

OFFERING MEMORANDUM

OFFERING PRICE: \$2,399,999

801-803 WESTBOURNE DRIVE

WEST HOLLYWOOD, CA 90069

ICONIC CONTEMPORARY DUPLEX IN WEST HOLLYWOOD

- 2,600± SF Trophy Property | 3,628± SF Corner Lot
- Expansive Rooftop Terrace with Panoramic City Views
- New Roof | Fully Redone (2025)
- Unit Mix: 3 Bed + 2 Bath | 3 Bed + 3 Bath
- 100% Occupied | Do Not Disturb Tenants
- Cap Rate: 5.3% | GRM: 14.3

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EXECUTIVE SUMMARY

The Ultimate Entertainer's Retreat

801-803 Westbourne Drive presents a rare opportunity to own a custom-built, architectural duplex in the heart of West Hollywood's coveted Tri-West neighborhood. Built in 2007, this trophy showpiece features two impressive units **and a one-of-a-kind expansive rooftop terrace with sweeping 360° city views**. Both units offer secure direct-entry parking, a private courtyard, in-unit laundry, and secure gated access.

The property comprises ±2,601 SF, and is perfectly situated on a ±3,628 SF prime corner lot just steps from Santa Monica Blvd. and a short walk to Melrose Ave.

TOP UNIT - #801

Featuring 3 bedrooms, 2 bathrooms, and approximately 1,500 SF of living space, highlighted by a dramatic 30-foot vaulted entry with large metal-framed windows, pecan hardwood floors, and an open layout filled with natural light. The living room includes a gas fireplace, while the kitchen is equipped with stainless steel appliances and a pass-through window to the living area. The unit also offers a private balcony and direct rooftop deck access via two private staircases.

BOTTOM UNIT - #803

Offering 3 bedrooms + 3 bathrooms* across approximately 1,100 SF with a spacious open floor plan, contemporary finishes, and a private outdoor patio. Travertine floors extend through the main areas, and the kitchen features sleek cabinetry, quartz countertops, and stainless steel appliances. Bathrooms include walk-in rain showers and an oversized soaking tub. The unit also includes a wraparound yard.

*Independent Studio suite with private access and entry; formerly part of the lower unit but now separate and sealed off. Includes a spacious walk-in closet, bathroom, and custom built-ins.

With a WalkScore of 88, the property enjoys direct access to some of the best dining, shopping, and entertainment in the city. Just minutes from Soho House, Urth Caffé, Sweat Yoga, the Pacific Design Center, Cedars-Sinai, and more.



4337-013-004

ASSESSOR PARCEL NUMBER



2

TOTAL UNITS



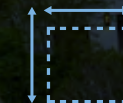
(1) 3+2 & (1) 3+3*

UNIT MIX



2,601 SF

BUILDING SIZE



3,628 SF

LOT SIZE



2007

YEAR BUILT



Duplex

LAND USE



WDR2

ZONING

INVESTMENT HIGHLIGHTS



THE OPPORTUNITY

801-803 Westbourne Drive offers a new owner the rare opportunity to acquire a uniquely-designed duplex in highly-desirable West Hollywood. This property is ideal for an individual seeking to reside in one unit while generating income from tenants or an investor looking to acquire an income-producing property in a highly-desirable location.



FANTASTIC WALKABILITY

With a WalkScore of 88, the neighborhood's flat terrain enhances its walkability, making it convenient for both daily errands and leisurely strolls. Residents appreciate the proximity to local amenities found along Santa Monica Blvd. and Melrose Ave.

Ample public transportation and parking options enable residents to easily access offices and businesses, with short commute times to Beverly Hills, Century City, and Hollywood.



STELLAR TRI-WEST WEHO NEIGHBORHOOD

Tri-West is a vibrant neighborhood in West Hollywood, CA, known for its blend of single-family homes and apartment complexes. Situated north of Melrose Ave., south of Santa Monica Blvd., between the Pacific Design Center and La Cienega Blvd., Tri-West offers residents a highly-walkable environment with easy access to a variety of shops, restaurants, and entertainment.



RARITY OF SALE

Historically, few duplexes in West Hollywood have featured such unique architectural elements, and even fewer have become available for purchase.



STRONG RENTAL DEMAND

West Hollywood is a highly-desirable location where prospective tenants compete to find housing and are willing to pay a premium to live in a world-renowned place with employers such as Viceroy Hotel Group, Cedars Sinai Medical Center, Ticketmaster, and Talenthouse providing jobs.



ALTERNATIVE INVESTMENT OPPORTUNITY

With the growing popularity of alternative investment platforms like Airbnb and VRBO, trendy locations for short-term rentals like WeHo have become a highly sought-after asset in this expanding market segment. Investors in this space often achieve returns that exceed our projections, making this property a strategic investment for those looking to capitalize on the strong demand for vacation rentals.



QUALITY TENANTS

All tenants are paying on time and in full. No tenants are in arrears.

LOCATION OVERVIEW | WEST HOLLYWOOD

West Hollywood, affectionately known as “WeHo,” is a vibrant city nestled between Beverly Hills & Hollywood in LA County. Renowned for its dynamic atmosphere, WeHo boasts a rich tapestry of culture, entertainment, and style.

Covering approximately 1.9 square miles and surrounded by Beverly Hills, Hollywood Hills to the north, and the Fairfax District to the southeast. WeHo puts residents near a plethora of amenities and attractions.



WALKABILITY

One of West Hollywood's standout features is its exceptional walkability. The city's design encourages residents and visitors to explore on foot, with a WalkScore of 88, making it one of the most walkable cities in California.

HOME TO CULTURAL & ENTERTAINMENT HUBS

- **Sunset Strip:** A legendary stretch known for its vibrant nightlife, historic music venues, and trendy eateries.
- **Santa Monica Boulevard:** A lively corridor that hosts numerous events and festivals, reflecting the city's inclusive spirit.
- **Avenues of Art and Design:** Encompassing Robertson Blvd., Melrose Ave., and Beverly Blvd., this area is a haven for art enthusiasts and shoppers alike.

COMMUNITY AND LIFESTYLE

Residents of West Hollywood enjoy a lifestyle rich in cultural events, diverse dining experiences, and a wide range of recreational activities. The city's diverse population contributes to a welcoming and inclusive atmosphere, making it a sought-after destination for individuals from all walks of life.

FINANCIALS



SVH

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FINANCIAL OVERVIEW

FINANCIAL INDICATORS		ESTIMATED ANNUALIZED EXPENSES		SOURCE OF INCOME		CURRENT RENTS		MARKET RENTS	
PRICE	\$2,399,999	NEW PROPERTY TAXES	\$28,473	# OF UNITS	UNIT TYPE	AVG RENT	TOTAL	AVG RENT	INCOME
CURRENT CAP	5.3%	PROPERTY INSURANCE	\$6,500	1	3 Bed + 2 Bath (Upper)	\$8,500	\$8,500	\$8,571	\$8,571
MARKET CAP	7.0%	GARDENER	\$1,440	1	*3 Bed + 3 Bath (Lower)	\$5,262	\$5,262	\$5,885	\$8,500
CURRENT GRM	14.3	TOTAL ESTIMATED EXPENSES	(\$36,413)	TOTAL RENTAL INCOME			\$13,762		\$17,071
MARKET GRM	11.6			WEHO REGISTRATON FEE			\$144		\$144
COST PER SQ FT	\$923			PET RENT			\$100		\$100
COST PER UNIT	\$1,200,000			TOTAL MONTHLY INCOME			\$14,006		\$17,315
EXPENSES PER UNIT	\$18,207			TOTAL ANNUAL INCOME			\$168,072		\$207,780
EXPENSES PER SQ FT	\$14.00								

BUILDING DATA		ESTIMATED ANNUALIZED OPERATING DATA		CURRENT		MARKET	
UNITS	2	SCHEDULED GROSS INCOME			\$168,072		\$207,780
YEAR BUILT	2007	LESS VACANCY		2.0%	(\$3,361)	2.0%	(\$4,156)
LOT SQ FT	3,628	GROSS OPERATING INCOME			\$164,711		\$203,624
BLDG GROSS SQ FT	2,601	LESS EXPENSES		23%	(\$36,413)	21%	(\$36,413)
PARKING SPACES	6	NET OPERATING INCOME			\$128,297		\$167,211

Pro Forma rents represent all units at adjusted market rents. Market rents are underwritten using comparable market rents and assume that the buyer will upgrade the units to market levels, with similar features, upgrades, and amenities as surrounding properties in the 90069 zip code.

1. Property Taxes: Based on 1.186379%.
2. Insurance: Estimated at \$2.50 x 2,601 Building SF.
3. Gardener: Estimated at \$120 per Month.
4. Per Leases Landlord is Only Responsible for Gardener.
5. *Unit #803 is currently rented as a 2+2 (see below):
6. *Additional Studio Suite: Independent Studio unit with private access and entry was formerly part of the lower unit but now separate and sealed off (vacant). Includes a spacious walk-in closet, bathroom, and custom built-ins. Can be used by owner or rented out independently.

RENT ROLL

UNIT	STATUS	BED + BATH	ESTIMATED SF	CURRENT RENT	MARKET RENT
801 Westbourne Dr. (Upper)	Occupied	3 Bed + 2 Bath	1,501	\$8,500	\$8,571
803 Westbourne Dr. (Lower)	Occupied	*3 Bed + 3 Bath	1,100	\$5,262	\$8,500
TOTAL			2,601	\$13,762	\$17,071

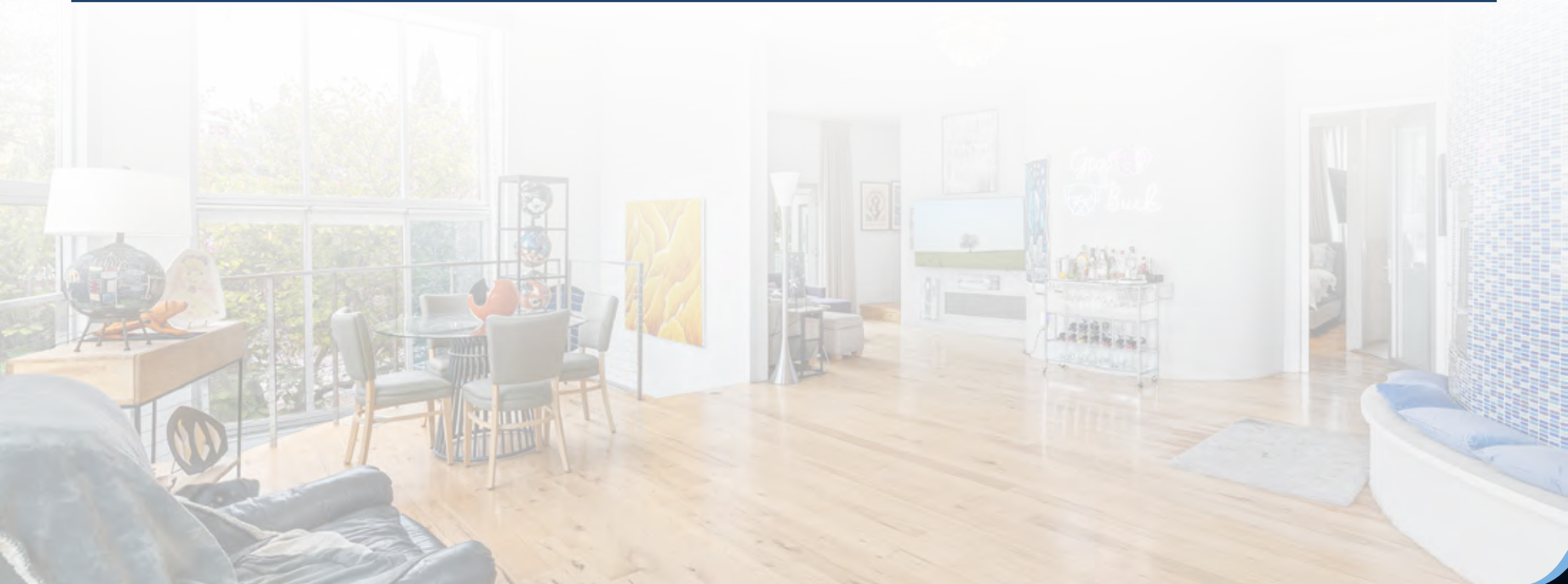


PHOTO GALLERY | EXTERIOR



ROOFTOP TERRACE



#801 | UPPER UNIT | 3 BED + 2 BATH



#803 | LOWER UNIT | 3 BED + 3 BATH



FLOORPLAN | #801 | UPPER UNIT



CLICK HERE
TO TOUR THIS UNIT



FIRST FLOOR



SECOND FLOOR

LEASE COMPARABLES | 3 BED + 2 BATH

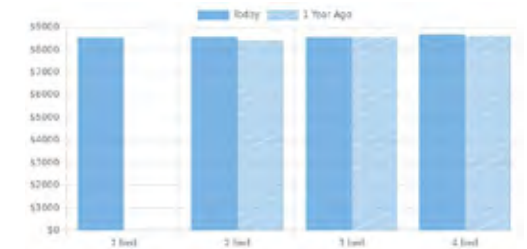


AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$8,571 ^{±1%}	\$8,500	\$8,296	\$8,846

HISTORICAL TREND LINE



AVERAGE RENT BY BEDROOM TYPE



ADDRESS	DIST.	RENT	UNIT SF	PRICE/SF	BEDS	BATHS	TYPE
955 Hancock Ave., West Hollywood, CA 90069	0.30 mi	\$8,000	1,459	\$5.48	3 Bed	2 Bath	House
8611 Rosewood Ave., West Hollywood, CA 90048	0.48 mi	\$8,000	2,000	\$4.00	3 Bed	3 Bath	House
886 Hilldale Ave., West Hollywood, CA 90069	0.48 mi	\$8,000	1,369	\$5.84	3 Bed	3 Bath	House
8994 Norma Pl., West Hollywood, CA 90069	0.53 mi	\$9,000	1,350	\$6.67	3 Bed	2 Bath	House
453 Croft Ave., Los Angeles, CA 90048	0.58 mi	\$9,000	1,410	\$6.38	3 Bed	2.5 Bath	House
8815 Rosewood Ave., West Hollywood, CA 90048	0.65 mi	\$8,500	1,459	\$5.83	3 Bed	3 Bath	House
556 Flores St., West Hollywood, CA 90048	0.67 mi	\$8,750	2,350	\$3.72	3 Bed	4 Bath	Condo
939 N. Wetherly Dr., West Hollywood, CA 90069	0.70 mi	\$8,100	1,544	\$5.25	3 Bed	3 Bath	House
8838 Rosewood Ave., West Hollywood, CA 90048	0.71 mi	\$8,745	3,993	\$2.19	3 Bed	3 Bath	House
343 Croft Ave., Los Angeles, CA 90048	0.74 mi	\$8,500	1,950	\$4.36	3 Bed	2 Bath	Condo
1320 Londonderry Pl., Los Angeles, CA 90069	0.75 mi	\$8,995	2,667	\$3.37	3 Bed	4 Bath	House
9000 Ashcroft Ave., West Hollywood, CA 90048	0.78 mi	\$8,950	1,508	\$5.94	3 Bed	2 Bath	House
8501 Hedges Pl., Los Angeles, CA 90069	0.98 mi	\$8,000	1,815	\$4.41	3 Bed	1.5 Bath	House
423 N. Palm Dr., Beverly Hills, CA 90210	1.11 mi	\$8,500	2,615	\$3.25	3 Bed	4 Bath	Condo
138 La Jolla Ave., Los Angeles, CA 90048	1.15 mi	\$8,500	1,579	\$5.38	3 Bed	3 Bath	House
428 N. Edinburgh Ave., West Hollywood, CA 90048	1.24 mi	\$9,000	1,721	\$5.23	3 Bed	2 Bath	House
482 S. Hamel Rd., West Hollywood, CA 90048	1.27 mi	\$8,950	1,750	\$5.11	3 Bed	3.5 Bath	House
128 N. Crescent Heights Blvd., Los Angeles, CA 90048	1.28 mi	\$8,500	2,844	\$2.99	3 Bed	3 Bath	House
8348 4th St., Los Angeles, CA 90048	1.29 mi	\$8,000	2,000	\$4.00	3 Bed	3 Bath	House
312 N. Palm Dr., Beverly Hills, CA 90210	1.38 mi	\$8,995	2,251	\$4.00	3 Bed	3 Bath	House

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