

FOR SALE
1453 S. Beverly Dr.
Los Angeles, CA 90035

6-Unit Apartment Building
Prime Beverlywood



Shakerchi Real Estate Group

Sam Shakerchi
Senior Vice President
Compass - Beverly Hills
310.525.0872
sam.shakerchi@compass.com
CalDRE #01868195

Brian Schames
Brian Schames Real Estate
Compass - Beverly Hills
323.633.7524
bschames@compass.com
CalDRE #02012778

Beverly Hills 150 Rodeo Office
150 S. Rodeo Drive, Suite 100
Beverly Hills CA 90212
310.272.8002

FOR SALE

1453 South Beverly Dr.

- Prime Location
- Income Upside Potential
- Six 1 Bed / 1 Bath Units

Property Summary

| | |
|----------------|-------------|
| Purchase Price | \$4,300,000 |
|----------------|-------------|

| | |
|-------|---|
| Units | 6 |
|-------|---|

| | |
|---------|----------|
| Parking | 6 Spaces |
|---------|----------|

| | |
|---------------------|------------------------------|
| Building & Lot Size | 5,053SF on a 6,506+/- SF Lot |
|---------------------|------------------------------|

| | |
|-----------|------|
| Occupancy | 100% |
|-----------|------|

| | |
|------------|------|
| Year Built | 1946 |
|------------|------|

| | |
|--------|-------|
| Zoning | LAR-3 |
|--------|-------|

| | |
|--------|---------------------------|
| Market | Beverlywood Los Angeles |
|--------|---------------------------|

Sam Shakerchi
Senior Vice President
Compass - Beverly Hills
310.525.0872
sam.shakerchi@compass.com
CalDRE #01868195

Brian Schames
Brian Schames Real Estate
Compass - Beverly Hills
323.633.7524
bschames@compass.com
CalDRE #02012778

COMPASS
COMMERCIAL

1453 S. Beverly Dr.

The Numbers

| | |
|--------------------------------|--------------|
| Actual Annual Rental Income | \$180,216.00 |
|--------------------------------|--------------|

| | |
|------------------|------------|
| Annual Insurance | \$9,138.50 |
|------------------|------------|

| | |
|-----------------------|---------|
| Repairs & Maintenance | \$4,800 |
|-----------------------|---------|

| | |
|-----------|-----------|
| Utilities | 3,3720.00 |
|-----------|-----------|

| | |
|---------------------------------------|--------------|
| Annual Income After Expenses - NOI | \$162,905.50 |
|---------------------------------------|--------------|



Sam Shakerchi
Senior Vice President
Compass - Beverly Hills
310.525.0872
sam.shakerchi@compass.com
CalDRE #01868195

Brian Schames
Brian Schames Real Estate
Compass - Beverly Hills
323.633.7524
bschames@compass.com
CalDRE #02012778

COMPASS
COMMERCIAL





SUMMARY

1453 S. Beverly Dr.

BEVERLYWOOD - 90035

6 irreplaceable units located in the highly sought after Beverlywood community. Just minutes to Beverly Hills and Century City and some of best restaurants and shopping on the West Side.

The building is well maintained, has six parking spaces, and the rents do have some upside potential as well.

Average Days on Market for the area is 24 Days...so do not let this one pass you by. Please call, text or email for more information.



Sam Shakerchi
Senior Vice President
Compass - Beverly Hills
310.525.0872
sam.shakerchi@compass.com
CalDRE #01868195

Brian Schames
Brian Schames Real Estate
Compass - Beverly Hills
323.633.7524
bschames@compass.com
CalDRE #02012778

COMPASS
COMMERCIAL