

8225 Fountain Ave.
WeHo, CA 90046

PATIO DEL MORO
GOLDEN ERA
COLLECTION



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Historic Spanish-Revival Courtyard Complex | 0.5 Miles from The Sunset Strip | Mills Act Property
Formerly Home to Charlie Chaplin, Humphrey Bogart, Joyce Van Patten & More

COMPASS

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Property Overview

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8225 Fountain | Patio del Moro | 90046

Offering Price \$6,800,000

Number of Units 7

Price per Unit \$971,429

Bldg. Size 9,330 SF

Price per Foot \$729

Lot Size 7,995 SF

Year Built 1926

Unit Mix (1) 3+2, (2) 2+2, (2) 2+1 & (2) 1+1

Current CAP 4.54%

Market CAP 5.04%

Current GRM 16.91

Market GRM 15.55




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Property Highlights

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- Patio del Moro is a true West Hollywood landmark and on the National Register of Historic Places since 1986. Located 1 block south of the Chateau Marmont on the Sunset Strip, this storybook complex is situated within the Harper Avenue Historic District.
- This Spanish-Revival style courtyard complex features 7 maisonette apartments formerly home to Charlie Chaplin, Paulette Goddard, Joan Fontaine, Humphrey Bogart, Suzanne Pleshette, and Joyce Van Patten.
- Built-in 1925 by Arthur and Nina Zwebell, husband and wife design team known for their innovation in the design of SoCal courtyard-style apartments.
- Its distinctive Andalusian and Moorish-inspired architecture boasts a copper-domed Tunisian tower, horseshoe-arched entrance tunnel, and tiled fountains in the private and public patios and fireplaces. Intertwined private terraces and patios, Juliet balconies, and private outdoor spaces distinguish Patio del Moro.
- As part of the National Register of Historic Places, and the Harper Ave Historic Distric, **Patio del Moro is a Mills Act property**, offering property tax savings for owners who invest in rehabilitating historic buildings.
- A majority of units feature handcrafted beam work, lofty spaces with high ceilings, original fireplaces, Juliet balconies, oversized arched windows, french doors, private patios, and unique tilework throughout each whimsical space.
- 8225 Fountain is a part of the Golden Era Collection, a collection of impeccably restored multifamily complexes in prime LA locations.

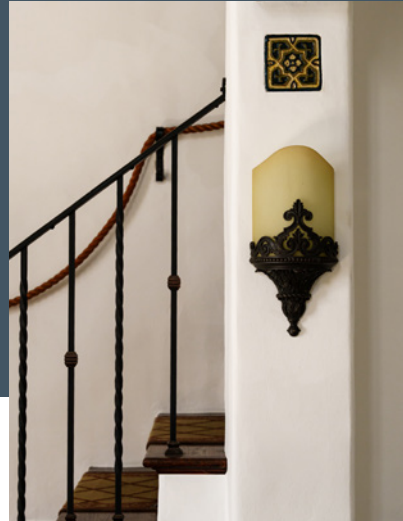
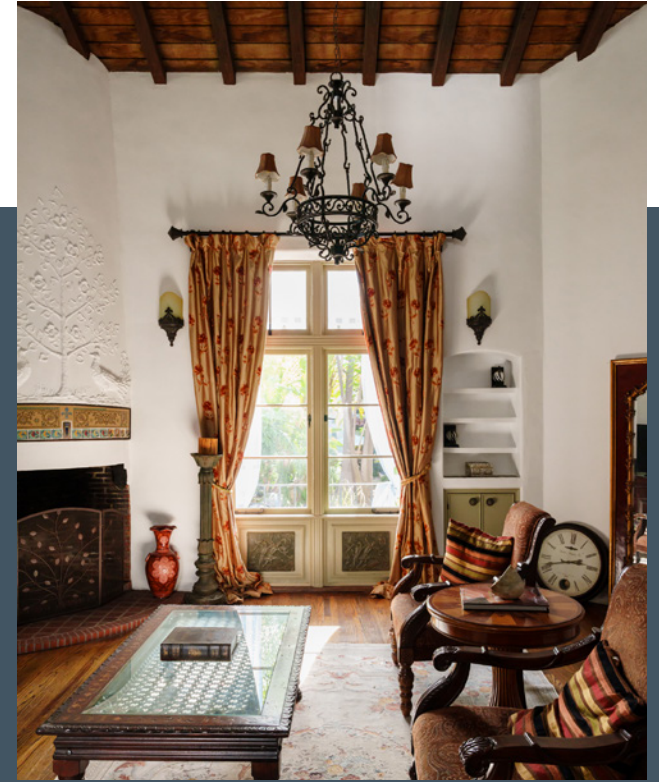
Interior Photography

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Interior Photography

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Interior Photography

Patio del Moro - 8225 Fountain - West Hollywood

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KENNY
STEVENS
TEAM

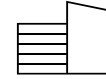
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Exterior Photography

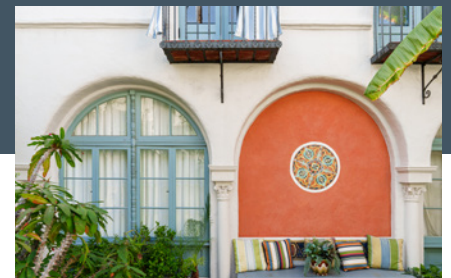
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Neighborhood Guide

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About WeHo



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Where Legacy Meets Lifestyle

Set one block south of the Sunset Strip, this stretch of West Hollywood blends pedigree with proximity. The block is part of the Harper Avenue National Register Historic District, an enclave that has quietly held its ground as one of LA's most charming and architecturally significant micro-neighborhoods. Spanish Revival and Streamline Moderne apartment buildings from the 1920s and 30s line the streets, creating a cinematic backdrop that has long attracted artists, actors, and creative professionals. Charlie Chaplin, Humphrey Bogart, and Katharine Hepburn all spent time here, a nod to the area's history as a preferred hideaway for Old Hollywood talent.

Walk a few blocks north, and you're standing on the Sunset Strip; one of Los Angeles' most iconic corridors. Its legacy is unmatched. A nightlife epicenter during Prohibition, the beating heart of rock and roll in the '70s, and today, and now a district on the rise with high-end developments and luxury hospitality brands. New additions like the Pendry West Hollywood, The Edition Hotel, and 8899 Beverly have redefined the Strip as a premier destination for residents and tourists alike. These projects signal the Strip's future: design-forward, pedestrian-friendly, and built around lifestyle.

What makes this submarket so unique is the balance between historic charm and walkable convenience. Despite its proximity to the energy of the Strip, Harper Avenue and its surrounding blocks remain peaceful, low-density, and neighborly. Residents walk to Equinox, SoulCycle, or Barry's in the morning, then grab lunch at Butcher's Daughter or Dialogue Cafe before a meeting at Sunset Tower.

This pocket of West Hollywood continues to outperform in rental demand, driven by a tenant base that values location, character, and convenience. For investors, opportunities to acquire in this zone are rare and typically tightly held.

Nearby Developments

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1) 1000 N. La Brea Ave.

CIM Group's proposal for 1000 N La Brea is poised to redefine the city skyline with a 34-story high-rise, making it the tallest structure in West Hollywood. Set to rise from the site of a former Cemex plant, the development includes 514 apartments, with 128 units designated as affordable and workforce housing.

2) 8500 Santa Monica Blvd.

8500 Santa Monica is a six-story mixed-use project that brings 30 new units and 3,800 SF of retail to a bustling West Hollywood intersection. Five of the apartments will be reserved for low- and very low-income households as part of a 50 percent density bonus incentive.

3) 840 N. Hilldale Ave.

Nestled between Santa Monica and Sunset Blvds, the proposed development at 840 N Hilldale introduces a three-story apartment building with 10 units. Six of the apartments are planned as affordable housing, while four will be rent-controlled units.

4) 8850 Sunset Blvd.

8850 Sunset marks a bold redevelopment of the Viper Room site and its surrounding buildings. Approved by the City Council, the Silver Creek Development project will rise 11 stories and include 90 five-star hotel rooms, 78 luxury residences (16 of which will be affordable), and approx. 28,000 SF of restaurants, cafés, and bars. Rooftop dining and cap off the building's 161-foot profile.

5) 8025 Santa Monica Blvd.

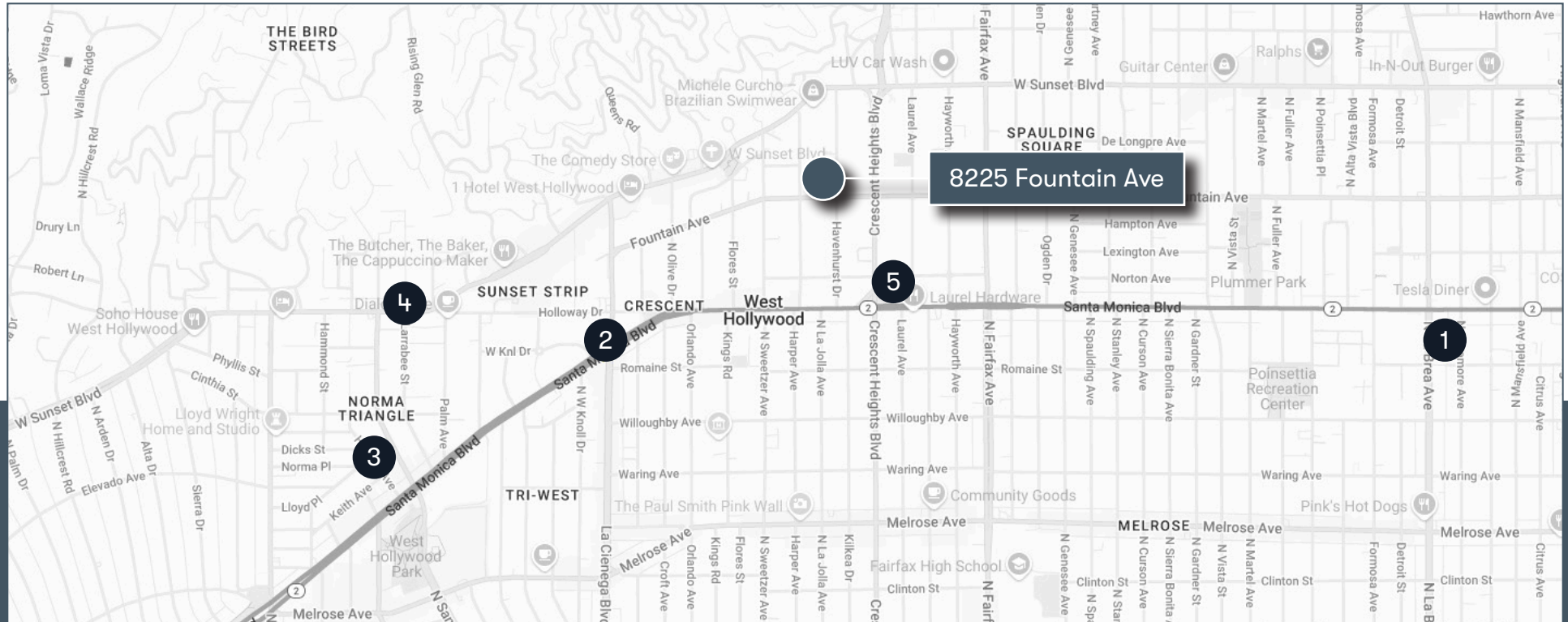
Developer Massachi is bringing a new seven-story residential project to life. The development will feature 115 units, averaging 338 to 440 SF, paired with 3,900 SF of ground-floor commercial space. Sixteen units will be designated as affordable.

Nearby Dev Map

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Dev Address	Distance	Notes
1) 1000 N. La Brea Ave.	1.4 miles	The development includes 514 apartments, with 128 units designated as affordable and workforce housing.
2) 8500 Santa Monica	0.9 mile	Six-story mixed-use project that brings 30 new units and 3,800 SF of retail to a bustling West Hollywood intersection.
3) 840 N. Hilldale Ave.	1.7 miles	Three-story apartment building with 10 units. 6 of the units are planned as affordable housing.
4) 8850 Sunset Blvd.	1.6 miles	90 five-star hotel rooms, 78 luxury residences (16 of which will be affordable), and approx. 28,000 SF of restaurants
5) 8025 Santa Monica	0.5 mile	15 units, averaging 338 to 440 SF, paired with 3,900 SF of ground-floor commercial space.

Nearby Hotspots

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1) The Sunset Strip

Few streets in Los Angeles carry as much myth and momentum as Sunset Boulevard. It's where the music industry exploded in the 1970s, and now global luxury brands now jostle for flagship space. Today, the Strip is home to rooftop lounges, new mixed-use hotel developments, private social clubs, and high-end residences that signal a dramatic evolution.

2) West Hollywood Design District

The West Hollywood Design District blends high-end retail with all-day buzz. Along Melrose and Robertson, you'll find boutiques like Bottega Veneta, Maxfield, and The RealReal, plus hotspots like Cecconi's, Crossroads Kitchen, and Zinqué. Stylish and walkable, the district offers a curated mix of shopping, dining, and design.

3) Melrose Ave.

Stretching from Fairfax to La Cienega, Melrose Avenue remains one of LA's eclectic commercial corridors. It shifts between high-fashion minimalism and streetwear maximalism. It offers a walkable stretch of inspiration and convenience.

4) Sunset Tower Hotel

Once home to Howard Hughes, Marilyn Monroe, and Frank Sinatra, the building's Streamline Moderne silhouette remains one of the most iconic on the boulevard. Inside, the Tower Bar delivers old-world hospitality in a low-lit, art deco setting that caters to power lunches and discreet industry dinners.

5) The Comedy Store

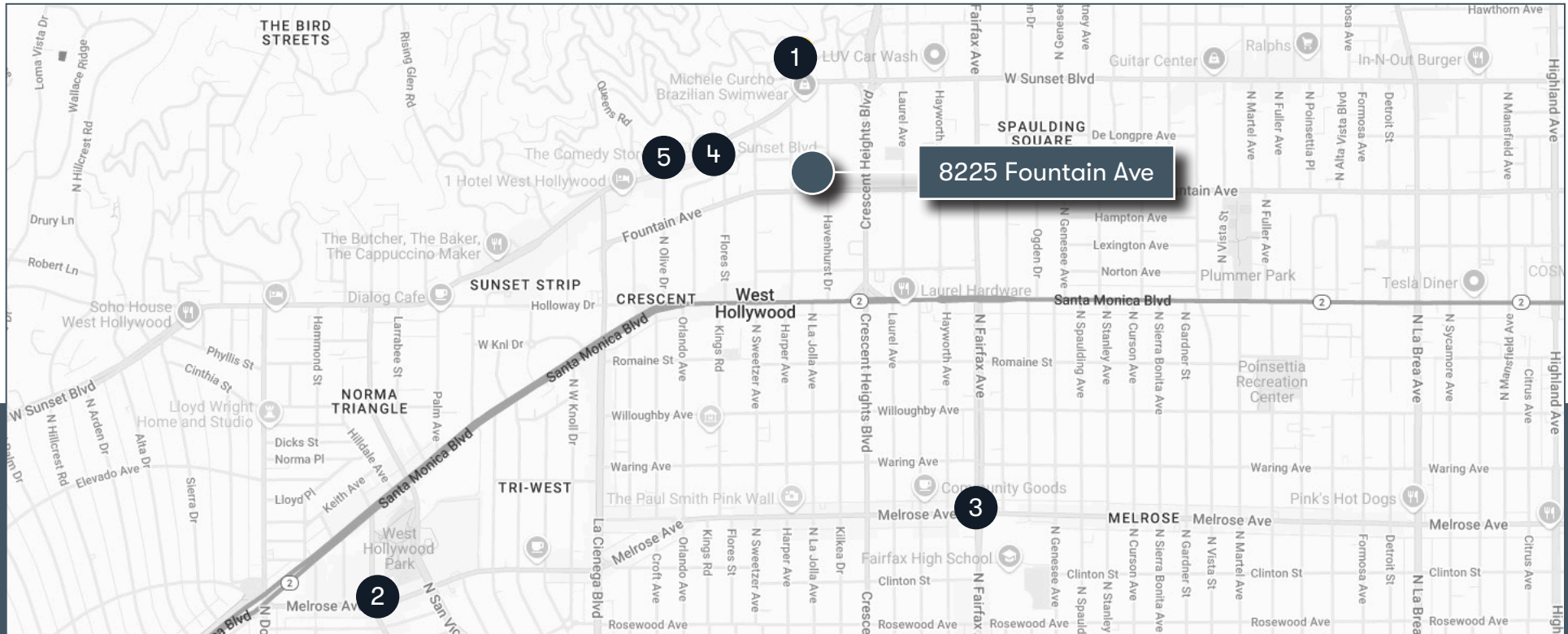
Opened in 1972 in a former nightclub on Sunset Boulevard, it quickly became the proving ground for rising comics. Names like Robin Williams, Richard Pryor, and David Letterman took the stage here before becoming household names.

Nearby Hotspots Map

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Hotspot Address	Distance	Notes
1) The Sunset Strip	0.5 mile	The Strip is home to rooftop lounges, new mixed-use hotel developments, private social clubs, and high-end residences.
2) WeHo Design District	1.5 miles	Stylish and walkable, the district offers a curated mix of shopping, dining, and design.
3) Melrose Ave.	2.0 miles	Stretching from Fairfax to La Cienega, Melrose Avenue remains one of LA's eclectic commercial corridors.
4) Sunset Tower Hotel	0.5 mile	Delivers old-world hospitality in a low-lit, art deco setting that caters to power lunches and discreet industry dinners.
5) The Comedy Store	0.5 mile	Names like Robin Williams, Richard Pryor, and David Letterman took the stage here before becoming household names.

Financials & Comps

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Financials

Patio del Moro | 8225 Fountain Ave | 90046

Investment Summary	
Price:	\$6,800,000
Down Payment:	\$6,800,000
Number of Units:	7
Price per Unit:	\$971,429
Current GRM:	16.91
Potential GRM:	15.55
Proposed Financing:	\$0

Income					
		Current Rents		Potential Rents	
# of Units	Unit Mix	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
3+2	3+2	\$7,000	\$7,000	\$7,000	\$7,000
2+2	2+2	\$4100 - \$5595	\$10,574	\$5,995	\$11,490
2+1	2+1	\$4400 - \$5195	\$10,068	\$5,195	\$10,690
1+1	1+1	\$2469 - \$3000	\$5,795	\$3,595	\$7,190
Total Scheduled Rent:			\$33,437		\$36,370
Laundry Income:			\$70		\$70
Monthly Gross Income:			\$33,507		\$36,440
Annual Gross Income:			\$402,082		\$437,280

Approx. Year Built:	1926
Approx. Lot Size:	7,995 SF
Approx. Bldg. Size:	9,330 SF

Price Per SF:	\$729
Current CAP:	4.54%
Market CAP:	5.04%

Annualized Operating Data		
	Current Rents	Market Rents
Scheduled Gross Income:	\$402,082	\$437,280
Vacancy Allowance:	\$12,062 2.5%	\$13,118 2.5%
Gross Operating Income:	\$390,020	\$424,162
Less Expenses:	\$81,606 20%	\$81,606 19%
Net Operating Income:	\$308,414	\$342,556
Less Loan Payment:	\$0	\$0
Pre-Tax Cash Flow:	\$308,414 4.54%	\$342,556 5.04%
Plus Principal Reduction:	\$0	\$0
Return Before Taxes:	\$308,414 4.54%	\$342,556 5.04%

Estimated Expenses	
Taxes:	\$34,068
Insurance:	\$4,665
Utilities:	\$9,330
Repairs/Maintenance:	\$8,042
Landcaping:	\$4,250
Professional Mgmt:	\$19,501
Misc:	\$1,750
Total Expenses:	\$81,606
Per Sq. Ft:	\$8.75
Per Unit:	\$11,658

Rent Roll

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Current as of 08/21/25

Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date	Notes:
8225	3+2	\$7,000	\$7,000	Aug-2024	
8227	1+1	\$3,182	\$3,595	1/1/2017	
8229	1+1	\$2,613	\$3,595	2/1/2018	
8231	2+1	\$4,668	\$5,195	3/15/2021	
8233	2+2	\$4,575	\$5,495	1/25/2025	
8235	2+1	\$5,400	\$5,495	7/1/2024	
8237	2+2	\$5,999	\$5,995	12/13/2024	
	Laundry Income:	\$70	\$70		
	Other Income:	\$0	\$0		
	Monthly Total:	\$33,507	\$36,440		
	Annual Total:	\$402,082	\$437,280		

Rental Comparables

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Subject Property

The Highland Estates | 1908 Hillcrest | 90068

(1) 3-Bdrm. & 2-Bath	\$7,000
(2) 2-Bdrm. & 2-Bath	\$5,595
(2) 2-Bdrm. & 1-Bath	\$5,195
(2) 1-Bdrm. & 1-Bath	\$3,595



1) 7614 Willoughby Ave.

Rent	\$7,180 Leased on 06/28/25
Unit Mix	3-Bdrm. & 2-Bath 1,808 SF



1) 855 N. La Jolla Ave. Unit #2

Rent	\$5,650 Leased on 06/29/25
Unit Mix	2-Bdrm. & 2-Bath



3) 848 N. Hayworth Ave. Unit #401

Rent	\$5,100 Leased on 08/07/25
Unit Mix	2-Bdrm. & 2-Bath 1,118 SF



4) 7914 Norton Ave. Unit #103

Rent	\$3,650 Leased on 06/24/25
Unit Mix	1-Bdrm. & 1-Bath 643 SF

Rental Comps Map

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Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 7614 Willoughby Ave.	\$7,180	06/28/25	3-Bdrm. & 2-Bath	1,808 SF	\$3.97	1.2 miles
2) 855 N. La Jolla Ave. Unit #2	\$5,650	06/29/25	2-Bdrm. & 2-Bath	N/A	N/A	0.8 mile
3) 848 N. Hayworth Ave. Unit #4	\$5,100	08/07/25	2-Bdrm. & 1-Bath	1,118 SF	\$4.57	0.8 mile
4) 7914 Norton Ave. Unit #103	\$3,650	06/24/25	1-Bdrm. & 1-Bath	643 SF	\$5.68	0.5 mile



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8225 Fountain Avenue WeHo, CA 90046



Kenny Stevens

Principal | Kenny Stevens Team

(310) 968-7005

Kenny@KennyStevensTeam.com

DRE# 01090251 | Compass



Alyson Richards

Agent | Gambino Group

(310) 617-7179

Alyson.Richards@Compass.com

DRE# 02106597 | Compass



Carl Gambino

Founder | Gambino Group

(646) 465-1766

Carl.Gambino@Compass.com

DRE# 01971890 | Compass