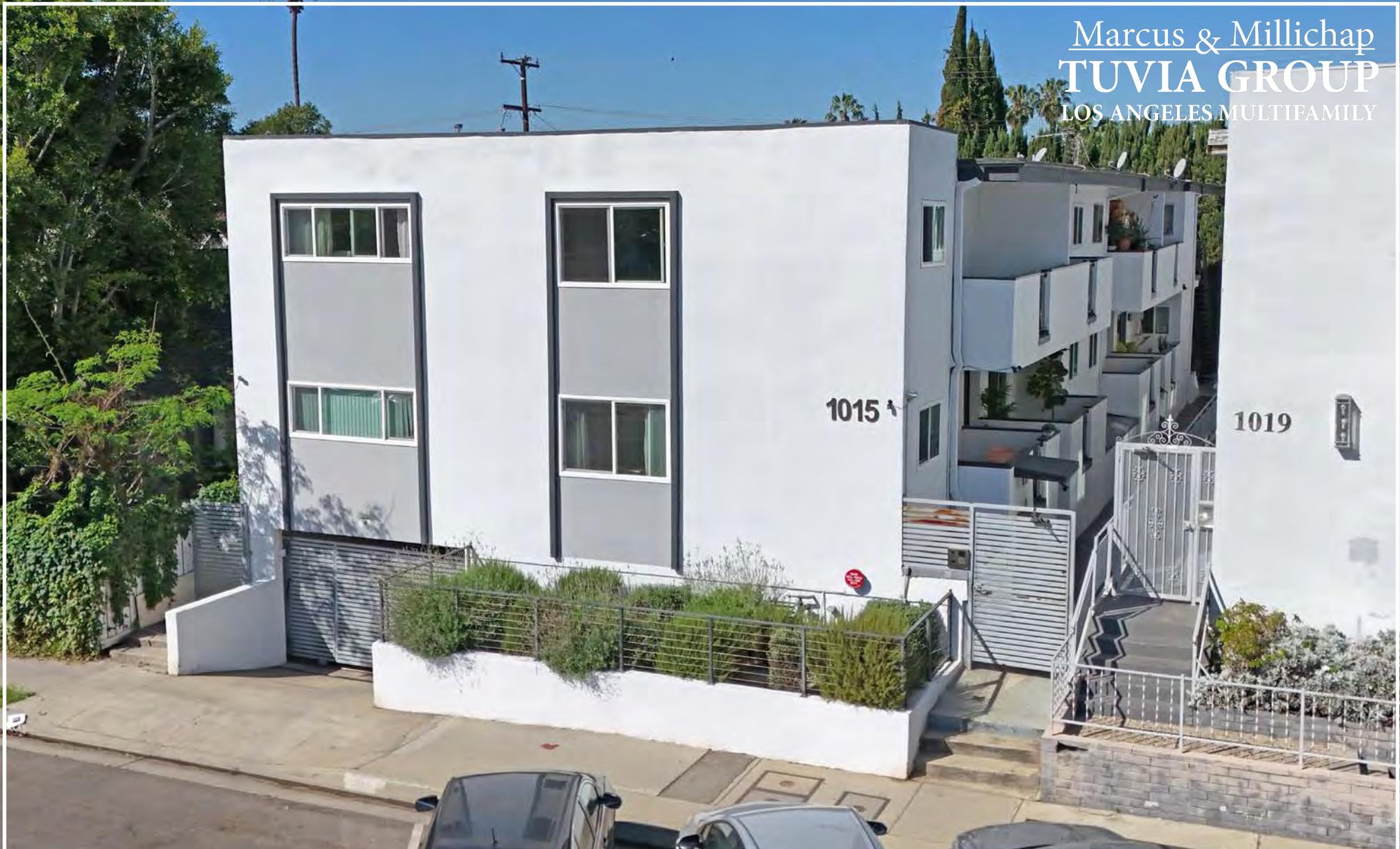


Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY



1015 N VISTA ST

WEST HOLLYWOOD, CA 90046

TEN (10) TOTAL UNITS

PRIME WEST HOLLYWOOD LOCATION • MAJOR CAPITAL IMPROVEMENTS - STAINLESS STEEL APPLIANCES, WIDE PLANK FLOORING, NEW WINDOWS, AND UPDATED BATHROOMS

RARE, FULLY RENOVATED WEST HOLLYWOOD ASSET • GATED ON-GRADE PARKING • GOOD UNIT MIX - EIGHT (8) ONE-BEDROOM AND TWO (2) TWO-BEDROOM UNITS

1015 N VISTA ST

MARKETING PACKAGE

TABLE OF CONTENTS

01 PROPERTY DESCRIPTION

02 FINANCIAL ANALYSIS

03 MARKET COMPARABLES

04 MARKET OVERVIEW

EXCLUSIVELY LISTED BY



JASON TUVIA

Senior Managing Director Investments
Senior Director - National Multi Housing Group
Encino Office

Tel: (818) 212-2735

Cell: (818) 448-4415

jason.tuvia@marcusmillichap.com

License: CA 01772495



NICK MEJERSKI

Associate Director Investments
Member - National Multi Housing Group

Tel: (818) 212-2728

Cell: (818) 795-5970

nicholas.mejerski@marcusmillichap.com

License: CA 02070689



EXECUTIVE SUMMARY

1015 N VISTA ST

APN: 5531-023-019

OFFERING PRICE

\$3,450,000

CAP RATE

5.51%

GRM

11.75

PRICE PER UNIT

\$345,000

PRICE PER SF

\$426.24

VITAL DATA

Units	10
Parking Spaces	9
Gross Square Feet	8,094 SF
Lot Size	6,643 SF
Occupancy	100%
Year Built	1962
Zoning	R3B

UNIT MIX

8	1 Bedroom / 1 Bathroom
2	2 Bedroom / 2 Bathroom

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a ten (10) unit apartment building located at 1015 N Vista St in West Hollywood, California. The subject property is located in a prime West Hollywood location, just south of Santa Monica Blvd and west of La Brea Ave.

West Hollywood is one of Los Angeles' most desirable multifamily submarkets, characterized by strong renter demand, high occupancy, and limited new supply. Its central location provides convenient access to major employment centers, entertainment hubs, and retail corridors including the Sunset Strip and Santa Monica Boulevard. The area attracts a diverse tenant base of young professionals, creatives, and high-income renters seeking a walkable, amenity-rich lifestyle. Strict zoning regulations and rent control policies constrain development, supporting long-term rent growth and asset appreciation. Investors benefit from stable cash flow and value-add potential through strategic renovations and operational improvements in a supply-constrained market.

Located in prime West Hollywood, this rare, fully renovated 10-unit asset offers an ideal unit mix of eight one-bedroom and two two-bedroom apartments. Units were recently renovated with stainless steel appliances, in-unit washer/dryers, wide plank flooring, new windows, private patios, and open-concept layouts, with bathrooms upgraded to modern finishes. The property includes gated, on-grade parking. Positioned near key corridors such as Santa Monica Blvd, La Brea Ave, Fairfax Ave, and Sunset Blvd, the asset provides immediate access to premier dining, retail, and nightlife, as well as the Sunset Strip and Hollywood Entertainment District, making it highly attractive to renters seeking a vibrant, amenity-rich location.

Extensive capital expenditures, combined with a premier West Hollywood location, position the asset to command high market rents while offering investors a turnkey opportunity with strong long-term upside.



INVESTMENT HIGHLIGHTS

- ✓ Prime West Hollywood Location
- ✓ Good Unit Mix - Eight (8) One-Bedroom and Two (2) Two-Bedroom Units
- ✓ 9 Garage Spaces
- ✓ 8 of 10 Units Luxuriously Renovated with Stainless Steel Appliances, Washer and Dryer, Wide Plank Flooring Throughout, New Windows, Private Patio, and an Open Floor Plan
- ✓ Bathrooms Updated with Modern Vanities and Tiles, Bathtubs, and Hardware
- ✓ Average Occupancy of 97.3% Over Past 5 Years
- ✓ Private Patios or Balconies in Each Unit
- ✓ Renovated Units have a New Construction Luxury Feel
- ✓ 2 Legacy Tenants and 8 Tenants Trailing Market Rents by ~15%
- ✓ Rare Fully Renovated West Hollywood Asset with Remaining Upside
- ✓ Dominant Access to Commercial Corridors - Santa Monica Blvd, La Brea Ave, Fairfax Ave, and Sunset Blvd
- ✓ Close Proximity to Sunset Strip - Offering Easy Access to a Mix of Trendy Restaurants, Live Music Venues, Nightlife, and Iconic Landmarks such as Saddle Ranch Chop House, The London West Hollywood, Bossa Nova Brazilian Cuisine, The Viper Room, and The Tower Bar
- ✓ Minutes Away from the Hollywood Entertainment District - Featuring Shops, Restaurants, and Entertainment Venues such as AVALON Hollywood & Bardot, Hollywood Walk of Fame, Hollywood Pantages Theatre, and Musso & Frank Grill
- ✓ Nearby Amenities such as Whole Foods Market, Trader Joe's, and the West Hollywood Gateway Shopping Mall
- ✓ Within Walking Distance to Plummer Park and Poinsettia Recreation Center for Outdoor Activities
- ✓ Conveniently Located Near Metro B Line Subway Station (Hollywood/Highland), Offering Quick Access to Various Parts of LA



BUILDING DETAILS

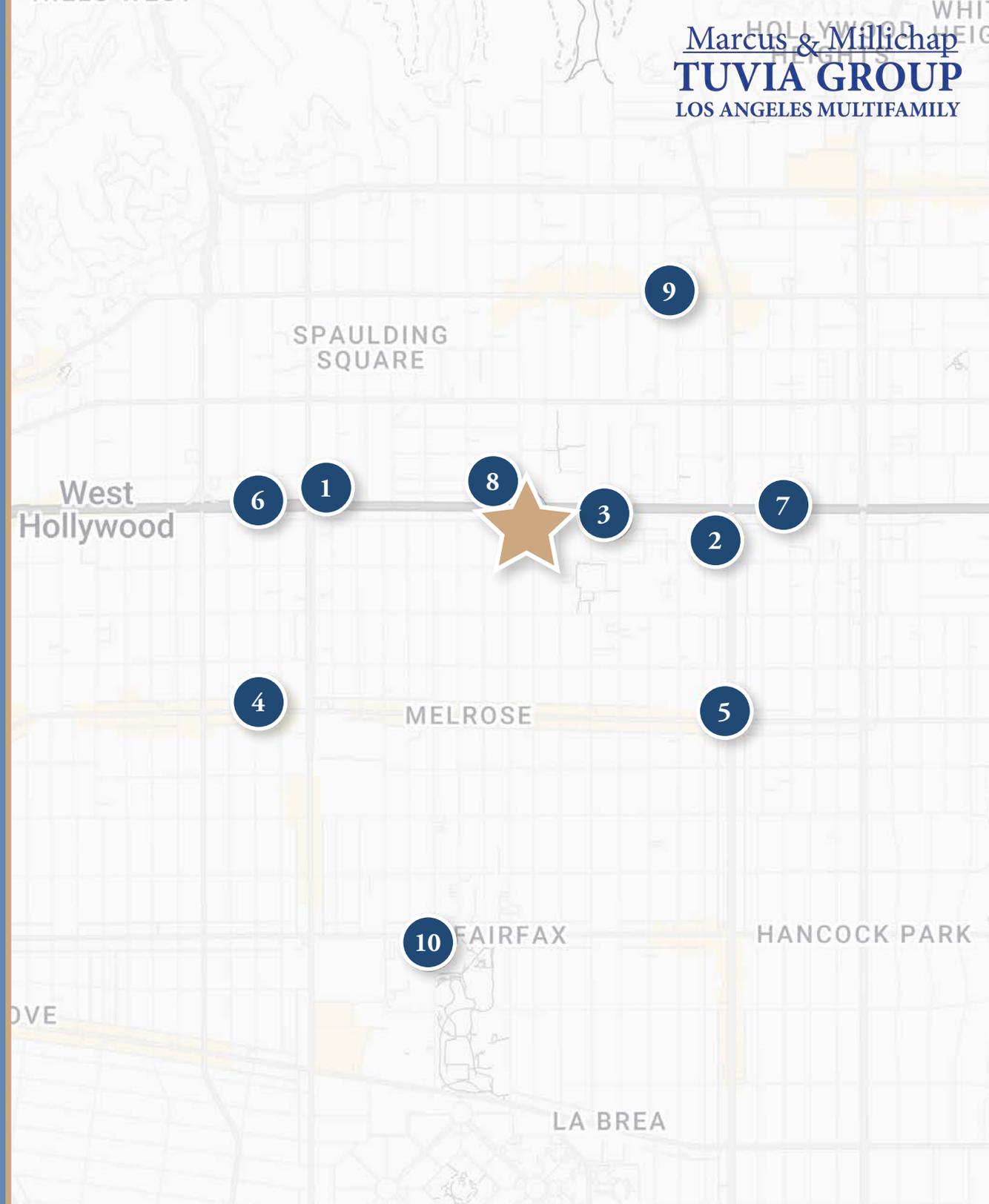
UTILITIES/SERVICES	PROVIDER	LANDLORD RESPONSIBILITIES	TENANT RESPONSIBILITIES
Unit Electricity	LADWP		X
Unit Gas	SoCal Gas		X
Water/Sewer	LADWP	X	
Trash	Athens Trash	X	

MECHANICAL/ELECTRICAL/PLUMBING

Air Conditioning/Heating	Wall Units
Electrical	Separately Metered
Plumbing	Mix of Copper & Galvanized
Water/Sewer	Master Metered
Gas	Individual Metered
Washer & Dryer	In Renovated Units

NEARBY RETAIL & AMENITIES

1. Whole Foods Market - 7871 Santa Monica Blvd
2. Target - 7100 Santa Monica Blvd
3. Trader Joe's - 7310 Santa Monica Blvd
4. Community Goods - 710 N Edinburgh Ave
5. Pink's Hot Dogs - 709 N La Brea Ave
6. Delilah Los Angeles - 7969 Santa Monica Blvd
7. Tesla Diner - 7001 Santa Monica Blvd
8. Las Perlas - 7511 Santa Monica Blvd
9. Bossa Nova Brazilian Cuisine - 7181 Sunset Blvd
10. Erewhon Grove - 7660 Beverly Blvd





1015

1015



Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY



Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY







RENT ROLL DETAIL

UNIT	UNIT TYPE	COMMENTS	UNIT SF	CURRENT		MARKET	
				RENT	RENT/SF	RENT	RENT/SF
1	Two Bed / Two Bath	Occupied - Renovated	900 SF	\$3,263	\$3.63	\$3,800	\$4.23
2	One Bed / One Bath	Occupied - Renovated	787 SF	\$2,630	\$3.34	\$3,000	\$3.81
3	One Bed / One Bath	Occupied - Renovated	787 SF	\$2,819	\$3.58	\$3,000	\$3.81
4	One Bed / One Bath	Occupied - Renovated	787 SF	\$2,766	\$3.51	\$3,000	\$3.81
5	One Bed / One Bath	Occupied - Renovated	787 SF	\$2,350	\$2.99	\$3,000	\$3.81
6	Two Bed / Two Bath	Occupied - Renovated	900 SF	\$3,601	\$4.01	\$3,800	\$4.23
7	One Bed / One Bath	Occupied - Renovated	787 SF	\$2,677	\$3.40	\$3,000	\$3.81
8	One Bed / One Bath	Occupied	787 SF	\$953	\$1.21	\$3,000	\$3.81
9	One Bed / One Bath	Occupied	787 SF	\$613	\$0.78	\$3,000	\$3.81
10	One Bed / One Bath	Occupied - Renovated	787 SF	\$2,789	\$3.54	\$3,000	\$3.81
Total			8,094 SF	\$24,461	\$3.02	\$31,600	\$3.90

PRICING DETAIL

SUMMARY		
List Price		\$3,450,000
Down Payment	40%	\$1,380,000
Number of Units		10
Price Per Unit		\$345,000
Price Per SqFt		\$426.24
Gross SqFt		8,094 SF
Lot Size		6,643 SF
Year Built		1962

RETURNS	CURRENT	MARKET
CAP Rate	5.51%	7.82%
GRM	11.75	9.10
Cash-on-Cash	3.16%	8.94%
Debt Coverage Ratio	1.30	1.84

FINANCING		1ST LOAN
Loan Amount	60%	\$2,070,000
Loan Type		New
Interest Rate		5.85%
Amortization		30 Years
Year Due		2031

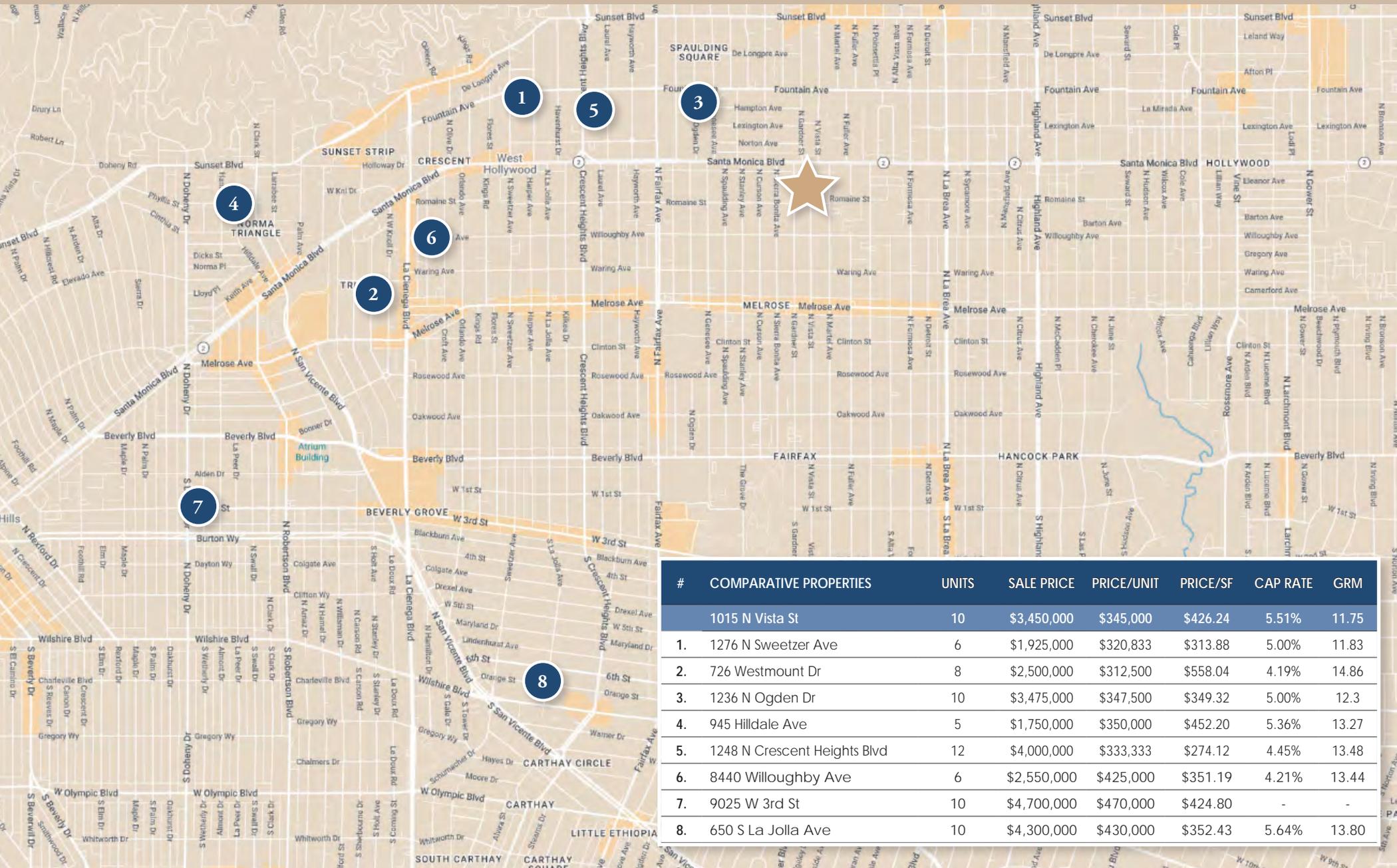
UNITS	UNIT TYPE	CURRENT	MARKET
8	One-Bedroom	\$2,200	\$3,000
2	Two-Bedroom	\$3,432	\$3,800

INCOME	CURRENT	MARKET
Gross Scheduled Rent	\$293,527	\$379,200
Less: Vacancy/Deductions	3.0% \$8,806	3.0% \$11,376
Total Effective Rental Income	\$284,721	\$367,824
Other Income: Parking/Pet Rent/ SCEP Fees/Miscellaneous	\$2,960	\$2,960
Effective Gross Income	\$287,681	\$370,784
Less: Expenses	33.9% \$97,522	27.2% \$100,846
Net Operating Income	\$190,159	\$269,938
Cash Flow	\$190,159	\$269,938
Debt Service	\$146,541	\$146,541
Net Cash Flow After Debt Service	3.16% \$43,618	8.94% \$123,397
Principal Reductions	\$26,140	\$27,711
Total Return	5.05% \$69,758	10.95% \$151,108

EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$41,400	\$41,400
Insurance*	\$11,334	\$11,334
Utilities*	\$15,582	\$15,582
Repairs & Maintenance	\$3,000	\$3,000
General & Administrative	\$2,500	\$2,500
Trash Removal*	\$2,349	\$2,349
Gardening & Pest Control*	\$3,370	\$3,370
Janitorial & Cleaning*	\$1,500	\$1,500
Telephone & Internet*	\$3,370	\$3,370
Operating Reserves	\$1,609	\$1,609
Management Fee	\$11,507	\$14,831
Total Expenses	\$97,522	\$100,846
Expenses/Unit	\$9,752	\$10,085

* Denotes Actual Expense(s).

SALES COMPARABLES



#	COMPARATIVE PROPERTIES	UNITS	SALE PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM
	1015 N Vista St	10	\$3,450,000	\$345,000	\$426.24	5.51%	11.75
1.	1276 N Sweetzer Ave	6	\$1,925,000	\$320,833	\$313.88	5.00%	11.83
2.	726 Westmount Dr	8	\$2,500,000	\$312,500	\$558.04	4.19%	14.86
3.	1236 N Ogdan Dr	10	\$3,475,000	\$347,500	\$349.32	5.00%	12.3
4.	945 Hilldale Ave	5	\$1,750,000	\$350,000	\$452.20	5.36%	13.27
5.	1248 N Crescent Heights Blvd	12	\$4,000,000	\$333,333	\$274.12	4.45%	13.48
6.	8440 Willoughby Ave	6	\$2,550,000	\$425,000	\$351.19	4.21%	13.44
7.	9025 W 3rd St	10	\$4,700,000	\$470,000	\$424.80	-	-
8.	650 S La Jolla Ave	10	\$4,300,000	\$430,000	\$352.43	5.64%	13.80

SALES COMPARABLES



1015 N VISTA ST
WEST HOLLYWOOD, CA 90046

PRICING INFORMATION

List Price	\$3,450,000
Number of Units	10
Price/Unit	\$345,000
Price/SF	\$426.24
Cap Rate	5.51%
GRM	11.75
Lot SF	6,643 SF
Year Built	1962

UNIT MIX

8	1 Bed / 1 Bath
2	2 Bed / 2 Bath



1276 N SWEETZER AVE
WEST HOLLYWOOD, CA 90069

PRICING INFORMATION

Sale Price	\$1,925,000
COE Date	12/10/2025
Number of Units	6
Price/Unit	\$320,833
Price/SF	\$313.88
Cap Rate	5.00%
GRM	11.83
Lot SF	10,454 SF
Year Built	1924

UNIT MIX

2	2 Bed / 1 Bath
1	2 Bed / 2 Bath
3	3 Bed / 1 Bath



726 WESTMOUNT DR
WEST HOLLYWOOD, CA 90069

PRICING INFORMATION

Sale Price	\$2,500,000
COE Date	12/2/2025
Number of Units	8
Price/Unit	\$312,500
Price/SF	\$558.04
Cap Rate	4.19%
GRM	14.86
Lot SF	11,601 SF
Year Built	1940

UNIT MIX

8	1 Bed / 1 Bath
---	----------------

SALES COMPARABLES



1236 N OGDEN DR
LOS ANGELES, CA 90046

PRICING INFORMATION

Sale Price	\$3,475,000
COE Date	5/30/2025
Number of Units	10
Price/Unit	\$347,500
Price/SF	\$349.32
Cap Rate	5.00%
GRM	12.30
Lot SF	7,405 SF
Year Built	1964

UNIT MIX

6	1 Bed / 1 Bath
4	2 Bed / 2 Bath



945 HILLDALE AVE
WEST HOLLYWOOD, CA 90069

PRICING INFORMATION

Sale Price	\$1,750,000
COE Date	4/29/2025
Number of Units	5
Price/Unit	\$350,000
Price/SF	\$452.20
Cap Rate	5.36%
GRM	13.27
Lot SF	6,296 SF
Year Built	1923

UNIT MIX

2	Studio
2	1 Bed / 1 Bath
1	2 Bed / 1 Bath



1248 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD, CA 90046

PRICING INFORMATION

Sale Price	\$4,000,000
COE Date	1/27/2025
Number of Units	12
Price/Unit	\$333,333
Price/SF	\$274.12
Cap Rate	4.45%
GRM	13.48
Lot SF	14,827 SF
Year Built	1950

UNIT MIX

2	1 Bed / 1 Bath
4	2 Bed / 1 Bath
4	2 Bed / 2 Bath
2	3 Bed / 2 Bath

SALES COMPARABLES



8440 WILLOUGHBY AVE
WEST HOLLYWOOD, CA 90069

PRICING INFORMATION

Sale Price	\$2,550,000
COE Date	1/15/2025
Number of Units	6
Price/Unit	\$425,000
Price/SF	\$351.19
Cap Rate	4.21%
GRM	13.44
Lot SF	7,756 SF
Year Built	1960

UNIT MIX

4	2 Bed / 2 Bath
2	3 Bed / 2 Bath



9025 W 3RD ST
LOS ANGELES, CA 90048

PRICING INFORMATION

Sale Price	\$4,700,000
COE Date	7/1/2025
Number of Units	10
Price/Unit	\$470,000
Price/SF	\$424.80
Cap Rate	-
GRM	-
Lot SF	6,098 SF
Year Built	1969

UNIT MIX

1	Studio
2	1 Bed / 1 Bath
6	2 Bed / 2 Bath
1	3 Bed / 3 Bath



650 S LA JOLLA AVE
LOS ANGELES, CA 90048

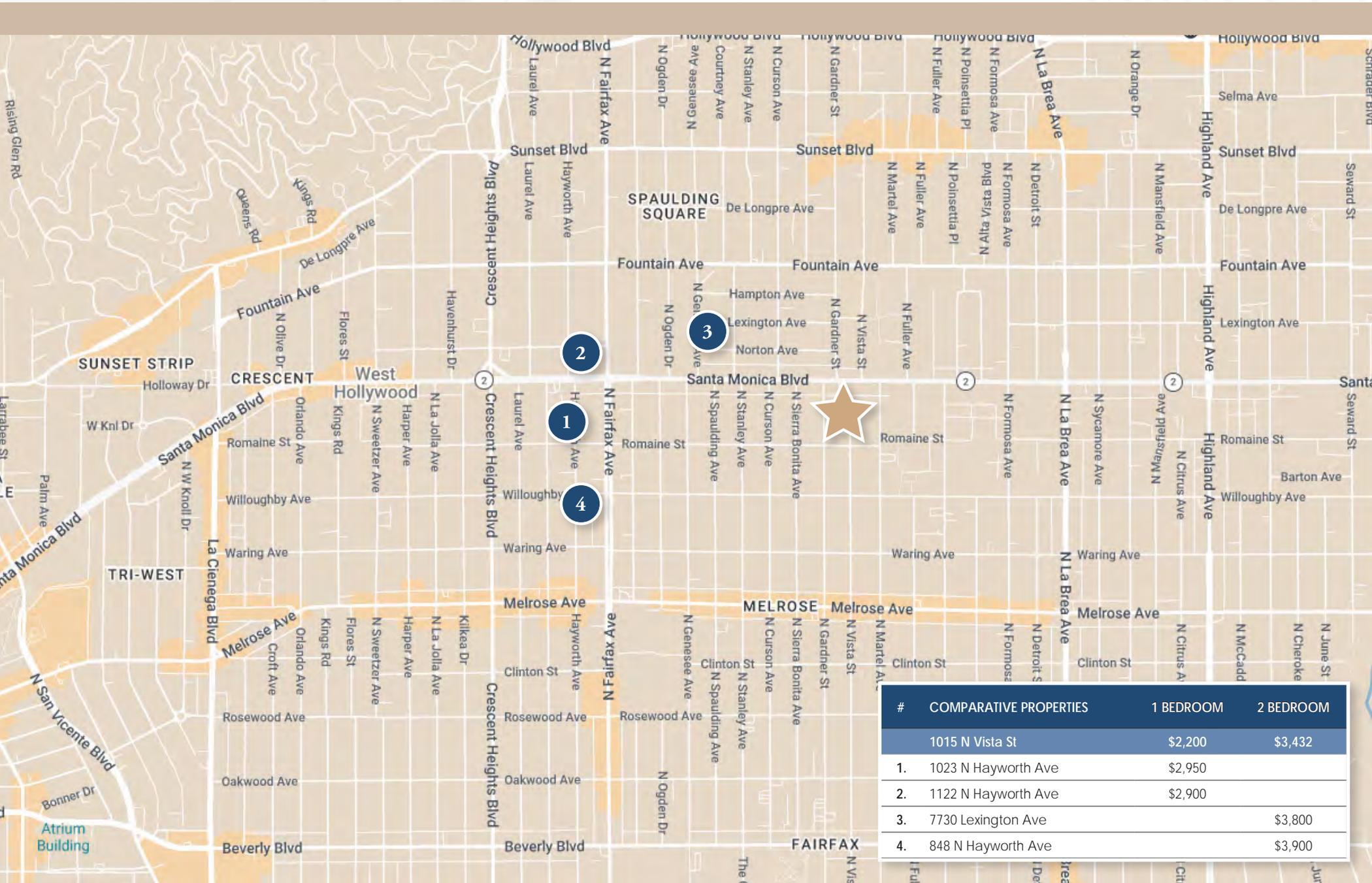
PRICING INFORMATION

Sale Price	\$4,300,000
COE Date	3/24/2025
Number of Units	10
Price/Unit	\$430,000
Price/SF	\$352.43
Cap Rate	5.64%
GRM	13.80
Lot SF	12,632 SF
Year Built	1928

UNIT MIX

10	1 Bed / 1 Bath
----	----------------

RENT COMPARABLES



#	COMPARATIVE PROPERTIES	1 BEDROOM	2 BEDROOM
	1015 N Vista St	\$2,200	\$3,432
1.	1023 N Hayworth Ave	\$2,950	
2.	1122 N Hayworth Ave	\$2,900	
3.	7730 Lexington Ave		\$3,800
4.	848 N Hayworth Ave		\$3,900

RENT COMPARABLES

SUBJECT PROPERTY		1 BEDROOM	2 BEDROOM
	1015 N Vista St West Hollywood, CA 90046	\$2,200	\$3,432
#	RENT COMPARABLES		
1	 1023 N Hayworth Ave West Hollywood, CA 90046	\$2,950	
2	 1122 N Hayworth Ave West Hollywood, CA 90046	\$2,900	
3	 7730 Lexington Ave West Hollywood, CA 90046		\$3,800
4	 848 N Hayworth Ave West Hollywood, CA 90046		\$3,900
AVERAGE		\$2,925	\$3,850

WEST HOLLYWOOD

A Trendy Community Featuring Some of the Most Notable Entertainment in the City



LOCATION HIGHLIGHTS

West Hollywood (WeHo) is a dense, vibrant submarket of Los Angeles with a population of roughly 34,000–35,000 residents and a median age of around 39–40 years. The community is highly urban and diverse, with a large proportion of young professionals, creatives, and LGBTQ+ residents. The median household income is approximately \$90,000–\$95,000, while per-capita income is among the highest in the region at nearly \$88,000, reflecting the area's high concentration of affluent renters and professionals. About 80% of housing units are renter-occupied, underscoring a multifamily-driven housing stock with strong demand.

Recent development highlights West Hollywood's appeal to investors and residents alike. The Harland, a luxury condominium community, was re-launched in 2025 with 37 high-design residences featuring spacious layouts, indoor-outdoor living, and boutique amenities. Meanwhile, at 8500 Santa Monica Boulevard, approvals are in place for a six-story mixed-use project with 30 apartments over ground-floor retail, reflecting the city's focus on walkable, amenity-driven development. Additionally, 8850 Sunset, a planned mixed-use complex on the Sunset Strip, secured a \$71 million pre-development loan, signaling major investment in hotel, residential, and retail space.

With its central location, nightlife, cultural institutions, and high walkability, West Hollywood remains one of Los Angeles' most coveted submarkets. Its combination of dense multifamily housing, upscale developments, and strong income demographics continues to support rising property values and sustained rental demand. WeHo's blend of luxury real estate, creative energy, and iconic entertainment corridors positions it as a prime destination for both investors and residents seeking a walkable, amenity-rich lifestyle in the heart of the city.



Average Household
Income of \$94,844



Strong Rental Housing
Market with Historically
Low Vacancy



Population of 285,795 Within
a Three (3) Mile Radius

Sunset Boulevard

WEST HOLLYWOOD MARKET OVERVIEW

91

WALK SCORE

WALKER'S PARADISE
Daily errands do not require a car

61

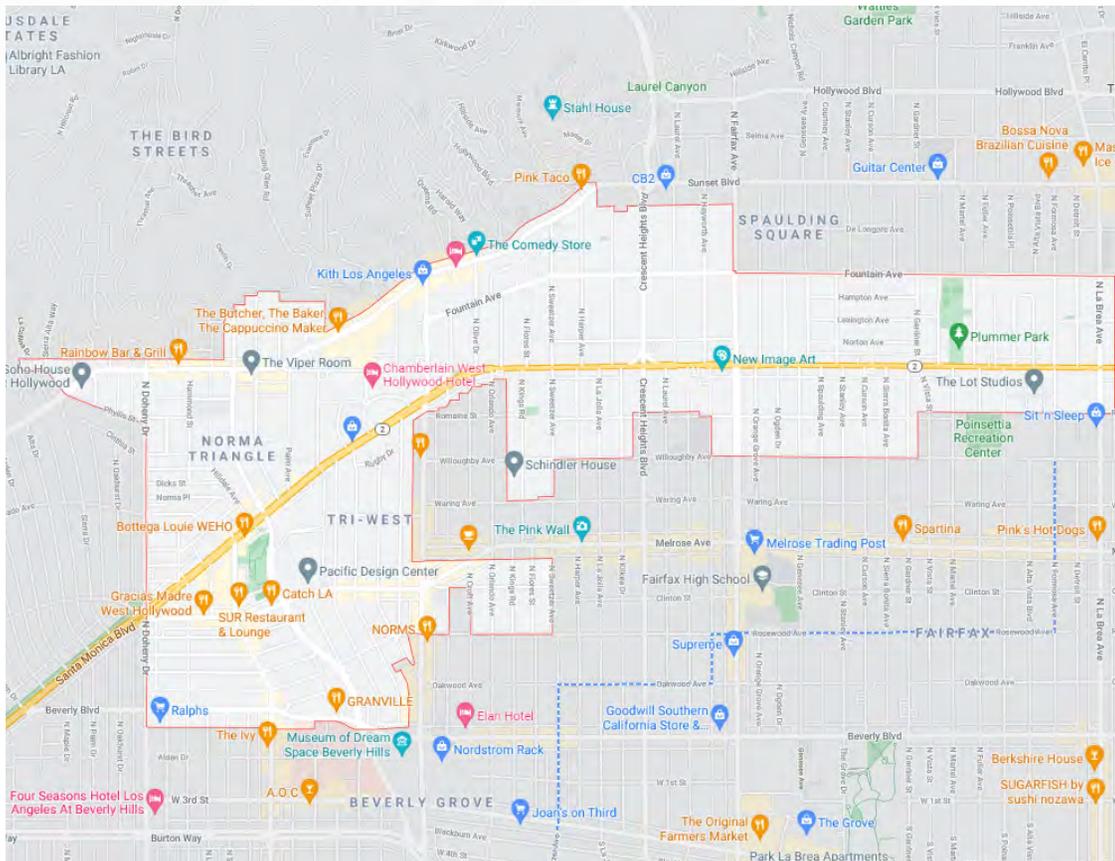
TRANSIT SCORE

GOOD TRANSIT
Many nearby public transportation options

58

BIKE SCORE

BIKEABLE
Some bike infrastructure



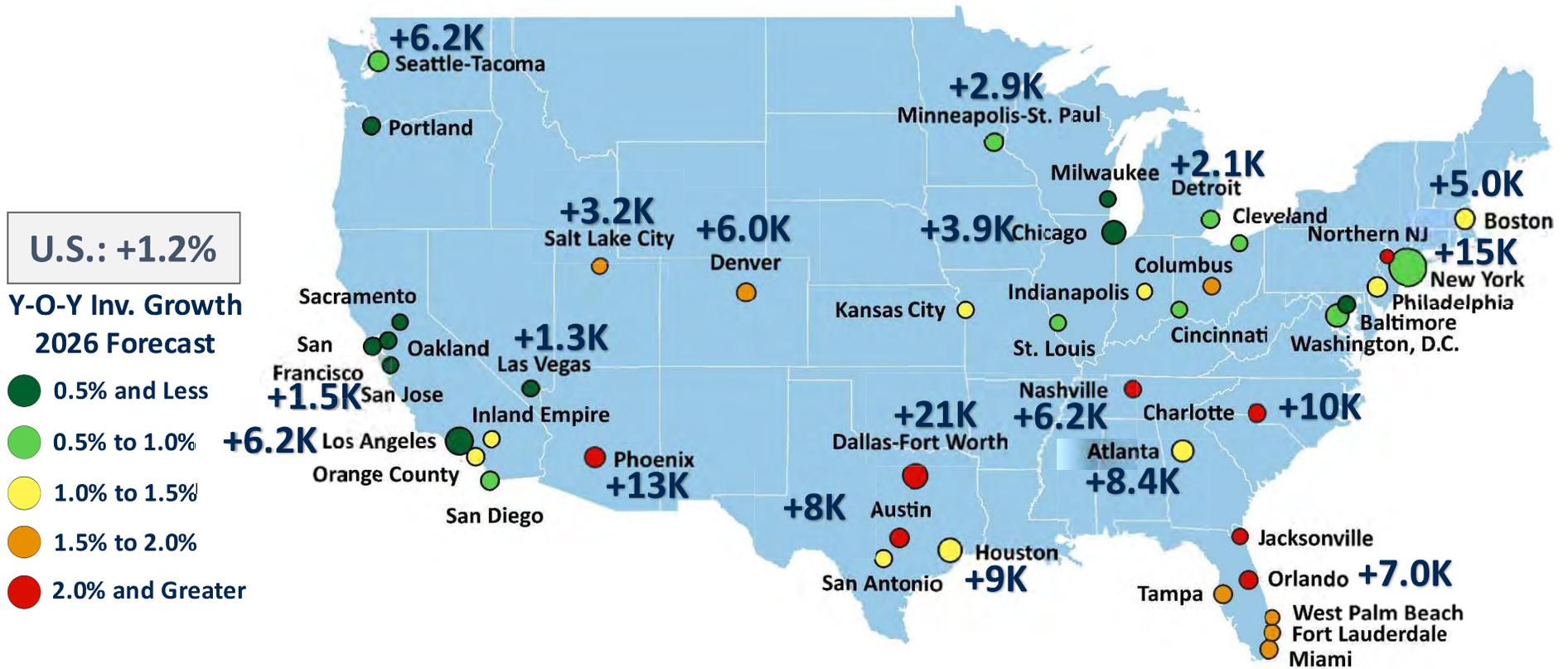
West Hollywood (WeHo) is one of Los Angeles' most sought-after submarkets, offering a highly walkable, amenity-rich lifestyle in the geographic center of the city. With a population of about 35,000 residents and a median household income of nearly \$95,000, the area attracts a blend of professionals, creatives, and affluent renters. Its compact 1.9-square-mile footprint fosters a dense urban environment where dining, nightlife, retail, and cultural institutions are all within easy reach. WeHo is consistently ranked among the most walkable cities in California, and its mix of historic charm and modern development makes it uniquely appealing to both residents and investors.

The neighborhood's amenities are a major driver of demand. The famed Sunset Strip anchors WeHo with luxury hotels, live music venues, and world-class restaurants, while Santa Monica Boulevard is a vibrant cultural corridor known for nightlife, boutique shopping, and community events. Art galleries, design showrooms, and wellness centers add to the area's appeal, and the city's progressive policies, creative energy, and strong LGBTQ+ community presence give it a distinct cultural identity. Its central location also provides quick access to Beverly Hills, Hollywood, and the Fairfax District, making it a prime residential hub for those seeking both lifestyle and convenience.

WeHo's real estate market is dominated by multifamily housing, with about 80% of units renter-occupied, yet demand for ownership opportunities continues to rise. Recent developments, such as The Harland's luxury condominiums, new mixed-use projects along Santa Monica Boulevard, and the large-scale 8850 Sunset development, illustrate the continued appetite for high-end residential and commercial investment. Limited land availability, strict zoning, and strong demand have helped sustain rental growth and property appreciation, positioning West Hollywood as one of the most resilient and high-value submarkets in Greater Los Angeles. For investors, the city offers an unmatched combination of walkability, cultural vitality, and long-term growth potential.

MARKET OVERVIEW

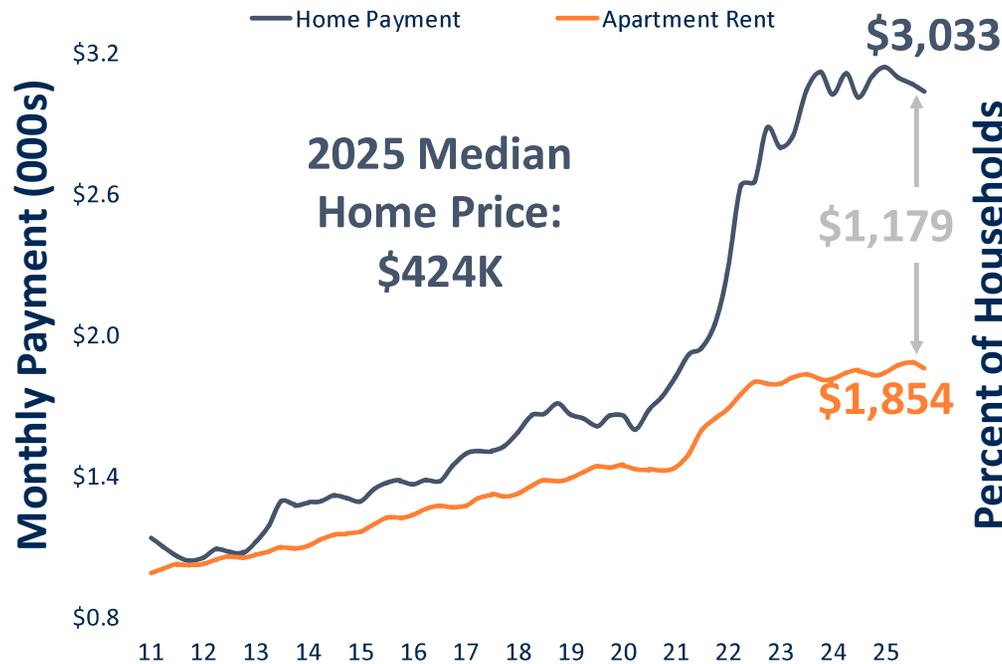
2026 Multifamily Inventory Growth: Easing In Most Metros – Still Elevated In Sunbelt



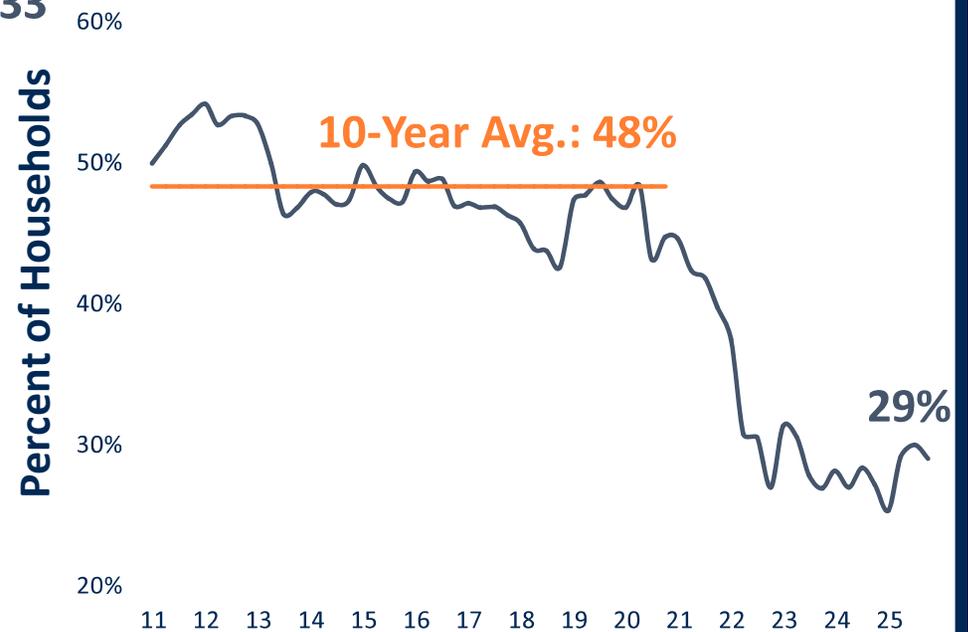
MARKET OVERVIEW

Housing Affordability Gap Remains Wide; Loan Qualification A Significant Homebuyer Barrier

Affordability Gap Between Monthly Home Payment and Apartment Rent



Share of Households That Qualify For Loan on Median-Priced Home

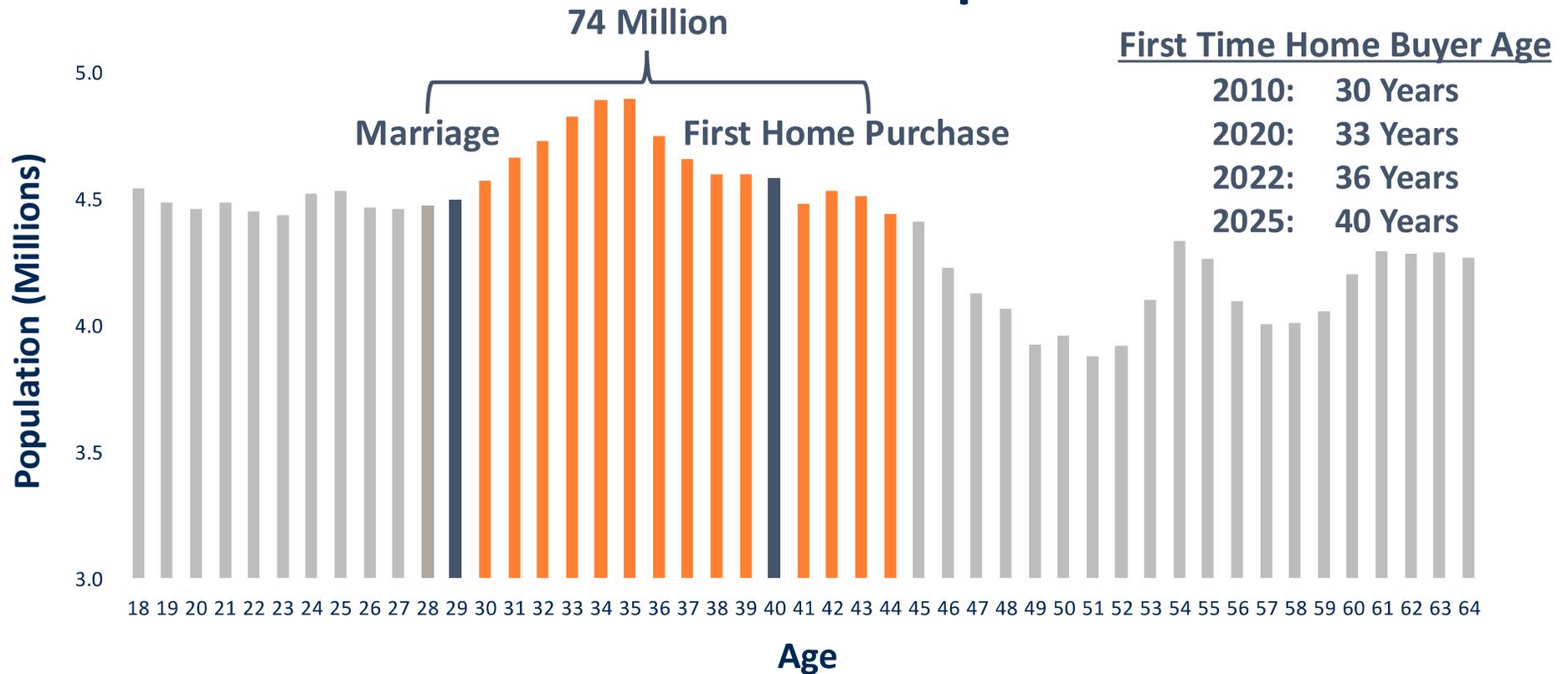


Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

Marcus & Millichap

MARKET OVERVIEW

Demographics Are Shaping Multifamily Needs; Millennial Generation Drives Apartment Demand



Age of marriage as of 2024; first home purchase as of 2025
 Population by single year of age estimated for 2025 year-end
 Sources: Marcus & Millichap Research Services, U.S. Census Bureau, National Association of Realtors

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of 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 and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

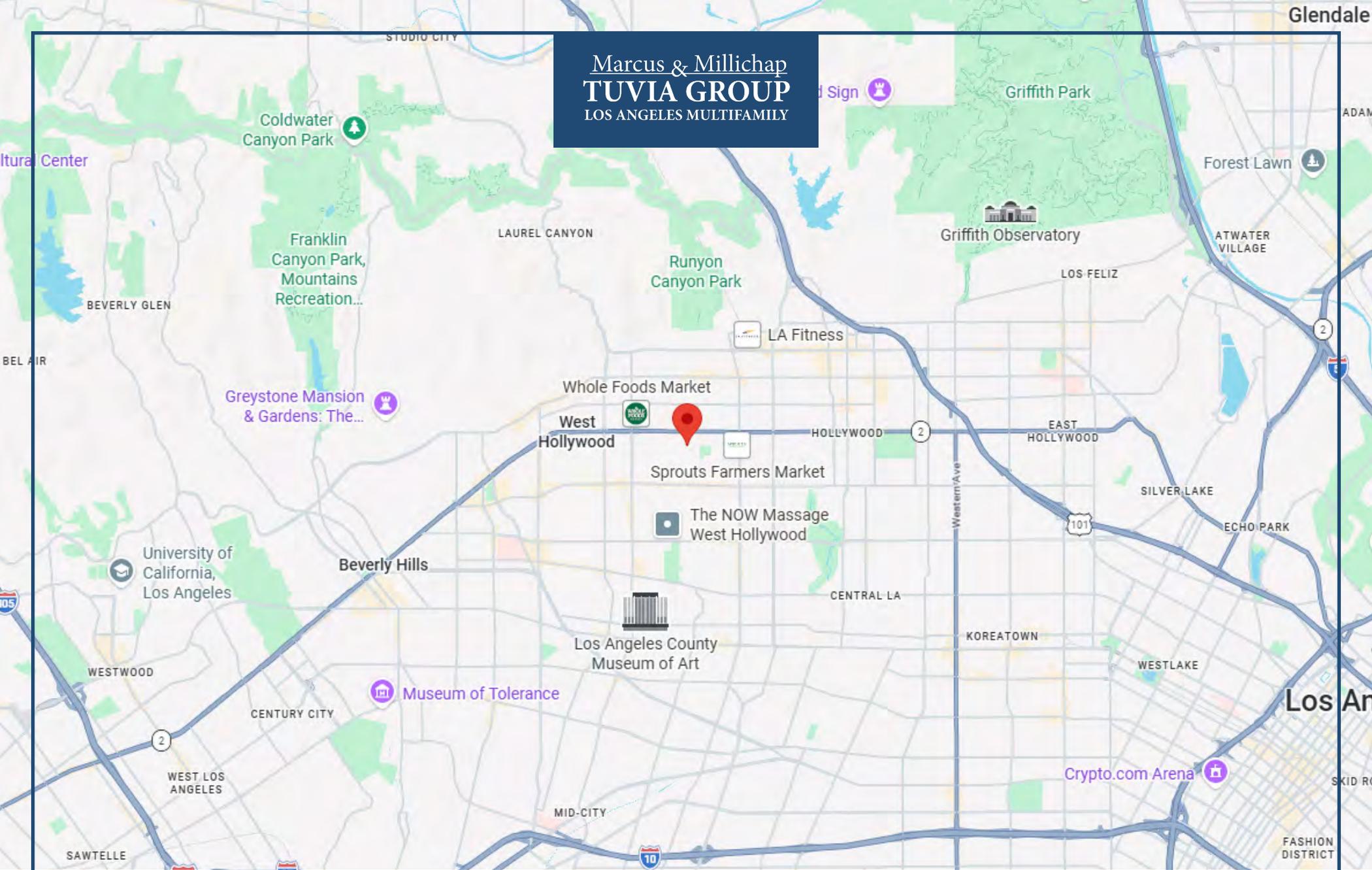
RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY



1015 N VISTA ST