

Offering Memorandum

Newly Built Duplex Near Century City

1823

Westholme Ave

\$3,250,000

CENTURY CITY

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LYON STAHL
INVESTMENT REAL ESTATE

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Los Angeles, CA 90025



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Property Overview

1823 Westholme Ave
Los Angeles CA 90025



Property Overview

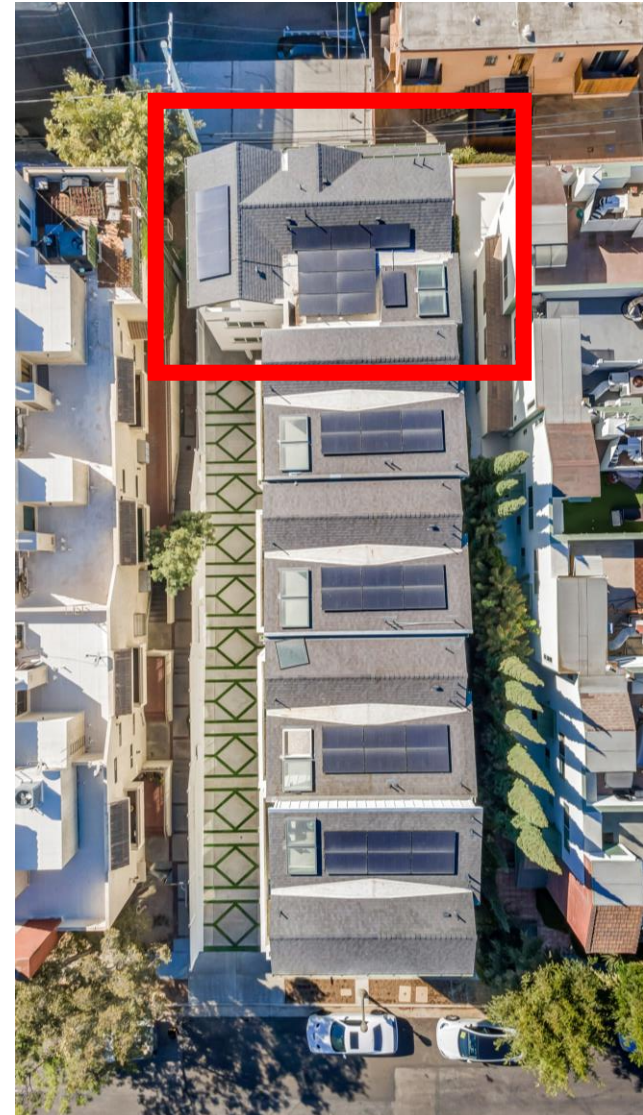
1823 Westholme Ave
Los Angeles, CA 90025

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Property Summary

Price	\$3,250,000
Address	1823 Westholme Ave
City, State, Zip	Los Angeles, CA 90045
County	Los Angeles
Zoning	LAR3
Year Built	2025
Number Of Units	2
Parking	(2) Tandem Spaces Per Unit (4) Total
Building Size	3,960 SF
Lot Size	2,010 SF
Price / Bldg Sf	\$820.71
Price / Unit	\$1,625,000
Cap Rate	3.25%
Pro Forma Cap Rate	3.31%
GRM	19.70
Pro Forma GRM	19.48



Property Overview

1823 Westholme Ave
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Century City

- Duplex in Century City Area | Each with 4 Bedrooms & 4 Bathrooms
- Unit 1: 1,950 SF | Leased at \$6,800/Month
- Unit 2: 2,010 SF | Leased at \$6,950/Month
- Contemporary Design with Soaring Ceilings, Wide-Plank Vinyl Floors & Abundant Natural Light
- Gourmet Kitchens with Stainless Steel Appliances | Open-Concept Living & Dining Spaces
- Energy-Efficient Features: Solar Panels, Upgraded Insulation & Multi-Zone AC
- Two Tandem Parking Spaces per Unit | Low-Maintenance Construction
- Premier Location Near Westfield Century City, UCLA, Westwood Village & Top-Rated Schools

Offered at \$3,250,000, this brand-new four-level duplex in the Century City area showcases striking contemporary architecture, premium finishes, and exceptional income potential. Each residence features four bedrooms and four bathrooms, with Unit 1 spanning 1,950 sq. ft. and leased for \$6,800 per month, while Unit 2 offers 2,010 sq. ft. and is leased for \$6,950 per month. Both units include two tandem parking spaces, solar panels, upgraded insulation, and multi-zone air conditioning for year-round efficiency and comfort.

Inside, soaring ceilings and expansive windows fill the open-concept living spaces with abundant natural light. Wide-plank vinyl flooring flows throughout, leading to a gourmet kitchen with stainless steel appliances that opens to spacious living and dining areas—ideal for entertaining. Each home offers a ground-floor bedroom with an adjacent full bath, while the primary suites evoke the feel of a luxury hotel with modern finishes and an indoor-outdoor flow.

Perfectly situated near Westfield Century City, UCLA, Westwood Village, and some of Los Angeles' most popular dining, shopping, and entertainment destinations, this low-maintenance property combines modern elegance with a prime location. With both units leased and strong rental income in place, it offers a rare, turn-key investment opportunity in one of the city's most sought-after neighborhoods.



Area Overview

1823 Westholme Ave
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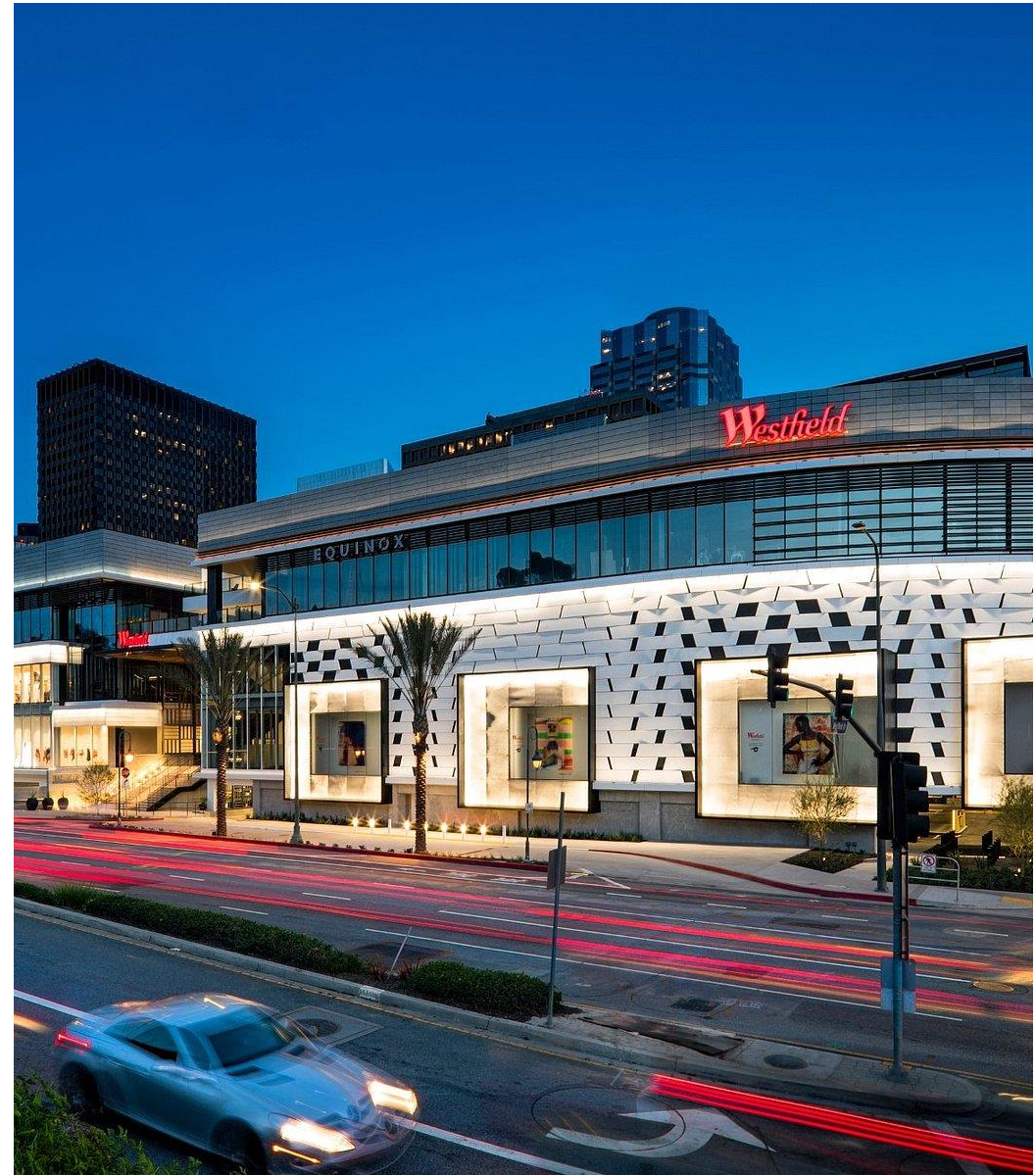
Century City

- Premier Westside Los Angeles neighborhood known for luxury living and iconic skyline
- Home to world-class shopping and dining at Westfield Century City
- Major employment hub with Fortune 500 companies, law firms, and entertainment studios
- Central location with easy access to Beverly Hills, Westwood, West Hollywood, and Santa Monica
- Strong rental demand fueled by proximity to UCLA, Fox Studios, and top-rated schools
- Upcoming Metro Purple Line extension will enhance connectivity across Los Angeles

Perfectly positioned on LA's prestigious Westside, Century City is one of the most sought-after neighborhoods for both residents and investors. Known for its sleek high-rises, luxury condos, and walkable amenities, the community offers a rare blend of cosmopolitan convenience and residential charm.

Anchored by the world-renowned Westfield Century City shopping center, the area features a curated mix of high-end retailers, award-winning restaurants, and entertainment destinations. Just minutes away, Beverly Hills and Westwood add to the neighborhood's prestige, while UCLA and nearby employment hubs ensure strong, consistent rental demand.

With its central location, access to top-rated schools, and expanding transit options through the Metro Purple Line extension, Century City continues to attract discerning residents seeking an upscale lifestyle paired with unmatched convenience. For investors, the neighborhood represents long-term stability and growth in one of Los Angeles' most desirable markets.



Financial Overview

1823 Westholme Ave
Los Angeles CA 90025



Financial Overview

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Price \$3,250,000

Property Summary			
ADDRESS	1823 Westholme Ave	YEAR BUILT	2025
DOWN PAYMENT	30.0% \$975,000	PARKING	4 Spaces Total
NUMBER OF UNITS	2	CURRENT NOI	\$105,673
COST PER UNIT	\$1,625,000	PRO FORMA NOI	\$107,419
LOT SIZE	2,010 SF	CURRENT CAP RATE	3.25%
GROSS RENTABLE SF	3,960 SF	PRO FORMA CAP RATE	3.31%
PRICE PER BLDG SF	\$820.71	CURRENT GRM	19.70
PRICE PER LAND SF	\$1,616.92	PRO FORMA GRM	19.48

Proposed Financing			
LOAN AMOUNT	\$2,275,000	LOAN-TO-VALUE	70%
DOWN PAYMENT	\$975,000	AMORTIZATION	30-YEAR
INTEREST RATE	6.000%	LOAN TERM	10-YEAR FIXED
MONTHLY PAYMENT	\$13,640	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	\$163,677	DEBT COVERAGE RATIO (DCR)	N/A

Financial Overview

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Price \$3,250,000

Annualized Operating Data				
	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	\$165,000		\$166,800	
VACANCY RATE RESERVE	\$4,950	3%	\$5,004	3%
GROSS OPERATING INCOME	\$160,050		\$161,796	
EXPENSES	\$54,377	33%	\$54,377	33%
NET OPERATING INCOME	\$105,673		\$107,419	
LOAN PAYMENTS	\$163,677		\$163,677	
PRE TAX CASH FLOWS	\$58,004)	-5.95%	-\$56,258	-5.77%
PRINCIPAL REDUCTION	\$27,937		\$27,937	
TOTAL RETURN BEFORE TAXES	\$(30,067)	-3.08%	-\$28,321	-2.90%

Scheduled Income	Current	Market
TOTAL MONTHLY SCHEDULED RENT	\$13,750	\$13,900
ANNUALIZED SCHEDULED GROSS INCOME	\$165,000	\$166,800

Estimated Expense Summary		
Real Estate Taxes and Special Assessment Tax	(New Estimated)	\$40,046
Maintenance/Repairs	(5%)	\$8,250
Insurance	(From 2024)	\$2,061
Utilities		\$2,400
HOA	(\$135/Mo)	\$1,620
Total Expenses		\$54,377
Expense Per Unit		\$27,188
Expense Per SF		\$27.05

Loan Quote

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1823 Westholme Ave
Los Angeles, CA 90025



Jonathan Yoo
(323) 476-1785 (Direct)
Jonathan@Convoyhomeloans.com
NMLS #1590915



Prepared for:
Address: 1823 Westholme Ave



Jonathan Yoo
(323) 476-1785 (Direct)
Jonathan@Convoyhomeloans.com
NMLS #1590915

8/15/25
Quote #1

Loan Options	Option 1 30 Year Fixed	Option 2 30 Year Fixed	Option 3 30 Year Fixed	Option 4 30 Year Fixed with 10 Year IO	Option 5 30 Year Fixed with 10 Year IO
Market Value	\$3,250,000	\$3,250,000	\$3,250,000	\$3,250,000	\$3,250,000
Loan Amount	\$2,437,500	\$2,275,000	\$2,112,500	\$2,275,000	\$2,112,500
Doc Type	Investment Full Doc	Investment Full Doc	Investment Full Doc	Investment Portfolio Interest Only	Investment Portfolio Interest Only
Loan-to-Value	75%	70%	65%	70%	65%
Debt Coverage Ratio (DCR)	N/A	N/A	N/A	N/A	N/A
Rate with NO Buydown	6.375%	6.000%	6.000%	6.750%	6.375%
Rate with Buydown	6.000%		5.875%	6.500%	
Loan Term in Months	360	360	360	360	360
Amortization in Years	30	30	30	20	20
I/O Monthly Payment					
Monthly Payment (P+I+MI)	\$15,207	\$13,640	\$12,666	\$12,797	\$11,223
Monthly Payment with Buydown	\$14,614		\$12,496	\$12,323	
PMI (Private Mortgage Insurance)	No	No	No	No	No
Index/Caps					
Pre-Payment Penalty*	None	None	None	None	None
Loan Origination	1.00%	1.00%	1.00%	1.00%	1.00%
Buydown (If Selected)			1.00%	1.00%	
Estimated Costs:					
Appraisal	\$725	\$725	\$725	\$725	\$725
Closing/Processing/Underwriting	\$1,295	\$1,295	\$1,295	\$2,890	\$2,890

* Alternative fixed and adjustable rate options and Prepayment Penalty Periods may be available upon request
Quote subject to satisfactory lender review of credit, property condition, and borrower's financials

Rates and programs are subject to change without notice

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licensed Real Estate Broker - CA Dept. of Real Estate - License Number: DRE#02147305

Rent Roll

1823 Westholme Ave
Los Angeles, CA 90025



Unit Type		Actual Rent	Market Rent	Move-in-Date	Notes
1823	4+4	\$6,800	\$6,800	7/15/2025	
1823 1/2	4+4	\$6,950	\$7,100	7/19/2025	
MONTHLY TOTALS		\$13,750	\$13,900		
ANNUALIZED TOTALS		\$165,000	\$166,800		

Property Photography

1823 Westholme Ave
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Exterior Photos

1823 Westholme Ave
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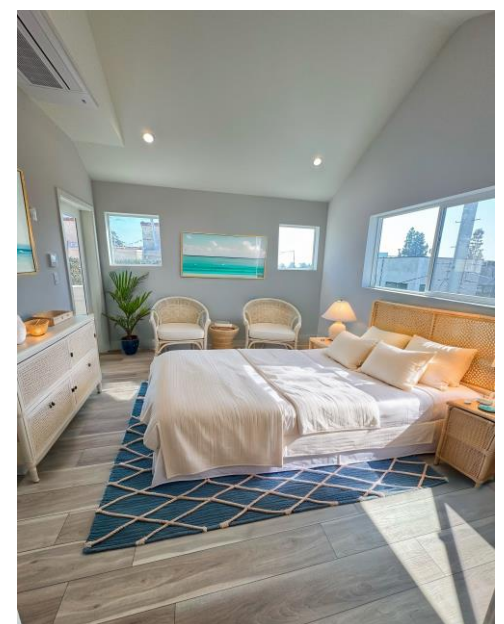


Interior Photos

1823 Westholme Ave
Los Angeles, CA 90025

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Interior photos shown are representative of the property and may depict finishes and layouts from similar, previously sold townhomes within the same development.

Comparables

1823 Westholme Ave
Los Angeles CA 90025



Sold Comparables

1823 Westholme Ave
Los Angeles, CA 90025



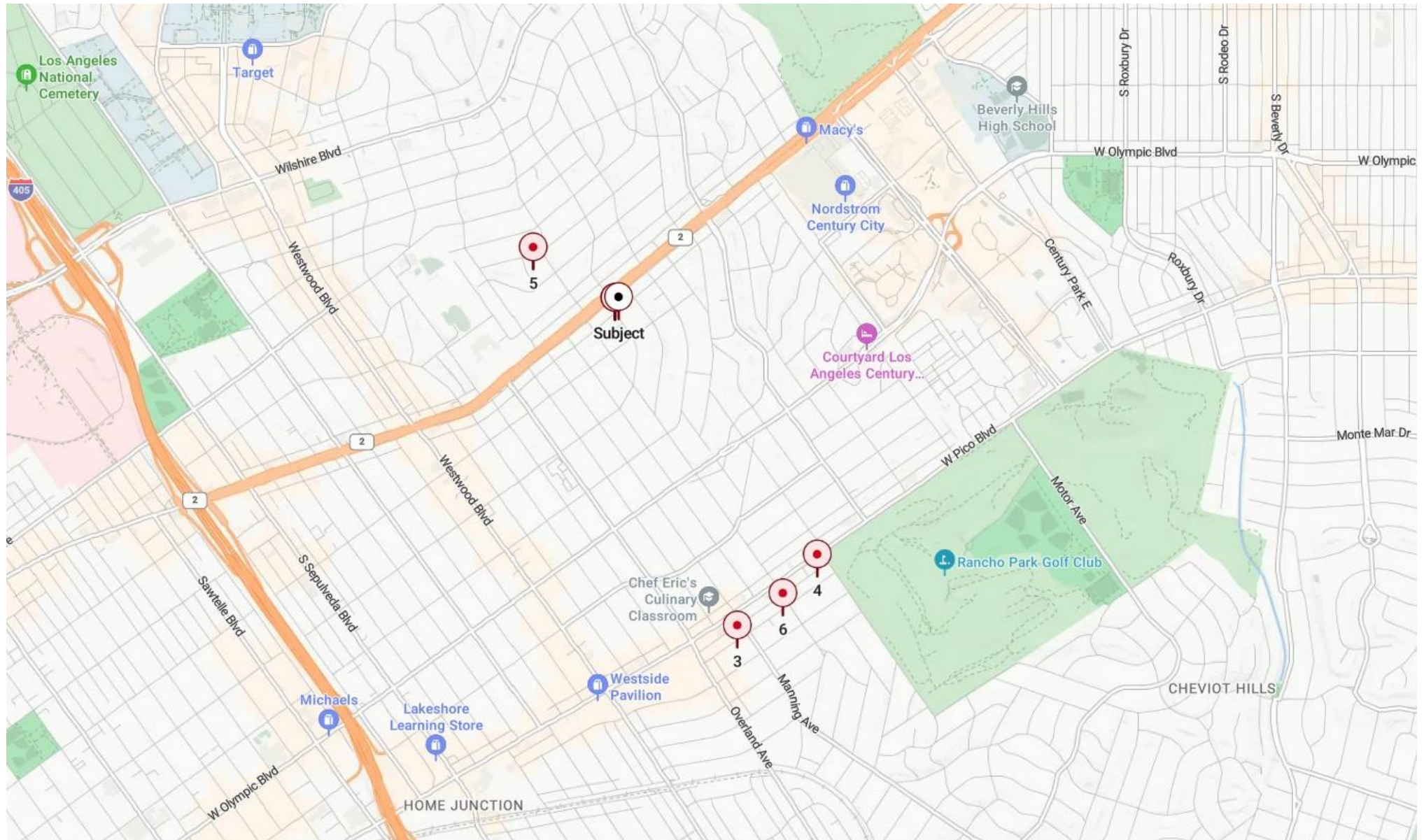
	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	CAP Rate	Sold Date
1	1819 Westholme Ave #1/2 Los Angeles, CA 90025	\$1,640,000	SFR	2025	1,910 SF	\$1,650,000	\$858.64	N/A	04/23/2025
2	1819 Westholme Ave Los Angeles, CA 90025	\$1,840,000	SFR	2025	1,938 SF	\$1,840,000	\$949.43	N/A	04/18/2025
3	10622 Ayres Ave Los Angeles, CA 90065	\$2,725,000	2	2023	3,688 SF	\$1,512,500	\$738.88	4.64%	05/21/2024
4	10513 Ayres Ave Los Angeles, CA 90064	\$3,050,000	2	2023	3,924 SF	\$1,525,000	\$777.27	5.06%	02/29/2024
5	1618 Hilts Ave #PH1 Los Angeles, CA 90024	\$2,600,000	SFR	2024	2,310 SF	\$2,600,000	\$1,125.54	N/A	05/05/2025
6	10560 Ayres Ave Los Angeles, CA 90064	\$3,190,000	2	2023	3,924 SF	\$1,595,000	\$812.95	4.84%	06/28/2023
Averages		\$2,507,500	2	1951	2,949 SF	\$1,787,083	\$877.12	4.84%	
*	1823 Westholme Ave Los Angeles, CA 90025	\$3,250,000	2	2025	3,960 SF	\$1,625,000	\$820.71	3.25%	ACTIVE

Sold

Comparables Map

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Lease Comparables

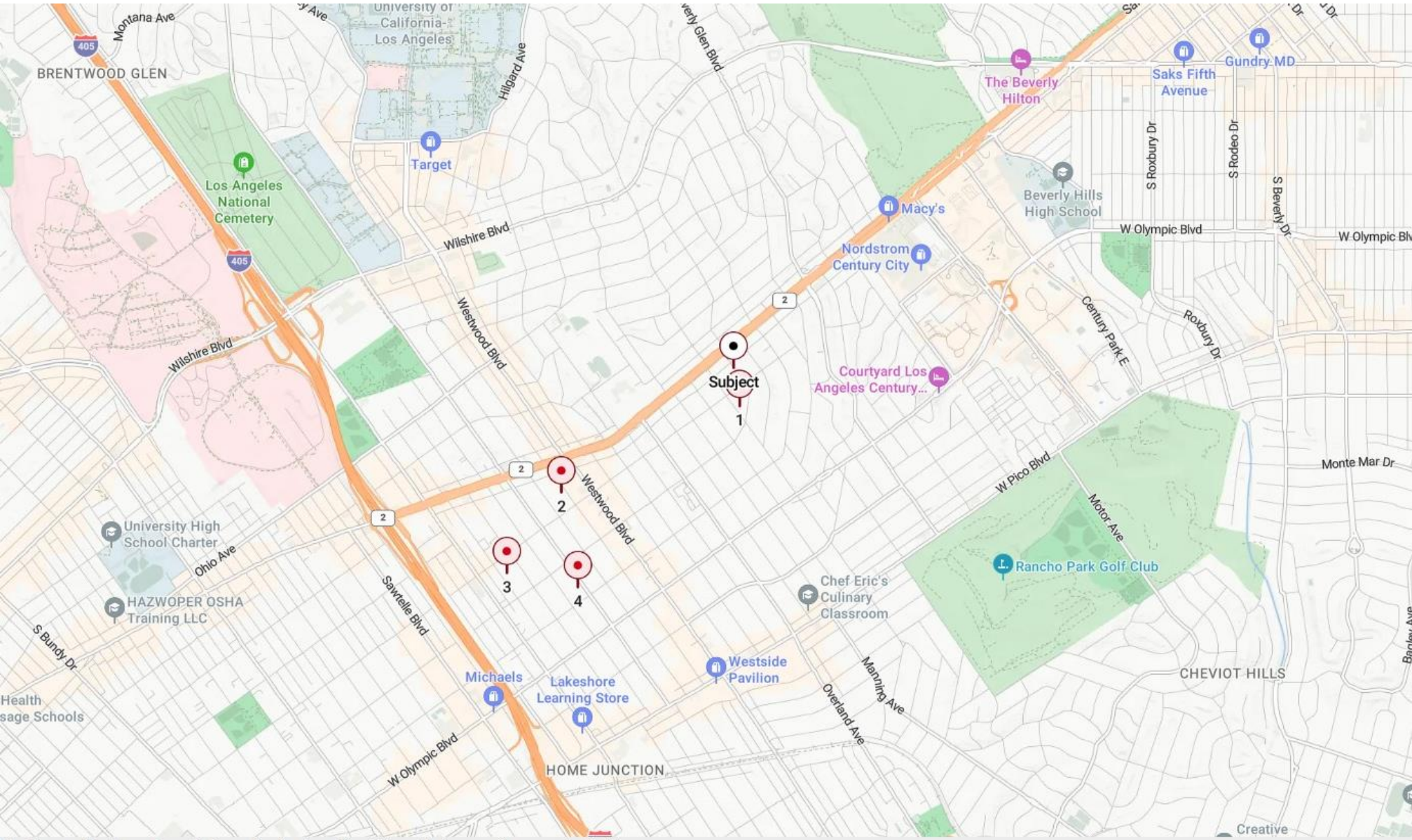
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	Address	Date Listed	Unit Type	Unit Size	Rental Rate
1	1924 Prosser Ave Los Angeles, CA 90025	NOV 2024	4-Bed/3-Bath	2,019 SF	\$10,500
2	1845 Midvale Ave Los Angeles, CA 90025	NOV 2024	4-Bed/4-Bath	2,128 SF	\$8,295
3	1928 S Bentley Ave Los Angeles, CA 90025	MAR 2025	4-Bed/3-Bath	2,024 SF	\$7,950
4	2039 Veteran Ave, Los Angeles, CA 90025	FEB 2025	4-Bed/3-Bath	1,934 SF	\$7,500
Average			4-Bed		\$8,561
*	1823 Westholme Ave Los Angeles CA 90025		4-Bed		\$6,875

Lease Comparables Map

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Los Angeles, CA 90025



Area Overview

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City Overview

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West Los Angeles

West Los Angeles, often referred to as West L.A., is a vibrant and dynamic neighborhood located in the western region of Los Angeles. Known for its central location, diverse population of approximately 100,000 residents, and balanced blend of urban convenience and residential charm, West L.A. attracts families, young professionals, and long-time Angelenos alike. Its proximity to major employment hubs, top schools, and cultural destinations makes it a highly desirable area to live.

The neighborhood offers a wide range of housing options, from classic mid-century single-family homes and contemporary condos to luxury apartments and modern townhomes. Tree-lined streets, well-maintained properties, and quiet residential pockets provide a peaceful retreat while still being close to the hustle and bustle of the city. West L.A. continues to evolve with new development projects bringing stylish living spaces and amenities tailored to modern lifestyles.

Recreational opportunities abound in West L.A. Residents can enjoy nearby parks like Barrington Recreation Center and Rancho Park, offering sports fields, playgrounds, and open green spaces. The neighborhood's proximity to the Santa Monica Mountains and the Pacific coastline provides easy access to hiking trails, beaches, and outdoor activities. Golf enthusiasts can frequent Rancho Park Golf Course, while families benefit from community programs and events hosted at local recreational centers.

For shopping and dining, West L.A. delivers a diverse and vibrant mix. Santa Monica Boulevard, Wilshire Boulevard, and the surrounding streets feature a variety of restaurants, cafes, boutiques, and grocery options. Nearby shopping destinations like Westfield Century City and Sawtelle Boulevard provide upscale retail experiences, while the area's local eateries offer international cuisine and neighborhood favorites.

West L.A.'s economy benefits from its proximity to major business centers and the tech-driven Silicon Beach corridor. Professionals can find opportunities in entertainment, technology, healthcare, and education. The area's accessibility to Downtown Los Angeles, Century City, and Santa Monica supports both career growth and lifestyle convenience.

Community engagement is a key part of West L.A.'s character. Residents participate in local events, farmers' markets, cultural festivals, and neighborhood initiatives that foster connection and pride. Active neighborhood councils and civic organizations work to preserve the community's character while supporting sustainable growth.

Accessibility is one of West L.A.'s greatest advantages. With easy access to major freeways like the I-10, public transit options, and proximity to Los Angeles International Airport (LAX), residents enjoy seamless connectivity for both work and leisure.

In summary, West Los Angeles combines residential charm, modern amenities, and vibrant urban energy. With diverse housing options, abundant recreational opportunities, excellent shopping and dining, and a strong sense of community, West L.A. is a highly attractive neighborhood for those seeking the best of Los Angeles living.



County Overview

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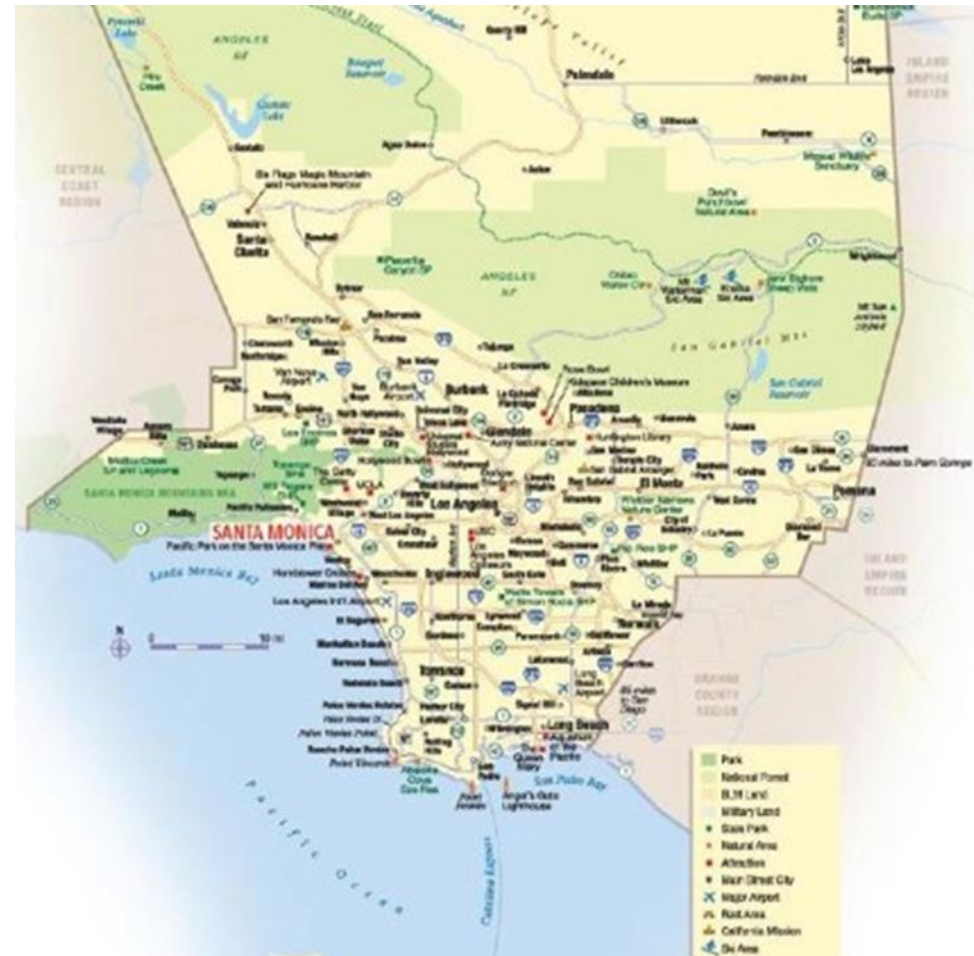


Los Angeles

Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis – formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange – is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion – placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

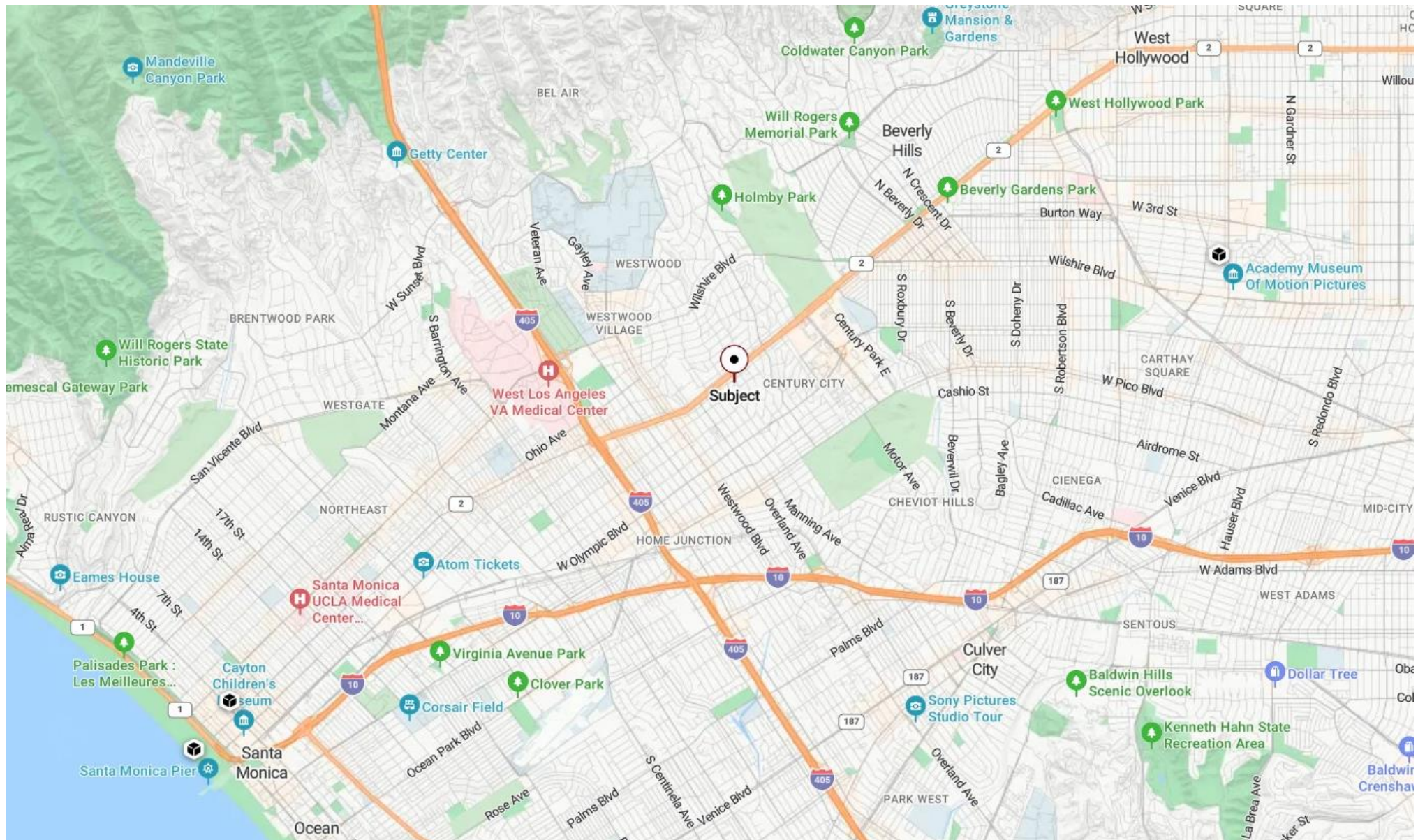
If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.



Local Map

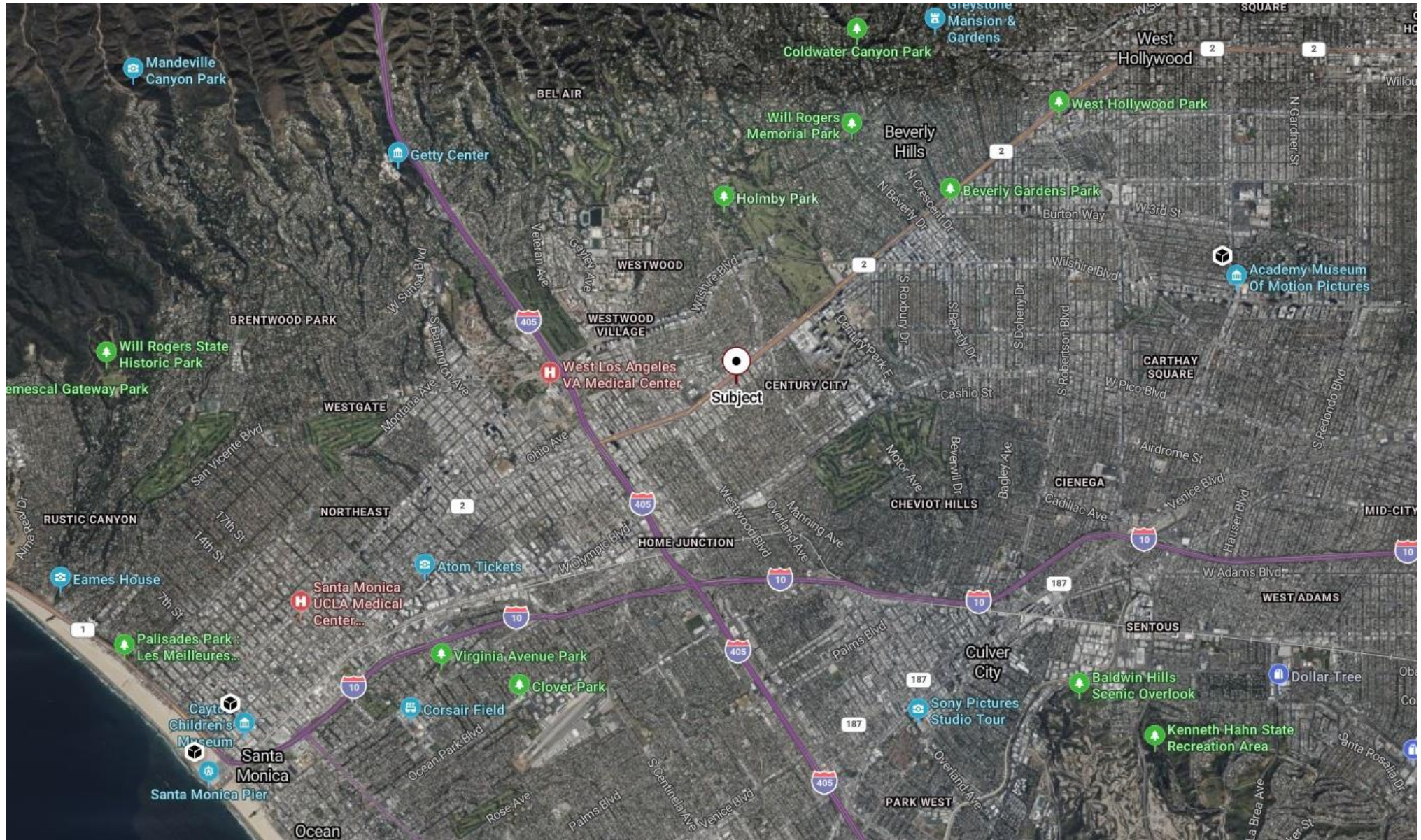
1823 Westholme Ave
Los Angeles, CA 90025

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Local Map

1823 Westholme Ave
Los Angeles, CA 90025



Disclaimer & Confidentiality Agreement



The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

Exclusively Marketed By



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