

2421 BEACHWOOD DRIVE



Los Angeles, CA 90068

7 units located in Hollywood Hills/Beachwood Canyon neighborhood

2421 BEACHWOOD DRIVE

LOS ANGELES, CA 90068



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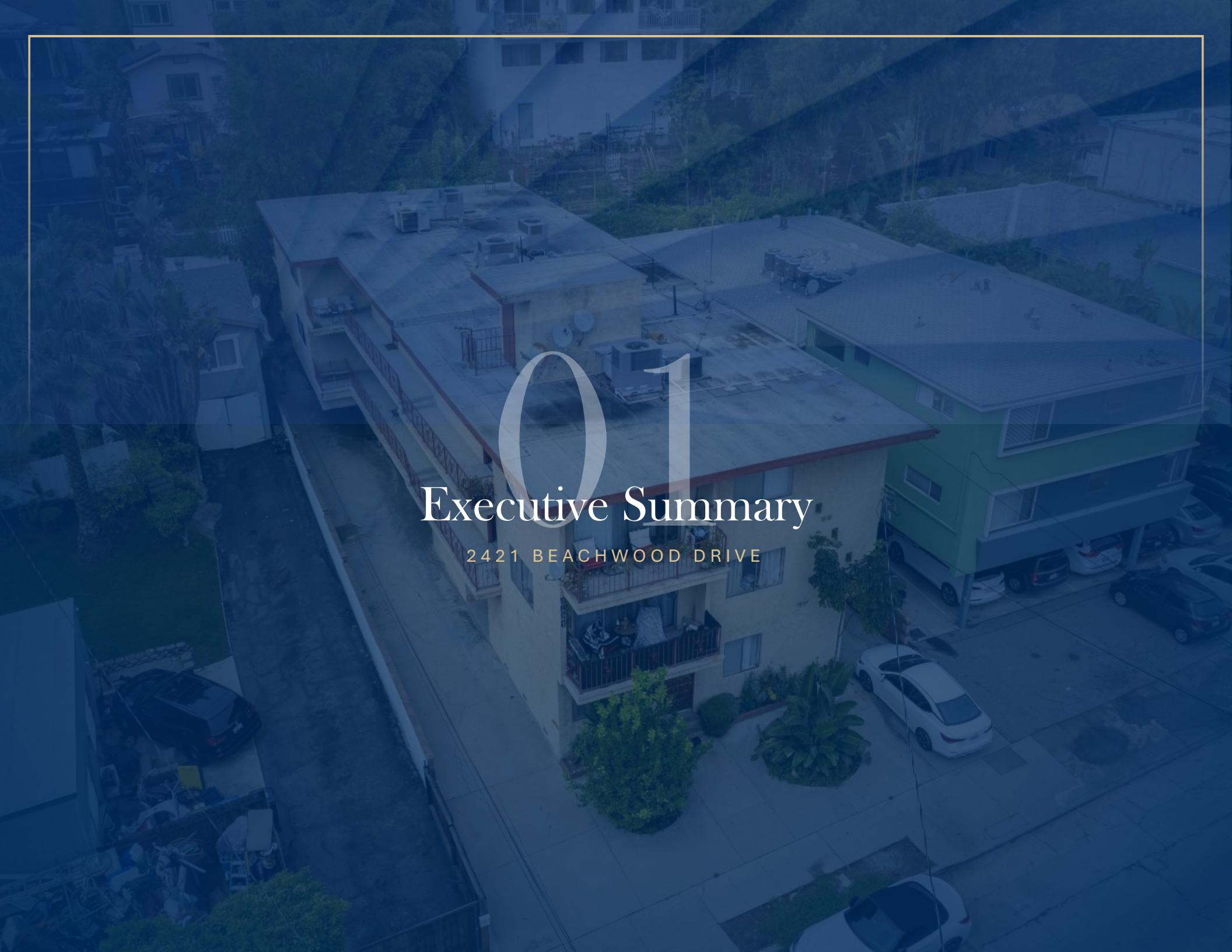
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DESIGN BY CRESC

The background of the slide is a high-angle aerial photograph of a residential area. It shows several houses of different colors and styles, some with balconies and satellite dishes. A street runs through the center, with several cars parked along the curb. The surrounding area is filled with lush green trees and bushes. The overall scene is a typical suburban neighborhood.

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Executive Summary

2421 BEACHWOOD DRIVE

PROPERTY SUMMARY

PRICING SUMMARY

OFFERING PRICE	\$1,995,000	
PRICE/UNIT	\$285,000	
PRICE/SF	\$256.29	
GRM	11.19	9.24
CAP RATE	5.18%	7.01%
<i>Current</i>	<i>Market</i>	



2421 BEACHWOOD DRIVE



2421 BEACHWOOD DRIVE

UNITS	7
YEAR BUILT	1972
GROSS SF	7,784
LOT SF	6,634
APN	5585-019-010
FLOORS	2

LOS ANGELES, CA 90068

HOLLYWOOD



AVE OF THE STARS



CENTURY CITY

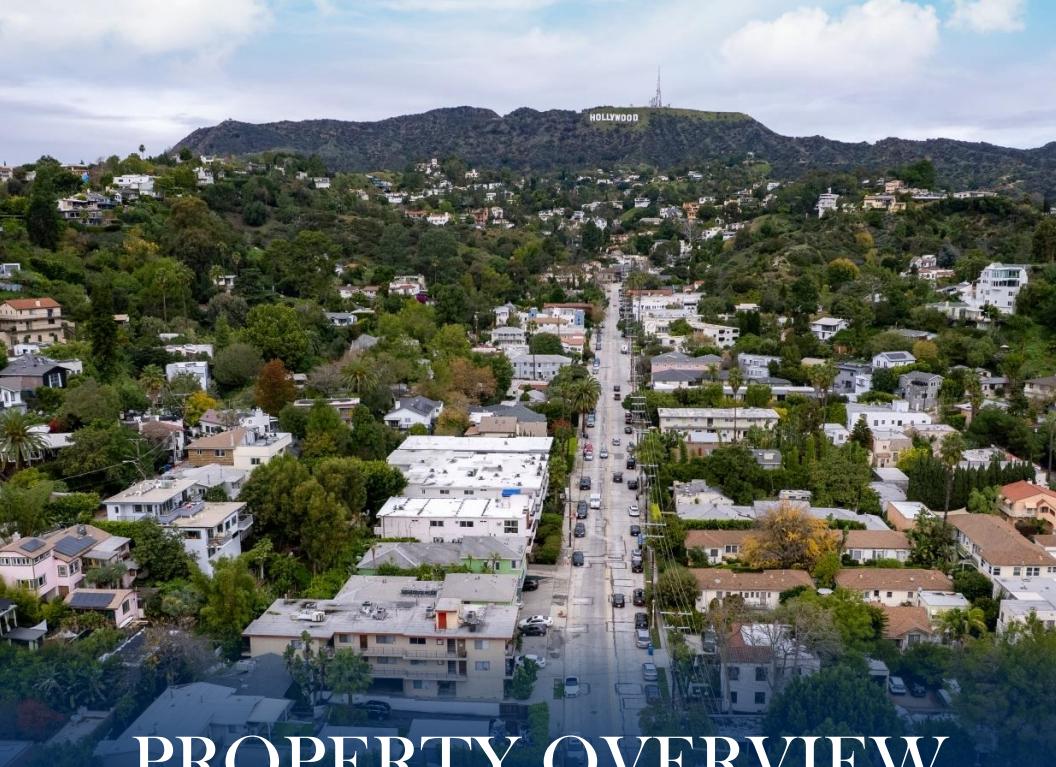


BEVERLY HILLS



WESTWOOD





PROPERTY OVERVIEW

Union Commercial is proud to represent this 7-unit property in Beachwood Canyon. The building was constructed in 1972. Its unit mix consists of (2) 1+1 units and (5) 2+2 units. With a lot size of 6,634 square feet, the property has a total of 7,784 rentable square feet. Nestled at the base of the Hollywood Hills, Beachwood Canyon offers a rare blend of old-Hollywood charm, natural beauty, and everyday convenience that's hard to match in Los Angeles. Tenants are drawn to its quiet, tree-lined streets, iconic Spanish and Mid-Century homes, and a true neighborhood feel—while still being minutes from Hollywood, Studio City, and major freeways. With direct access to Griffith Park hiking trails, cooler canyon temperatures, and stunning views, it feels like a retreat without the commute. Add in a strong sense of community, limited through-traffic, and proximity to studios, dining, and nightlife, and Beachwood Canyon delivers a lifestyle that's private, peaceful, and unmistakably LA.

Investment Highlights

- 7 units located in the highly desirable Hollywood Hills/Beachwood Canyon neighborhood of Hollywood
- Excellent unit mix consisting of (2) 1+1 units and (5) 2+2 units
- Large units averaging over 1,000 square feet
- The units have been upgraded as they have turned with new countertops and laminate flooring. All units central HVAC units
- Seismic retrofit has been completed and there is onsite laundry





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Interior Layout





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Financial Analysis

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MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
2	1+1	\$1,966	\$3,932	\$2,000	\$4,000
5	2+2	\$2,186	\$10,930	\$2,800	\$14,000
Total Scheduled Rent			\$14,862		\$18,000

ANNUALIZED INCOME	Current	Market
Gross Potential Rent	\$178,344	\$216,000
Less: Vacancy/Deductions	3% (\$5,350)	3% (\$6,480)
Effective Gross Income	\$172,994	\$209,520

ANNUALIZED EXPENSES	Current	Market
Gas	\$2,167	\$2,167
Trash	\$5,309	\$5,309
City Services	\$8,740	\$8,740
Management	\$9,804	\$9,804
Maintenance & Repairs	\$12,000	\$12,000
Property Taxes	\$23,688	\$23,688
Insurance	\$8,000	\$8,000
ESTIMATED EXPENSES	\$69,708	\$69,708
Expenses/Unit	\$9,958	\$9,958
Expenses/SF	\$8.96	\$8.96
% of GOI	40.3%	33.3%

RETURN	Current	Market
NOI	\$103,286	\$139,812

Rent Roll

2421 BEACHWOOD DRIVE

Unit #	Type	Current Rent	Market Rent
1	2+2	\$2,279	\$2,800
2	2+2	\$1,951	\$2,800
3	2+2	\$2,041	\$2,800
4	1+1	\$1,978	\$2,000
5	2+2	\$2,059	\$2,800
6	2+2	\$2,600	\$2,800
7	1+1	\$1,954	\$2,000
Totals:		\$14,862	\$18,000



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Market Comparables

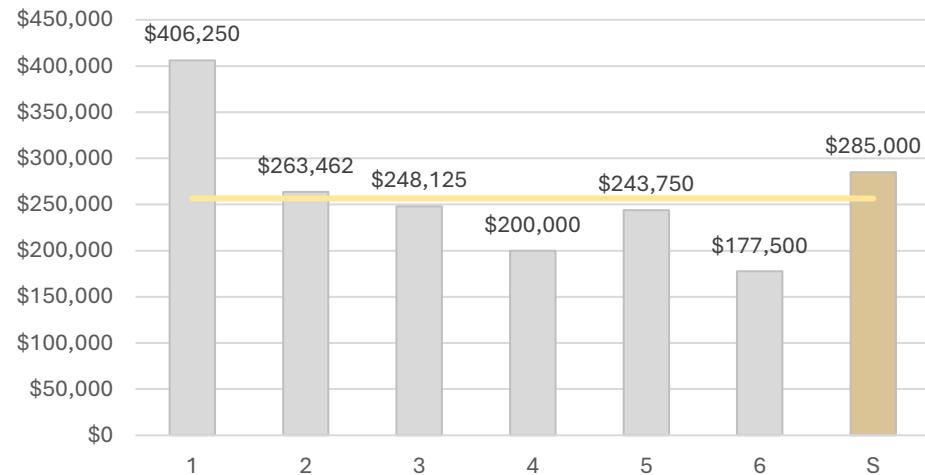
2421 BEACHWOOD DRIVE

SALES COMPARABLES

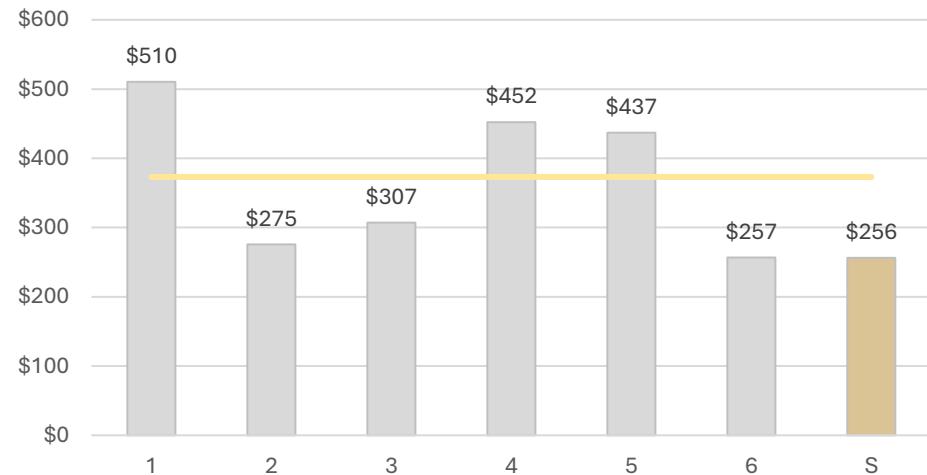
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 2042 N. Cahuenga Blvd Los Angeles, CA 90068	8	1920	6,369	6,891	6 - 1+1 2 - 3+1	6/20/2025	\$3,250,000	\$406,250	\$510.28	N/A	N/A
	2 1936 Whitley Ave Los Angeles, CA 90068	13	1966	12,433	8,002	3 - Studio 6 - 1+1 4 - 2+2	3/21/2025	\$3,425,000	\$263,462	\$275.48	5.19%	11.20
	3 1926 N. Vista Del Mar Ave Los Angeles, CA 90068	8	1960	6,464	6,970	5 - 1+1 3 - 2+2	2/28/2025	\$1,985,000	\$248,125	\$307.09	6.31%	11.00
	4 6061 Franklin Ave Los Angeles, CA 90028	12	1954	5,306	571	12 - 1+1	11/5/2025	\$2,400,000	\$200,000	\$452.32	7.33%	9.78
	5 5977 Franklin Ave Los Angeles, CA 90028	8	1930	4,464	7,499	4 - Studio 4 - 1+1	2/6/2025	\$1,950,000	\$243,750	\$436.83	4.75%	12.10
	6 1820 Grace Ave Los Angeles, CA 90028	10	1953	6,916	7,405	8 - 1+1 2 - 2+1	11/14/2025	\$1,775,000	\$177,500	\$256.65	5.62%	10.80
AVERAGES			10	1947	6,992	6,223			\$256,514	\$373.11	5.84%	10.98
	S Subject 2421 Beachwood Drive Los Angeles, CA 90068	7	1972	7,784	6,634	2 - 1+1 5 - 2+2	On Market	\$1,995,000	\$285,000	\$256.29	5.18%	11.19

SALES COMPARABLES

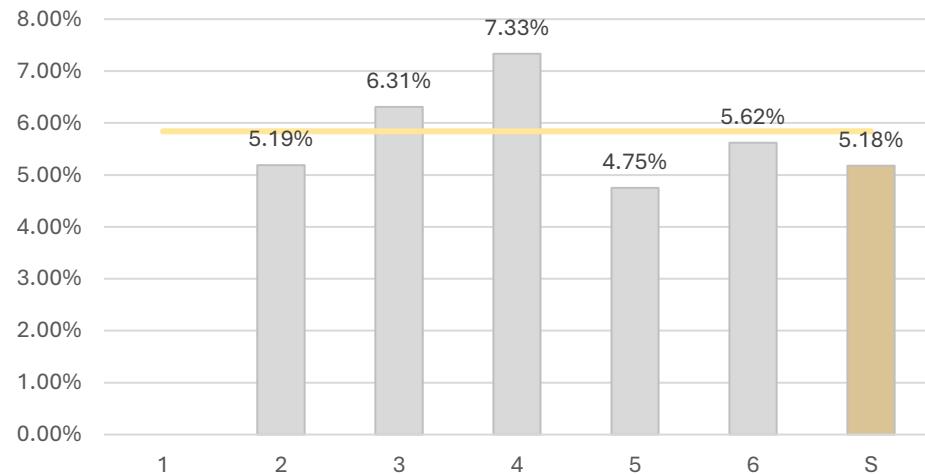
PRICE/UNIT



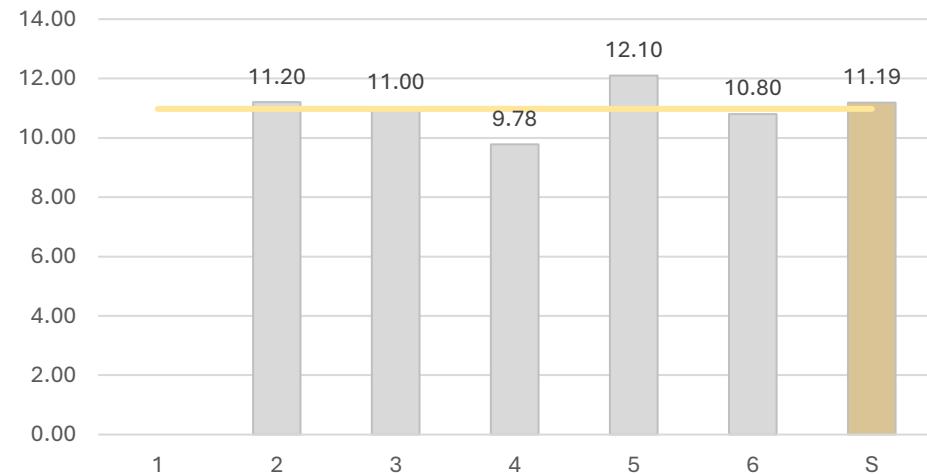
PRICE/SF



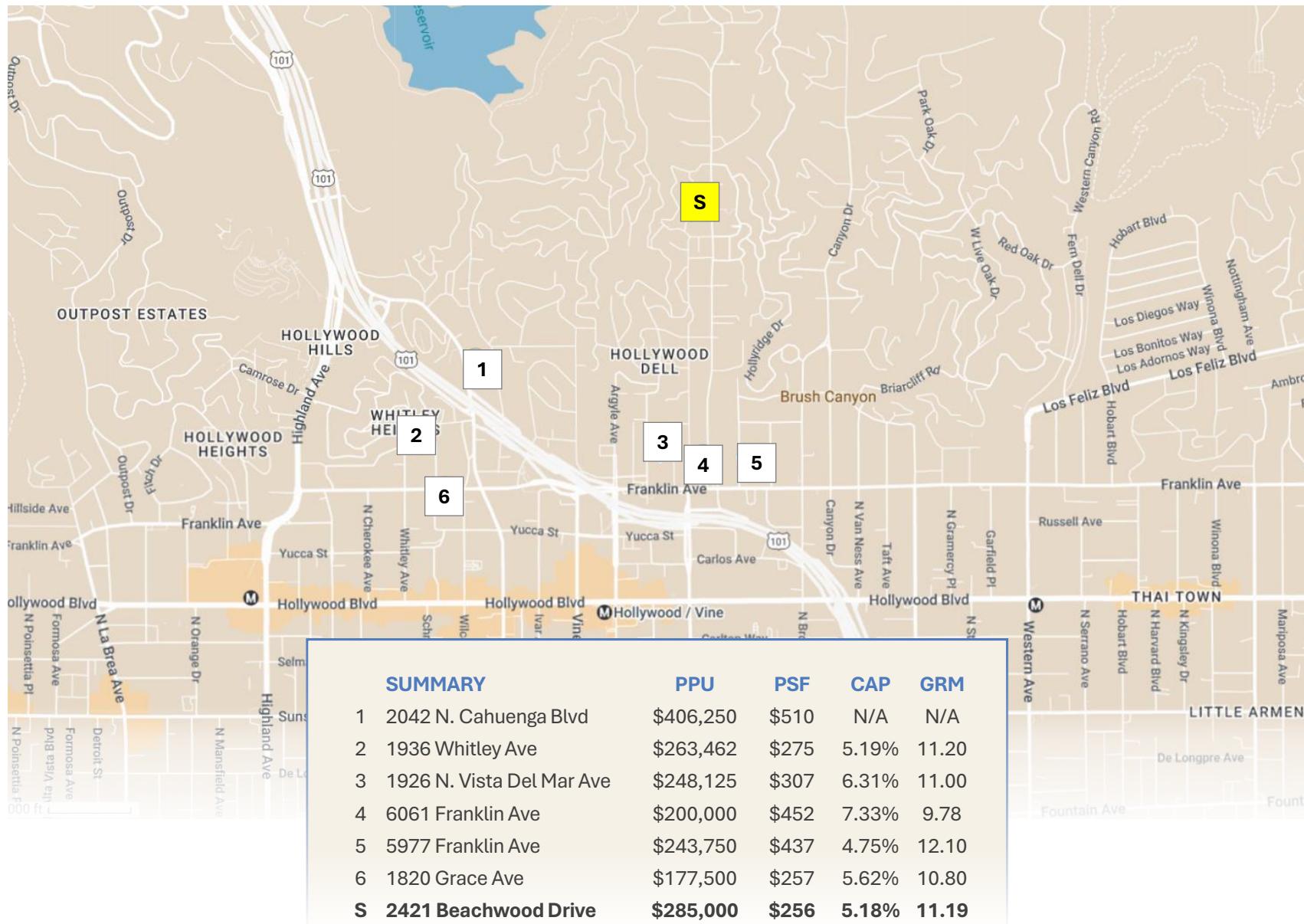
CAP RATE



GRM



SALES COMPARABLES





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Location Overview

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LAKE HOLLYWOOD

Hollywood Hills

Located in the highly desirable Lake Hollywood neighborhood in the Hollywood Hills, this newly renovated apartment complex offers spacious private decks with stunning views, parking, and security cameras. From this location, tenants will enjoy convenient access to Hollywood, Universal City, Ventura Boulevard, and the Metro Red Line. Tenants are a short distance (.7 miles) from the popular Lake Hollywood Reservoir Walking Trail. The 101, 134, and 405 freeways offer easy connections to Downtown Los Angeles, Pasadena, Santa Monica, and the beach. Some major employers nearby include Universal Studios and Warner Bros. Studios.

The Hollywood Hills 90068 ZIP code features a median home price of \$1,622,218. The typical monthly mortgage payment is more than three times the average renovated rent at 3305 Primera Avenue, ensuring continued renter demand and strong occupancy.



Arguably one of the most famous neighborhoods in the world, Hollywood is the epicenter of the motion picture industry in Los Angeles. People come here in pursuit of dreams and, if they make it, are immortalized on the Walk of Fame. Hollywood today is an eclectic mix of tourist attractions, regarded local hotspots and a popular weekend farmers' market.





TOP REGIONAL EMPLOYERS



SAN FERNANDO VALLEY



Hollywood Hills

NEARBY DESTINATIONS



Hollywood Landmarks



Ovation Hollywood is a prominent shopping, dining, and entertainment complex located at 6801 Hollywood Blvd, at the intersection of Hollywood Boulevard and Highland Avenue in Los Angeles, California. Formerly known as Hollywood & Highland, the center underwent significant renovations and rebranding in 2022.

The Dolby Theatre, located at 6801 Hollywood Boulevard in Los Angeles, is a premier entertainment venue renowned as the permanent home of the Academy Awards since 2002. Approximately 3,400 seats, designed to offer an intimate yet grand experience.

DOLBY THEATRE



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