

8833 CYNTHIA ST WEST HOLLYWOOD, CA 90069



**COLDWELL BANKER
COMMERCIAL
REALTY**

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EXECUTIVE OVERVIEW



PRIME OFFERING IN THE HEART OF WEST HOLLYWOOD

5-unit luxury condominium building located at 8833 Cynthia Street, a premier multifamily asset in the heart of West Hollywood. Built in 2009 with a recorded tract map and condominium plan, the property includes four spacious tri-level townhomes ranging from approximately 1,550 to 1,790 square feet, along with one expansive 2,280 square foot penthouse.

Three units are currently tenant-occupied, while two will be delivered vacant at the close of escrow. This is a rare opportunity to acquire a fully mapped condo building with significant flexibility—ideal for long-term investors, owner-users, or developers looking to sell individual units in the future.

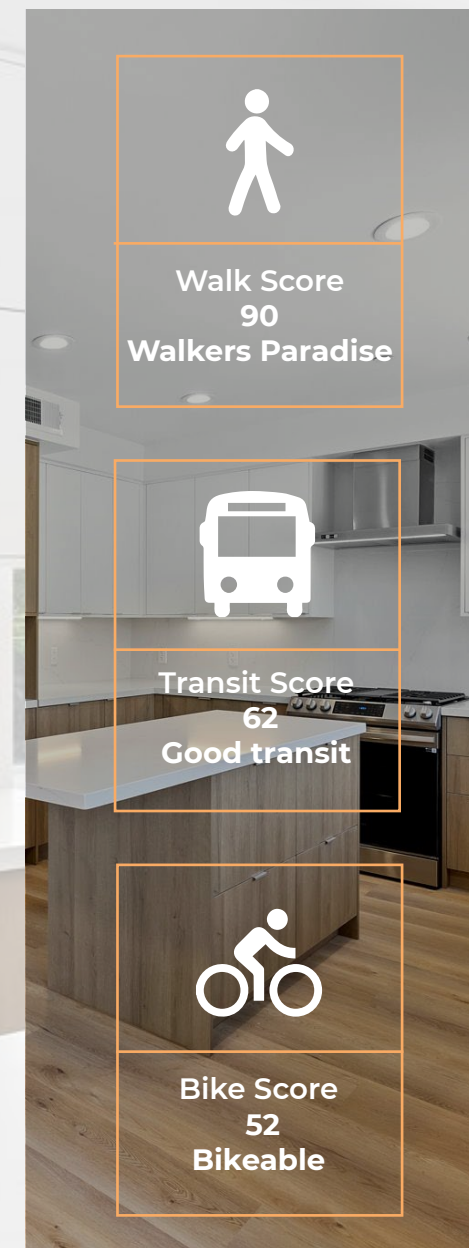
PROPERTY HIGHLIGHTS

- Entire 5-Unit Condominium Building Offered for Sale
- Four Townhome Units + One Penthouse
- Built in 2009 | Recorded Tract Map & Condo Plan
- Units feature high ceilings, gourmet kitchens, and private balconies
- Shared rooftop deck and peaceful rear patio
- Two gated tandem parking spaces per unit, with EV charging
- Two of Five units delivered vacant at close of escrow
- Premier location across from Petit Ermitage, walkable to Sunset Blvd & Santa Monica Blvd
- This is a high-quality, income-generating asset with multiple exit strategies and potential upside.

PROPERTY SUMMARY

Located in the heart of West Hollywood near Beverly Hills and Century City, 8833 Cynthia St presents a rare opportunity for investors seeking long-term value and strong returns in one of LA's most desirable rental markets.

Number of Units	Five (5)
Lot Size	5,923 SF
Building SF	9,090 SF
# of Parking	Eleven (11)
# of Stories	Three (3)
Year Built	2009
Zoning	WDR4
5 APNs	4339-013-030,031,032,033, & 034
Price/SF	\$715.07
CAP Rate - Current	4.02%
CAP Rate - Proforma	4.13%
GRM - Current	13.09
GRM - Pro Forma	12.90



INVESTMENT HIGHLIGHTS

- **Prime West Hollywood Location** – Situated in the heart of West Hollywood, 8833 Cynthia St offers immediate access to a vibrant mix of dining, entertainment, and retail options, enhancing its appeal to residents and investors alike.
- **Strong Market Fundamentals** – West Hollywood's real estate market is characterized by high demand, limited inventory, and strong rental growth, providing a stable and lucrative investment environment.
- **Proximity to Major Employers** – The property's location offers easy access to major employment hubs in Los Angeles, including Beverly Hills, Century City, and Downtown LA, attracting a diverse and affluent tenant base.
- **Excellent Transit & Freeway Access** – With convenient access to major thoroughfares and public transportation options, residents enjoy seamless connectivity throughout the Los Angeles metropolitan area.
- **Diverse Business Ecosystem** – The surrounding area boasts a dynamic mix of businesses, from boutique shops to corporate offices, contributing to the neighborhood's economic vitality and desirability.
- **West Hollywood Economic Strength** – As a prominent city within Los Angeles County, West Hollywood continues to demonstrate economic resilience and growth, ensuring long-term property value appreciation.

COMMON AREAS / EXTERIOR



PENTHOUSE SUITE



KITCHEN WITH VIRTUAL STAGING



PRIMARY SUITE WITH VIRTUAL STAGING



LIVING ROOM WITH VIRTUAL STAGING



GUEST BEDROOM 1 WITH VIRTUAL STAGING

TOWNHOUSE UNITS : 201-204



LIVING ROOM WITH VIRTUAL S



LIVING ROOM WITH VIRTUAL STAGING



LIVING ROOM WITH VIRTUAL STAGING



PRIMARY SUITE WITH VIRTUAL STAGING





1ST FLOOR

2ND FLOOR

3RD FLOOR

4TH FLOOR

SUBDIVISION OF AIRSPACE
CONDOMINIUM TRACT NO 64222

LOCATION OVERVIEW



A PREMIER WEST HOLLYWOOD OPPORTUNITY

Located in the heart of West Hollywood, 8833 Cynthia Street is positioned within one of Los Angeles' most sought-after and iconic neighborhoods. This highly walkable, amenity-rich area offers unmatched access to entertainment, retail, and lifestyle destinations, making it a premier investment opportunity in a supply-constrained market.

West Hollywood continues to attract strong residential and commercial demand due to its central location and proximity to major employment centers such as Beverly Hills, Century City, Hollywood, and the greater Westside. The neighborhood is home to a dynamic mix of entertainment professionals, creatives, and high-income residents, ensuring long-term stability and strong tenant interest.

With limited new development and high barriers to entry, West Hollywood remains one of LA's most desirable rental markets. 8833 Cynthia Street is well-positioned to capitalize on the area's continued growth, affluent demographic, and enduring investment fundamentals.



DEMOGRAPHICS

West Hollywood Prime

- ✓ 2 blocks to Sunset Strip’s nightlife & hotels
- ✓ Strong foot + 40k cars/day visibility on La Cienega/ Doheny loop
- ✓ Metro bus & free WeHo PickUp trolley within 0.2 mi
- ✓ 150+ walkable eateries & bars; Petit Ermitage 500 ft
- ✓ 5 min to Beverly Center, 10 min to Rodeo Drive
- ✓ 10 min drive to I-10 & US-101; 12 min to I-405

2024 Demographics



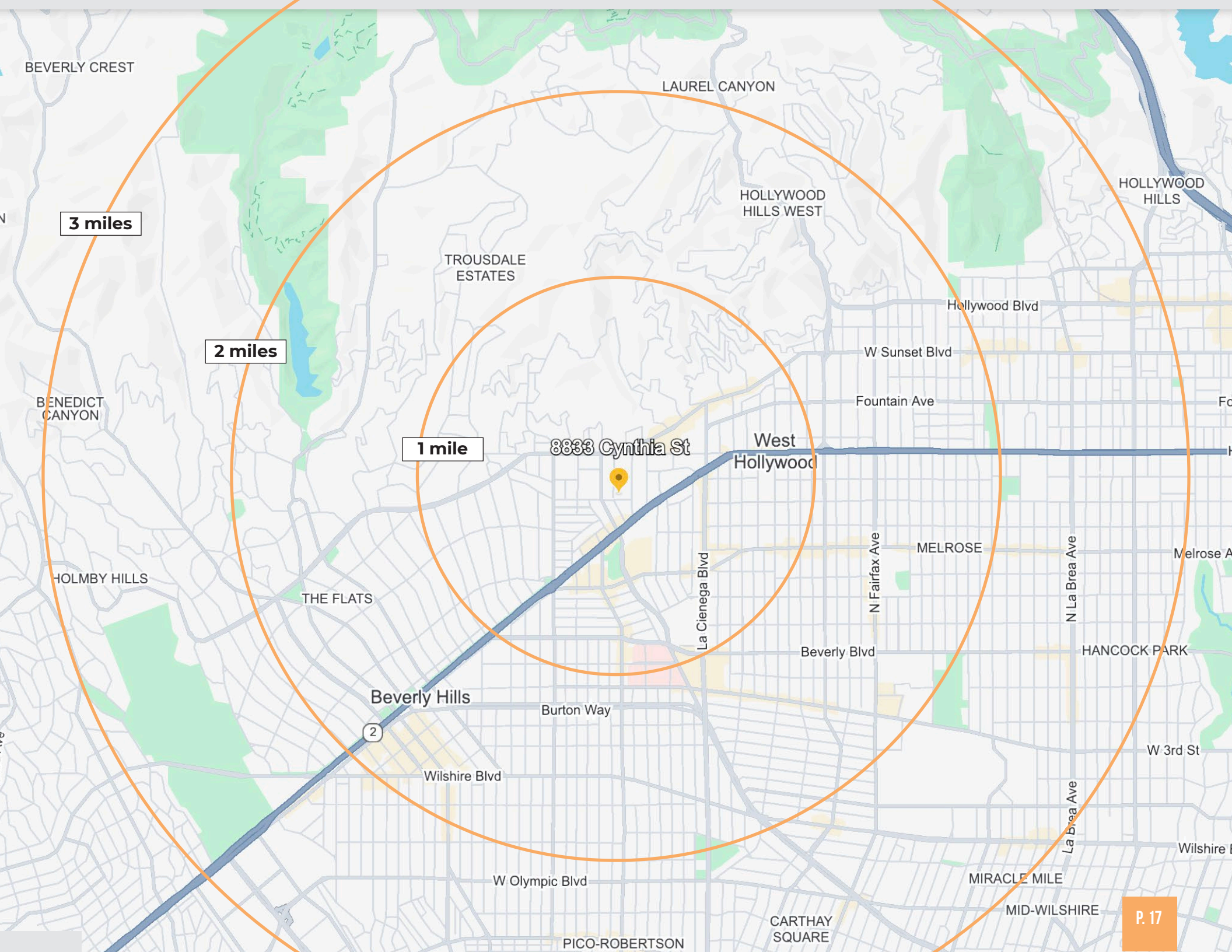
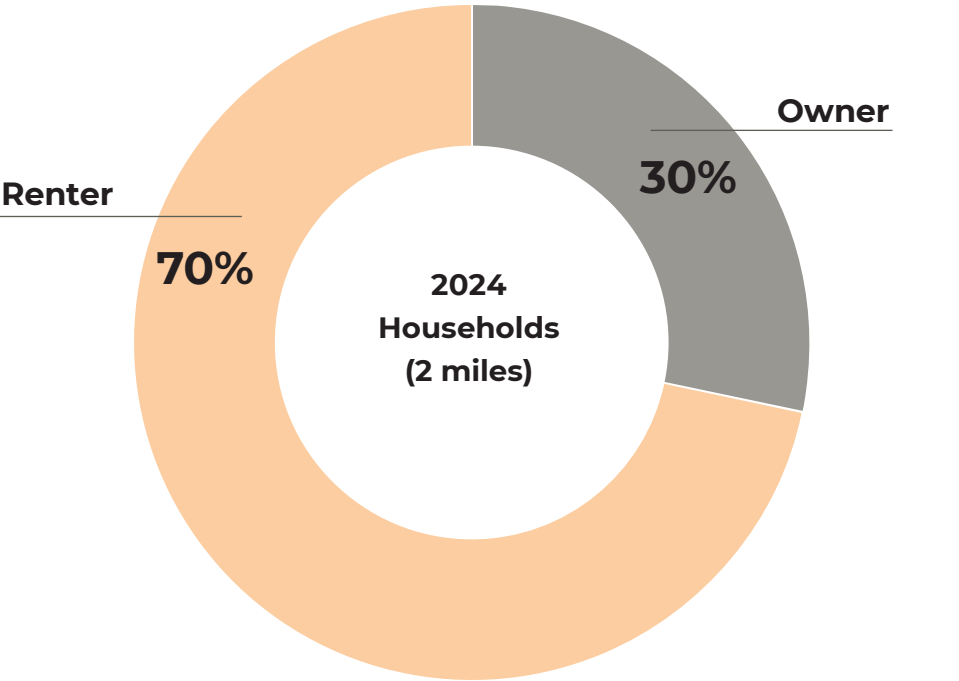
POPULATION	1 MILE	2 MILE	3 MILE
Total	34,760	109,901	237,427

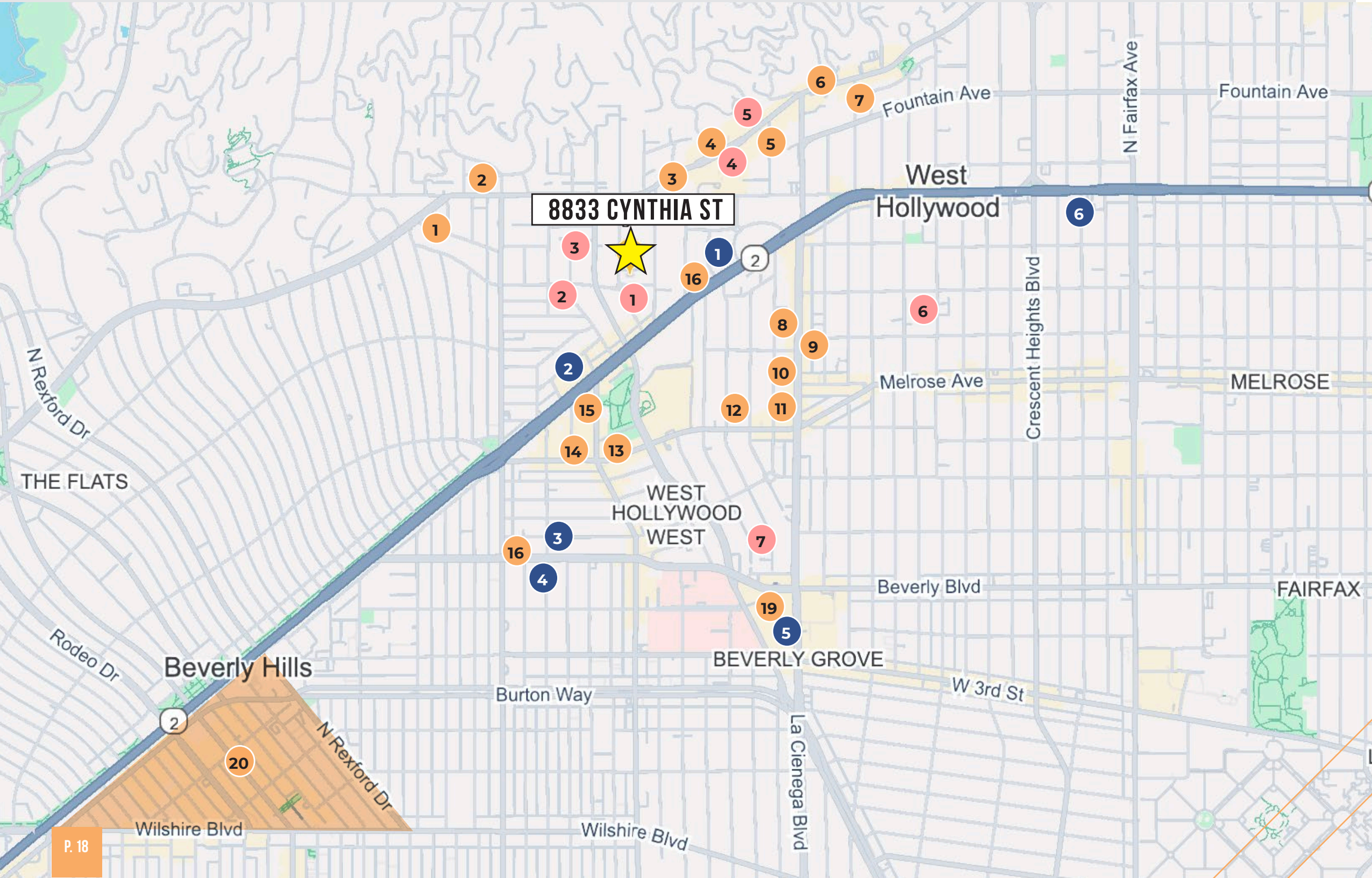


INCOME	1 MILE	2 MILE	3 MILE
Avg HH Income	136,332	129,869	125,647
Median HH Income	100,536	195,311	92,352



HOUSEHOLDS	1 MILE	2 MILE	3 MILE
Total Households	21,304	61,450	125,344
Owner Households	7,151	18,173	35,478
Renter Households	14,152	43,277	89,865





LOCAL AMENITIES

Restaurants (top 20)

- 1 Soho House
- 2 Rainbow Bar & Grill
- 3 Dialog Cafe
- 4 The Butcher, The Baker, The Cuppuccino Maker
- 5 Chin Chin West Hollywood
- 6 Daughters Deli
- 7 SweetGreen Health Food
- 8 Nobu Los Angeles
- 9 Vitos Pizza
- 10 The Belmont
- 11 Zouk Los Angeles
- 12 Urth Cafe
- 13 Sur Restaurant & Lounge
- 14 Gracias Madre
- 15 The Abbey Food and Bar
- 16 Everytable
- 17 Stella West Hollywood
- 18 Granville
- 19 Beverly Grove
- 20 Beverly Hills Triangle

Shops

- 1 Trader Joes
- 2 Pavillions
- 3 Bristol Farms
- 4 Ralphs
- 5 Beverly Center
- 6 Gelsons WeHo

Hotels

- 1 Petit Ermitage
- 2 Montrose at Beverly Hills
- 3 The London West Hollywood
- 4 Sunset Marquis
- 5 1 Hotel West Hollywood
- 6 The Charlie
- 7 Sofitel Los Angeles



FINANCIAL ANALYSIS

FINANCIAL SUMMARY

FINANCIAL SUMMARY

PRICE	\$6,500,000
Price / SF	\$715.07
Price Per Unit	\$1,300,000
CAP Rate - Current	4.02%
CAP Rate - Proforma	4.13%
GRM - Current	13.09
GRM - Pro Forma	12.90

LOAN SUMMARY

Down Payment %	50%
Loan Amount	3,250,000
Down Payment	3,250,000
Interest Rate	6.50%
Amortized	30
Term	5

PROPERTY SUMMARY - BUILDING DATA

Number of Units	5
Total BLDG SF	9,090
Total LOT SF	5,923
# of Parking	11
# of Stories	3
Year Built	2009
Zoning	WDR4
5 APNs	4339-013-030, 031, 032, 034

ANNUALIZED OPERATING DATA

Annualized Income (Est.)	Current Rents	Market Rents
Potential Rental Income / Gross Income (GI)	\$496,680	\$504,000
Less: Vacancy & Cr. Losses	\$(14,900)	\$(15,120)
Effective Rental Income	\$481,780	\$488,880
Other Income (Collectable)	\$-	\$-
Gross Operating Income (GOI)	\$481,780	\$488,880
Less: Operating Expenses	\$(220,239)	\$(220,523)
Expense % of GI	44.34%	43.75%
Net Operating Income (NOI)	\$261,540	\$268,357

Debt Service - Proposed	Current Rents	Market Rents
Loan Payment YR 1	\$246,507	\$246,507
DCR	1.06	1.09
Pre-Tax Cash Flow	\$15,034	\$21,850
%	0.46%	0.67%
Plus Principal Reduction	\$35,257	\$35,257
Total Return Before Taxes	\$50,290	\$57,107
%	1.55%	1.76%

Annualized Expenses (Est.)	@Current Rents	@Market Rents
RE Taxes	\$81,250	\$81,250
Management	\$19,271	\$19,555
Repairs & MTN	\$23,981	\$23,981
Phone & Internet	\$8,172	\$8,172
Utilities -Water	\$1,603	\$1,603
Utilities -Gas	\$1,381	\$1,381
Utilities -Electric	\$7,776	\$7,776
Alarm & Security	\$4,866	\$4,866
Water Monitoring	\$18448	\$18,448
Water Resource CTROI Board	\$18,635	\$18,635
Trash	\$3,575	\$3,575
Contract Services (Gardening)	\$1,400	\$1,400
Contract Services (Pest)	\$1,400	\$1,400
Insurance	\$26,481	\$26,481
License &Fees + Admin	\$2,000	\$2,000

Total Expenses	\$220,239	\$220,523
Expenses Per RSF	\$24.23	\$24.26
Expense as % of GI	44.34%	43.75%

RENT ROLL

ANNUAL SCHEDULED INCOME (RENT ROLL)

Unit	Type	Actual - Monthly	Actual - Annual	Market - Monthly	Market - Annual	SF
201	3+3	\$7,195.00	\$86,340	\$7,500.00	\$90,000	1,790
202 (Vacant)	3+3	\$7,000.00	\$84,000	\$7,000.00	\$84,000	1,550
203 (Vacant)	3+3	\$7,000.00	\$84,000	\$7,000.00	\$84,000	1,550
204	3+3	\$7,195.00	\$86,340	\$7,500.00	\$90,000	1,790
PH	3+4	\$13,000.00	\$156,000	\$13,000.00	\$156,000	2,410
TOTAL		\$41,390	\$496,680	\$42,000	\$504,000	9,090
RENT/SF		\$4.55	\$54.64	\$4.62	\$55.45	

RENT ROLL SUMMARY

# OF UNITS	Type	Actual - Monthly	Actual - Annual	Market - Monthly	Market - Annual	Monthly Average
1	3+4	\$13,000	\$156,000	\$13,000	\$156,000	\$13,000
4	3+3	\$28,390	\$340,680	\$29,000	\$348,000	\$7,098
5		\$41,390	\$496,680	\$42,000	\$504,000	



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