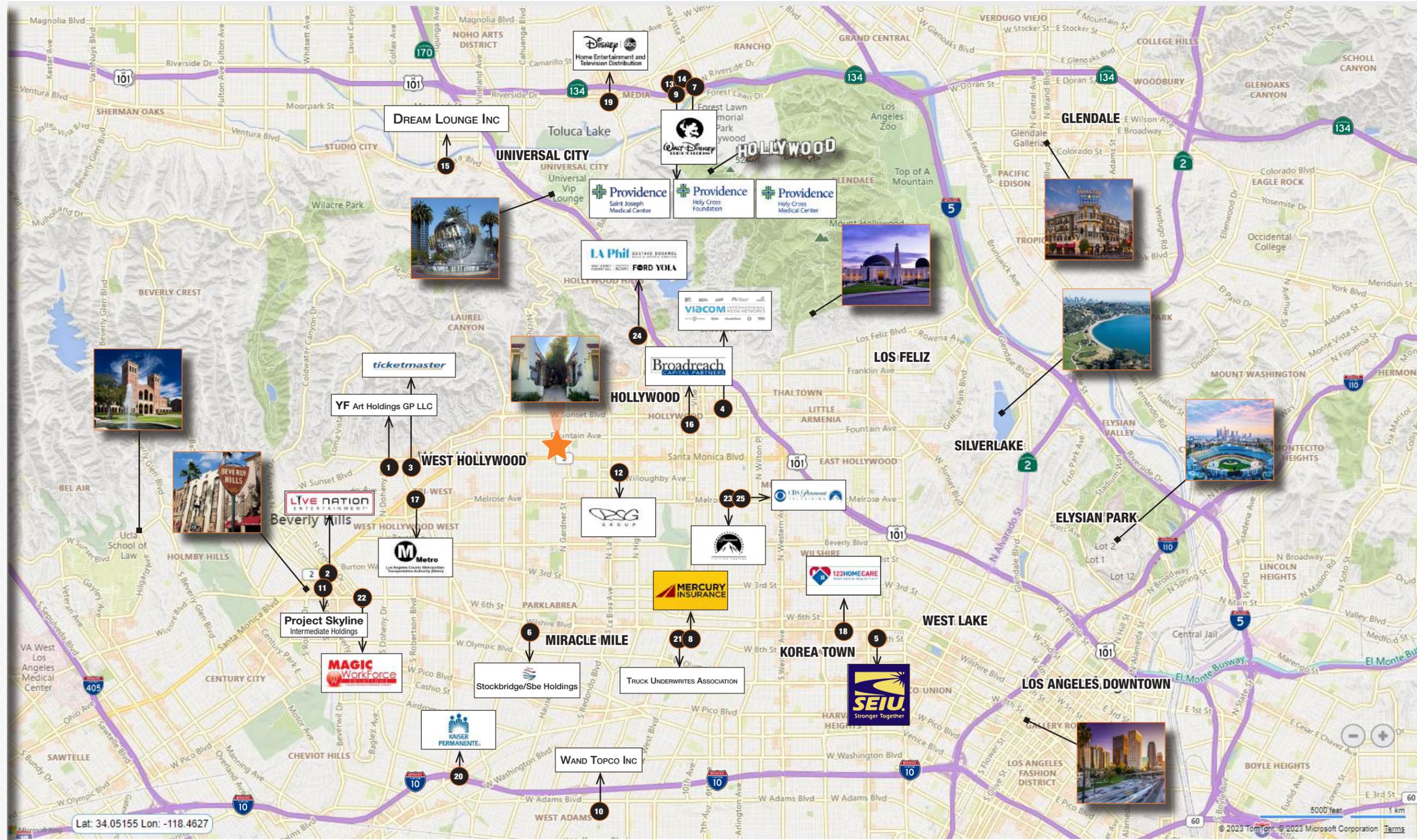
West Hollywood's rental market includes modern apartments and restored historic buildings, many featuring pools, fitness centers, and outdoor spaces. Current trends show rental rates have shifted slightly, with a 0.3% decrease for one-bedroom units and a 1.3% decrease for three-bedroom homes over the past year. 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	57,095	323,689	865,054
<b>2024 Estimate</b>			
Total Population	56,078	317,910	852,453
<b>2020 Census</b>			
Total Population	56,844	319,944	860,989
<b>2010 Census</b>			
Total Population	53,920	313,323	856,831
<b>Daytime Population</b>			
2024 Estimate	50,353	416,208	1,027,004
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Households	35,414	172,185	410,743
<b>2024 Estimate</b>			
Total Households	34,779	168,341	401,781
Average (Mean) Household Size	1.6	1.9	2.2
<b>2020 Census</b>			
Total Households	33,907	163,072	389,508
<b>2010 Census</b>			
Total Households	31,904	155,678	370,740
Growth 2024-2029	1.8%	2.3%	2.2%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
<b>Occupied Units</b>			
2029 Projection	38,529	188,169	444,332
2024 Estimate	37,825	183,845	434,423
Owner Occupied	5,069	37,402	93,811
Renter Occupied	29,706	131,010	307,835
Vacant	3,046	15,504	32,642
<b>Persons in Units</b>			
2024 Estimate Total Occupied Units	34,779	168,341	401,781
1 Person Units	59.0%	50.5%	43.4%
2 Person Units	30.4%	30.4%	30.3%
3 Person Units	6.5%	9.9%	12.1%
4 Person Units	2.7%	5.9%	8.4%
5 Person Units	0.7%	2.1%	3.4%
6+ Person Units	0.7%	1.3%	2.4%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2024 Estimate</b>			
\$200,000 or More	14.8%	17.9%	15.6%
\$150,000-\$199,999	7.8%	8.3%	8.2%
\$100,000-\$149,999	18.0%	16.6%	15.7%
\$75,000-\$99,999	13.9%	12.0%	11.6%
\$50,000-\$74,999	12.8%	13.3%	13.9%
\$35,000-\$49,999	8.8%	8.3%	9.5%
\$25,000-\$34,999	6.4%	6.3%	7.5%
\$15,000-\$24,999	6.0%	6.3%	6.9%
Under \$15,000	11.5%	10.9%	11.2%
Average Household Income	\$113,844	\$120,964	\$110,662
Median Household Income	\$85,277	\$94,843	\$86,495
Per Capita Income	\$69,658	\$64,007	\$53,141
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2024 Estimate Total Population	56,078	317,910	852,453
Under 20	7.9%	13.1%	16.6%
20 to 34 Years	35.5%	29.3%	27.3%
35 to 39 Years	12.3%	10.2%	9.2%
40 to 49 Years	15.2%	14.6%	14.1%
50 to 64 Years	15.6%	17.7%	18.0%
Age 65+	13.4%	15.1%	14.8%
Median Age	41.0	41.0	40.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	48,605	258,091	659,272
Elementary (0-8)	2.2%	5.1%	9.3%
Some High School (9-11)	2.2%	3.5%	5.7%
High School Graduate (12)	9.8%	12.6%	15.0%
Some College (13-15)	15.5%	15.4%	15.4%
Associate Degree Only	7.2%	5.3%	5.5%
Bachelor's Degree Only	43.6%	38.1%	32.4%
Graduate Degree	19.6%	19.9%	16.7%
<b>Population by Gender</b>			
2024 Estimate Total Population	56,078	317,910	852,453
Male Population	46.8%	48.7%	49.5%
Female Population	53.2%	51.3%	50.5%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

# DEMOGRAPHICS SUMMARY



## POPULATION

In 2024, the population in your selected geography is 852,453. The population has changed by -0.51 percent since 2010. It is estimated that the population in your area will be 865,054 five years from now, which represents a change of 1.5 percent from the current year. The current population is 49.5 percent male and 50.5 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 10,852 people per square mile.



## HOUSEHOLDS

There are currently 401,781 households in your selected geography. The number of households has changed by 8.37 percent since 2010. It is estimated that the number of households in your area will be 410,743 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 \$86,495, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 86.50 percent since 2010. It is estimated that the median household income in your area will be \$100,399 five years from now, which represents a change of 16.1 percent from the current year.

The current year per capita income in your area is \$53,141, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$110,662, compared with the U.S. average, which is \$101,307.



## EMPLOYMENT

In 2024, 486,271 people in your selected area were employed. The 2010 Census revealed that 64.4 of employees are in white-collar occupations in this geography, and 13.7 are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 32.00 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 93,473.00 owner-occupied housing units and 277,265.00 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. 47.3 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 12.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.9 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 18.4 percent in the selected area compared with the 19.7 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



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# PRICING & FINANCIAL ANALYSIS

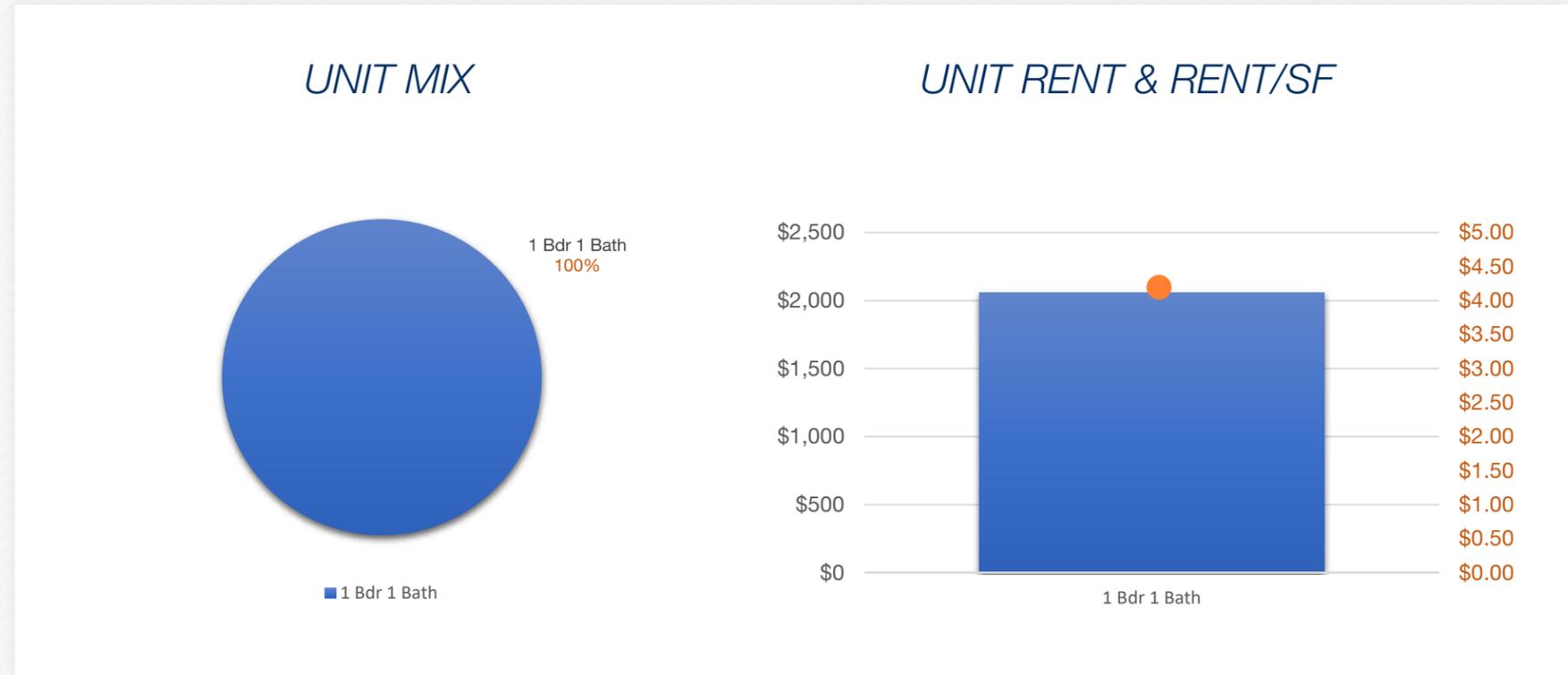
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# UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
6	1 Bdr 1 Bath	444	\$769-\$3,000	\$4.63	\$12,346	\$3,000	\$6.76	\$18,000
<b>6</b>	<b>TOTAL</b>	<b>2,665</b>			<b>\$12,346</b>			<b>\$18,000</b>



# INCOME & EXPENSES

<i>INCOME</i>	Current	Per Unit	Pro Forma	Per Unit
<b>GROSS POTENTIAL RENT</b>	<b>\$148,152</b>	<b>\$24,692</b>	<b>\$216,000</b>	<b>\$36,000</b>
Additional Income	\$17,388	\$2,898	\$17,388	\$2,898
<b>GROSS POTENTIAL INCOME</b>	<b>\$165,540</b>	<b>\$27,590</b>	<b>\$233,388</b>	<b>\$38,898</b>
Vacancy/Collection Allowance (GPR)	3.0% / \$4,445	\$741	3.0% / \$6,480	\$1,080
<b>EFFECTIVE GROSS INCOME</b>	<b>\$161,095</b>	<b>\$26,849</b>	<b>\$226,908</b>	<b>\$37,818</b>

<i>EXPENSES</i>	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$21,917	\$3,653	\$21,917	\$3,653
Insurance	\$3,731	\$622	\$3,731	\$622
Utilities	\$3,905	\$651	\$3,905	\$651
Repairs & Maintenance	\$3,000	\$500	\$3,000	\$500
Trash	\$1,129	\$188	\$1,129	\$188
Management Fee	\$8,055	\$1,342	\$11,345	\$1,891
Reserves & Replacements	\$1,200	\$200	\$1,200	\$200
Landscaping	\$1,200	\$200	\$1,200	\$200
Pest Control	\$300	\$50	\$300	\$50
Unit Turnover	\$1,500	\$250	\$1,500	\$250
<b>TOTAL EXPENSES</b>	<b>\$45,936</b>	<b>\$7,656</b>	<b>\$49,227</b>	<b>\$8,204</b>
Expenses per SF	\$17.24		\$18.47	
% of EGI	28.5%		21.7%	
<b>NET OPERATING INCOME</b>	<b>\$115,159</b>	<b>\$19,193</b>	<b>\$177,681</b>	<b>\$29,614</b>

# RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
7506	1 Bdr 1 Bath	444	\$1,621	\$3.65
7508	1 Bdr 1 Bath	444	\$1,106	\$2.49
7510	1 Bdr 1 Bath	444	\$3,000	\$6.76
7506 1/2	1 Bdr 1 Bath	444	\$3,000	\$6.76
7508 1/2	1 Bdr 1 Bath	444	\$2,850	\$6.42
7510 1/2	1 Bdr 1 Bath	444	\$769	\$1.73
	Total	Vacant		
6	Total	Occupied	2,664	\$12,346
<b>6</b>	<b>Total</b>		<b>2,664</b>	<b>\$12,346</b>

# FINANCIAL OVERVIEW

Property Details	
<i>Location</i>	7506-7510 Norton Avenue West Hollywood, CA 90046
Price	<b>\$1,865,000</b>
Down Payment	100% / \$1,865,000
Number of Units	6
Price/Unit	\$310,833
Rentable Square Feet	2,665 SF
Price/SF	\$699
CAP Rate - Current	6.17%
CAP Rate - Pro Forma	9.53%
GRM - Current	11.27
GRM - Pro Forma	7.99
Year Built	1924
Lot Size	6,120 SF
Type of Ownership	Fee Simple

## Annualized Operating Data

<i>Income</i>	Current	Pro Forma
<b>Gross Potential Rent</b>	<b>\$148,152</b>	<b>\$216,000</b>
Other Income	\$17,388	\$17,388
Gross Potential Income	\$165,540	\$233,388
Less: Vacancy / Deductions (GPR)	3.0% / \$4,445	3.0% / \$6,480
Effective Gross Income	\$161,095	\$226,908
Less: Expenses	\$45,936	\$49,227
<b>Net Operating Income</b>	<b>\$115,159</b>	<b>\$177,681</b>

<i>Expenses</i>	Current	Pro Forma
Real Estate Taxes	\$21,917	\$21,917
Insurance	\$3,731	\$3,731
Utilities	\$3,905	\$3,905
Repairs & Maintenance	\$3,000	\$3,000
Trash	\$1,129	\$1,129
Management Fee	\$8,055	\$11,345
Reserves & Replacements	\$1,200	\$1,200
Landscaping	\$1,200	\$1,200
Pest Control	\$300	\$300
Unit Turnover	\$1,500	\$1,500
<b>Total Expenses</b>	<b>\$45,936</b>	<b>\$49,227</b>
<b>Expenses / Unit</b>	<b>\$7,656</b>	<b>\$8,204</b>
<b>Expenses / SF</b>	<b>\$17.24</b>	<b>\$18.47</b>
<b>% of EGI</b>	<b>28.5%</b>	<b>21.7%</b>

## Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
6	1 Bdr 1 Bath	444	\$769-\$3,000	\$12,346
<b>6</b>	<b>TOTAL</b>	<b>2,665</b>		<b>\$12,346</b>

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# PROPERTY DESCRIPTION

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# PROPERTY SUMMARY

## THE OFFERING

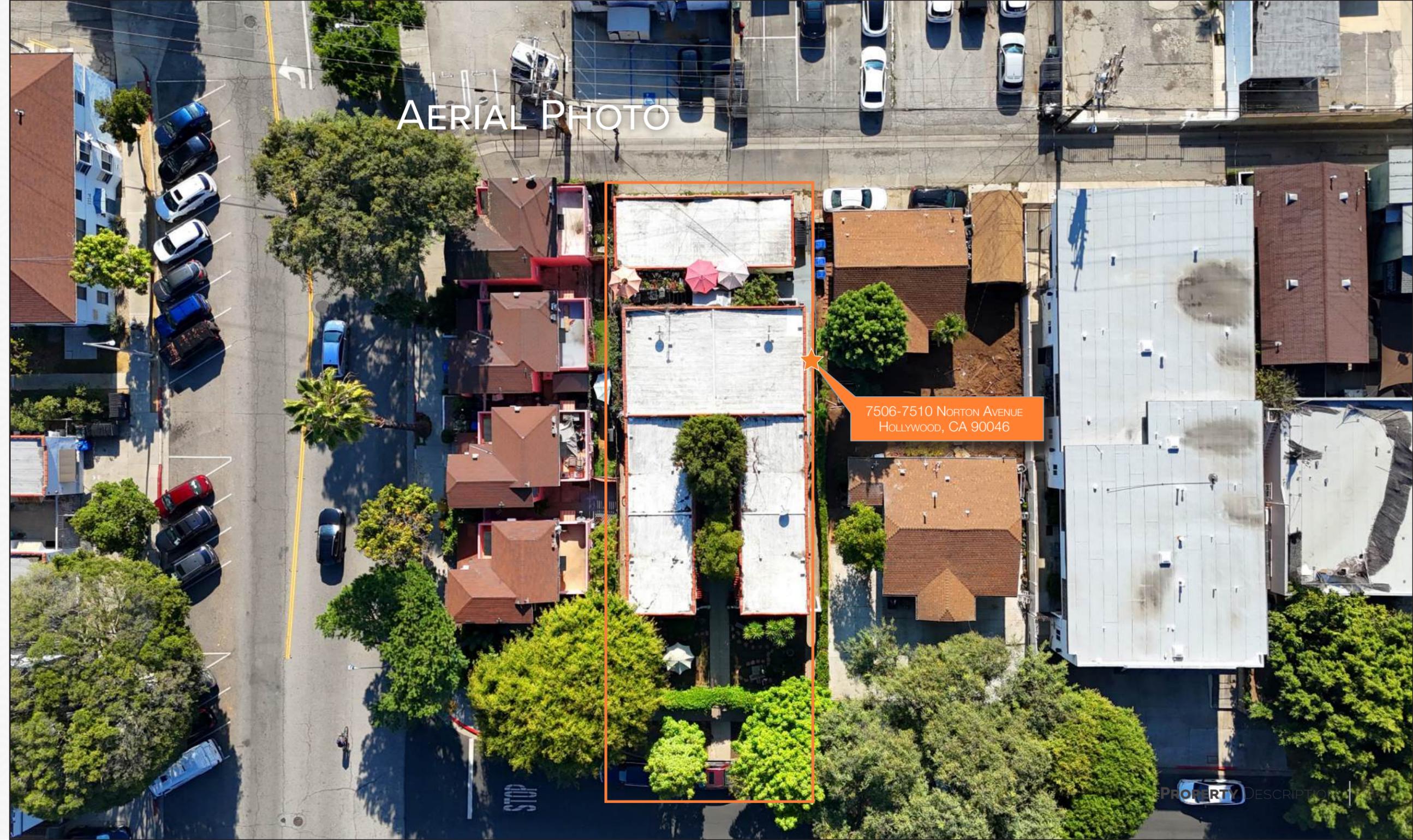
Property Address	7506-7510 Norton Avenue West Hollywood, CA 90046
Assessor's Parcel Number	5530-010-011
Zoning	WDR2

## SITE DESCRIPTION

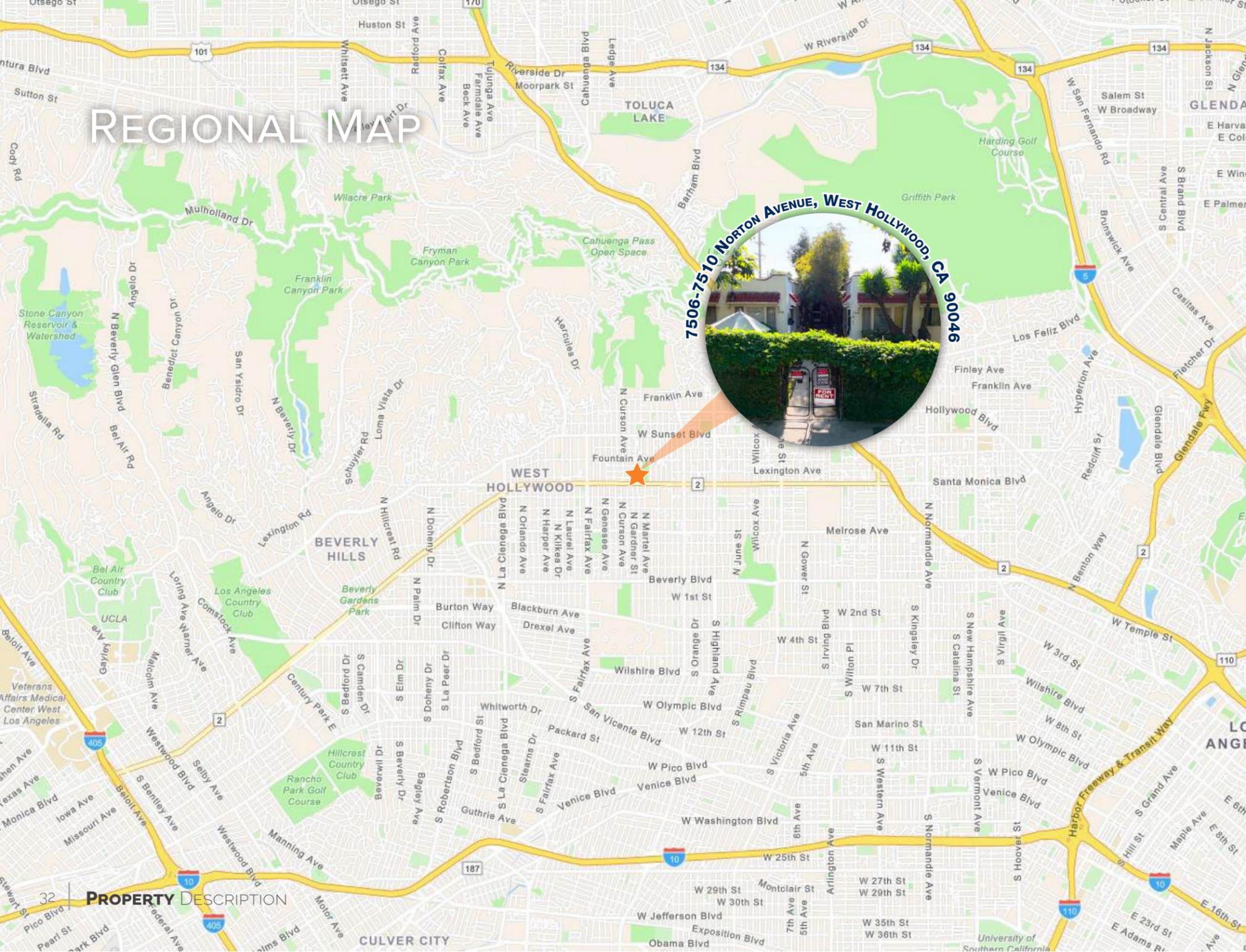
Number of Units	6
Number of Buildings	1
Number of Stories	1
Year Built	1924
Rentable Square Feet	2,665 SF
Lot Size	6,120 SF
Type of Ownership	Fee Simple

## CONSTRUCTION

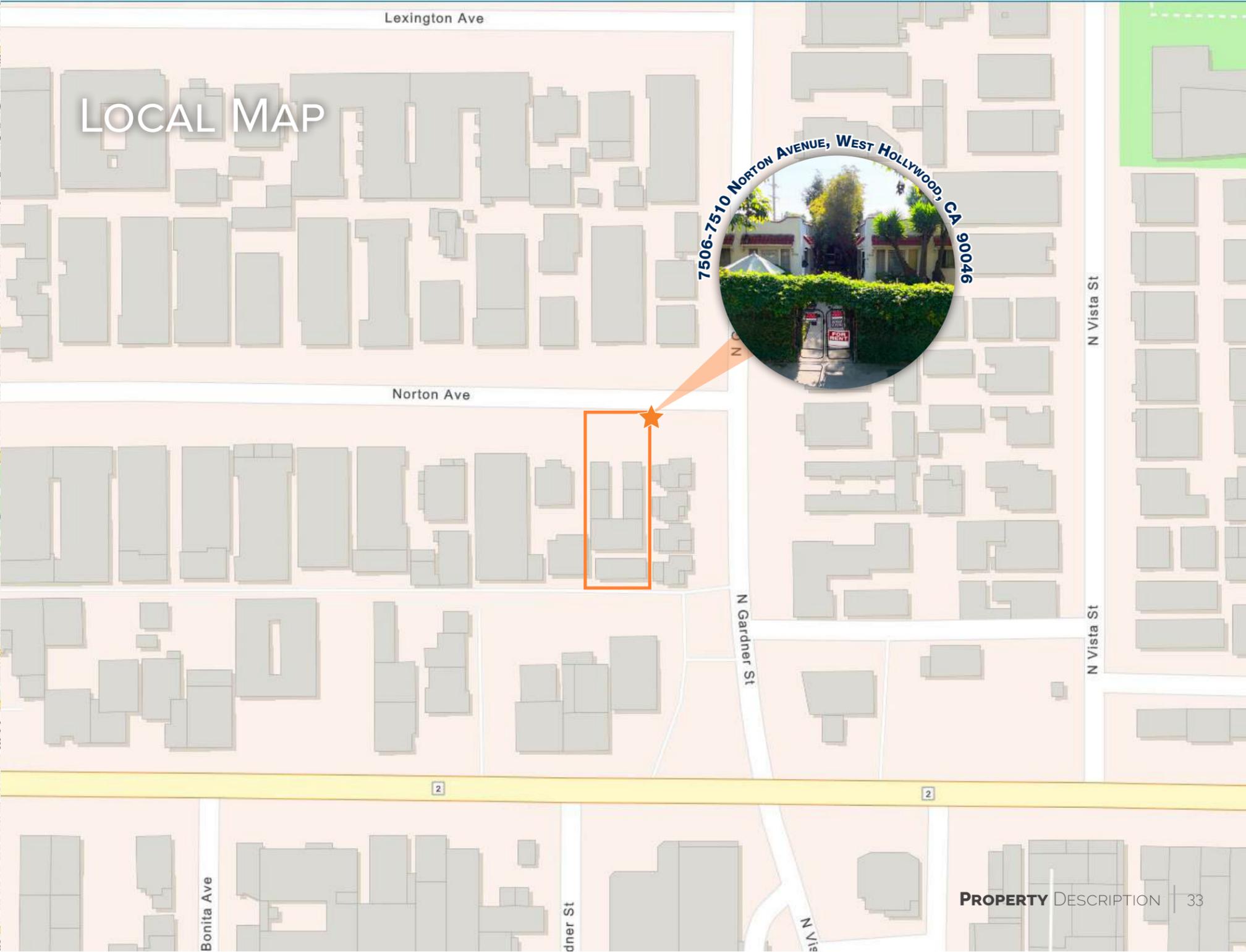
Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat



# REGIONAL MAP



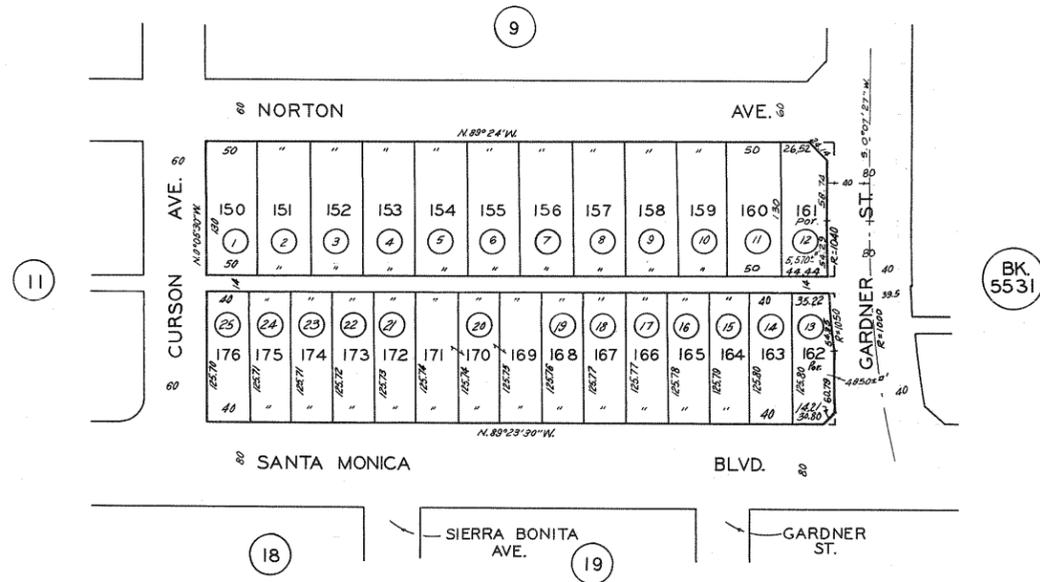
# LOCAL MAP



# PARCEL MAP

5530 | 10 | 1998  
 SCALE 1" = 100'

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 970904



BK. 5531

CODE  
 9970

TRACT NO. 450 M.B. 16 - 158 - 159

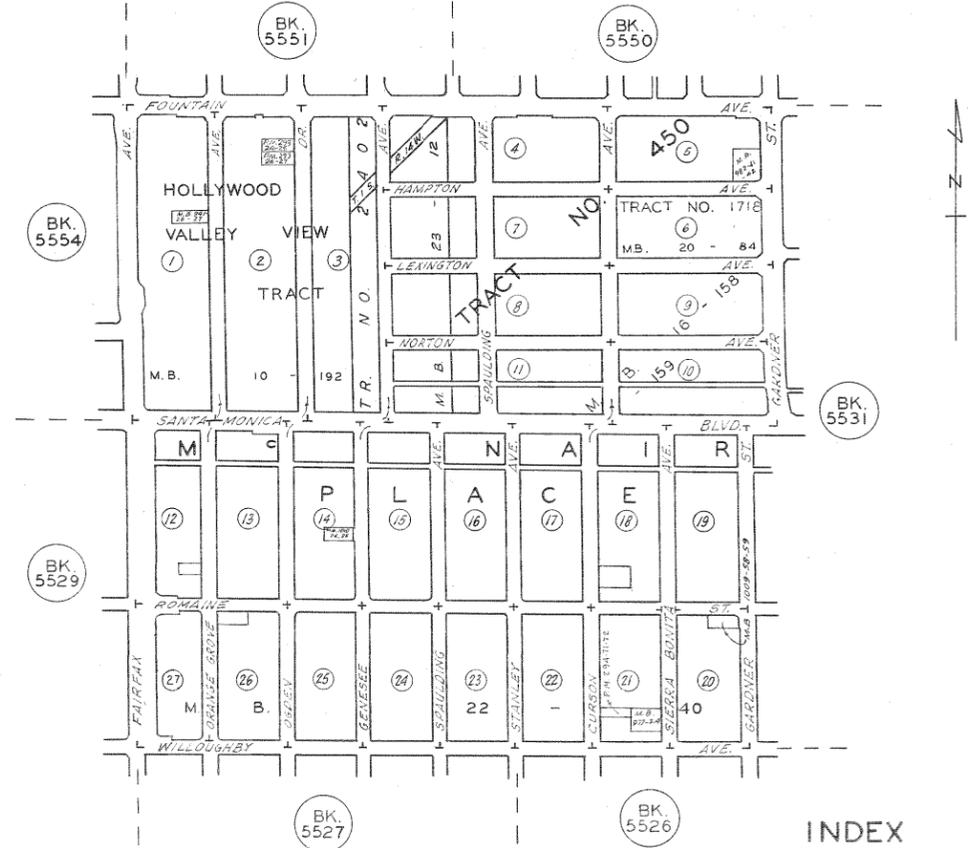
FOR PREV. ASSMT SEE:  
 26 - 7

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

# INDEX MAP

5530 | 2008  
 SCALE 1" = 400'

690114 6/1/01  
 690610 8/8/01  
 700916 8/21/08  
 701251  
 760325  
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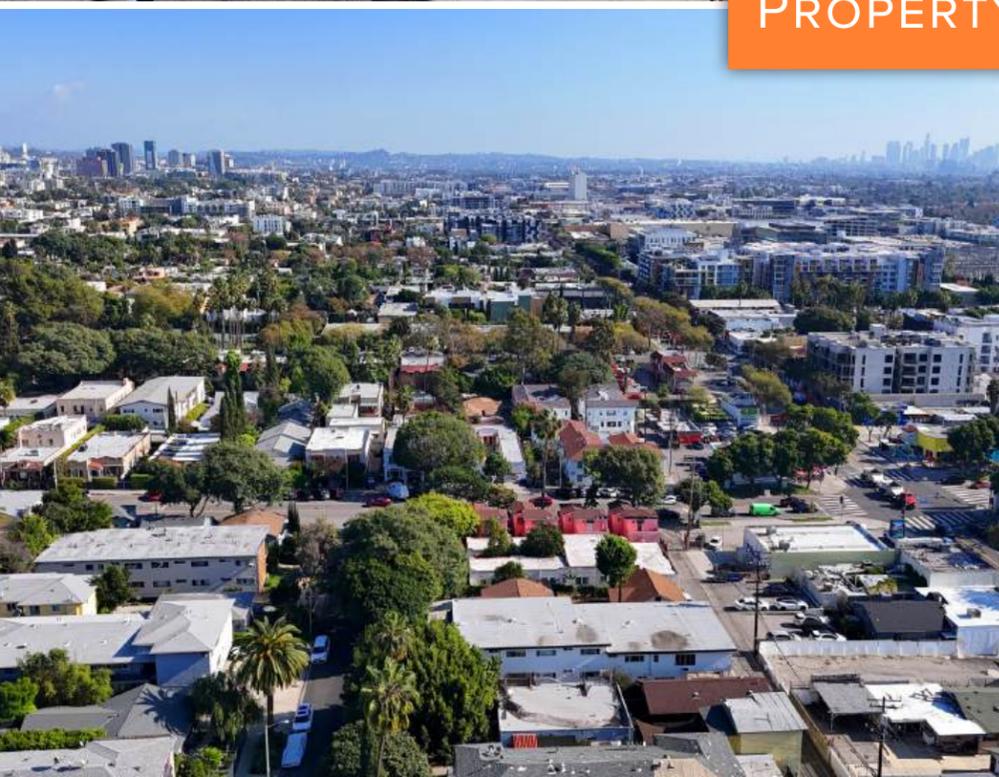
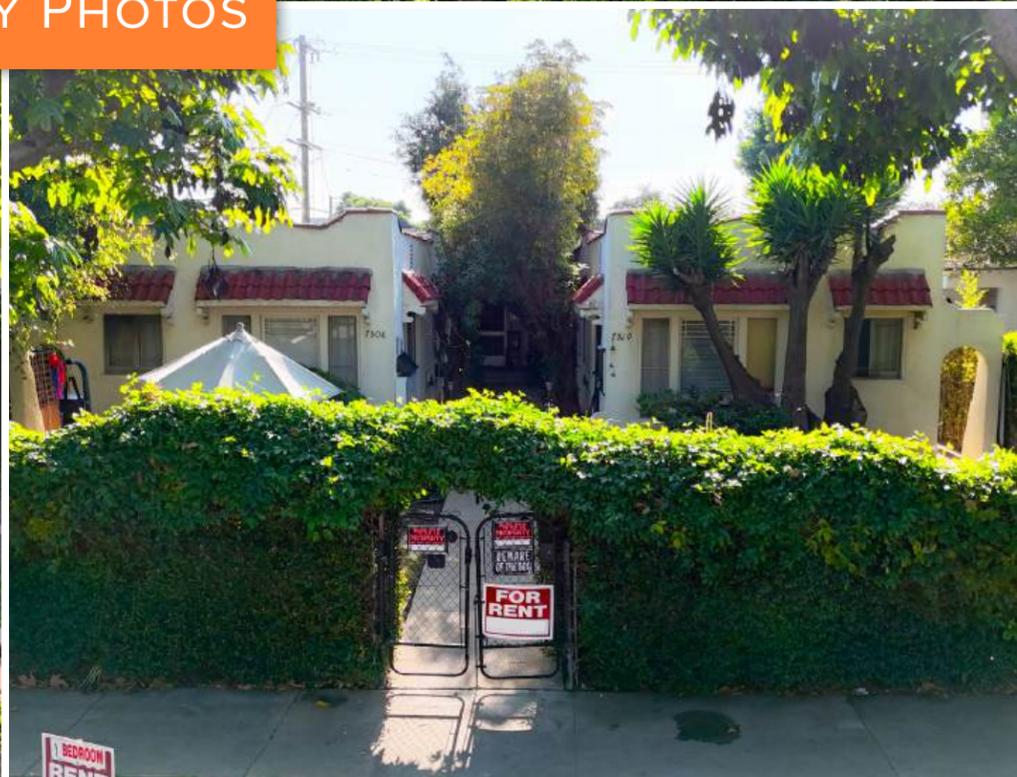
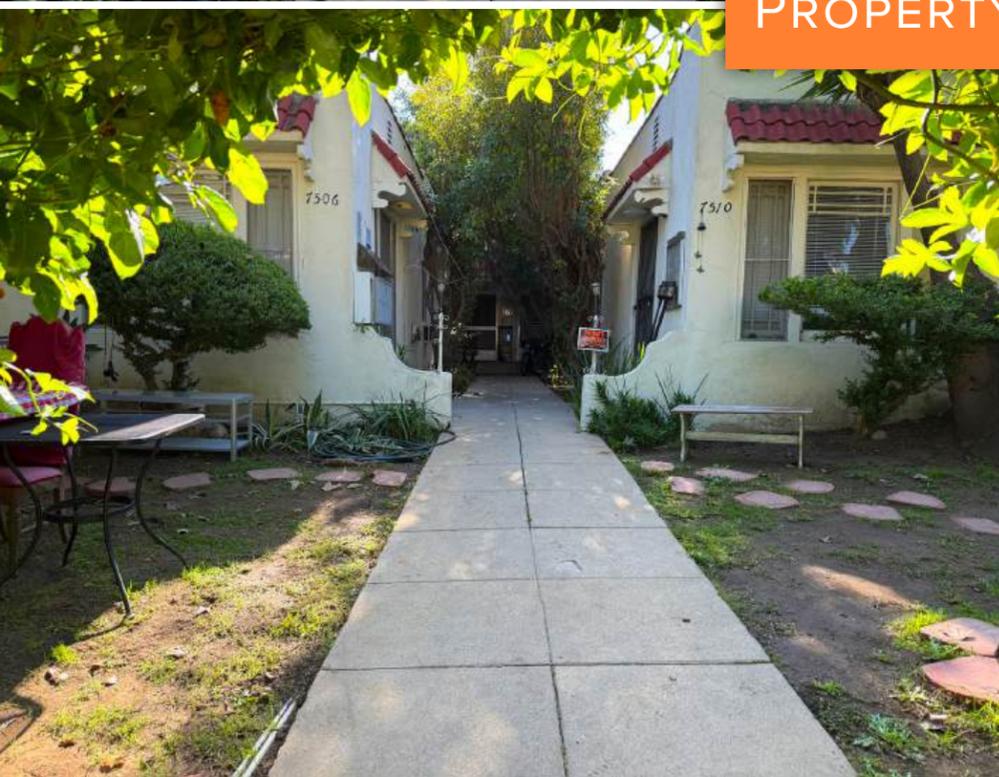


INDEX  
 BOOK 5530  
 CITY OF  
 WEST HOLLYWOOD  
 ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.



PROPERTY PHOTOS

PROPERTY PHOTOS



7506-7510 NORTON AVENUE, WEST HOLLYWOOD, CA 90046

7506

7510

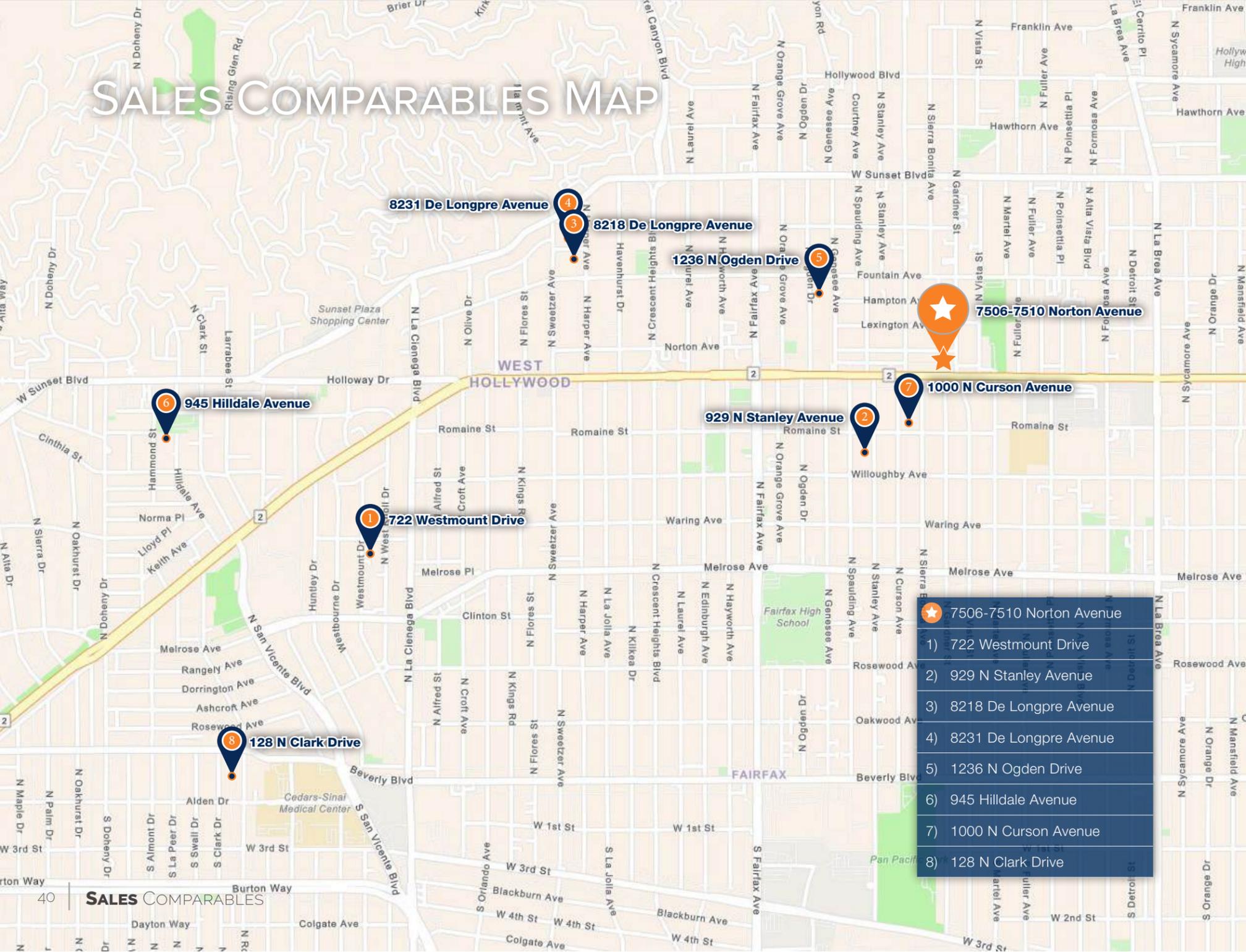
# SALES COMPARABLES

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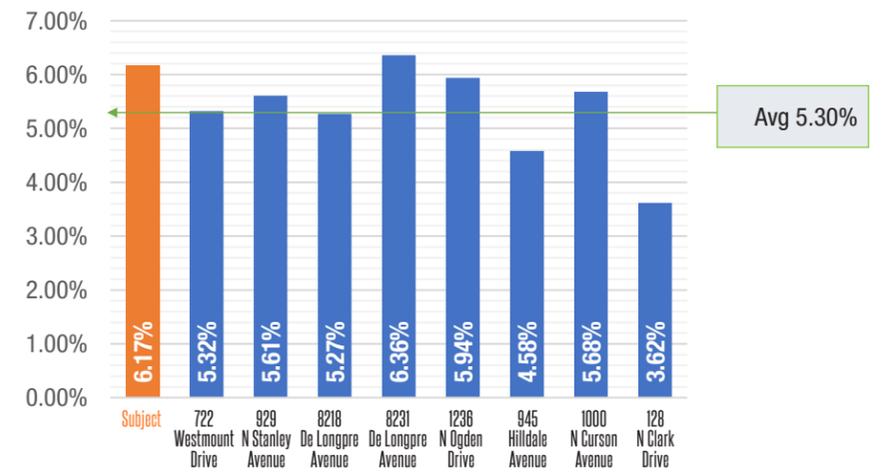
Marcus & Millichap  
THE RAYMUNDO GROUP

# SALES COMPARABLES MAP

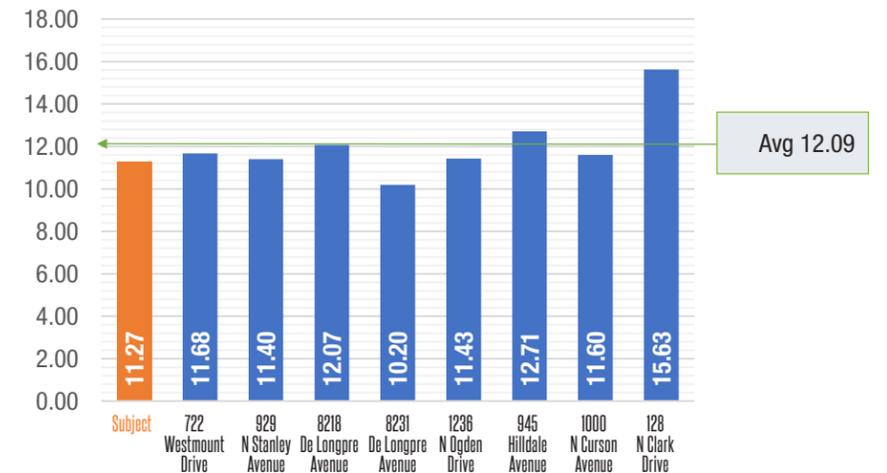


- ★ 7506-7510 Norton Avenue
- 1) 722 Westmount Drive
- 2) 929 N Stanley Avenue
- 3) 8218 De Longpre Avenue
- 4) 8231 De Longpre Avenue
- 5) 1236 N Ogden Drive
- 6) 945 Hilldale Avenue
- 7) 1000 N Curson Avenue
- 8) 128 N Clark Drive

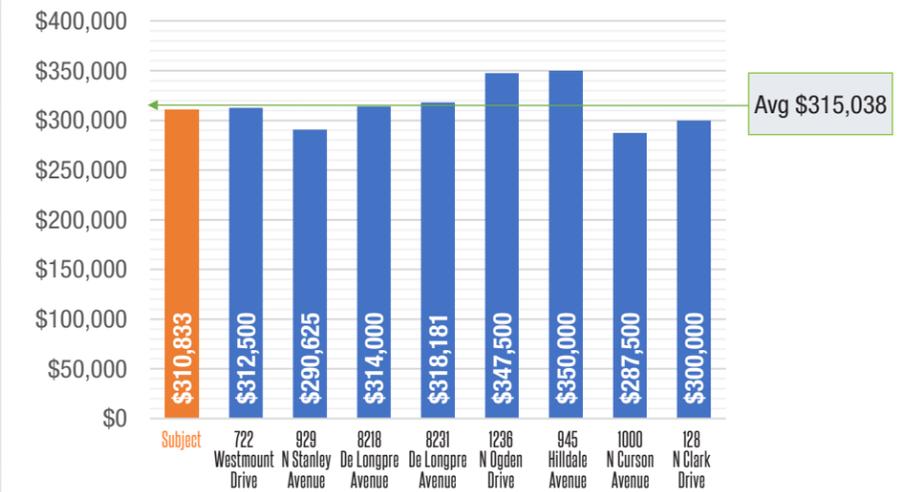
### AVERAGE CAP RATE



### AVERAGE GRM



### AVERAGE PRICE PER UNIT





**7506-7510 Norton Avenue  
West Hollywood, CA 90046**

*Subject Property*

Total No. of Units: 6  
 Year Built: 1924  
 Rentable SF: 2,665 SF  
 Lot Size: 6,120 SF  
**Listing Price: \$1,865,000**  
 Price/Unit: \$310,833  
 Price/SF: \$699  
 CAP Rate: 6.17%  
 GRM: 11.27

No. of Units	Unit Type
6	1 Bdr 1 Bath



**722 Westmount Drive  
West Hollywood, CA 90069**

Close of Escrow: 12/02/25  
 Total No. of Units: 8  
 Year Built: 1940  
 Rentable SF: 4,480 SF  
 Lot Size: 11,760 SF  
**Sales Price: \$2,500,000**  
 Price/Unit: \$312,500  
 Price/SF: \$558  
 CAP Rate: 5.32%  
 GRM: 11.68

No. of Units	Unit Type
8	1 Bdr 1 Bath



**929 N Stanley Avenue  
West Hollywood, CA 90046**

Close of Escrow: 10/01/25  
 Total No. of Units: 8  
 Year Built: 1963  
 Rentable SF: 6,334 SF  
 Lot Size: 5,771 SF  
**Sales Price: \$2,325,000**  
 Price/Unit: \$290,625  
 Price/SF: \$367  
 CAP Rate: 5.61%  
 GRM: 11.40

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

4



**8231 De Longpre Avenue  
West Hollywood, CA 90046**

Close of Escrow: 08/20/25  
Total No. of Units: 12  
Year Built: 1957  
Rentable SF: 10,137 SF  
Lot Size: 8,662 SF  
**Sales Price: \$3,500,000**  
Price/Unit: \$318,181  
Price/SF: \$345  
CAP Rate: 6.36%  
GRM: 10.20

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

5



**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 2Bath

6



**945 Hilldale Avenue  
West Hollywood, CA 90069**

Close of Escrow: 04/29/25  
Total No. of Units: 5  
Year Built: 1923  
Rentable SF: 3,486 SF  
Lot Size: 6,098 SF  
**Sales Price: \$1,750,000**  
Price/Unit: \$350,000  
Price/SF: \$502  
CAP Rate: 4.58%  
GRM: 12.71

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

7



**1000 N Curson Avenue  
West Hollywood, CA 90046**

Close of Escrow: 04/10/25  
Total No. of Units: 12  
Year Built: 1954  
Rentable SF: 9,346 SF  
Lot Size: 6,550 SF  
**Sales Price: \$3,450,000**  
Price/Unit: \$287,500  
Price/SF: \$369  
CAP Rate: 5.68%  
GRM: 11.60

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

8



**128 N Clark Drive  
West Hollywood, CA 90048**

Close of Escrow: 02/21/25  
 Total No. of Units: 6  
 Year Built: 1953  
 Rentable SF: 4,604 SF  
 Lot Size: 6,002 SF  
**Sales Price: \$1,800,000**  
 Price/Unit: \$300,000  
 Price/SF: \$391  
 CAP Rate: 3.62%  
 GRM: 15.63

No. of Units	Unit Type
4	1 Bdr 1 Bath
2	2 Bdr 1 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	722 Westmount Drive West Hollywood, CA 90069	12/02/25	8	1940	\$2,500,000	\$312,500	\$558	5.32%	11.68
2	929 N Stanley Avenue West Hollywood, CA 90046	10/01/25	8	1963	\$2,325,000	\$290,625	\$367	5.61%	11.40
3	8218 De Longpre Avenue West Hollywood, CA 90046	08/21/25	15	1955	\$4,710,000	\$314,000	\$312	5.27%	12.07
4	8231 De Longpre Avenue West Hollywood, CA 90046	08/20/25	11	1957	\$3,500,000	\$318,181	\$345	6.36%	10.20
5	1236 N Ogden Drive West Hollywood, CA 90046	05/28/25	10	1964	\$3,475,000	\$347,500	\$349	5.94%	11.43
6	945 Hilldale Avenue West Hollywood, CA 90069	04/29/25	5	1923	\$1,750,000	\$350,000	\$502	4.58%	12.71
5	1000 N Curson Avenue West Hollywood, CA 90046	04/10/25	12	1954	\$3,450,000	\$287,500	\$369	5.68%	11.60
6	128 N Clark Drive West Hollywood, CA 90048	02/21/25	6	1953	\$1,800,000	\$300,000	\$391	3.62%	15.63
<b>A V E R A G E S</b>						<b>\$315,038</b>	<b>\$399</b>	<b>5.30%</b>	<b>12.09</b>
★	7506-7510 Norton Avenue West Hollywood, CA 90046	<i>Subject Property</i>	6	1924	\$1,865,000	\$310,833	\$699	6.17%	11.27

7506-7510 NORTON AVENUE, WEST HOLLYWOOD, CA 90046

7506

7510

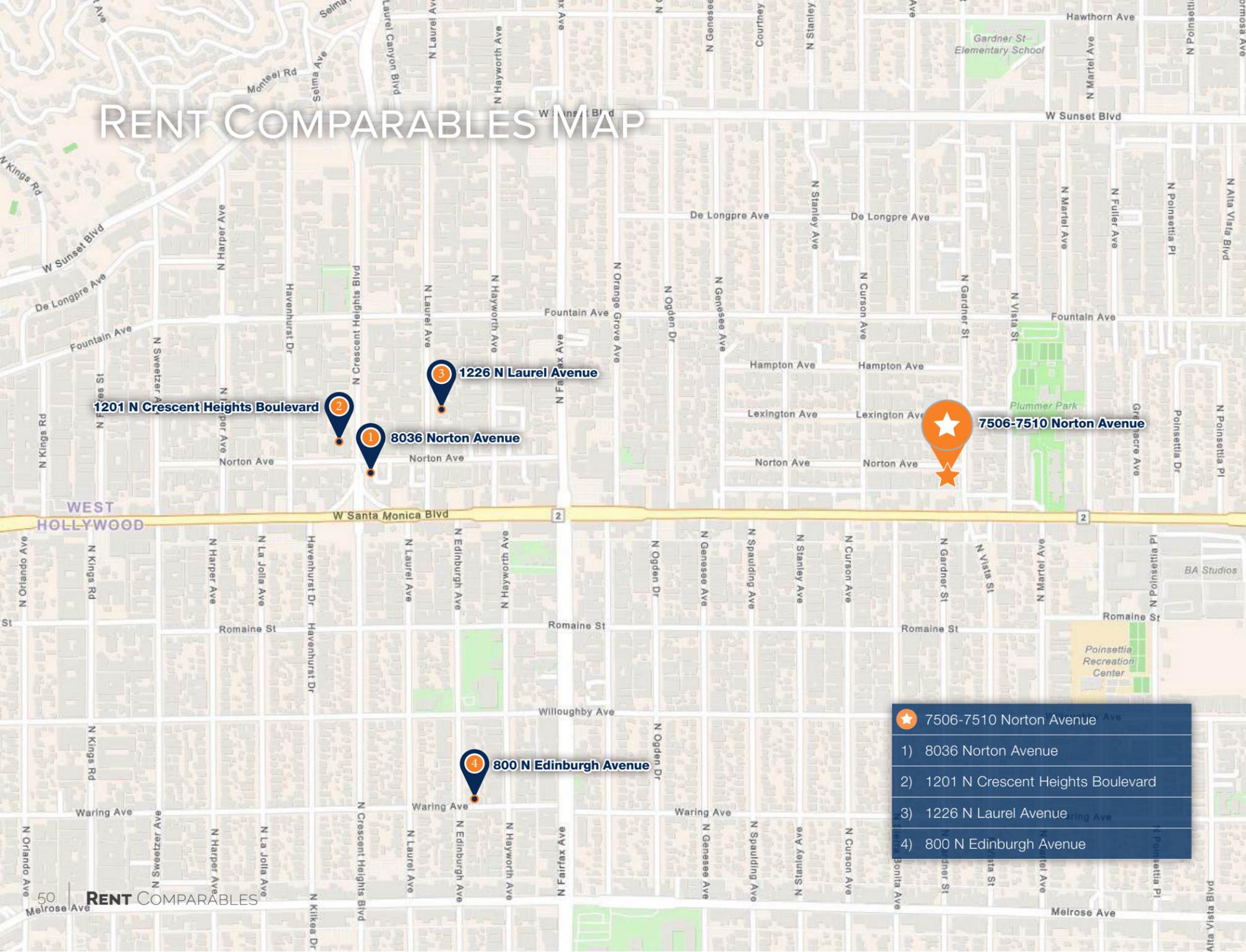
# RENT COMPARABLES

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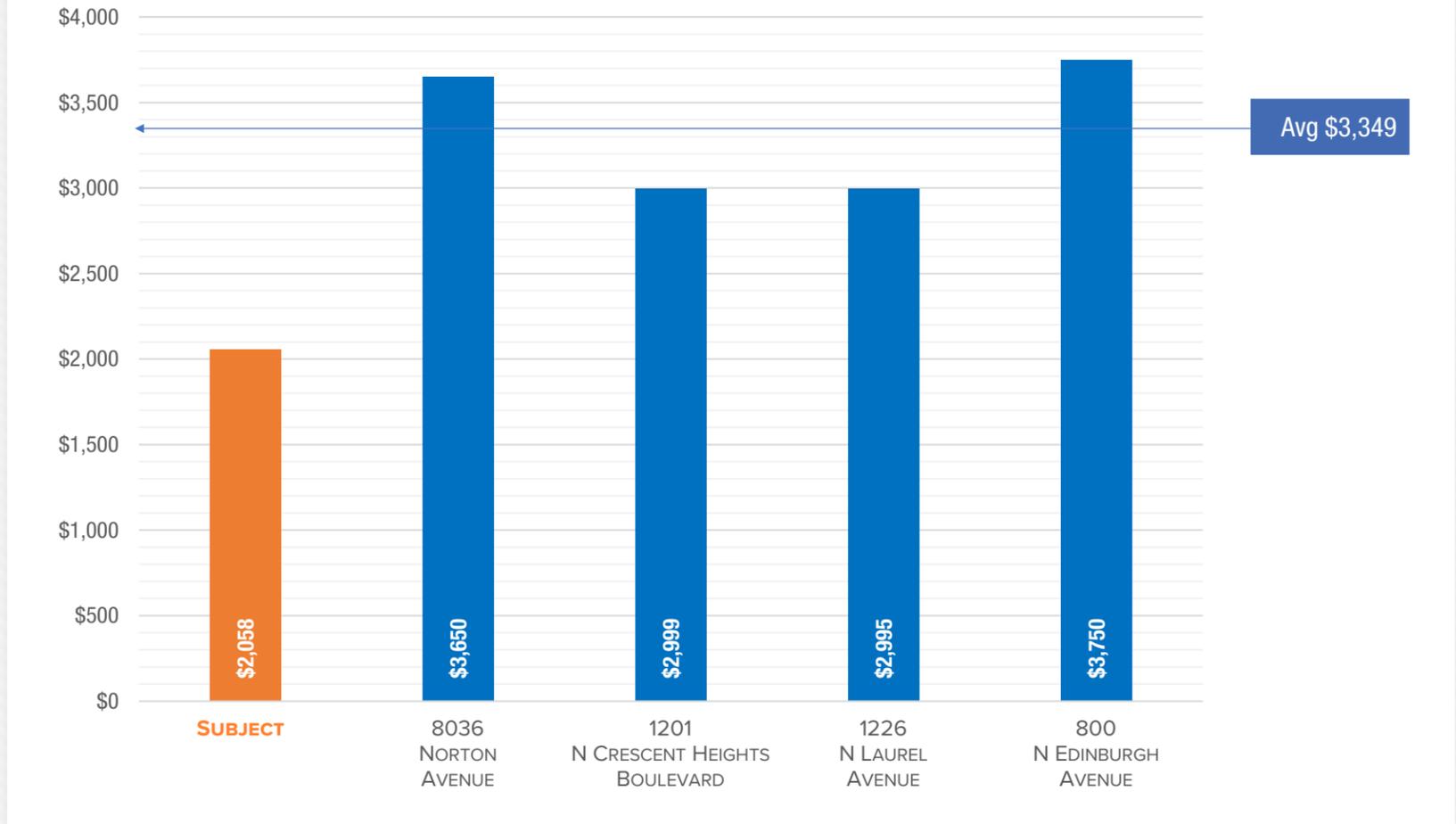
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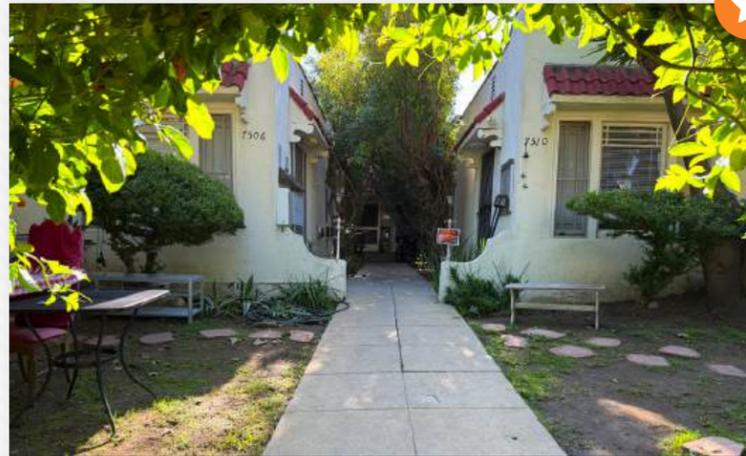
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# RENT COMPARABLES MAP



## AVERAGE RENTS - 1 BEDROOM UNITS





**7506-7510 Norton Avenue  
West Hollywood, CA 90046**

Total No. of Units 6  
Year Built 1924

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	444	\$769-\$3,000	\$4.63



**8036 Norton Avenue  
West Hollywood, CA 90046**

Total No. of Units 5  
Year Built 1956

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	800	\$3,650	\$4.56

**Amenities**

Property features wood flooring, stainless steel appliances, mini-split HVAC units, tile backsplashes, and washer/dryer hookups.



**1201 N Crescent Heights Boulevard  
West Hollywood, CA 90046**

Total No. of Units 40  
Year Built 1931

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	650	\$2,999	\$4.61

**Amenities**

Property features wood flooring, stainless steel appliances, granite countertops, and on-site laundry.



**1226 N Laurel Avenue  
West Hollywood, CA 90046**

Total No. of Units 16  
Year Built 1951

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	600	\$2,995	\$4.99

**Amenities**

Property features wood flooring, quartz countertops, wall AC units, tile backsplashes, stainless steel appliances, and in-unit washer/dryers.

4



**800 N Edinburgh Avenue  
West Hollywood, CA 90046**

Total No. of Units 4  
Year Built 1925

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	700	\$3,750	\$5.36

**Amenities**

Property features wood flooring, stainless steel appliances, mini-split HVAC units, and in-unit washer/dryers.

# RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	8036 Norton Avenue West Hollywood, CA 90046	5	1956	1 Bdr 1 Bath	800	\$3,650	\$4.56
2	1201 N Crescent Heights Boulevard West Hollywood, CA 90046	40	1931	1 Bdr 1 Bath	650	\$2,999	\$4.61
3	1226 N Laurel Avenue West Hollywood, CA 90046	16	1951	1 Bdr 1 Bath	600	\$2,995	\$4.99
4	800 N Edinburgh Avenue West Hollywood, CA 90046	4	1925	1 Bdr 1 Bath	700	\$3,750	\$5.36
<b>A V E R A G E S</b>				<b>1 Bedroom</b>	<b>688</b>	<b>\$3,349</b>	<b>\$4.87</b>
★	7506-7510 Norton Avenue West Hollywood, CA 90046	6	1924	1 Bdr 1 Bath	444	\$769-\$3,000	\$4.63



7506-7510 NORTON AVENUE, WEST HOLLYWOOD, CA 90046

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*Exclusively Listed By:*

**RICK E. RAYMUNDO**

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



16830 VENTURA BOULEVARD SUITE 100  
ENCINO, CA 91436

(213) 943-1855 DIRECT

(818) 219-6146 MOBILE

RICK.RAYMUNDO@MARCUSMILLICHAP.COM

**Marcus & Millichap**  
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16830 VENTURA BOULEVARD, SUITE 100, ENCINO, CA 91436

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