Offering Memorandum

LYONSTAHL INVESTMENT REAL ESTATE

GELBER REALTY CORPORATION

6 UNITS IN BEVERLY HILLS

329
S. Rexford Drive

$4,800,000

BEVERLY HILLS

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Beverly Hills, CA 90212

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Property Summary

Price	$4,800,000
Address	329 S Rexford Dr
City, State, Zip	Beverly Hills, CA 90212
County	Los Angeles
Zoning	BHR4*
Year Built	1959
Number Of Units	6
Parking	10 Carport Spaces
Building Size	8,921 SF
Lot Size	6,072 SF
Cap Rate	3.98%
Pro Forma Cap Rate	6.35%
Grm	15.79
Pro Forma Grm	11.40
Price / Bldg Sf	$538.06
Price / Unit	$800,000

Property Overview

329 S Rexford Dr,
Beverly Hills, CA 90212

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329 S Rexford Dr, Beverly Hills, CA 90212

- Long Term Ownership, Generational Asset Available for Purchase for the First Time in 38 Years
- Value Add Opportunity, There is 39% Remaining Rental Upside that can be Captured Through Interior Renovations
- Property is in a Sought-After Pocket of Beverly Hills. With a Walk Score of 90 'Walker's Paradise' - Residents Enjoy Convenient Access to Employment Centers, Retail, and Entertainment From Beverly Hills, Century City, Westwood & Surrounding Markets
- Extremely Attractive Unit Mix: (2) 2-Bedroom/2-Bath, (2) 3-Bedroom/2-Bath, & (2) 3-Bedroom/2.5-Bath Townhome Units
- Tenants-in-Common (TIC) Ownership Opportunity. This Asset is Well-Suited for a Tenants-in-Common Ownership Structure, Allowing Multiple Buyers to Acquire Fractional Interests and Potentially Secure Individual Unit Occupancy at a Lower per-Buyer Capital Outlay than a Traditional Acquisition.
- Ample Parking, There are 10 Total Parking Spaces for Six Units
- Located in a Highly Desirable Pocket of Beverly Hills with Relatively Low Density

This highly desirable six-unit apartment property presents a rare long-term ownership opportunity, being offered for purchase for the first time in 38 years. Located in a sought-after, low-density pocket of Beverly Hills, the property features an attractive unit mix of two 2-bedroom/2-bath units, two 3-bedroom/2-bath units, and two 3-bedroom/2.5-bath townhome-style units. The six units are supported by 10 total parking spaces, providing an exceptional parking ratio and a highly desirable amenity for residents in the Beverly Hills rental market.

The property offers new ownership a compelling value-add opportunity, with approximately 39% remaining rental upside that can be captured through interior renovations and the repositioning of below-market units. The combination of large floor plans, townhome-style layouts, ample parking, and a desirable residential setting provides a strong foundation for increasing rental income while enhancing the overall quality and value of the asset.

Ideally situated in one of Beverly Hills' most desirable residential pockets, the property benefits from a Walk Score of 90, classified as a "Walker's Paradise." Residents enjoy convenient access to major employment centers, premier retail, dining, and entertainment throughout Beverly Hills, Century City, Westwood, and surrounding submarkets. The property's relatively low-density setting further enhances its appeal, offering residents a residential environment with convenient access to some of Los Angeles' most sought-after amenities and employment hubs.

With its first-time availability in 38 years, highly attractive unit mix, exceptional parking ratio, significant rental upside, and irreplaceable Beverly Hills location, the property represents a unique opportunity to acquire a well-positioned multifamily asset with strong long-term ownership potential and multiple avenues for value creation.

Financial Overview

329 S Rexford Dr
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Financial Overview

329 S Rexford Dr,
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Price	$4,800,000

Property Summary

ADDRESS	329 S Rexford Dr, Beverly Hills	YEAR BUILT	1960
DOWN PAYMENT	38% $1,824,000	PARKING	10 Carport Spaces
NUMBER OF UNITS	6	CURRENT NOI	$191,082
COST PER UNIT	$800,000	PRO FORMA NOI	$304,615
LOT SIZE	6,072 SF	CURRENT CAP RATE	3.98%
GROSS RENTABLE SF	8,921 SF	PRO FORMA CAP RATE	6.35%
PRICE PER BLDG SF	$538.06	CURRENT GRM	15.79
PRICE PER LAND SF	$790.51	PRO FORMA GRM	11.40

Proposed Financing

LOAN AMOUNT	$2,976,000	LOAN-TO-VALUE	38%
DOWN PAYMENT	$1,824,000	AMORTIZATION	30-YEAR
INTEREST RATE	6.00%	LOAN TERM	10-YEAR FIXED
MONTHLY PAYMENT	$17,843	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	$214,111	DEBT COVERAGE RATION (DCR)	0.89

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Annualized Operating Data

	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	$303,963		$421,008	
VACANCY RATE RESERVE	$9,119	3%	$12,630	3%
GROSS OPERATING INCOME	$294,845		$408,378	
EXPENSES	$103,763	34%	$103,763	25%
NET OPERATING INCOME	$191,082		$304,615	
LOAN PAYMENTS	$214,111		$214,111	
PRE TAX CASH FLOWS	$(23,030)	-1.26%	$90,503	4.96%
PRINCIPAL REDUCTION	$36,546		$36,546	
TOTAL RETURN BEFORE TAXES	$13,516	0.74%	$127,049	6.97%

Scheduled Income	Current	Market
TOTAL MONTHLY SCHEDULED RENT	$25,246	$35,000
Laundry	$84	$84
ANNUALIZED SCHEDULED GROSS INCOME	$303,963	$421,008

Expense Summary	
New Taxes (1.199438%):	$57,573
Direct Assessments (2026 Actual):	$1,291
Repairs and Maintenance (3%):	$9,119
Insurance ($1.5/GSF):	$13,382
Utilities ($1,200/Unit):	$7,200
Property Management (5%)	$15,198
Total Expenses	**$103,763**
Expenses as %/SGI	**34.14%**
Expense Per Unit	**$17,294**
Expense Per SF	**$17.09**

Rent Roll

329 S Rexford Dr,
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Unit	Unit Type	Actual Rent	Market Rent	Notes
1	3-Bed/2-Bath	$4,800	$6,250	
2	2-Bed/2-Bath	$2,415	$4,750	
3	3-Bed/2-Bath	$6,250	$6,250	Vacant
4	2-Bed/2-Bath	$2,147	$4,750	
5	3-Bed/2.5-Bath	$4,535	$6,500	Townhome
6	3-Bed/2.5-Bath	$5,100	$6,500	Townhome
MONTHLY TOTALS		$25,246	$35,000	
Laundry		$84	$84	
ANNUALIZED TOTALS		$303,963	$421,008	

*Vacant Unit is Underwritten at a Market Rental Rate

Property Photography

329 S Rexford Dr
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Exterior Photos

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Exterior Photos

329 S Rexford Dr,
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Interior Photos

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Interior Photos

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Floor Plan

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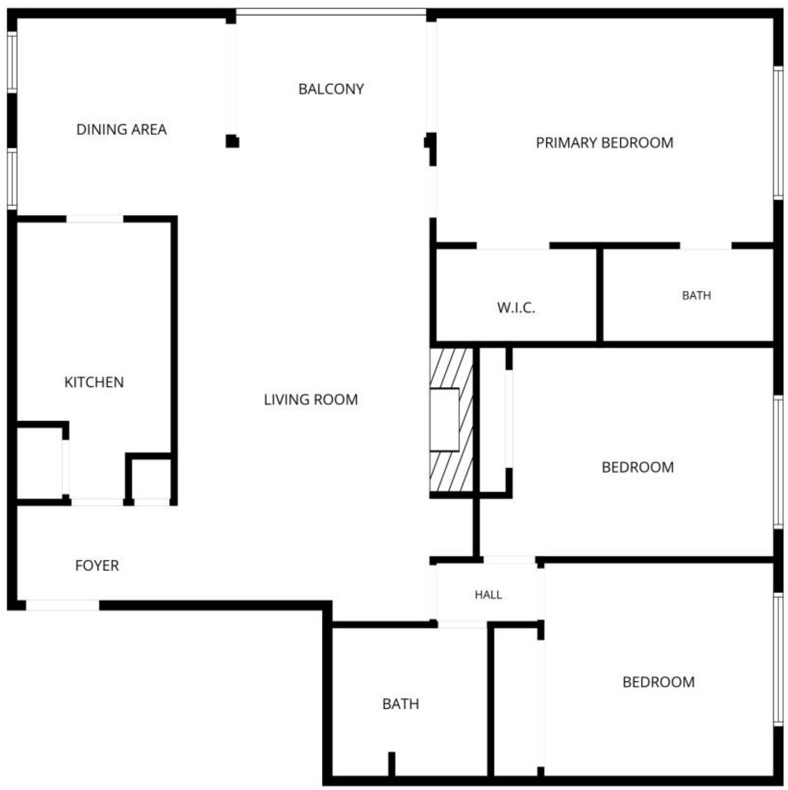
Unit 3



Comparables

329 S Rexford Dr
Beverly Hills, CA 90212

Sold Comparables

329 S Rexford Dr,
Beverly Hills, CA 90212

	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	GRM	CAP Rate	Sold Date
1	136 S Roxbury Dr, 90212	$3,660,000	8	1941	6,000 SF	$457,500	$610	14.83	4.72%	6/5/2026
2	144 N Clark Dr, 90211	$3,752,000	8	1931	5,840 SF	$469,000	$642	13.20	5.61%	6/3/2026
3	419 S Rexford Dr, 90212	$3,995,000	8	1954	5,511 SF	$499,375	$725	15.21	4.50%	3/11/2026
4	324 S Rexford Dr, 90212	$4,150,000	6	1968	9,368 SF	$691,667	$443	16.31	4.65%	2/20/2026
5	344 S Elm Dr, 90212	$3,100,000	6	1955	6,962 SF	$516,667	$445	15.47	4.04%	2/10/2026
6	9741-47 W Olympic Blvd, 90212	$3,335,000	6	1937	7,165 SF	$555,833	$465	15.77	4.20%	12/18/2025
7	9660 W Olympic Blvd, 90212	$3,800,000	5	1935	6,636 SF	$760,000	$573	14.81	5.56%	11/25/2025
8	245 N Almont Dr, 90211	$4,700,000	8	1963	11,640 SF	$587,500	$404	15.58	3.76%	11/19/2025
	Averages	**$3,811,500**			**7,390 SF**	**$567,193**	**$538**	**15.15**	**4.63%**	
*	329 S Rexford Dr	$4,800,000	6	1959	8,921 SF	$800,000	$538	15.79	3.98%	ACTIVE

Sold
Comparables Map

329 S Rexford Dr,
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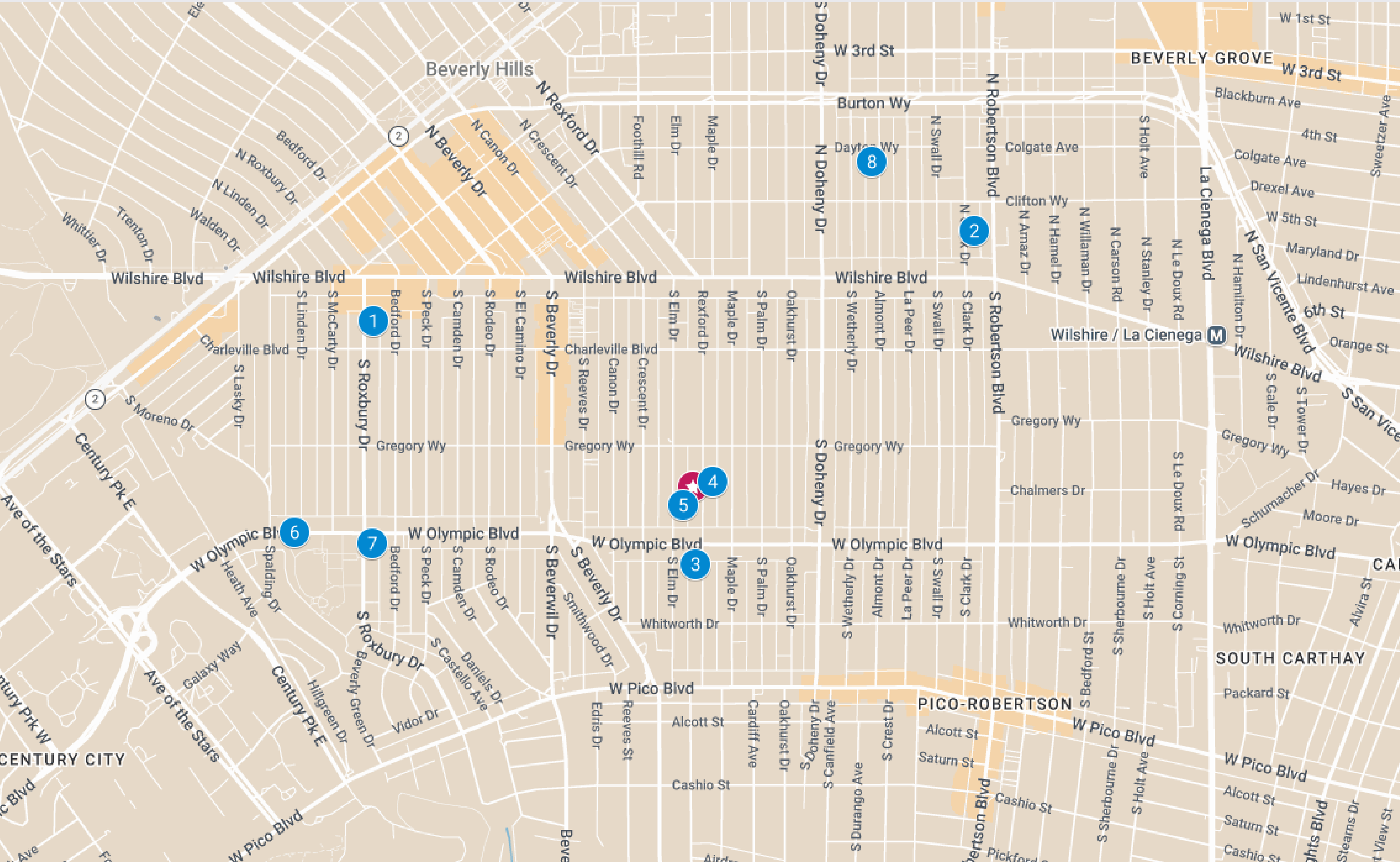

Lease Comparables

329 S Rexford Dr,
Beverly Hills, CA 90212

	Address	Year Built	Unit Type	Units	Rental Rate
1	133 S Canon Dr, Beverly Hills	1936	2-Bed/2-Bath	4	$4,500
2	9336 W Olympic Blvd, Beverly Hills	1936	2-Bed/2-Bath	4	$4,800
3	153 S Palm Dr, Beverly Hills	1961	2-Bed/2-Bath	6	$4,795
4	153 S Palm Dr, Beverly Hills	1961	3-Bed/3-Bath	6	$6,495
5	344 S Doheny Dr, Beverly Hills	1965	3-Bed/2-Bath	4	$6,000
6	207 S Reeves Dr, Beverly Hills	1935	3-Bed/3-Bath	4	$6,495
	Average		**2-Bed** **3-Bed**		**$4,698** **$6,330**
*	329 S Rexford Dr, Beverly Hills, CA 90212		**2-Bed** **3-Bed**		$2,281 $4,811

Lease Comparables Map

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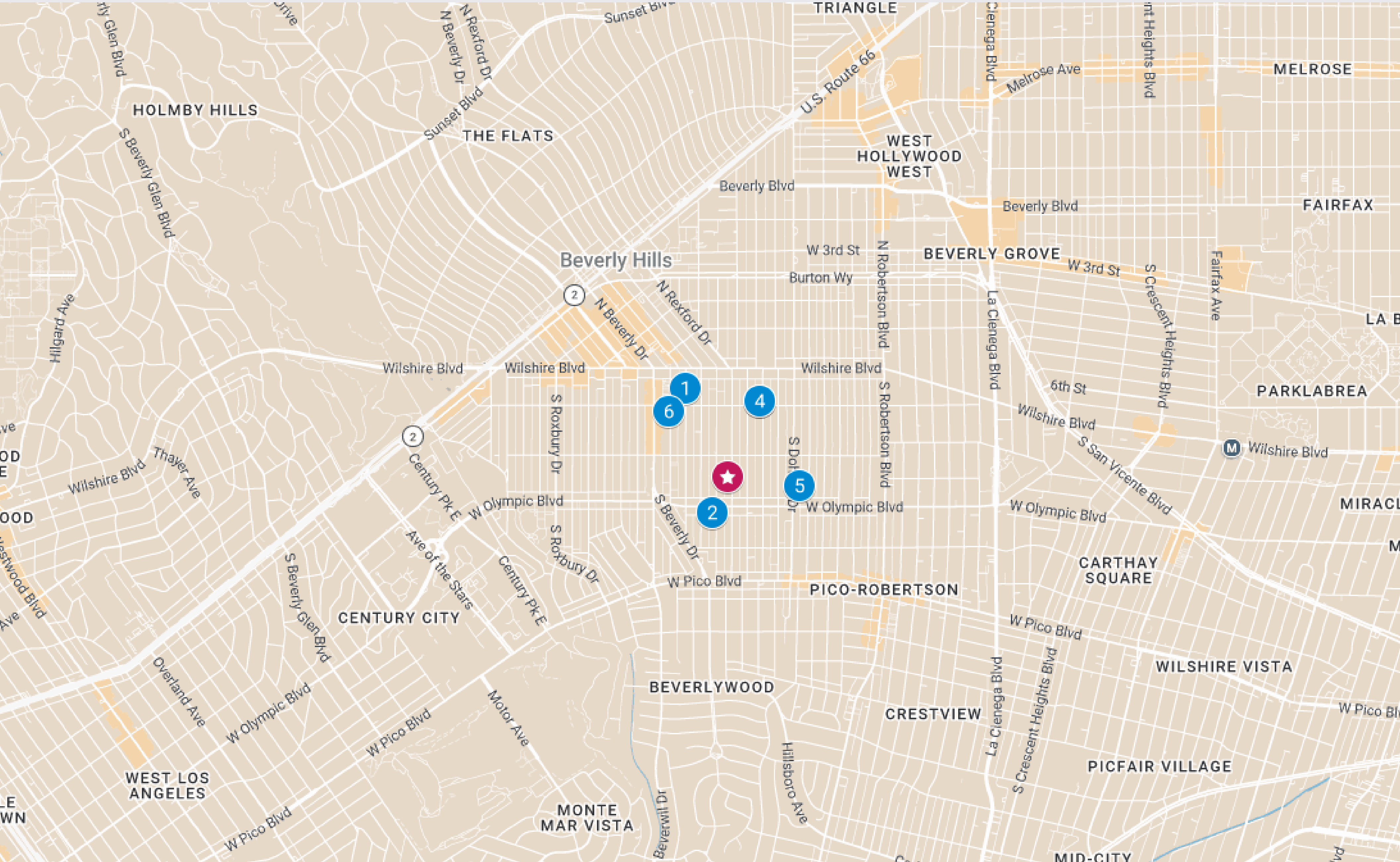

Area Overview

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City Overview

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Beverly Hills

Located in the heart of Los Angeles County, Beverly Hills is one of Southern California's most prestigious and internationally recognized communities. Known for its tree-lined streets, distinguished residential neighborhoods, world-class shopping, and central location, the city offers a unique combination of residential appeal, commercial activity, and urban convenience.

Beverly Hills features a diverse mix of residential properties, ranging from luxury apartment communities and condominiums to architecturally significant estates and single-family residences. The city's limited land supply, highly desirable location, and enduring reputation have helped establish Beverly Hills as one of the most sought-after real estate markets in the Los Angeles region.

Residents enjoy convenient access to an exceptional selection of shopping, dining, entertainment, and recreational amenities. The world-famous Rodeo Drive and surrounding Golden Triangle serve as a premier destination for luxury retail and fine dining, while nearby Beverly Gardens Park, Roxbury Memorial Park, and numerous neighborhood green spaces provide opportunities for outdoor recreation.

Beverly Hills also benefits from its central position within the greater Los Angeles metropolitan area. The city is situated near Century City, West Hollywood, Westwood, and the major employment centers of West Los Angeles, providing residents with convenient access to a wide range of businesses, entertainment destinations, and cultural attractions.

The local economy is supported by a strong mix of industries, including entertainment, professional services, hospitality, healthcare, retail, and real estate. Beverly Hills is also home to numerous corporate offices, luxury hotels, medical practices, restaurants, and internationally recognized brands, contributing to a dynamic local business environment.

With its prestigious reputation, exceptional amenities, central location, and proximity to many of Los Angeles' leading employment and entertainment centers, Beverly Hills continues to attract residents, businesses, and investors from around the world. These characteristics contribute to the city's enduring desirability and reinforce its position as one of Southern California's premier communities.

County Overview

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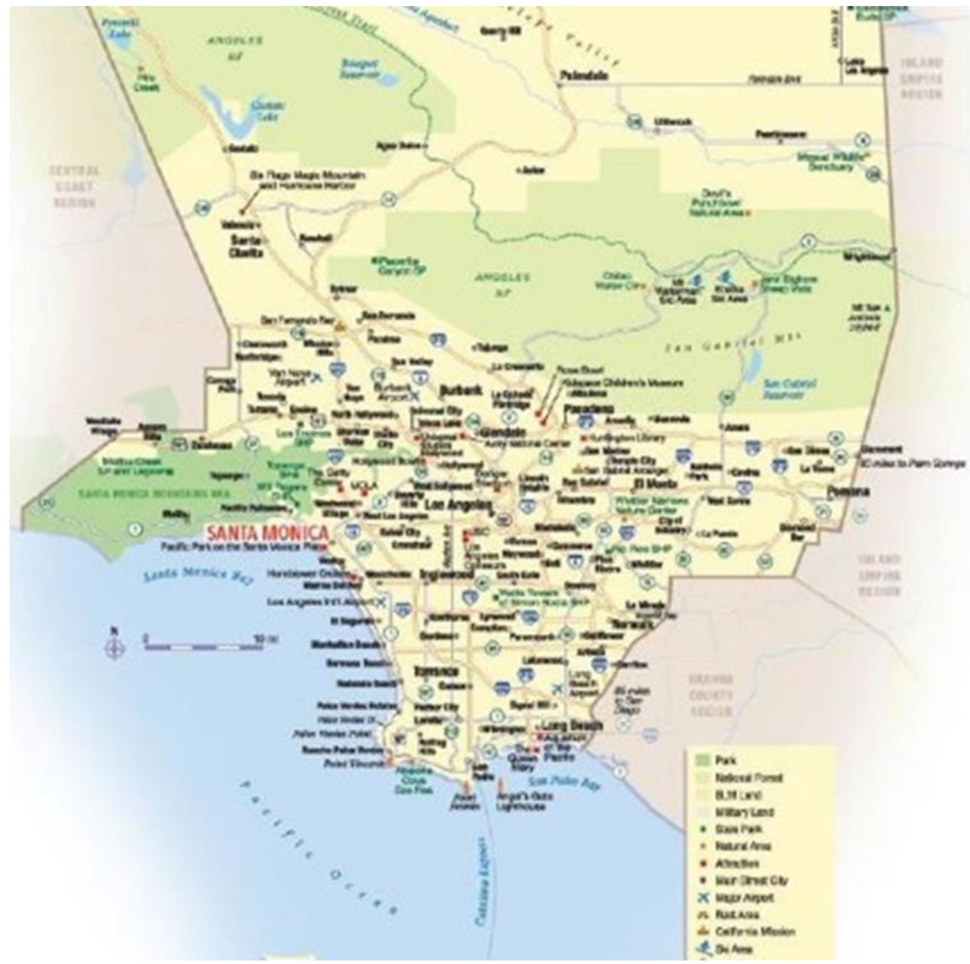
Los Angeles

Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis – formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange – is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately $446 billion – placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.



Local Map

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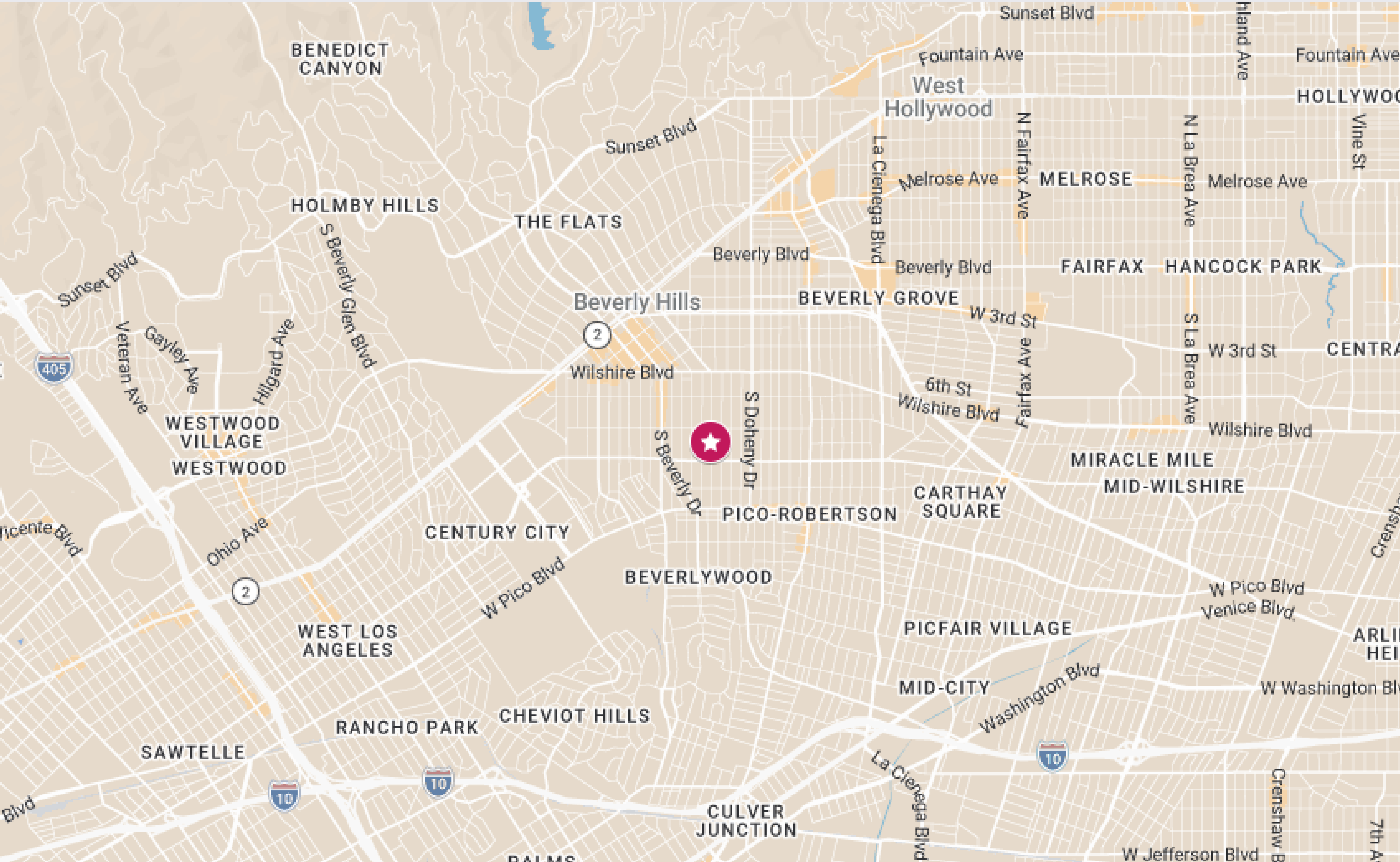

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This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for 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 or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

Exclusively Marketed By

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