

873-875 Westbourne Drive, West Hollywood, CA 90069



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Seller and Listing Broker do not guaranty the accuracy of the square footage, bedroom/bathroom count, lot size, or any other information concerning the features of the Property. All information provided was sourced from the seller and from public records. Buyer and Selling broker are advised to verify the accuracy of the information, and to independently determine whether the Property is suitable for Buyer's proposed use.

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Property Overview



Property Details

Address: 873-875 Westbourne Drive,
West Hollywood, CA 90069

Price: \$2,200,000

Building Size: Per Public Records 1,612 sq ft

Lot Size: Per Public Records 4,128 sq ft

Year Built: 1972

Building Layout: The property comprises four 400-square-foot units plus a 125-square-foot finished shed. There are nine assigned parking spaces: two spaces per unit, with Unit 1 having three.

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Property Specifics

Number of Units: 4

Zoning: Per Public Records WDC1A

APN: 4337-013-015

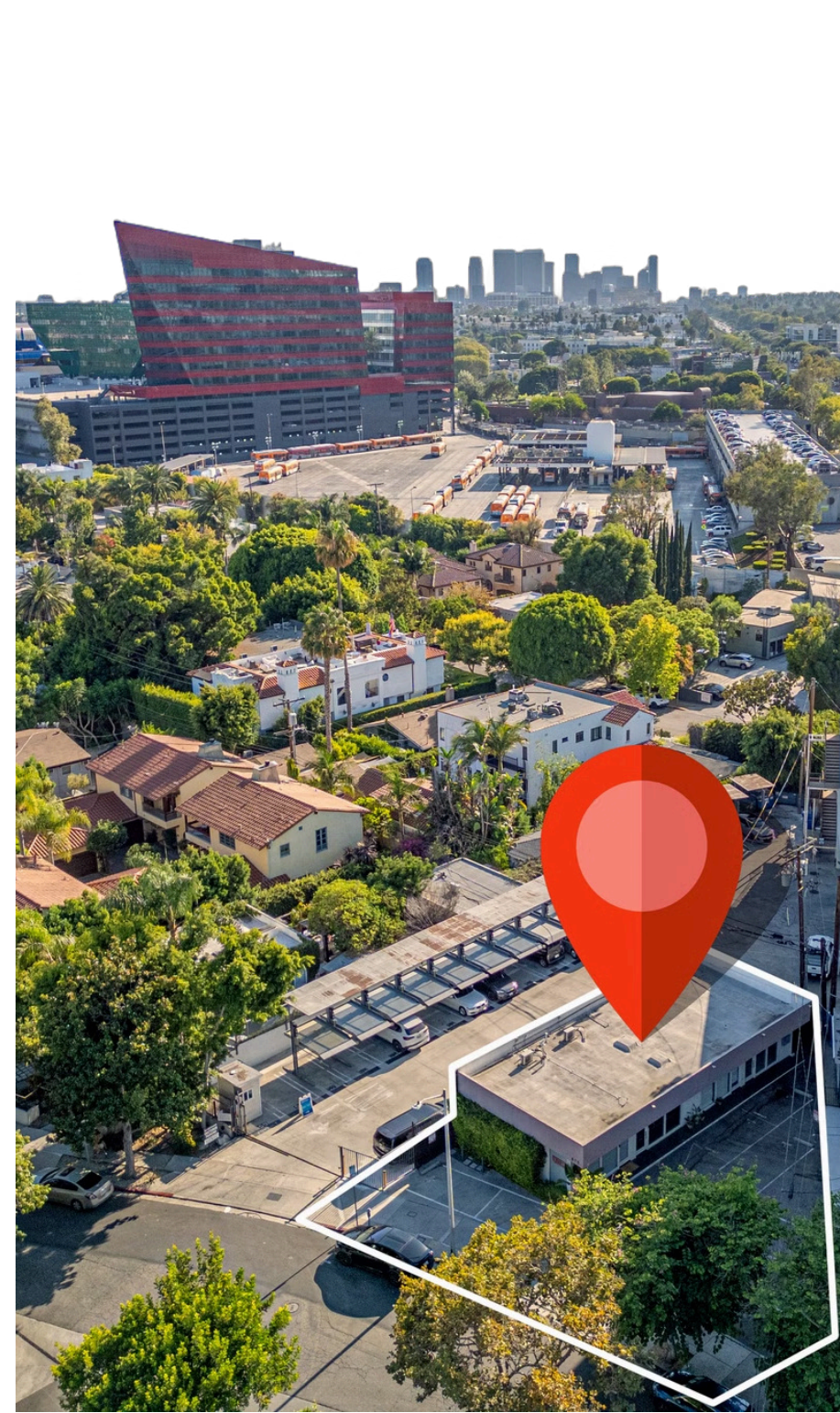
Parking: 9 Spaces

Executive Summary

Excellent commercial investment opportunity located in the heart of West Hollywood, just south of Santa Monica Boulevard. 873 - 875 Westbourne Drive boasts four upgraded commercial units, each spanning 400 square feet and a 125-square-foot shed. All units have been fully modernized with new glass windows, 8-foot glass storefront doors, mini-split air conditioners, updated bathrooms, contemporary lighting, and new flooring. Additionally, the building features a Title 24 cool-roof coating, a newly repaved parking lot, fresh exterior paint, and newly enhanced landscaping, ensuring a premium and appealing property. This property also presents prime potential for repurposing or redevelopment for an owner-user subject to City of West Hollywood regulations. Income statement reflects 07-01-24 Unit 4 moved out on 08-08-2024 and is currently vacant.

Call or Text Steven for more information (310) 770-3999 Please refrain from disrupting tenants

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Income & Financial Overview

Rental Income: October 21, 2024 (Monthly)

Suite	Proforma	Actual Today
Suite 1	\$2,500	\$2,500
Suite 2	\$2,250	\$1,703*
Suite 3	\$2,200	\$2,200
Suite 4	\$2,250	\$2,250
Suite 5	\$400	\$400
Total	\$9,600	\$9,053

*Note: Suite 2 has a lower rental rate as the tenant has been long term and helps watch over and maintain the property. The tenant provides services to the owner

Annual Rental Income:

- **Proforma Annual Income:** \$115,200
- **Actual Annual Income:** \$101,536

Annual Expenses:

Category	Amount	Description
Property Taxes	\$9,478	
Insurance	\$2,755	
Cleaning and Maintenance	\$1,997	Includes parking lot cleaning, window washing, landscaping
Utilities	\$2,041	Includes water, garbage, and house meter electricity
Total Expenses	\$16,271	

Net Operating Income (NOI):

- **Proforma NOI:** \$98,929 (\$115,200 - \$16,271)
- **Actual NOI:** \$85,265 (\$101,536 - \$16,271)

Cap Rate Calculation:

- **Proforma Cap Rate:** 4.5% (\$98,929 / \$2,200,000)
- **Actual Cap Rate:** 3.9% (\$85,265 / \$2,200,000)

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Property Details

Unit 1: Salon

Tenant: Hair Salon
Lease: Lease has expired, Month-to-Month
Rent: \$2,450 + \$50 CAM

Unit 2: Salon

Tenant: Barber Shop
Lease: Lease has expired, Month-to-Month
Rent: \$1,653 + \$50 CAM

Unit 3: Salon

Tenant: Eyebrow Artist
Lease: Until November 30, 2025
Rent: \$2,125 + \$75 CAM
Right to renew at 5% increase plus additional property taxes

Unit 4: Salon

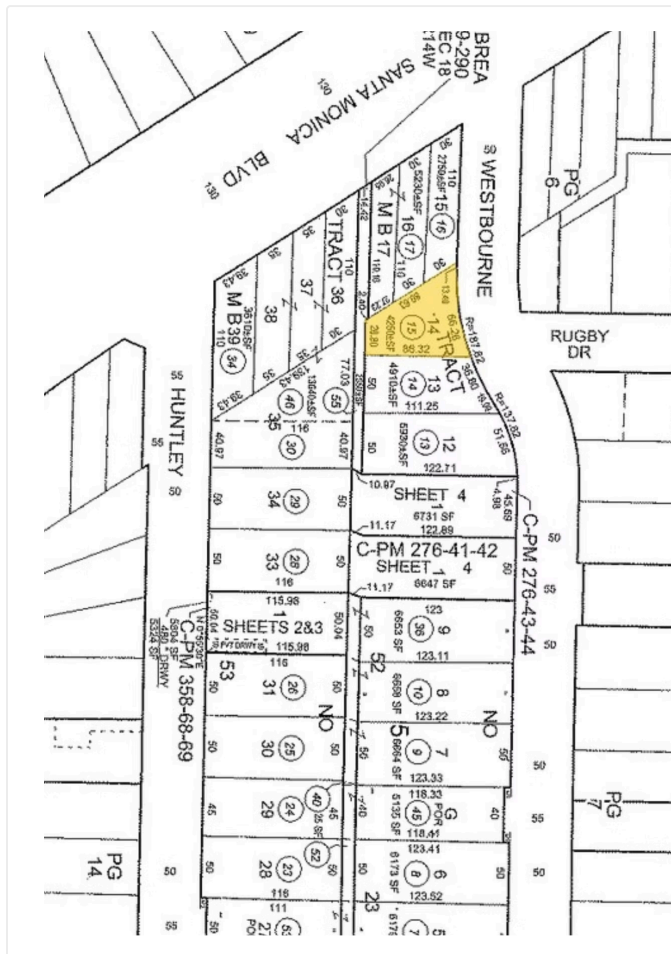
Tenant: Aesthetician
Lease: October 31, 2025 at \$2,150 per month plus + \$100.00 CAM
Right to renew at 5% increase plus additional property taxes.

Unit 5: Promoter's Office (Shed)

Tenant: Promoter
Lease: Lease has expired, Month-to-Month, Tenant pays every four months.
Rent: \$400

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Plat Map



Satellite View

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West Hollywood Aerial View



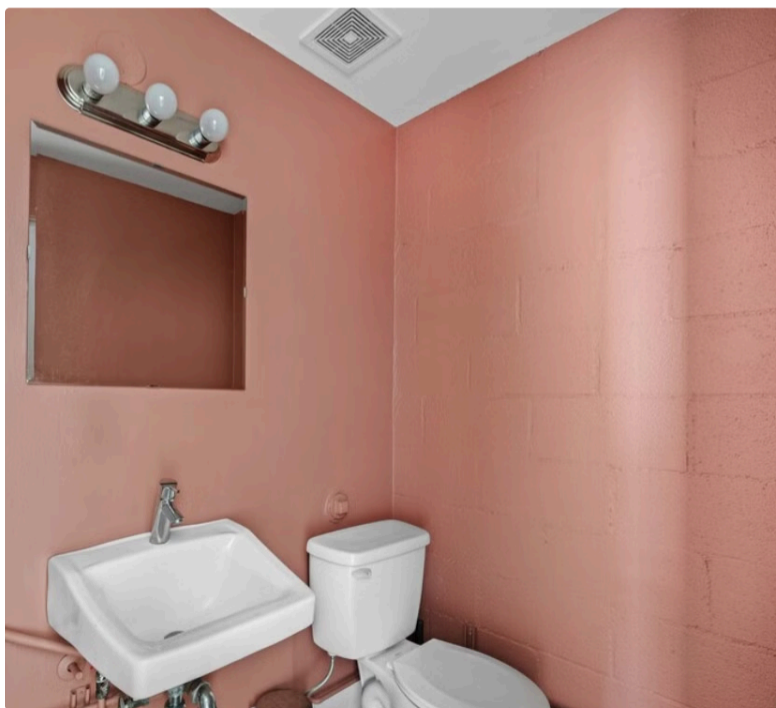
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Exterior Photos



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Interior Photos



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