7627 HAMPTON AVE

West Hollywood, CA 90046

OFFERING MEMORANDUM

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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, 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.

BROKER OF RECORD

TONY SOLOMON

Broker of Record

License #01238010

23975 Park Sorrento, Suite 400

Calabasas, CA 91302

TonySolomonBOR@mmreis.com

7627 HAMPTON AVE
WEST HOLLYWOOD, CA 90046

PRICE	$1,875,000
UNITS	8
PRICE/UNIT	$234,375
CAP RATE (CURRENT)	5.63%
GRM (CURRENT)	11.41


PROPERTY DESCRIPTION
7627 HAMPTON AVE
WEST HOLLYWOOD, CA 90046

PROPERTY DESCRIPTION

PROPERTY DETAIL

Property Address	7627 Hampton Ave
Assessor's Parcel Number	5530-004-028
Number of Units	8
Number of Buildings	1
Number of Stories	2
Year Built	1954
Gross Square Feet	4,800
Lot Size	6,849
Zoning	WDR2
Type of Ownership	Fee Simple

UTILITIES

Water	Master Metered
Gas	Separately Metered
Electric	Separately Metered

PROPERTY AMENITIES

Parking	Uncovered Parking - 6 Spaces
Laundry Facilities	Common - 1 Washer / 1 Dryer - Leased

PROPERTY SYSTEMS

Roof	Re-Roof in 2011 Per Public Records
Electrcial Main Panel	Original
Plumbing	Mix - Copper / Galvanized
Sewer Line	Original

INVESTMENT HIGHLIGHTS

- 1st Time to be sold in over 37 Years!
- Excellent Unit Mix Offering all 1 Bedroom Units
- Spacious Units Averaging Approx. 600 SF Each
- Approximately Over 34% Rental Upside!
- Excellent West Hollywood Location
- On Site Parking & Laundry For Tenants
- Separately Metered for Gas/Electric
- Large 6,849 SF Lot Zoned WDR2

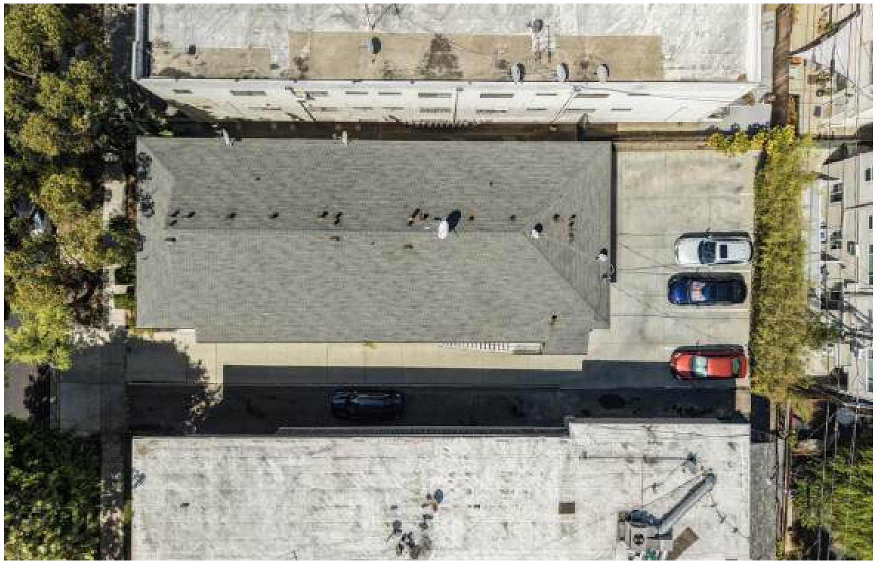
*Buyer to Verify All Information

EXTERIOR / INTERIOR PHOTOS

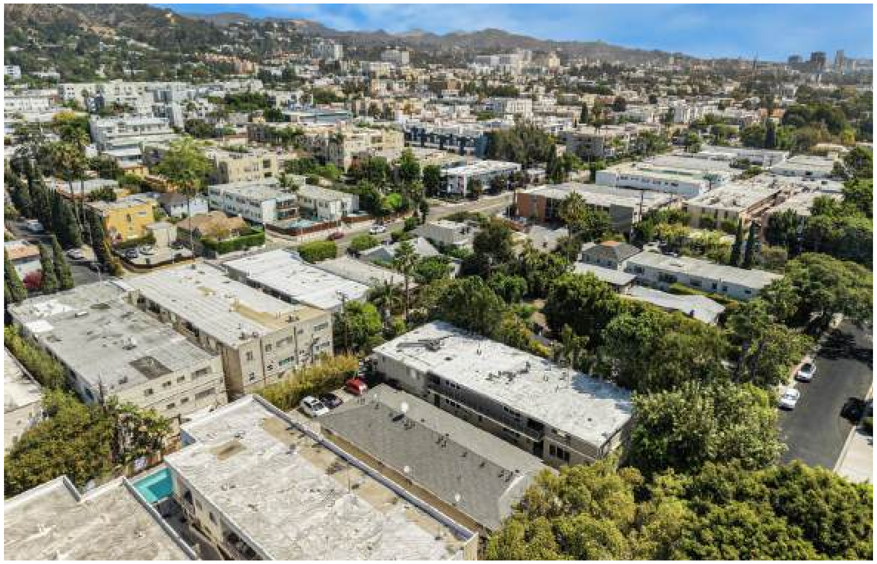
EXTERIOR / INTERIOR PHOTOS




EXTERIOR / INTERIOR PHOTOS



EXTERIOR / INTERIOR PHOTOS



LOCATION OVERVIEW

7627 HAMPTON AVE
WEST HOLLYWOOD, CA 90046

WALKABILITY

The property sits on Hampton Avenue, a short residential street one block north of Fountain Avenue and a few blocks east of Fairfax Avenue, in the heart of West Hollywood. Sunset Boulevard and the Sunset Strip are three blocks north, putting the city's hotels, music venues, and restaurants within an easy walk, while Santa Monica Boulevard — West Hollywood's main commercial spine — runs half a mile south. With a Walk Score of 90 the location is a "Walker's Paradise," meaning daily errands do not require a car, and a Transit Score of 56 ("Good Transit") reflects Metro service on Sunset, Fairfax, La Brea, and Santa Monica Boulevard, all within a short walk. Runyon Canyon is under a mile northeast, The Grove and the Original Farmers Market are about a mile and a half south, and Beverly Hills, Hollywood, and Century City are each a short drive.

90

Walk Score

Daily errands do not require a car

56

Transit Score

Good transit; many nearby options

Sunset Strip


Santa Monica Boulevard


Runyon Canyon


The Grove


Original Farmers Market


Melrose Avenue

Shopping, Dining and Entertainment

Few Los Angeles addresses put this much within walking distance. The Sunset Strip is three blocks north, carrying the Comedy Store, the Roxy, the Whisky a Go Go, and the hotels and restaurants that made the corridor famous. Fairfax Avenue, a few blocks west, holds the streetwear shops and delis that turned the district into a destination, and Santa Monica Boulevard's restaurants, cafes, gyms, and nightlife run half a mile south.

A mile and a half south, The Grove and the historic Original Farmers Market anchor everyday shopping and dining, with Melrose Avenue's boutiques and galleries in between. The Pacific Design Center and the West Hollywood Design District lie west along Melrose, Museum Row — LACMA and the Academy Museum — sits down Fairfax, and the Hollywood Bowl and Runyon Canyon are both minutes northeast.


Pacific Design Center


Hollywood Bowl


Academy Museum

NEARBY DEVELOPMENTS

Subject Property

7627 Hampton Ave

Nearby Points of Interest

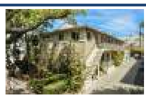
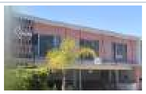
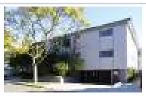
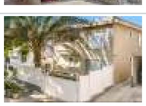
1. 7901 W Sunset Blvd – Skyview Sunset - 7-story, 62 units + retail
2. 1332-1346 N Fairfax Ave – Two 4-story buildings, 52 affordable units
3. 7811 Santa Monica Blvd – Bond Hotel - 126 units + 45 keys
4. 1134 N La Brea Ave – 6-story, 49 units + retail

7627 HAMPTON AVE

West Hollywood, CA 90046

SALE COMPARABLES

SALE COMPARABLES

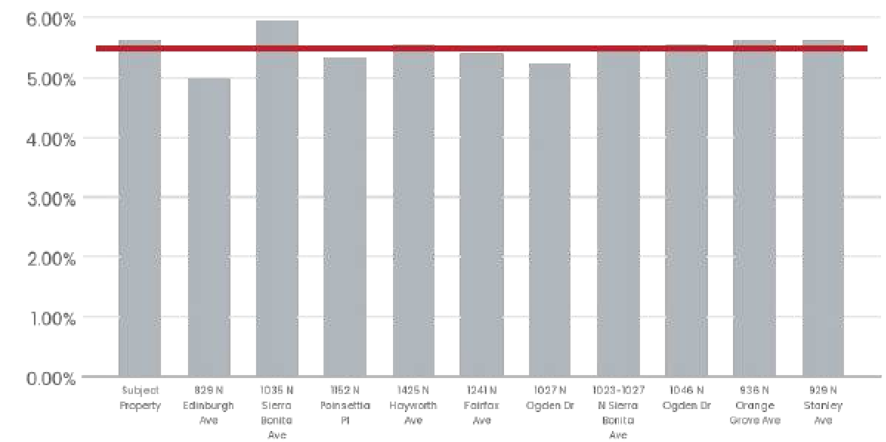
		Property Name	SALE PRICE	YEAR BUILT	NO. OF UNITS	BUILDING SF	PRICE/UNIT	PRICE/SF	CAP RATE	GRM	COE	UNIT MIX	Notes
		7627 Hampton Ave West Hollywood, CA 90046	$1,875,000	1954	8	4,800	$234,375	$391	5.63%	11.41	N/A	(8) 1+1	
1.		829 N Edinburgh Ave Los Angeles, CA 90046	$1,500,000	1938	5	3,943	$300,000	$380	4.99%	13.13	7/17/2026	(4) 1+1 (1) 2+1	
2.		1035 N Sierra Bonita Ave West Hollywood, CA 90046	$2,715,000	1956	9	6,984	$301,667	$389	5.95%	13.53	6/18/2026	(7) 1+1 (2) 2+2	
3.		1152 N Poinsettia Pl West Hollywood, CA 90046	$4,225,000	1960	20	13,404	$211,250	$315	5.33%	11.20	6/17/2026	(12) 1 +1 (8) 2+2	
4.		1425 N Hayworth Ave West Hollywood, CA 90046	$2,820,000	1951	11	10,235	$256,364	$276	5.56%	11.75	5/20/2026	(7) 1+1 (4) 2+1.5	
5.		1241 N Fairfax Ave West Hollywood, CA 90046	$3,076,000	1958	14	10,378	$219,714	$296	5.39%	12.13	4/15/2026	(2) Sudios (10) 1+1 (2) 2+2	
6.		1027 N Ogden Dr West Hollywood, CA 90046	$2,038,234	1963	10	9,303	$203,823	$219	5.22%	11.83	3/31/2026	(7) 1+1 (2) 2+2 (1) 3+2	
7.		1023-1027 N Sierra Bonita Ave West Hollywood, CA 90046	$3,700,000	1959	14	12,018	$264,286	$308	5.53%	12.30	12/31/2025	(8) 1+1 (6) 2+2	
8.		1046 N Ogden Dr West Hollywood, CA 90046	$2,725,000	1958	10	8,636	$272,500	$316	5.54%	10.48	12/24/2025	(6) 1+1 (4) 2+2	
9.		936 N Orange Grove Ave West Hollywood, CA 90046	$2,850,000	1961	11	8,735	$259,091	$326	5.63%	11.92	12/5/2025	(2) Studios (4) 1+1 (4) 2+2 (1) 3+2	
10.		929 N Stanley Ave West Hollywood, CA 90046	$2,325,000	1963	8	6,334	$290,625	$367	5.61%	11.40	10/1/2025	(4) 1+1 (4) 2+2	
					AVG		$257,932	$319	5.47%	11.97			

SALE COMPARABLES

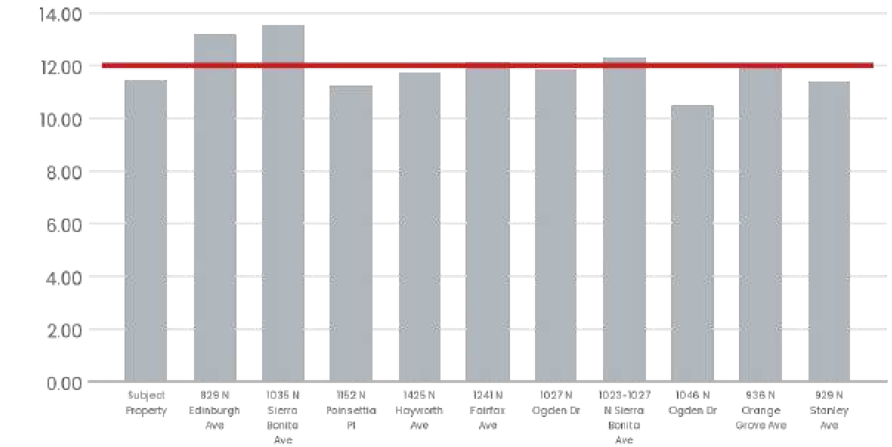
Subject property and comparable sales

SALES COMPARABLES

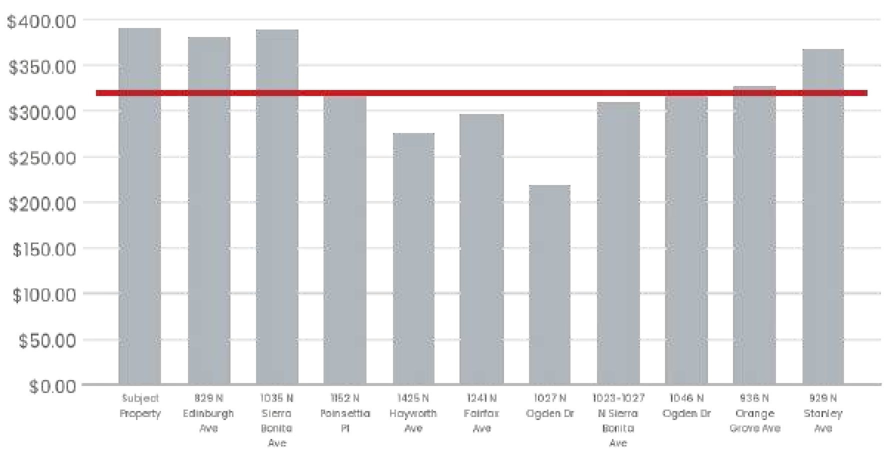
AVERAGE CAP RATE 5.47%



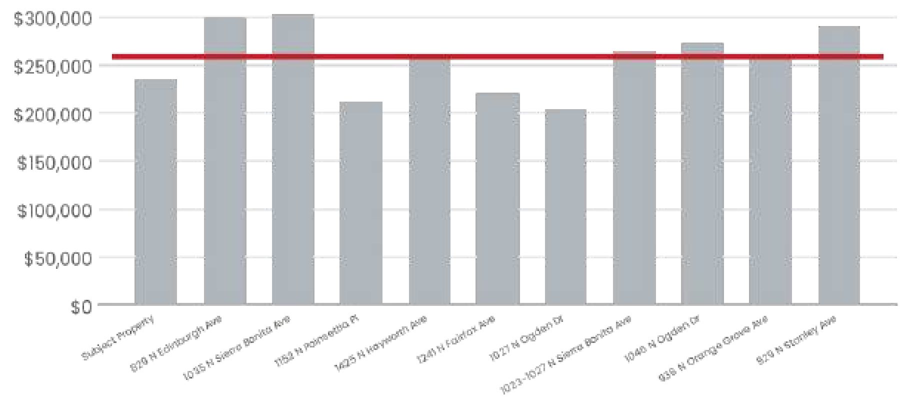
AVERAGE GRM 11.97



AVERAGE PRICE/SF $319.21 SF



AVERAGE PRICE/UNIT $257,932



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LEASE COMPARABLES

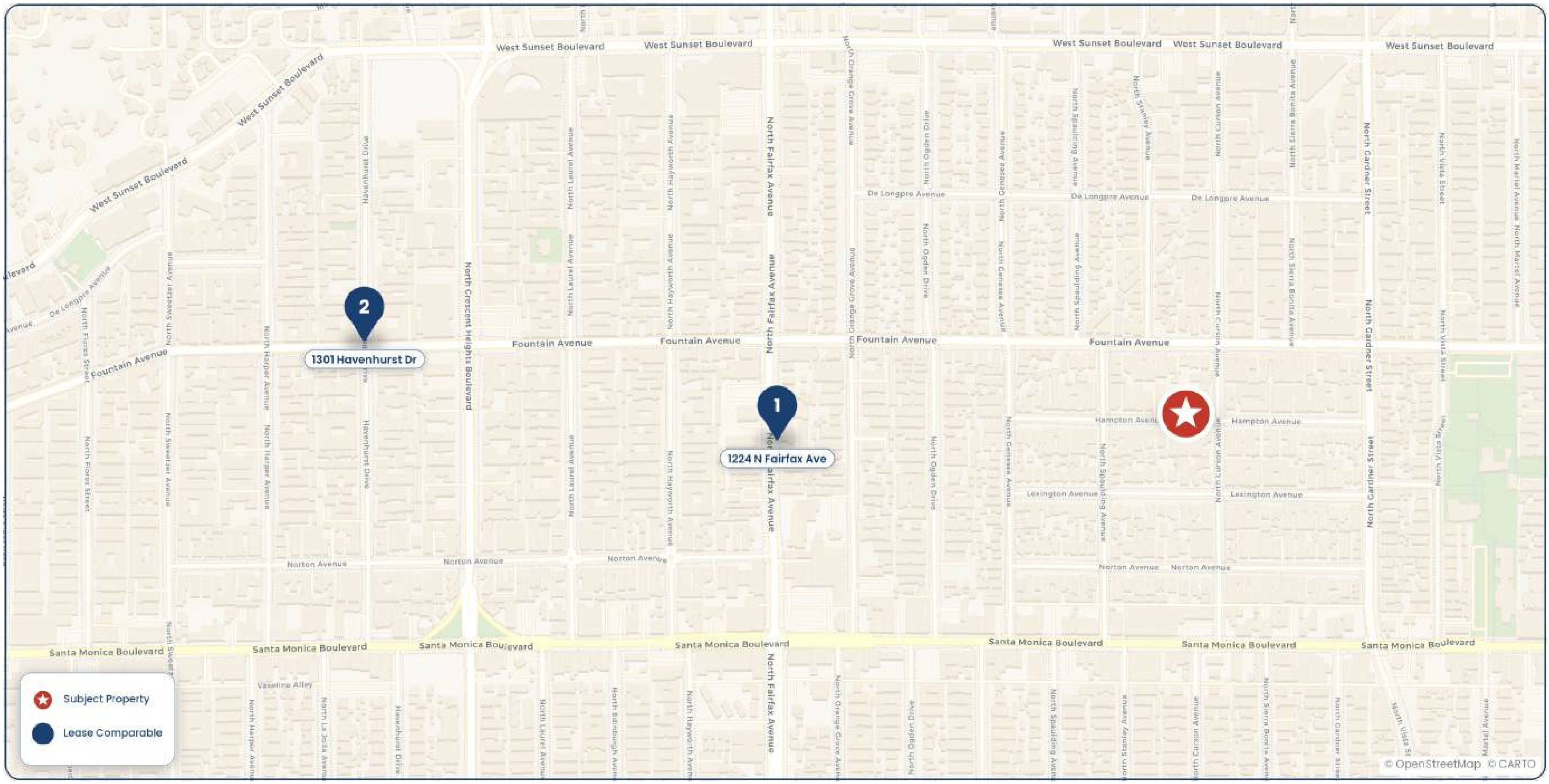
RENT COMPARABLE

1 BDR - 1 BATH

PROPERTY NAME	UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT (SF)
7627 HAMPTON AVE WEST HOLLYWOOD, CA 90046	1 Bdr - 1 Bath	8	1954	$2,300	600	$3.83
1224 N FAIRFAX AVE WEST HOLLYWOOD, CA 90046	1 Bdr - 1 Bath	8	1954	$2,290	740	$3.09
1301 HAVENHURST DR WEST HOLLYWOOD CA 90046	1 Bdr - 1 Bath	40	1958	$2,449	700	$3.50
			AVG.	$2,370	720	$3.30

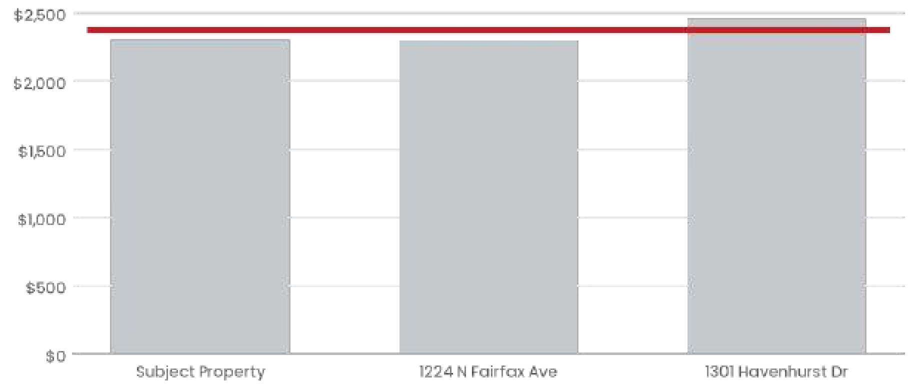
LEASE COMPARABLES

Subject property and comparable rentals



Average 1 Bedroom

$2,370



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FINANCIAL OVERVIEW

RENT ROLL

Unit #	Unit Type – Bed	Unit Type – Bath	Notes	Add Notes	Approx. Unit SF	Current Rent	Rent/SF	Pro Forma Rent	Pro Forma Rent/SF	Move In Date
1	1 Bdr	1 Bath			600	$2,000	$3.33	$2,300	$3.83	7/1/2026
2	1 Bdr	1 Bath			600	$1,096	$1.83	$2,300	$3.83	2/1/2000
3	1 Bdr	1 Bath			600	$1,950	$3.25	$2,300	$3.83	8/1/2026
4	1 Bdr	1 Bath			600	$799	$1.33	$2,300	$3.83	4/1/1982
5	1 Bdr	1 Bath			600	$1,957	$3.26	$2,300	$3.83	10/28/2023
6	1 Bdr	1 Bath			600	$1,942	$3.24	$2,300	$3.83	3/5/2023
7	1 Bdr	1 Bath			600	$1,952	$3.25	$2,300	$3.83	12/1/2024
8	1 Bdr	1 Bath	Section 8		600	$1,995	$3.33	$2,300	$3.83	9/1/1978
0	TOTAL	VACANT				$0		$0		
8	TOTAL	OCCUPIED				$13,691		$18,400		
8	TOTAL				4,800	$13,691	$2.85	$18,400	$3.83	

*Rent Roll as of 10/1/2026

INCOME AND EXPENSE

Total Number of Units 8

Total Area (Gross) 4,800 SF

Income		Current	Per Unit		Pro Forma	Per Unit
GROSS POTENTIAL RENT		$164,298	$20,537		$220,800	$27,600
Laundry*		$1,200	$150		$1,200	$150
Total Other Income		$1,200	$150		$1,200	$150
GROSS POTENTIAL INCOME		$165,498	$20,687		$222,000	$27,750
Vacancy/Collection Allowance (GPR)	2.0%	$3,286	$411	2.0%	$4,416	$552
EFFECTIVE GROSS INCOME		$162,212	$20,276		$217,584	$27,198

Expenses					
Real Estate Taxes*	1.1751%	$22,034	$2,754	$22,034	$2,754
Insurance		$9,558	$1,195	$9,558	$1,195
R&M*		$8,000	$1,000	$8,000	$1,000
Trash		$2,822	$353	$2,822	$353
Utilities - Power, Gas & Water		$4,246	$531	$4,246	$531
Off Site Manager*		$6,572	$821	$8,832	$1,104
Gardening		$1,960	$245	$1,960	$245
Pest Control		$455	$57	$455	$57
Rent Registration		$1,068	$134	$1,068	$134
TOTAL EXPENSES		$56,715	$7,089	$58,975	$7,372
Expenses per SF		$11.82		$12.29	
% of EGI		35.0%		27.1%	
NET OPERATING INCOME		$105,497	$13,187	$158,609	$19,826

*Estimated

FINANCIAL OVERVIEW

Location

7627 Hampton Ave
West Hollywood, CA 90046

Price		$1,875,000
Down Payment	39%	$731,250
Number of Units		8
Price/Unit		$234,375
Gross Square Feet		4,800
Price/SF		$391
CAP Rate - Current		5.63%
CAP Rate - Pro Forma		8.46%
GRM - Current		11.41
GRM - Pro Forma		8.49
Year Built		1954
Lot Size		6,849 SF
Zoning		WDR2
Type of Ownership		Fee Simple

Financing

Loan Amount	$1,143,750
Loan Type	Proposed New
Interest Rate	6.250%
Amortization	30 Years
Monthly Payments	$7,042

*Loan information is time sensitive and subject to change
*Please speak with Lender to verify

Annualized Operating Data

Income		Current		Pro Forma
Gross Potential Rent		$164,298		$220,800
Other Income		$1,200		$1,200
Gross Potential Income		$165,498		$222,000
Less: Vacancy/Deductions (GPR)	2.0%	$3,286	2.0%	$4,416
Effective Gross Income		$162,212		$217,584
Less: Expenses		$56,715		$58,975
Net Operating Income		$105,497		$158,609
Net Cash Flow Before Debt Service		$105,497		$158,609
Debt Service		$84,507		$84,507
Debt Service Coverage Ratio (DSCR)		1.25		1.88
Net Cash Flow After Debt Service	2.87%	$20,989	10.13%	$74,101
Principal Reduction		$13,843		$13,843
Total Return	4.8%	$34,832	12.0%	$87,944

Expenses

Real Estate Taxes*	1.1751%	$22,034	$22,034
Insurance		$9,558	$9,558
R&M*		$8,000	$8,000
Trash		$2,822	$2,822
Utilities - Power, Gas & Water		$4,246	$4,246
Off Site Manager*	4.0%	$6,572	$8,832
Gardening		$1,960	$1,960
Pest Control		$455	$455
Rent Registration		$1,068	$1,068
Total Expenses		$56,715	$58,975
Expenses/Unit		$7,089	$7,372
Expenses/SF		$11.82	$12.29
% of EGI		34.96%	27.10%

*Estimated