

2024 CONSTRUCTION

8926

SAWYER STREET

5 HIGH-END TOWNHOMES



LOS ANGELES, CA 90035



Marcus & Millichap
THE BRODY GROUP

The Beverlywood Villas

8926 SAWYER AVENUE | LOS ANGELES, CA 90035

www.Brody-Group.com

Marcus & Millichap
THE BRODY GROUP



DANA S. BRODY

Senior Vice President Investments
Director, National Multi Housing Group
Broker License: CA 01429001

(818) 212-2757 Direct ■ (310) 849-8151 Mobile ■ dana.brody@marcusmillichap.com

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. 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.

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.

DESIGN BY CRESC

EXECUTIVE SUMMARY

01

The Beverlywood Villas



The Beverlywood Villas



PROPERTY SUMMARY

ADDRESS	• 8926 SAWYER AVENUE
CITY	• LOS ANGELES, CA 90035
UNITS	• 5
YEAR BUILT	• 2024
GROSS SF	• 8,241
LOT SF	• 7,650
APN	• 4302-019-026
PARKING	• (5) Two-Car Garages
ZONING	• R3
WALKSCORE®	• 80

INVESTMENT OVERVIEW

8926 SAWYER AVENUE

The Brody Group of Marcus & Millichap is very pleased to exclusively offer for sale The Beverlywood Villas

a brand new, very **exclusive 2024 construction** development of **5 luxurious 3-story townhomes** located in the highly desirable and prestigious Beverlywood enclave of Los Angeles. **Designed and constructed by one of Los Angeles' foremost developers** of many well-known multi-million dollar high end homes in Brentwood and West Hollywood, The Beverlywood Villas, located at the Southeast corner of Sawyer & Robertson in Beverlywood, is a truly one-of-a-kind collection of five 3 and 4 bedroom townhome units, all separately metered for gas, electric and water. It is complete with high end windows and sliders, solid wood doors, high end appliances, beautiful wide oak-style flooring, high ceilings, custom iron railings throughout, all boasting 1st floor private gardens and each unit with its own large rooftop deck, offering the most epic 360 degree views of the city, rivaling anything you would find from a multi-million dollar home in the hills or the flats of Los Angeles. Each unit has its own private 2 car garage, electric car charging capability, ample storage, beautiful balconies with expansive city views, large closets, in unit washer/dryers, recessed lighting, high ceilings and so much more.



THE OPPORTUNITY

Based on recent similar rentals, conservative estimates for rent call for \$6,250 for the three 3 bed + 3 bath units, \$7,000 for the 3+3+Den and \$7,500 for the 4 bed +4 bath units, as they each have their own private 2 car garages, individual gardens off the first floor and private and spacious rooftop decks on the top floor. These units truly have everything a discerning tenant and buyer could want, and all in an amazing location in the heart of Beverlywood, across the street from the Beverlywood HOA. Tenants pay all utilities and so expenses are very low, which is excellent for a multi-family investor looking for income property not subject to rent control, that will be an excellent and stable income producing property now and into the future. Once fully leased out, The Beverlywood Villas will offer a new owner an estimated NOI of \$303,000 which is a 5.3% cap at the asking price. Rents will only continue to increase as demand is slated to grow even more for high-end townhomes like The Beverlywood Villas as renters look for rentals that offer all the amenities and features of a multi-million-dollar home without having to make the commitment to buy, instead preferring to maintain their lifestyle flexibility through leasing but aren't willing to compromise on amenities, newness, views, or luxury.

PROPERTY HIGHLIGHTS

2024 Construction

Not Subject to Rent Control

Each Unit Has a Direct Access 2 Car Garage w/ Electric Charger Capability

Private Garden for Each Unit

High Ceilings & Recessed Lighting Throughout

Central HVAC

Tankless Water Heater in Each Unit

Surrounded by Multi-Million Homes of Beverlywood

Five Luxurious 3 Story Townhouse Units

Excellent Mix of 3- and 4-Bedroom Units

Private Rooftop Deck for Each Unit with 360 Views of Los Angeles

High-End Stainless-Steel Appliances

Washer Dryer In Each Unit

Separately Metered for Gas, Electric & Water

Beautifully Hedged Around Property

Minutes to Beverly Hills and Century City



AVE OF THE STARS

SEARCHLIGHT FOX SPORTS
 FOX | STUDIO LOT
 GRACIE FILMS FX

CENTURY CITY

CENTURY CITY MEDICAL PLAZA CAA
 Fairmont WATT COMPANIES

Westfield
 CENTURY CITY

BB RODEO DRIVE

Dior GIORGIO ARMANI
 BALenciAGA LOUIS VUITTON SAINT LAURENT PARIS LACOSTE

il Pastaio MASTRO'S RESTAURANTS
 Palm RESTAURANT MIRAME AVRA

PACIFIC DESIGN CENTER
 PDC wework pluto

TWO RODEO®

WHOLE FOODS MARKET

THE MAYBOURNE
 BEVERLY HILLS

CAMEO
 BEVERLY HILLS

aka.
 EREWHON

FOUR SEASONS



Beverlywood Villas



VIRTUAL STAGING

Welcome to The Beverlywood Villas, where luxury and modern design meet in perfect harmony. This exclusive collection of five contemporary homes offers a new standard of upscale living. Each residence features spacious open floor plans, two units with four bedrooms and four bathrooms and three units with three bedrooms and three baths, providing generous room for relaxation and entertainment. As you step through private entrances, you'll be welcomed by the warmth of hardwood floors and impeccable high-end finishes throughout. Enjoy the ease and security of your own private garage, designed for convenient parking and storage. The rooftop decks offer a stunning retreat with panoramic views of Century City and the city skyline perfect for unwinding or hosting gatherings in an extraordinary setting. Nestled in the vibrant heart of Beverlywood, 8926 Sawyer Avenue is just minutes away from the trendiest restaurants and shops of Beverly Hills, Century City, West Los Angeles and West Hollywood. This prime location also offers easy access to major freeways, making commuting seamless. Experience the refined Beverlywood lifestyle in these exceptional new homes, where every detail is designed to elevate your living experience. At The Beverlywood Villas, luxury and opportunity come together to create a truly remarkable place to call home.



VIRTUAL STAGING









The Beverlywood Villas

**Brand new, exclusive 2024 construction
5 luxurious 3-story townhomes**



LOCATION OVERVIEW

02

The Beverlywood Villas



BEVERLYWOOD

In west Los Angeles County, just south of the city of Beverly Hills, is the Beverlywood neighborhood, which has winding roads anchored by parks that are the heart of the community. Originally developed into a middle-class enclave in the 1940s, Beverlywood has roughly 1,350 homes within a homes association that regulates house styles, sizes, colors and landscaping and provides 24-hour security patrol. Some people also refer to the surrounding area near the homes association as Beverlywood.



6,182

POPULATION



95.4%

WHITE COLLAR JOBS



\$101,478

INDIVIDUAL INCOME



Beverlywood offers a walkable neighborhood, blocks from Beverly Hills, a blossoming public transportation system, and some of the best schools in Los Angeles. Century City, Culver City, Beverly Hills and more are just a short drive away, and the shops and restaurants on Pico Boulevard are well within walking distance.



THE NEIGHBORHOOD

Beverlywood is sandwiched between Beverly Hills, Culver City, and Century City. This puts it within close proximity to shopping, dining, movie studios and tech campuses, not to mention freeways. And the beach is only about 15 minutes west.

Suburban vibes - The streets run predominantly east to west inside the home owner's association, as opposed to north to south outside of it. This contributes to the neighborhood having a set-apart, suburban feel.

Buyers spend more per square foot – Beverlywood has seen a dramatic rise in its media listing price per square foot since 2017.







BEVERLY HILLS PROXIMITY

Beverly Hills is one of the most celebrated and desired destinations in the world. A name long associated with sophistication, glamour, and elegance, Beverly Hills is a distinguished city offering the very best in hotels, shopping, dining, and services. Beverly Hills ranks first among mid-to-large sized California cities for retail sales per capita, with an economy near \$20 billion annually.

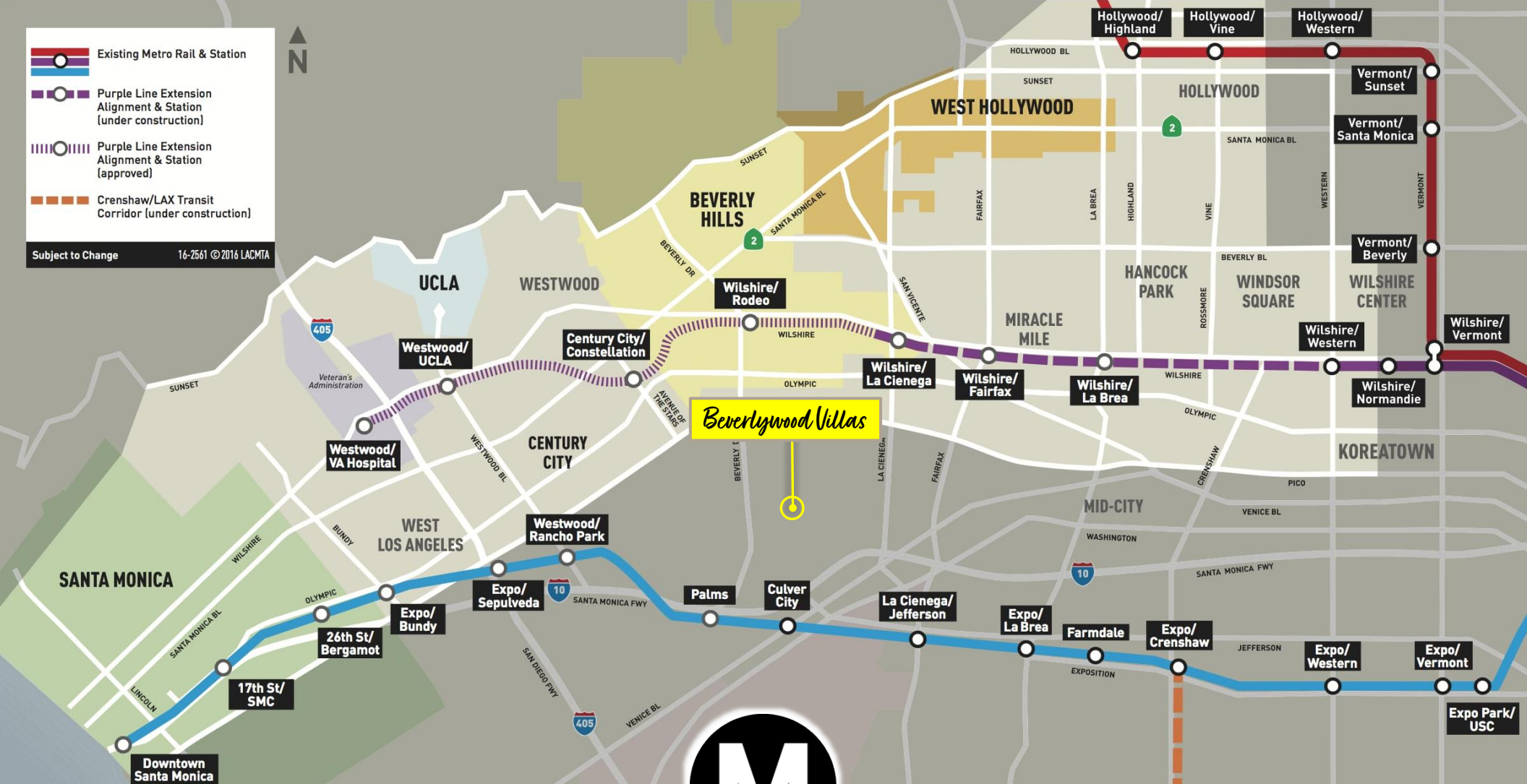
DOMINANT LOCATION

- The area offers residents an exceptional quality of life, numerous parks, award winning schools and unsurpassed amenities, including couture shopping, five-star hotels and fine dining. One of California's wealthiest cities.
- Beverly Hills has an average annual household income of \$139,250, an astounding 268 percent higher than the national average of \$56,939, and a median household income of \$82,209.
- Local employers in the City enjoy a highly educated population base with 60 percent having obtained a bachelor's or graduate degree.
- The median home value for Beverly Hills is well in excess of a staggering \$1,000,000, more than five times the national average.



 Existing Metro Rail & Station
 Purple Line Extension Alignment & Station (under construction)
 Purple Line Extension Alignment & Station (approved)
 Crenshaw/LAX Transit Corridor (under construction)

Subject to Change 16-2561 © 2016 LACMTA



PURPLE LINE

- Section 1:** Wilshire/La Brea Station, Wilshire/Fairfax Station and Wilshire/La Cienega Station; slated to open in 2024.
- Section 2:** Wilshire/Rodeo Station and Century City/Constellation Station; slated to open in 2025.
- Section 3:** Westwood/UCLA Station and Westwood/VA Hospital Station; slated to open in 2027.



FINANCIAL ANALYSIS

03

The Beverlywood Villas

FINANCIAL ANALYSIS

PRICING

OFFERING PRICE	\$5,750,000	
PRICE/UNIT	\$1,150,000	
PRICE/SF	\$697.73	
GRM	13.89	13.89
CAP RATE	5.28%	5.28%
	Current	Market

THE ASSET

Units	5	
Year Built	2024	
Gross SF	8,241	
Lot SF	7,650	
APN	4302-019-026	
Parking	(5) Two-Car Garges	
Zoning	R3	

MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
2	3+3	\$6,250	\$12,500	\$6,250	\$12,500
1	3+3+ Den	\$7,000	\$7,000	\$7,000	\$7,000
2	4+4	\$7,500	\$15,000	\$7,500	\$15,000

Monthly Scheduled Rent **\$34,500** **\$34,500**

ANNUALIZED INCOME

	Current	Market
Scheduled Gross Income	\$414,000	\$414,000
Less Vacancy Rate Reserve: 4%	(\$16,560)	(\$16,560)
Gross Operating Income	\$397,440	\$397,440

ANNUALIZED EXPENSES

	Current	Market
Taxes 1.12%	\$70,150	\$70,150
Insurance	\$13,000	\$13,000
Pest Control	\$1,200	\$1,200
Waste	\$6,000	\$6,000
Landscaping	\$1,200	\$1,200
Reserves	\$2,250	\$2,250
Total Expenses	\$93,800	\$93,800
Expenses/Unit	\$18,760	\$18,760
Expenses/SF	\$11.38	\$11.38
% of EGI	23.6%	23.6%

RETURN

	Current	Market
NOI	\$303,640	\$303,640

RENT ROLL

Unit #	Type	Estimated SF	Current Rent	Current Rent/SF	Market Rent	Mkt Rent/SF
A	4+4	1,807	\$7,500	\$4.15	\$7,500	\$4.15
B	4+4	1,933	\$7,500	\$3.88	\$7,500	\$3.88
C	3+3+Den	1,605	\$7,000	\$4.36	\$7,000	\$4.36
D	3+3	1,448	\$6,250	\$4.32	\$6,250	\$4.32
E	3+3	1,448	\$6,250	\$4.32	\$6,250	\$4.32
Monthly Scheduled Gross Rent		8,241	\$34,500		\$34,500	

MARKET COMPARABLES

04

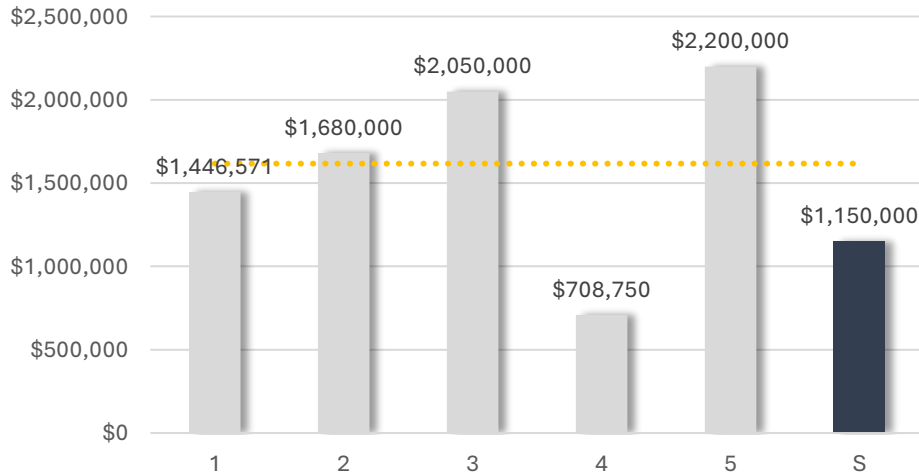
The Beverlywood Villas

SALES COMPARABLES

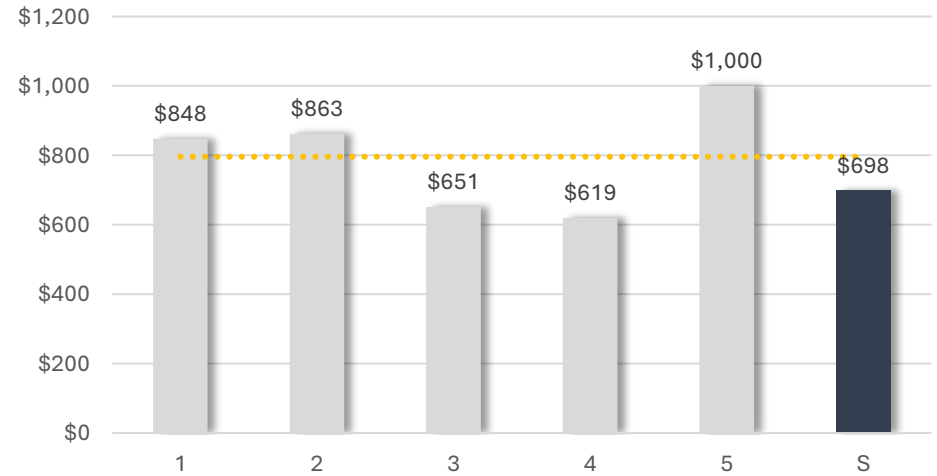
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 935 N San Vicente Blvd West Hollywood, CA 90069	7	2018	11,944	6,704	7 - 2+2.5	12/30/2021	\$10,126,000	\$1,446,571	\$848	3.68%	17.90
	2 1164 N Kenmore Ave Los Angeles, CA 90029	5	2021	9,739	8,250	1 - 5+5 4 - 6+5	11/2/2022	\$8,400,000	\$1,680,000	\$863	-	-
	3 1621 Malcolm Ave Los Angeles, CA 90024	4	2019	12,600	6,087	4 - 3+3.5	11/3/2021	\$8,200,000	\$2,050,000	\$651	3.20%	21.25
	4 4820 S Slauson Ave Culver City, CA 90230	8	2022	9,154	8,500	1 0+1 4 2+1 3 2+3	10/17/2022	\$5,670,000	\$708,750	\$619	4.60%	15.30
	5 801 N Kilkea Dr Los Angeles, CA 90046	2	2018	4,400	5,263	2 - 4+2.5	6/18/2021	\$4,400,000	\$2,200,000	\$1,000	4.80%	15.90
AVERAGES		5	2020	9,567	6,961				\$1,617,064	\$796	4.07%	17.59
	S Beverlywood Villas 8926 Sawyer Avenue Los Angeles, CA 90035	5	2024	8,241	7,650	2 - 3+3 1 - 3+3+ Den 2 - 4+4	On Market	\$5,750,000	\$1,150,000	\$698	5.28%	13.89

SALES COMPARABLES

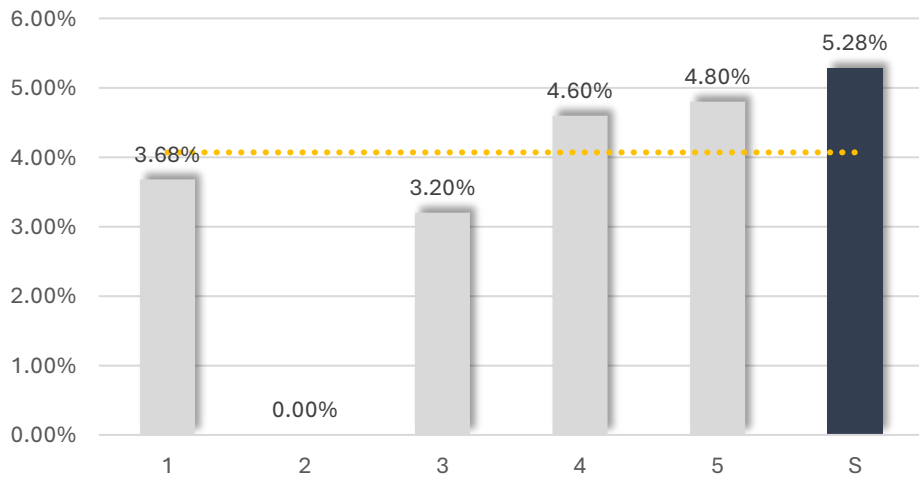
PRICE/UNIT



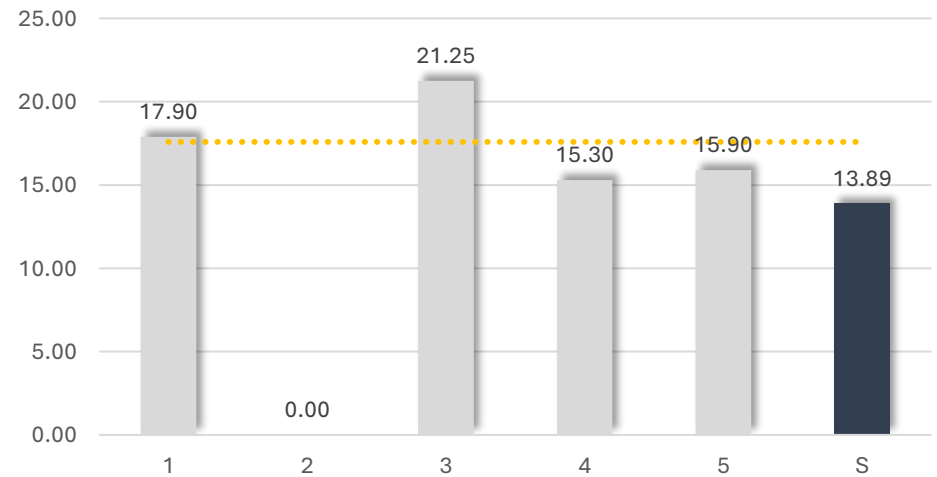
PRICE/SF



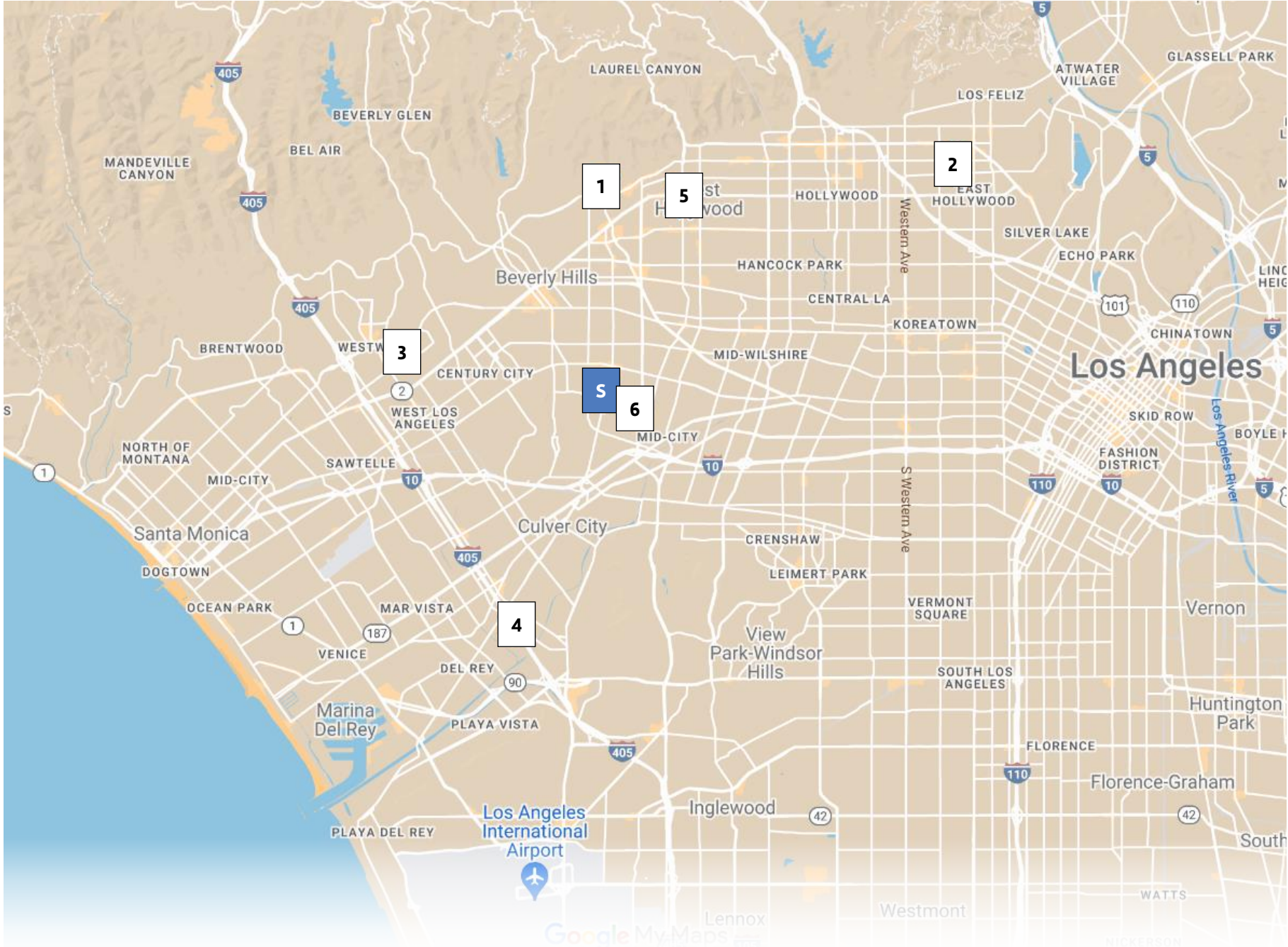
CAP RATE












GRM



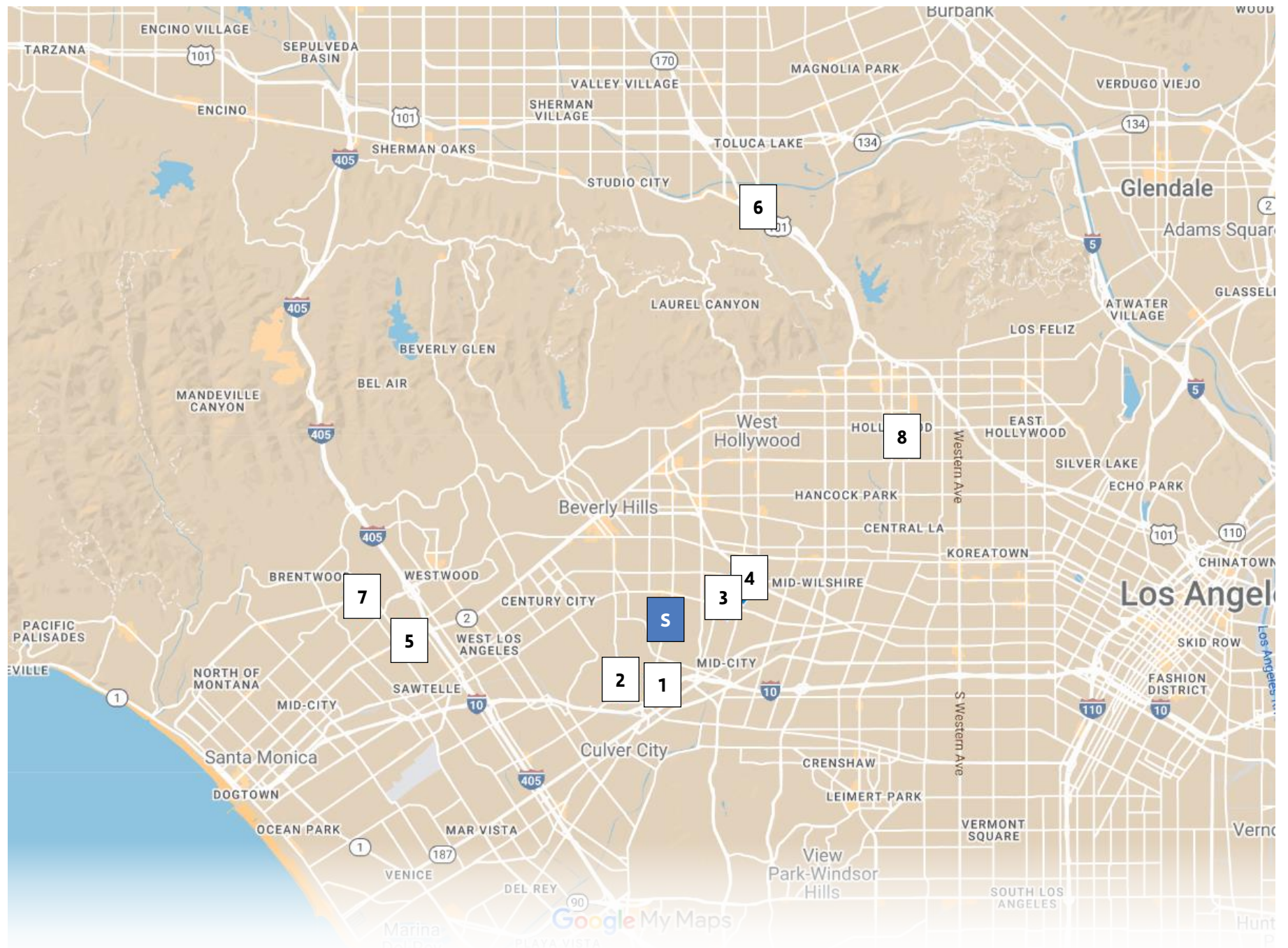
SALES COMPARABLES



RENT COMPARABLES

	ADDRESS	3 BEDROOM				4 BEDROOM			
		TYPE	UNIT SF	RENT	RENT/SF	TYPE	UNIT SF	RENT	RENT/SF
1	 3154 Curts Ave Los Angeles, CA 90034	3+3	1,550	\$10,500	\$6.77				
2	 9511 National Blvd Los Angeles, CA 90034					4+3	2,536	\$7,950	\$3.13
3	 1543 Hi Point St Los Angeles, CA 90035	3+4	2,100	\$7,400	\$3.52				
4	 1333 S Orange Grove Ave Los Angeles, CA 90019	3+3	1,440	\$6,700	\$4.65				
5	 1815 Barry Ave Los Angeles, CA 90025					4+4	1,996	\$7,995	\$4.01
6	 3651 Regal Pl Los Angeles, CA 90068	3+3	1,838	\$7,500	\$4.08				
7	 11837 Mayfield Ave Los Angeles, CA 90049	3+3	1,850	\$7,495	\$4.05				
8	 5801 Camerford Ave Los Angeles, CA 90038	3+3	1,890	\$7,254	\$3.84				
	AVERAGES	3-BED	1,778	\$7,808	\$4.62	4-BED	2,266	\$7,973	\$3.57
S	 Beverlywood Villas 8926 Sawyer Avenue Los Angeles, CA 90035	3+3	1,605	\$6,250	\$3.89	4+4	1,870	\$7,500	\$4.01

RENT COMPARABLES



The Beverlywood Villas

8926 SAWYER AVENUE | LOS ANGELES, CA 90035

www.Brody-Group.com

Marcus & Millichap
THE BRODY GROUP



DANA S. BRODY

Senior Vice President Investments
Director, National Multi Housing Group
Broker License: CA 01429001

(818) 212-2757 Direct ▪ (310) 849-8151 Mobile ▪ dana.brody@marcusmillichap.com

DESIGN BY CRESC