



937

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PRIVATE PROPERTY
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NO TRUCKS
NO TRAILERS
NO RAMPAGE
NO OVERHUNG
NO OVERCROUCHING
NO OVERHUNG
NO OVERCROUCHING

937 HILDALE AVE
WEST HOLLYWOOD, CA 90069

9 UNITS WEST • HOLLYWOOD SUBMARKET

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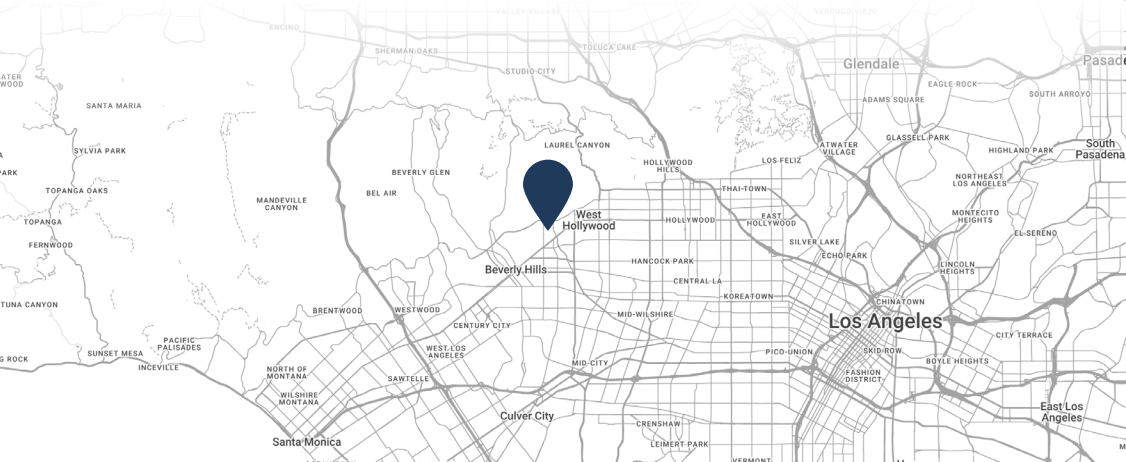
PROPERTY DESCRIPTION

01

PROPERTY DESCRIPTION

Rare nine-unit apartment building in the coveted Norma Triangle of West Hollywood, quietly positioned on a dead-end street while placing residents in the center of one of L.A.'s most in-demand rental markets. The property offers a highly functional unit mix of (7) 1 bed / 1 bath units (approx. 800 SF) and (2) 2 bed / 1 bath units (approx. 1,000 SF), a charming courtyard with a sitting patio, and on-site laundry. Building features include a main boiler system, five carport parking spaces, separate gas meters, new energy/noise-efficient windows, high-security mailboxes, and security cameras.

Residents enjoy exceptional walkability with Santa Monica & San Vicente (The Troubadour, The Abbey), the Sunset Strip (Whisky a Go-Go, Key Club), Pavilions, Trader Joe's, and numerous top eateries and cafés all just a short stroll away. The property is fully occupied and benefits from an assumable loan, offering investors immediate cash flow and attractive financing in a supply-constrained, core West Hollywood submarket. Ideal for long-term holders and 1031 exchange buyers seeking a stabilized asset with strong fundamentals and built-in appreciation potential.





CONRAD

937

9000

PROPERTY PHOTOS

02

PROPERTY PHOTOS



PROFESSIONALLY MANAGED BY
CONRAD
PROPERTY MANAGEMENT, INC.
1810 228-8349

937

03 FINANCIALS



FINANCIALS

12-MONTH CASH FLOW (2025)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
Rent	12,001.96	12,001.96	15,490.96	15,490.96	15,490.96	15,490.96	15,490.96	15,490.96	15,490.96	15,748.85	0.00	0.00	148,189.49
Fees													
Application Fees	44.00	-44.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Late Fee	103.00	-103.00	0.00	218.10	-55.10	-163.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rent Registration	48.00	48.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	48.00	0.00	0.00	522.00
Total Fees	195.00	-99.00	54.00	272.10	-1.10	-109.00	54.00	54.00	54.00	48.00	0.00	0.00	522.00
TOTAL OPERATING INCOME	12,196.96	11,902.96	15,544.96	15,763.06	15,489.86	15,381.96	15,544.96	15,544.96	15,544.96	15,796.85	0.00	0.00	148,711.49
EXPENSE													
Advertising & Signs	374.76	218.68	298.68	198.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,090.80
Cleaning and Maintenance													
Carpet Cleaning	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Landscaping & Gardening	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00	0.00	0.00	0.00	0.00	45.00
Total Cleaning and Maintenance	0.00	0.00	0.00	0.00	150.00	0.00	0.00	45.00	0.00	0.00	0.00	0.00	195.00
Legal & Other Professional Fees													
Professional Fees													
Legal	0.00	0.00	0.00	0.00	314.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	314.50
Total Legal and Other	0.00	0.00	0.00	0.00	314.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	314.50
Professional Fees													
Management Fees	600.00	600.00	751.31	751.31	751.31	751.31	751.31	751.31	751.31	751.31	0.00	0.00	7,210.48
Total Management Fees	600.00	600.00	751.31	751.31	751.31	751.31	751.31	751.31	751.31	751.31	0.00	0.00	7,210.48
Payroll													
Commissions/Leasing Fee	0.00	0.00	895.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	895.00
Total Payroll	0.00	0.00	895.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	895.00
Utilities													
Gas	0.00	0.00	498.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	498.46
Total Utilities	0.00	0.00	498.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	498.46
Other													
Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	0.00	0.00	40.00
Security Deposit Interest Expense	0.00	128.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	128.50
Total Other	0.00	128.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	0.00	0.00	168.50

FINANCIALS

12-MONTH CASH FLOW (2025)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Repairs													
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,450.00	0.00	0.00	0.00	0.00	4,864.99
Plumbing	280.00	0.00	0.00	1,112.00	760.00	-75.00	0.00	195.00	171.00	0.00	0.00	0.00	2,443.00
General Maintenance & Repairs	0.00	94.96	444.97	0.00	0.00	89.99	95.00	0.00	0.00	8,817.91	0.00	0.00	9,542.83
Entry Gates and Doors	0.00	0.00	1,935.00	169.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,104.99
Pest Control	0.00	57.96	60.86	0.00	0.00	0.00	51.91	60.86	60.86	60.86	0.00	0.00	353.31
Total Repairs	539.00	525.92	2,440.83	1,281.99	885.00	14.99	146.91	4,705.86	231.86	9,293.76	0.00	0.00	20,066.12
Total Operating Expense	1,513.76	1,473.10	4,884.28	2,231.98	2,100.81	766.30	898.22	5,502.17	983.17	10,085.07	0.00	0.00	30,438.86
NOI - Net Operating Income	10,683.20	10,429.86	10,660.68	13,531.08	13,389.05	14,615.66	14,646.74	10,042.79	14,561.79	5,711.78	0.00	0.00	118,272.63
Total Income	12,196.96	11,902.96	15,544.96	15,763.06	15,489.86	15,381.96	15,544.96	15,544.96	15,544.96	15,796.85	0.00	0.00	148,711.49
Total Expense	1,513.76	1,473.10	4,884.28	2,231.98	2,100.81	766.30	898.22	5,502.17	983.17	10,085.07	0.00	0.00	30,438.86
Net Income	10,683.20	10,429.86	10,660.68	13,531.08	13,389.05	14,615.66	14,646.74	10,042.79	14,561.79	5,711.78	0.00	0.00	118,272.63
Other Items													
Owner Held Security Deposits	0.00	3,489.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,489.00
Prepaid Rent	-128.30	3,623.70	0.20	0.20	0.20	0.40	0.20	790.90	114.39	-808.15	808.15	0.00	4,401.89
Owner Distribution	-10,868.45	-10,683.20	-13,918.86	-10,660.68	-13,531.08	-13,389.05	-14,615.66	-14,646.74	-10,042.79	-14,561.79	-5,711.78	0.00	-132,630.08
Net Other Items	-10,996.75	-3,570.50	-13,918.66	-10,660.48	-13,530.88	13,388.65	-14,615.46	-13,855.84	-9,928.40	-15,369.94	-4,903.63	0.00	-124,739.19
Cash Flow	-313.55	6,859.36	-3,257.98	2,870.60	-141.83	1,227.01	31.28	-3,813.05	4,633.39	-9,658.16	-4,903.63	0.00	-6,466.56
Beginning Cash	15,186.20	14,872.65	21,732.01	18,474.03	21,344.63	21,202.80	22,429.81	22,461.09	18,648.04	23,281.43	13,623.27	8,719.64	15,186.20
Beginning Cash + Cash Flow	14,872.65	21,732.01	18,474.03	21,344.63	21,202.80	22,429.81	22,461.09	18,648.04	23,281.43	13,623.27	8,719.64	8,719.64	8,719.64
Actual Ending Cash	14,872.65	21,732.01	18,474.03	21,344.63	21,202.80	22,429.81	22,461.09	18,648.04	23,281.43	13,623.27	8,719.64	8,719.64	8,719.64

Assumable loan of \$1,430,000

Interest rate 3.48% with 1 year remaining on the term

1% fee to assume the loan plus a \$2,000 processing fee

FINANCIALS

RENT ROLL

Unit	Bed	Bath	Rent
1	1	1	\$825.07
2	1	1	\$1,009.87
3	1	1	\$2,106.35
4	1	1	\$2,053.69
5	2	1	\$1,332.73
6	1	1	\$1,790.40
7	1	1	\$2,351.75
8	1	1	\$802.15
9	2	1	\$3,489.00
9 Units			\$15,761.01





04

RETAIL MAP

RETAIL MAP



UCLA

eight thousand
SUNSET

**SUNSET
PLAZA**

Beverly Center

GUCCI ★ PRADA
macy's MANGO
MCM Salvatore Ferragamo
SEPHORA
AX Bath & Body Works ALDO
blomingdale's PINK STEVE MADDEN

EP BALenciAGA
MK COACH

The Grove

ZARA maje
SEPHORA
sandro
BARNES & NOBLE
NORDSTROM

DAVID YURMAN
Ray-Ban
GAP
LE LABO
NIKE
VANS
lululemon

MK
GUCCI

Beverly Connection

ROSS TJ-MAXX
OFF 5TH
MEN'S WEARHOUSE
blomingdale's
the outlet store

TARGET



9000

05

LOCATION OVERVIEW

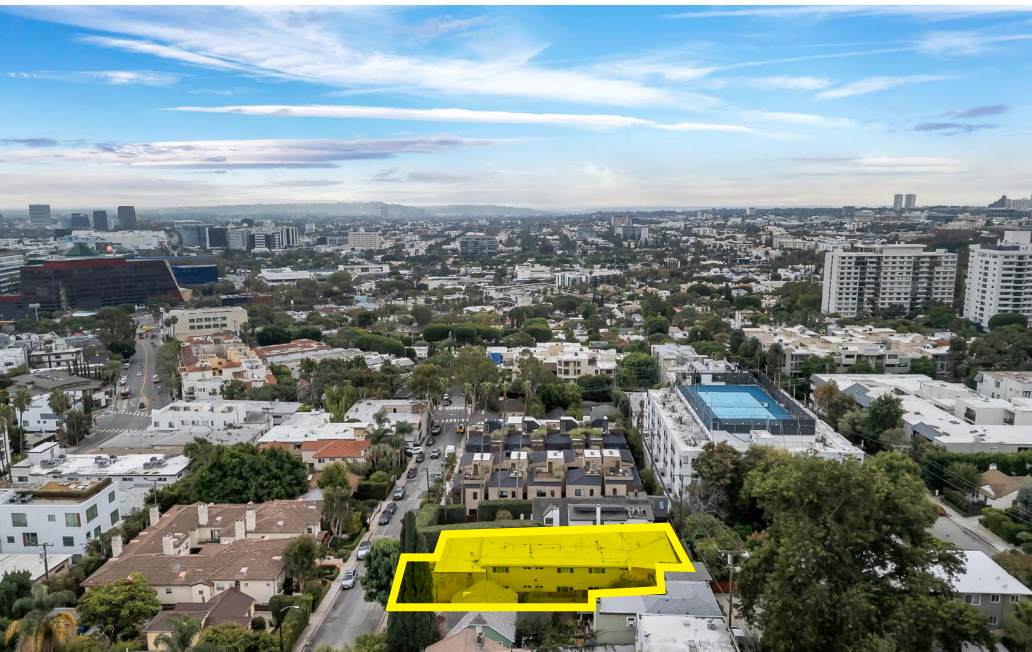
LOCATION - WEST HOLLYWOOD

West Hollywood—often referred to as WeHo—is one of Los Angeles’ most vibrant and sought-after urban neighborhoods, known for its walkable streets, trend-setting lifestyle, and central location near Beverly Hills, Hollywood, and Fairfax. The area attracts residents and visitors with its mix of upscale dining, boutique retail, nightlife destinations, and cultural landmarks such as the Sunset Strip and the Pacific Design Center. Its strong identity as a creative and entertainment hub continues to draw young professionals, artists, and entrepreneurs.

With excellent accessibility via major corridors like Santa Monica Boulevard, Sunset Boulevard, and La Brea Avenue, West Hollywood offers seamless connectivity throughout the greater Los Angeles region. The community is supported by a well-established commercial environment, high-density residential developments, and strong consumer spending power. Its diverse population, progressive policies, and ongoing infrastructure investments make West Hollywood an enduring destination for both business and lifestyle.



PROPERTY PHOTOS

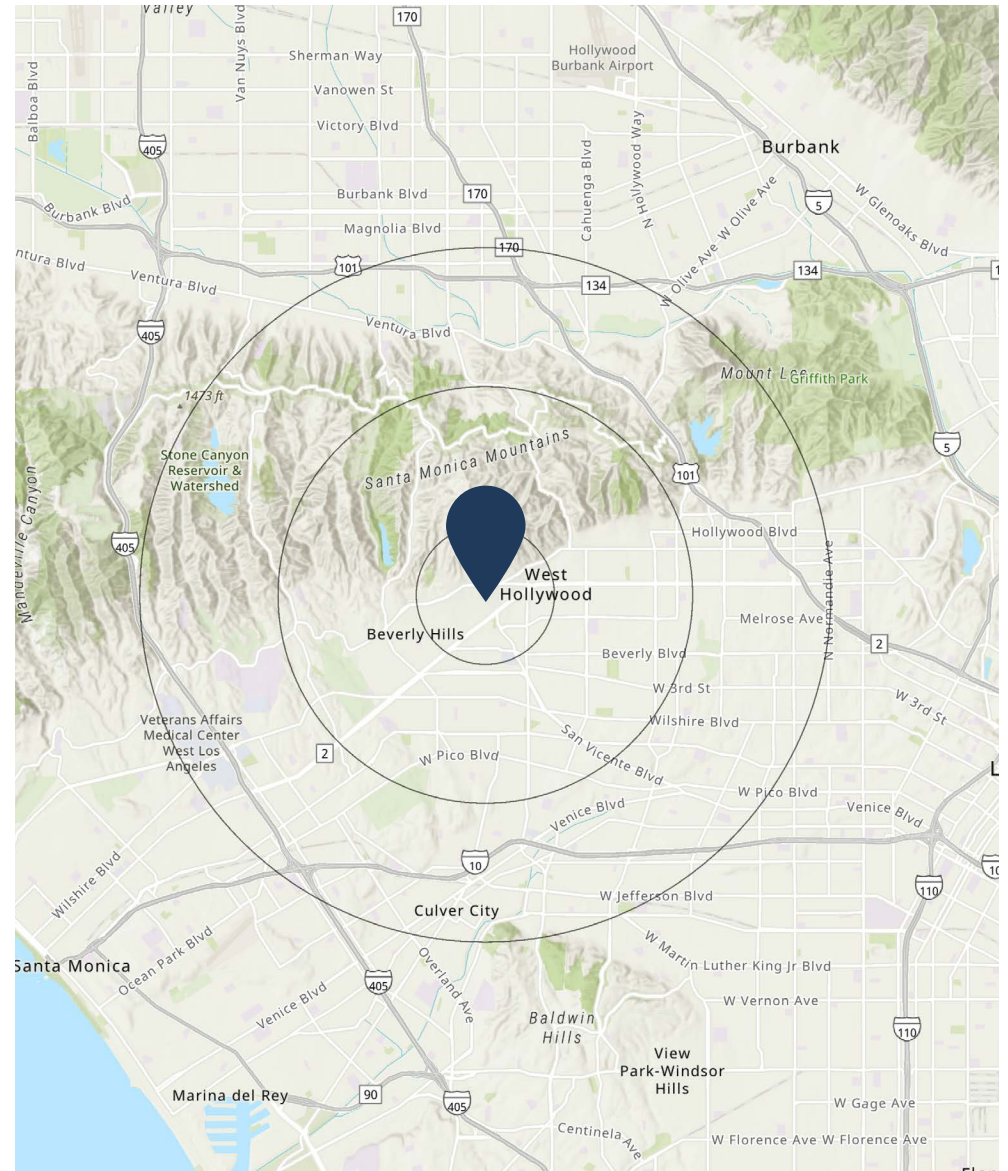




DEMOGRAPHICS

DEMOGRAPHICS

2025 Summary	1 mile	3 miles	5 miles
Population	27,849	222,611	708,285
Households	17,906	120,490	337,796
Families	4,996	43,846	141,904
Average Household Size	1.55	1.83	2.01
Owner Occupied Housing Units	6,437	35,140	96,093
Renter Occupied Housing Units	11,469	85,350	241,703
Median Age	43.8	40.0	38.2
Median Household Income	\$115,290	\$107,421	\$97,495
Average Household Income	\$202,750	\$179,808	\$161,896



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