The Sweetzer Apartments

Nine Units | Corner Lot Prime WeHo - Steps to Melrose Place



561 N. SWEETZER AVENUE WEST HOLLYWOOD, CA 90048

Marcus & Millichap
THE BRODY GROUP

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9

UNITS

1957

YEAR BUILT

7,550

GROSS SF

5,505

LOT SF

Seismic Retrofit

COMPLETED

PROPERTY OVERVIEW

THE SWEETZER APARTMENTS

The Brody Group of Marcus & Millichap is very pleased to exclusively present 561 N. Sweetzer Avenue, an exceptional 9-unit multifamily investment opportunity located on the highly desirable corner of Sweetzer Avenue and Clinton Street in the heart of West Hollywood.

Offered at \$3,390,000, this property represents a rare chance to acquire a well-located asset in one of Los Angeles' most supply-constrained and consistently high-demand rental submarkets.

Set within an upscale residential pocket characterized by tree-lined streets, luxury single-family homes, and boutique apartment buildings, the property benefits from a walkable, lifestyle-driven location just steps from Melrose Avenue and minutes from the West Hollywood Design District. The building's classic architecture, stable tenant base, and clear value-add potential combine to make this an ideal opportunity for long-term investors seeking a blue-chip asset with meaningful upside.





561 N. Sweetzer Avenue consists of nine apartment units arranged in a classic courtyard-style configuration that blends charm with operational efficiency.

Located on a corner lot with dual street frontage, the property offers enhanced curb appeal, natural light, and excellent exposure.

The unit mix includes a combination of one, two and three bedroom residences, several of which present immediate value-add potential through interior modernization. The building is well maintained, with classic design elements and the opportunity to elevate finishes and amenities to align with the surrounding luxury residential environment.

The property's manageable size, strong bones, and upside trajectory make it ideal for both experienced operators and first-time multifamily investors seeking predictable revenue with clear pathways for growth.

INVESTMENT HIGHLIGHTS

THE SWEETZER APARTMENTS

Prime Corner Location	at Sweetzer &	Clinton in a	n affluent,	quiet
residential enclave				

- ► High-Barrier-to-Entry Market with extremely limited multifamily supply and persistent demand
- ► Irreplaceable West Hollywood Address surrounded by luxury homes and premium redevelopments
- ► Minutes to Major Destinations: Design District, Beverly Center, Sunset Strip, Cedars-Sinai, The Grove

- ▶ Walkable to Melrose Place with access to Los Angeles' top dining, fashion, and entertainment
- ► Rare Investment Opportunity: Ideal for investors seeking long-term appreciation in one of LA's most iconic neighborhoods

- ► Strong Value-Add Opportunity through unit interior upgrades and common area enhancements
- ▶ 5 of 9 Units Have Been Remodeled: New Appliances, Flooring, Countertops, In-Unit Washer Dryers

- ➤ Stable Rent Roll with long-term tenants and below-market rents providing immediate upside
- ► Huge Value Add Opportunity: 4 of 9 At Below Market Rents, Significant Income Upside Potential















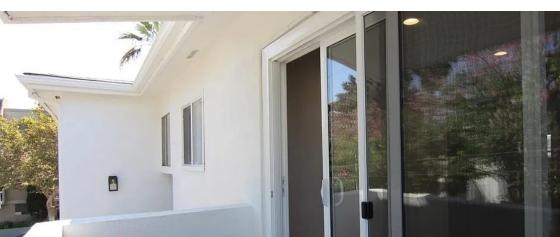
























BEVERLY HILLS GOLDEN TRIANGLE							
PRADA MILANO	LACOSTE	Dior					
DUESERAL LOUIS VUITION	BALENCIAGA	GIORGIO ARMANI					
Brionj	SAINT LAURENT PARIS	Gucci					







West Hollywood CALIFORNIA







\$102,000

AVG HH INCOME

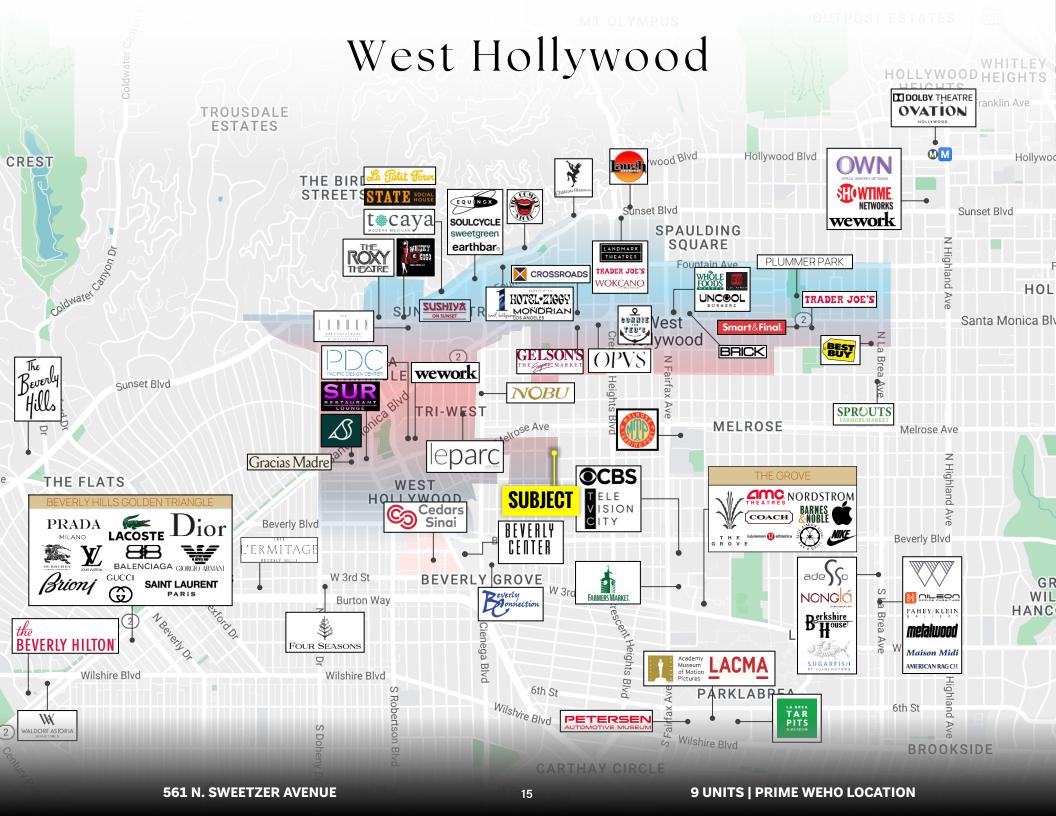
A+ West Hollywood Location – Sweetzer & Clinton. Located just south of Melrose Avenue, 561 N. Sweetzer is positioned in one of West Hollywood's most coveted lifestyle neighborhoods, surrounded by high-end homes, curated retail, and some of Los Angeles' most recognizable cultural destinations.

Nearby Attractions & Hot Spots:

- Melrose Place Alfred Coffee, Catch Steak, Nobu, The Row,
 CASSELLA, Violet Grey, Cucina Alba, Drake's, Craig's
- West Hollywood Design District luxury showrooms, flagship fashion houses, art galleries
- The Grove & Original Farmers Market
- Beverly Center & Beverly Connection
- Sunset Strip iconic hotels, entertainment venues, premier nightlife
- Cedars-Sinai Medical Center Ranked #1 Hospital in California

West Hollywood stands among the most desirable and consistently high-performing submarkets in all of Los Angeles County. Ideally positioned on the Westside, the area benefits from exceptional connectivity, lifestyle amenities, and enduring renter demand. The submarket is defined by its affluent demographic profile, anchored by an impressive average household income of approximately \$102,000, and a dense population of young professionals, creatives, and long-term residents who value convenience, walkability, and access to premier retail and dining. Beyond its strong economic fundamentals, West Hollywood offers a vibrant mix of cultural destinations, boutique shopping corridors, and nationally recognized nightlife venues—strengthening overall resident appeal and supporting robust rental performance. Its limited supply of multifamily inventory, paired with consistently low vacancy rates, has positioned West Hollywood as one of the most resilient and sought-after investment markets on the Westside.

MELROSE AVENUE Paul Smith Casper -**CARRIE'S MELROSE AVENUE LA SANDWICH** ★ dolce vita **561 N. SWEETZER AVENUE** 9 UNITS | PRIME WEHO LOCATION



WEHO DISTRICTS

DESIGN DISTRICT

West Hollywood Design District is a cultural destination for high-caliber design, art, fashion, dining, beauty and more. Trends start here. More than 250 global visionaries and creative leaders have chosen the walkable radius of Melrose Avenue, Beverly Boulevard and Robertson Boulevard as their West Coast home.

Today, West Hollywood Design District is an extraordinary mix of district pioneers that include such influential brands as Phyllis Morris, J. Robert Scott, Rag & Bone, Christian Louboutin Men's as well as the latest up and coming businesses and designers. Together, WHDD businesses are championing progressive style and timeless sophistication.

SUNSET STRIP DISTRICTS

Created in 2002, the Sunset Strip Business Improvement District is an assessment district that improves the business and neighboring residential environment on Sunset Blvd. through support services in digital and experiential marketing, event programming, municipal brand partnerships, special promotions, and much more. Our primary goal is to work together to support our commercial district's economic growth and vitality.

RAINBOW DISTRICT

On the Westside of West Hollywood from La Cienega to Doheny is an inspiring walking exploration of Los Angeles culture, featuring a vibrant LGBT community, lively cafes and restaurants. Larger-than-life public art exhibits line the boulevard as you head to the award winning West Hollywood Library and West Hollywood Park.

HIP HOTELS

WeHo has intimate, luxurious boutique hotels and hotels that are part of rock 'n roll history, providing a uniquely stylish setting that will energize and inspire attendees. Guests can relax and unwind at The London West Hollywood, a luxurious all-suite property with breathtaking views of L.A. or experience cutting-edge style and glamour at the 236 room Mondrian Hotel. With over a dozen world-class hotels, planners will have no trouble finding the right accommodation to suit their needs.

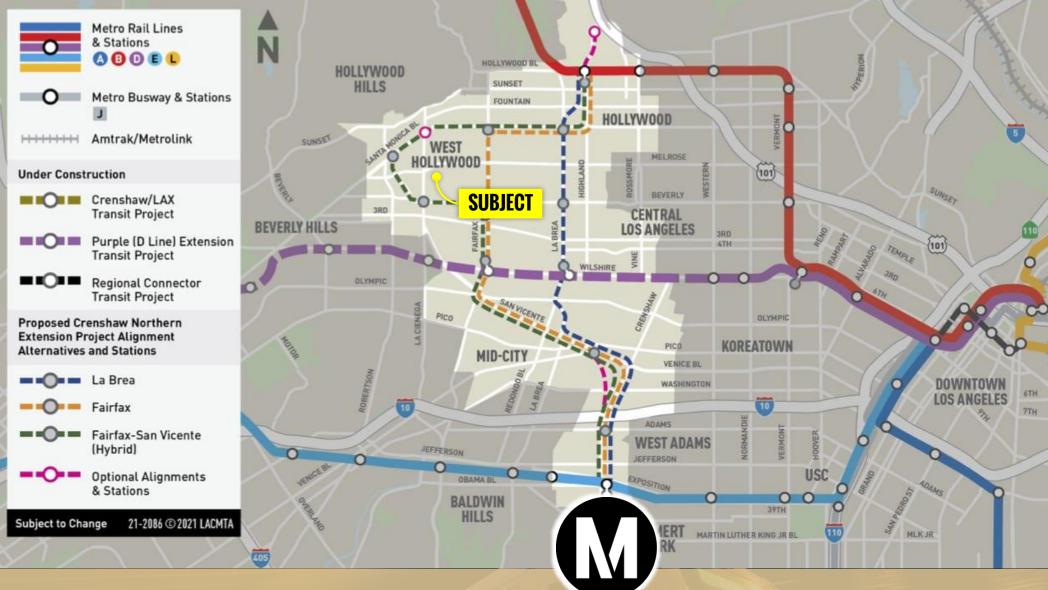
LEGENDARY ATTRACTIONS

West Hollywood is not only a city unto itself, it's a 1.9-square-mile universe. It's where L.A. gets very hip—think Whisky a Go Go, launching rock careers on the Sunset Strip for five decades now. And it's where some of L.A.'s hottest dance clubs, bars, and lounges are generously sprinkled along main thoroughfares like Santa Monica Boulevard, so bar-hopping and scene-shifting are an easy and festive matter.

It's also where L.A. gets very stylish—along Melrose Avenue, Beverly Boulevard, and Robertson Boulevard, one can find the West Hollywood Design District, where art, fashion, and design converge. Stella McCartney, Maxfield, Balenciaga, and Alberta Ferretti, along with many other top fashion names, are all within the Design District. Along Sunset Boulevard is Sunset Plaza, a buzzing haven of restaurants and shops, including Café Med, Le Petit Four, Armani A/X, Nicole Miller, Ole Henriksen Face/Body Spa, Philip Press, and Oliver Peoples.

PACIFIC DESIGN CENTER

The award-winning, 1.6 million sq. ft. Pacific Design Center is a premier, multiuse facility located in the heart of West Hollywood. The two-acre outdoor area features lush garden landscaping, fountains and can accommodate up to 2,500 guests. It's also home to two restaurants (Red Seven & WP Restaurant) operated by world-renowned chef and restaurateur Wolfgang Puck.



Metro's Proposed Stations for the City of West Hollywood

The Northern Extension of the Metro Crenshaw/LAX Line will create a new north-south connection from LAX and Inglewood through Mid City and West Hollywood to Hollywood where it will connect with the Metro Red Line (B)—and potentially even the Hollywood Bowl. By connecting five Metro rail lines from the South Bay to the San Fernando Valley, this key project will transform regional mobility in the most congested part of LA attracting more daily riders than any light rail line in the nation (over 90,000 daily boardings).

There are currently three different route options being studied by Metro, all of which travel through West Hollywood and major destinations across Central Los Angeles. This line will provide safe, reliable, and affordable rail transit to places like Cedars-Sinai, the Beverly Center, the Hollywood Bowl, the Grove, LACMA, and many more LA hotspots.

Employment Hubs



FOX | STUDIO LOT















MAJOR INDUSTRIES

LUXURY RETAIL



INTERNATIONAL TRADE



FINANCIAL SERVICES



ENTERTAINMENT MEDIA



HEALTHCARE



REAL ESTATE



HOSPITALITY & TOURISM



TECHNOLOGY



AREA HIGHLIGHTS

West Hollywood's economy is only 0.3% of metro Los Angeles' \$1 trillion total. However, the city's GDP is still more than that of 33 small countries, including many island nations. West Hollywood's GDP per capita (per resident) is higher than average for metropolitan Los Angeles.

YEARLY VISITORS

ANNUAL REVENUE

10M

\$300M

Known for its creative workforce and affluent customer base, West Hollywood is a favorite among professional services, new media firms, and all aspects of the entertainment and hospitality industries. The area continues to attract more new talent to fulfill positions in a broad range of creative fields including entertainment, technology, design, fashion, publishing, education, tourism, health, and science. The energy and creativity generated here are found in products and services enjoyed around the world.



Financial Analysis

PRICING		
OFFERING PF	\$3,390,000	
PRICE/UNIT		\$376,667
PRICE/SF		\$449.01
GRM	15.83	10.29
CAP RATE	4.17%	7.27%
	Current	Market

THE ASSET	
Units	9
Year Built	1957
Gross SF	7,550
Lot SF	5,505

MONTHLY RENT SCHEDULE

# of Units	Туре	Avg.Current		Current Total	Market		Market Total
7	1+1	\$1,890		\$13,232	\$2,800		\$19,600
1	2+1.5	\$3,129		\$3,129	\$3,650		\$3,650
1	3+2	\$1,488		\$1,488	\$4,200		\$4,200
donthly Sch	neduled Rent			\$17,849			\$27,450
ANNUALIZE	DINCOME			Current			Market
Scheduled G	Fross Income			\$214,188			\$329,400
Less Vacan	cy Rate Resei	ve:	3.0%	(\$6,426)		5.0%	(\$16,470)
Gross Opera	ting Income			\$207,762			\$312,930
ANNUALIZE	ED EXPENSES	;		Current			Market
Taxes: Rate	Э	1.00%		\$33,900			\$33,900
Insurance				\$10,000			\$10,000
Utilities				\$10,000			\$10,000
Pest Control				\$500			\$500
Waste				\$7,500			\$7,500
Landscaping	5			\$2,400			\$2,400
Reserves				\$2,250			\$2,250
Total Expen	ses			\$66,550			\$66,550
Expenses/U	nit			\$7,394			\$7,394
Expenses/SI	F			\$8.81			\$8.81
% of EGI				32.0%			21.3%
RETURN				Current			Market

\$246,380

\$141,212

NOI

Rent Roll

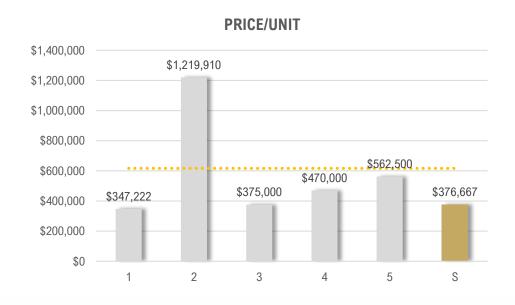
Unit #	Туре	Current Rent	Market Rent	Notes
1	3+2	\$1,488	\$4,200	
2	2+1.5	\$3,129	\$3,650	
3	1+1	\$2,718	\$2,800	
4	1+1	\$731	\$2,800	
5	1+1	\$1,057	\$2,800	
6	1+1	\$2,800	\$2,800	Vacant
7	1+1	\$2,600	\$2,800	
8	1+1	\$2,495	\$2,800	
9	1+1	\$831	\$2,800	
Total		\$17,849	\$27,450	



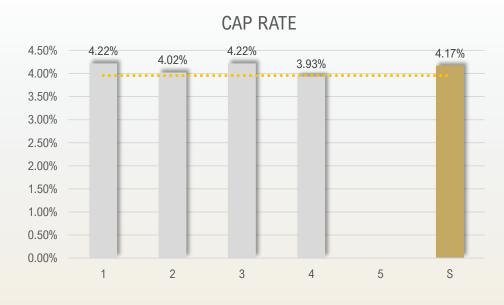
SALES COMPARABLES

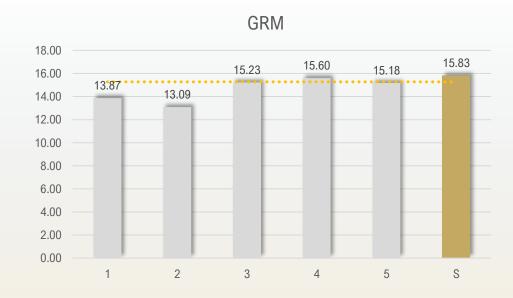
РНОТО	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
1	515 N Alfred St West Hollywood, CA 90048	18	1961	18,524	15,919	4 - 1+1 13 - 2+2 1 - 3+2	12/31/2024	\$6,250,000	\$347,222	\$337	4.22%	13.87
2	8833 Cynthia St West Hollywood, CA 90069	5	2009	9,090	5,923	4 - 3+3 1 - 3+4	7/11/2025	\$6,099,550	\$1,219,910	\$671	4.02%	13.09
3	455 N Sycamore Ave Los Angeles, CA 90036	16	1930	14,378	15,174	2 - Studio 8 - 1+1 6 - 2+1	10/8/2025	\$6,000,000	\$375,000	\$417	4.22%	15.23
4	9025 W 3rd St Los Angeles, CA 90048	10	1969	11,064	5,889	1 - 3+3 5 - 2+2 3 - 1+1 1 - Studio	6/30/2025	\$4,700,000	\$470,000	\$425	3.93%	15.60
5	337 S Rexford Dr Beverly Hills, CA 90212	8	1954	7,093	6,070	1 - 1+1 6 - 2+1 1 - 2+2	4/14/2025	\$4,500,000	\$562,500	\$634	N/A	15.18
6	110 -116 S Kings Rd Los Angeles, CA 90048	6	1936	8,286	14,176	2 - 3+2 4 - 2+2	5/1/2025	\$4,350,000	\$725,000	\$525	3.38%	18.68
	AVERAGES			11,406	10,525				\$616,605	\$502	3.95%	15.28
S	Subject Property 561 N. Sweetzer Avenue West Hollywood, CA 90048	9	1957	7,550	5,505	7 - 1+1 1 - 2+1.5	On Market	\$3,390,000	\$376,667	\$449 Market	4.17% 7.27%	15.83 10.29

SALES COMPARABLES

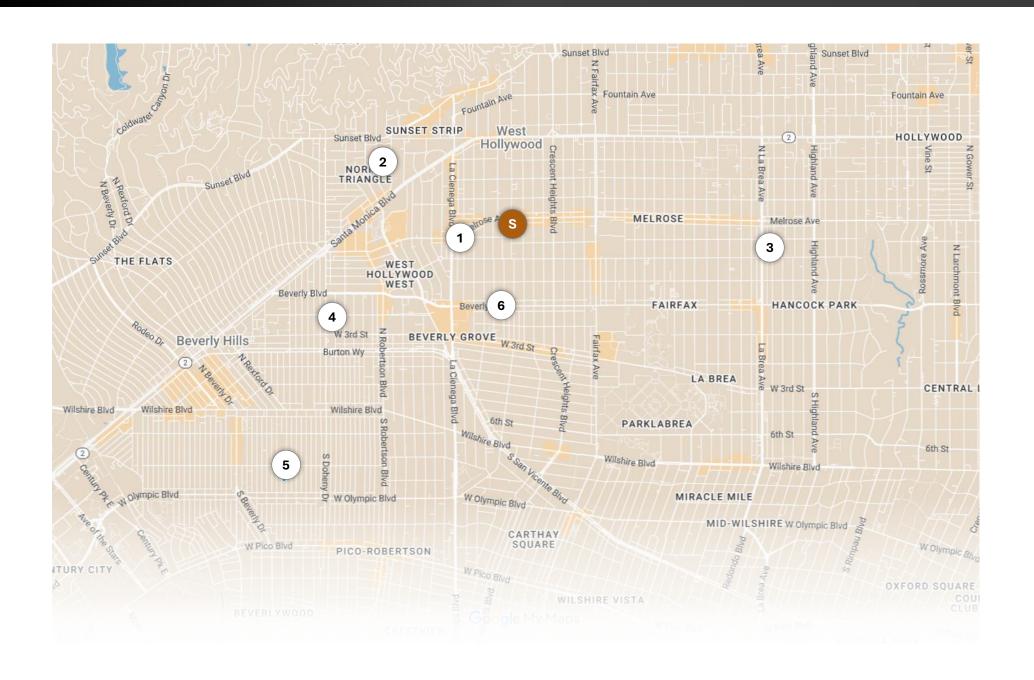








SALES COMPARABLES



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