613 Westbourne Drive

CONFIDENTIAL OFFERING MEMORANDUM

Eight-unit multifamily property in the heart of prime West Hollywood

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DISCLAIMER

613 Westbourne Drive

presents an opportunity to acquire an eight-unit multifamily asset in prime West Hollywood, just north of Melrose Avenue and minutes from the area's premier dining, retail and entertainment destinations, as well as the Pacific Design Center and Cedars-Sinai Medical Center.

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EXECUTIVE SUMMARY

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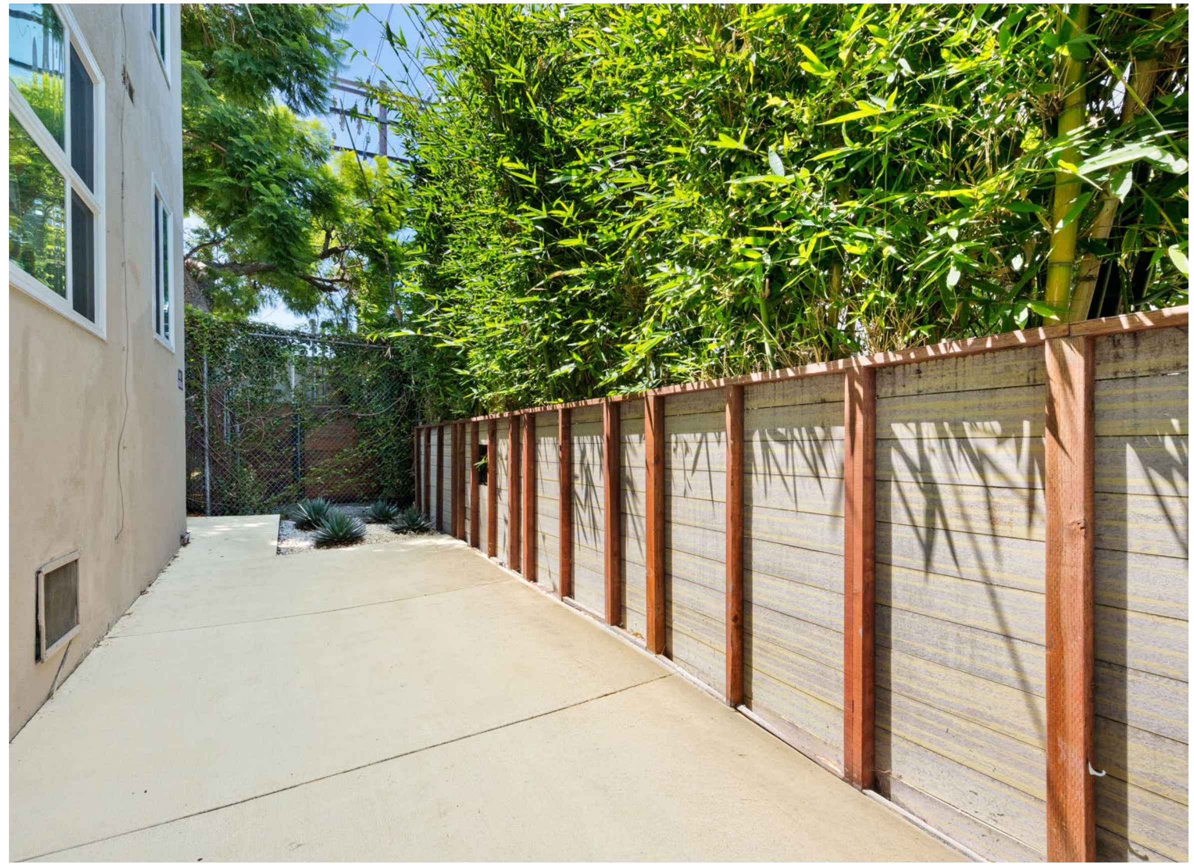

- 613 Westbourne Drive presents a rare opportunity to acquire an eight-unit multifamily property in the heart of prime West Hollywood, one of Los Angeles' most desirable and supply-constrained rental markets. Ideally situated just north of Melrose Avenue, the property places residents moments from the exceptional collection of restaurants, cafés, boutiques, design showrooms and luxury retailers that have established this stretch of Melrose as one of the city's most vibrant and high-end retail corridors. The property is also just moments from the Pacific Design Center and Cedars-Sinai Medical Center, providing convenient access to two of the area's most prominent employment and institutional anchors.

- Encompassing approximately 7,442 square feet, the property features an attractive and highly rentable unit mix consisting of four one-bedroom/one-bath residences and four two-bedroom/two-bath residences. The larger two-bedroom floor plans comprise half of the building's unit mix, providing investors with meaningful exposure to a particularly desirable segment of the West Hollywood rental market.

- The investment is distinguished by a compelling combination of strong in-place income and substantial future rental upside. Current gross rental income is approximately $197,367 annually, compared with projected gross rental income of approximately $288,000, representing approximately 30% upside in rents as existing leases transition toward market levels. 613 Westbourne_Pricing_Analysis.pdf This embedded upside provides a new owner with the opportunity to enhance income and long-term asset value while benefiting from an established income stream from day one.

- Beyond the underlying economics, 613 Westbourne benefits from an exceptional location at the convergence of West Hollywood, Beverly Grove and the greater Beverly Hills area. This highly desirable pocket consistently commands some of the strongest renter demand and highest residential rental rates on a per-square-foot basis in the greater Los Angeles market, supported by limited housing supply, exceptional walkability and immediate access to major employment, dining, shopping and entertainment destinations.

- With its desirable unit mix, irreplaceable West Hollywood location, approximately 30% rental upside and strong long-term rental fundamentals, 613 Westbourne Drive represents a compelling value-add multifamily investment in one of Los Angeles' most sought-after neighborhoods.





AT A GLANCE

- Prime West Hollywood – Moments from Melrose Avenue, Pacific Design Center and Cedars-Sinai
- 8-Unit Multifamily Asset – Four 1BR/1BA + four 2BR/2BA residences
- 7,442 SF Property –
Desirable and highly rentable unit mix
- ~30% Rental Upside – $197K current gross income vs. $288K projected
- Long-term appreciation potential in a supply-constrained market





LOCATION OVERVIEW

02


613 Westbourne Drive

WEST HOLLYWOOD

- The property is situated at 613 Westbourne Drive, ideally positioned in the heart of West Hollywood — one of Los Angeles' most desirable and supply-constrained residential neighborhoods.

- With immediate access to Melrose Avenue and the surrounding collection of acclaimed restaurants, cafés, boutiques, design showrooms and luxury retailers, 613 Westbourne places residents at the center of one of Los Angeles' most vibrant lifestyle destinations. The property is also moments from the Pacific Design Center and Cedars-Sinai Medical Center, providing convenient access to two of the area's most prominent cultural, employment and institutional anchors.

- The property sits at the convergence of West Hollywood, Beverly Grove and the greater Beverly Hills area, surrounded by exceptional dining, shopping, entertainment and creative destinations. This highly walkable pocket continues to command strong renter demand and some of the highest residential rental rates per square foot in the greater Los Angeles market, supported by limited housing supply and its proximity to the city's premier lifestyle and employment hubs.


WITHIN REACH


HOKA


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AT A GLANCE

$96,995
Median Household Income

$90,080
Per Capita Income

64.2%
Bachelor's Degree+

$2,091
Median Monthly Rent

MARKET OVERVIEW

03

WEST HOLLYWOOD

- West Hollywood remains one of Los Angeles' most desirable and resilient rental markets, supported by limited housing supply, strong renter demand and an exceptional concentration of employment, entertainment, dining and lifestyle amenities. The submarket continues to command premium rents, with multifamily vacancy at approximately 5.3% and average rents around $2,786 per month, reinforcing its position as a stable Westside investment market.

- 613 Westbourne is positioned within a highly established pocket of West Hollywood at the intersection of West Hollywood, Beverly Grove and the greater Beverly Hills area. The surrounding market benefits from exceptional walkability and proximity to Melrose Avenue, the Pacific Design Center, Cedars-Sinai and some of Los Angeles' most sought-after retail, dining and entertainment destinations.

- The broader Los Angeles multifamily market also remains fundamentally healthy, with renter demand continuing to support absorption and average asking rents holding firm despite a modest increase in vacancy. For the investment case, 613 Westbourne offers an opportunity to acquire a small-scale asset in a premium Westside submarket while benefiting from existing income and significant rental upside.

Source: Market Report | The Group CRE"
"Los Angeles Multifamily Market Report | Q2 2026 | Kidder Mathews"

NUMBERS

04

RENT ROLL

UNIT	BD/BA	STATUS	SQFT	RENT	DEPOSIT	LEASE FROM	LEASE TO	LAST RENT INCREASE DATE
1	2/2	Current	1,000	2,728	2,400.00	02/16/2019		03/01/2026
2	1/1	Current		1,995	1,995.00	01/15/2026	01/31/2027	
3	1/1	Current		1,065	1,000.00	11/22/1991		03/01/2026
4	2/2	Current		2,066	1,650.00	10/01/2010		03/01/2026
5	2/2	Evict		2,237	1,850.00	11/12/2012		03/01/2025
6	1/1	Current	1,000	1,370	1,400.00	07/01/2025	06/30/2026	03/01/2026
7	1/1	Current	750	2,039	1,995.00	10/01/2024	09/30/2025	11/01/2025
8	2/2	Current	1,100	2,943	2,795.00	03/31/2024	03/31/2025	04/01/2026

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