



# 137 N DOHENY DR

LOS ANGELES, CA 90048

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Cal DRE #02010832

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# EXECUTIVE SUMMARY

## 137 DOHENY IS A ONE-OF-A-KIND LUXURY ASSET

Now available for sale: a brand-new construction built to condominium specifications, located in one of West Hollywood's most desirable neighborhoods. Each expansive 4-bedroom, 3.5-bathroom residence spans an entire floor and features private, coded elevator access, delivering exceptional privacy and exclusivity.

With construction fully completed, the property presents a compelling opportunity for an investor to finalize the condominium map and capitalize on substantial upside through individual unit sales. In a market defined by limited new inventory and strong end-user demand, Doheny represents a rare opportunity to achieve premium exit pricing while holding a modern, design-driven, low-maintenance asset in the interim.

This is more than a multifamily investment—it is a strategic pathway to profitable condo sellout returns in a blue-chip location.



# PROPERTY OVERVIEW

NAI Capital, The Oppenheim Group, and LA Luxuries are pleased to present the Doheny Apartments—an exceptional offering that seamlessly blends timeless elegance with cutting-edge design, situated in one of Los Angeles' most prestigious and sought-after enclaves.

## FINANCIALS



### SALES PRICE

\$14,999,999



### CAP

5.15%



### COST PER SQFT

\$569



### GROSS INCOME

\$980,892

## DETAILS



### APN

4335-006-027



### BUILDING SIZE

26,365



### UNITS

5

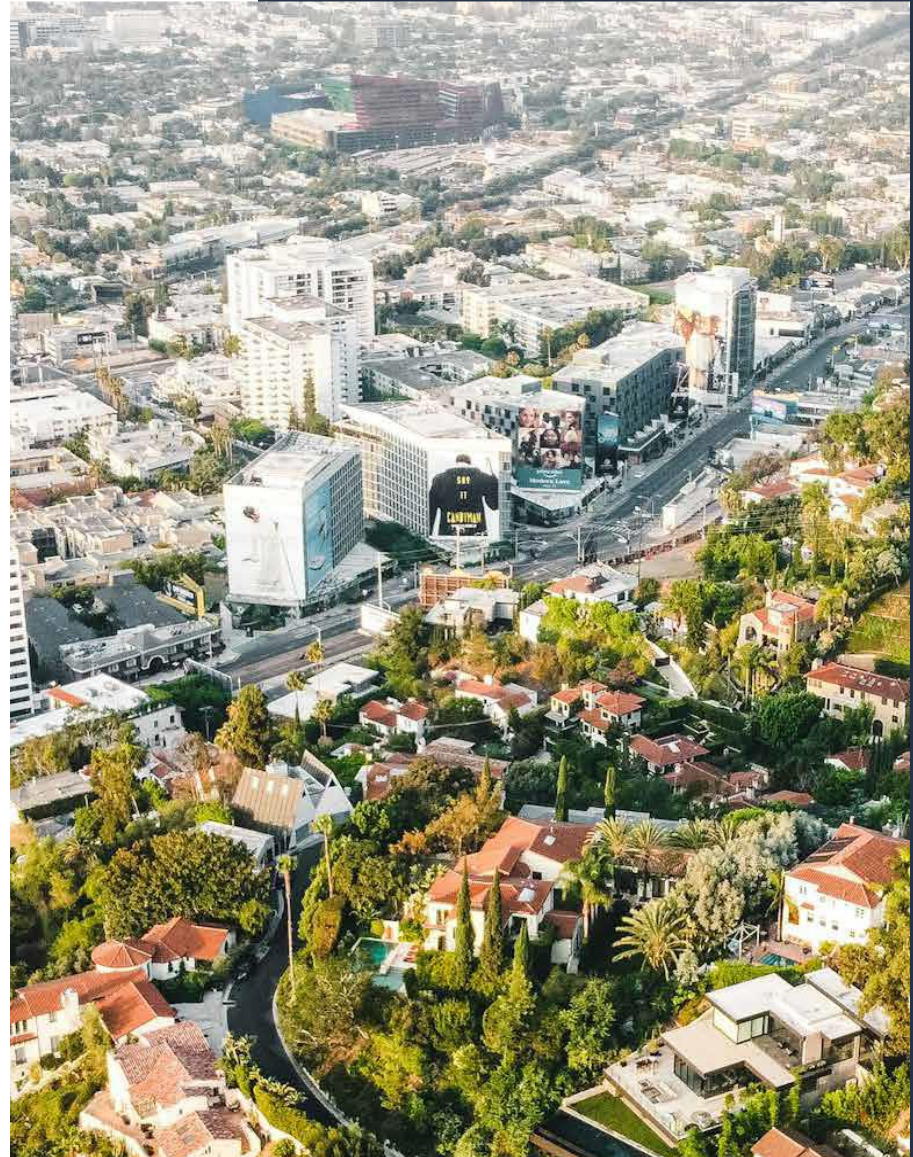
# GALLERY



## AREA OVERVIEW

This newly constructed architectural showpiece harmoniously combines sleek contemporary design with enduring elegance, set within one of Los Angeles' most desirable neighborhoods. Positioned just moments from the energy of Beverly Boulevard and steps from the iconic Four Seasons Hotel Los Angeles at Beverly Hills, the location offers exceptional convenience. Bristol Farms sits directly across the street, while Beverly Boulevard features a refined collection of luxury boutiques, acclaimed art galleries, and upscale retailers.

Residents also enjoy immediate access to world-class dining and entertainment, including celebrated destinations such as Il Pastaio, Cipriani Beverly Hills, Rodeo Drive, and the legendary Sunset Strip—offering a lifestyle defined by luxury, sophistication, and effortless accessibility.



# CONDO CONVERSION

## HIGHLIGHTS



### BUILT TO CONDO-GRADE SPECS:

Each residence encompasses approximately 3,100 square feet, occupying an entire floor with private, coded elevator access—an exceptional configuration ideally suited for individual ownership.



### TURNKEY OPPORTUNITY:

Only minimal enhancements may be necessary to satisfy HOA or city-specific condominium conversion requirements, as the existing finishes, building systems, and overall layout already conform to contemporary condo standards.



### HIGH-END MARKET DEMAND:

Given the scarcity of new condominium inventory in the immediate area and sustained demand for luxury ownership opportunities near Beverly Hills, this asset is well positioned to achieve premium resale pricing.



### PAPERWORK FINALIZATION:

The conversion process is largely administrative, providing a buyer with the opportunity to finalize the condominium map, establish a homeowners association (HOA), and move forward with the individual sale of each residence.



### EXIT STRATEGY FLEXIBILITY:

Whether choosing to sell the units individually or retain one as a private residence, the strategy offers flexibility and can be aligned with the buyer's preferred timeline and overall investment objectives.

This is a rare chance to own a fully leased, luxury-grade asset with condo-conversion upside in one of LA's most desirable zip codes. Finalize the process, unlock ownership value, and capitalize on individual unit sales in a trophy location.



**\$4.20M**

2 bds | 3 ba | 2,004 sqft - Sold  
8899 Beverly Blvd #7C, Los Angeles, CA 90048



**\$5.00M**

3 bds | 4 ba | 3,366 sqft - Sold  
425 N Palm Dr #501, Beverly Hills, CA 90210



**\$4.10M**

3 bds | 4 ba | 3,578 sqft - Sold  
460 N Palm Dr UNIT 205, Beverly Hills, CA 90210



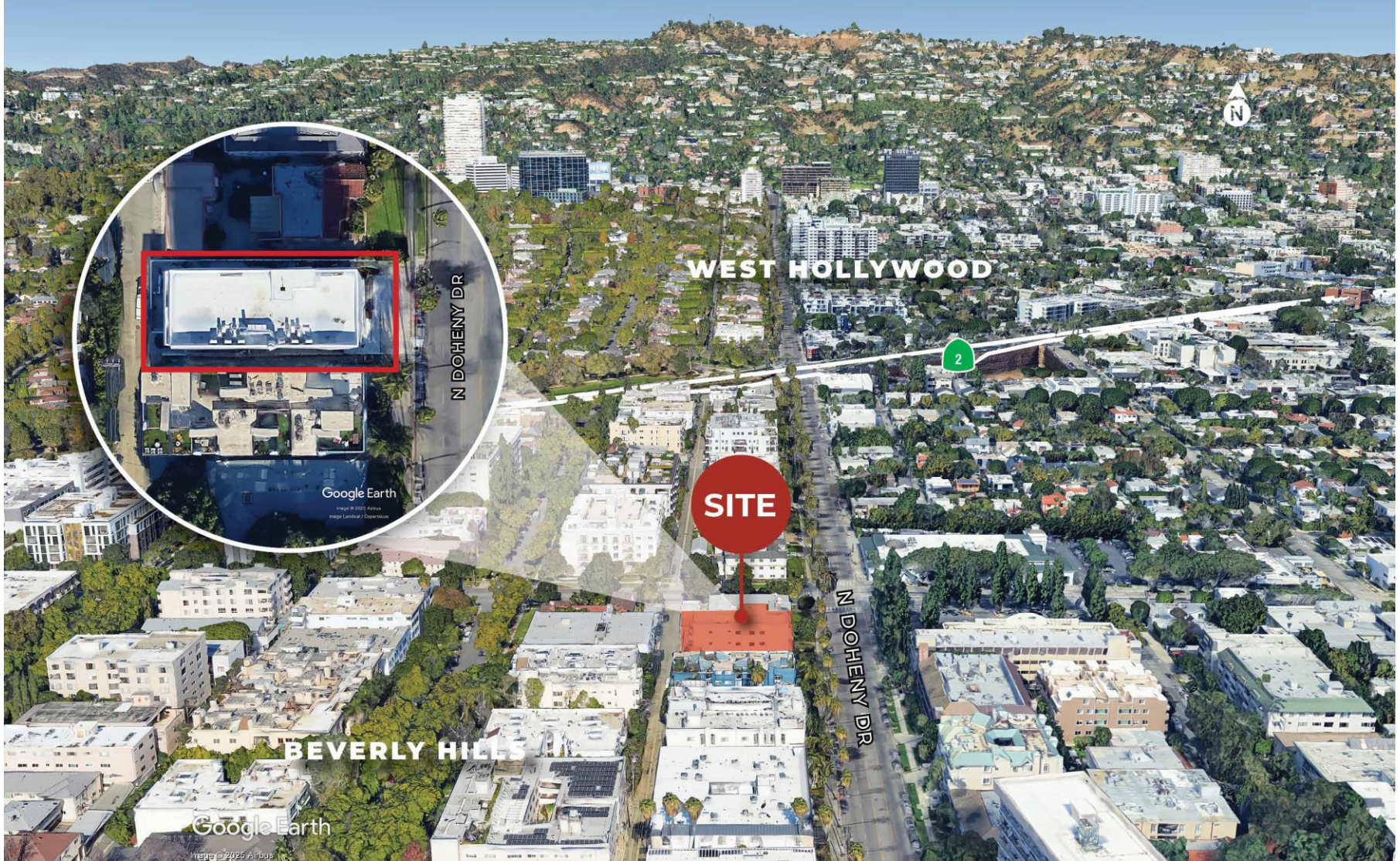
**\$3.95M**

3 bds | 5 ba | 3,937 sqft - Sold  
447 N Doheny Dr APT 402, Beverly Hills, CA 90210

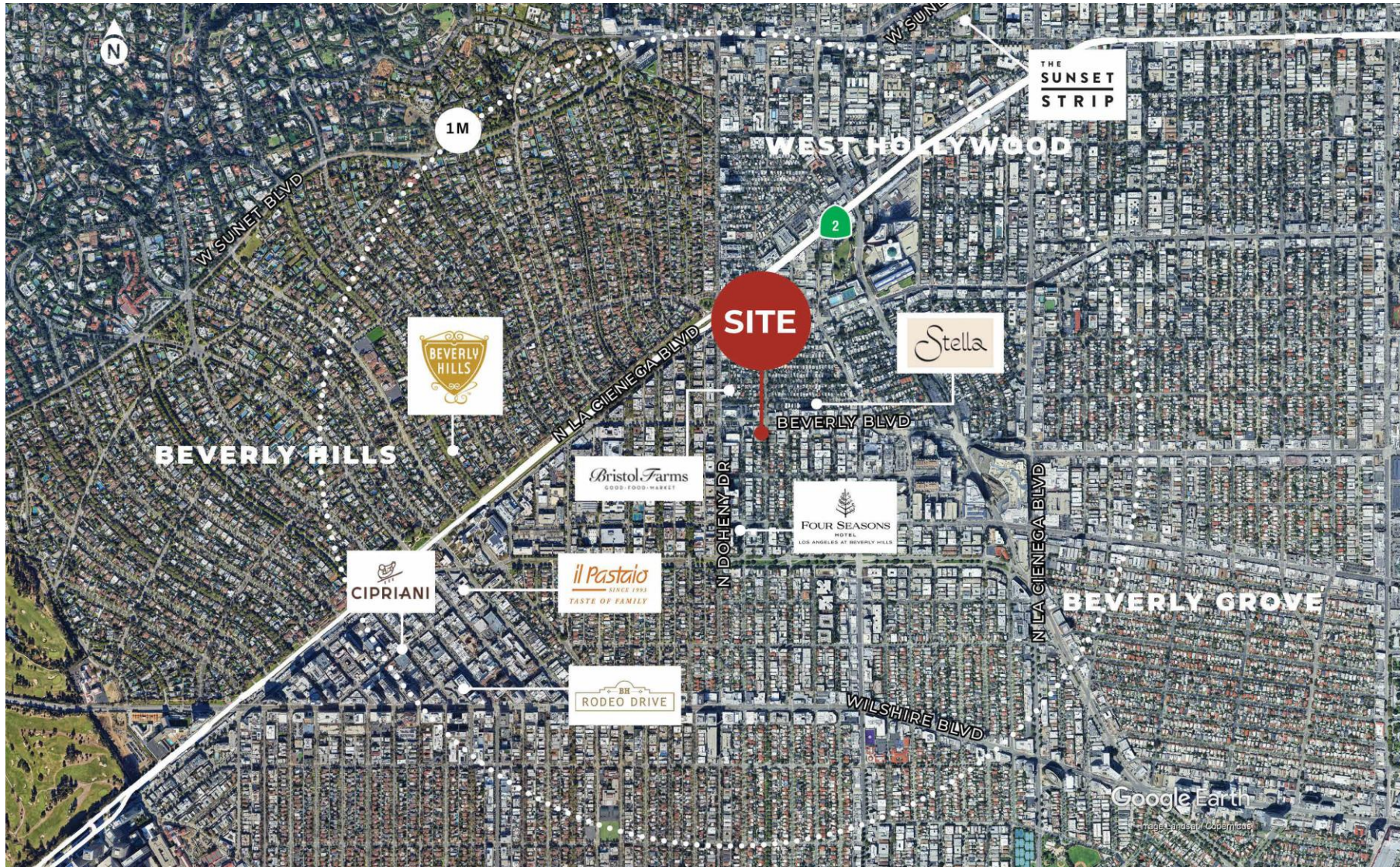
# LOCATION



# AERIAL



# PROXIMITY



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