



313 S. Reeves Dr.
Beverly Hills, CA 90212
10 Unit Fully-Leased Building in Prime Beverly Hills
Condo-Mapped Generational Asset

Priced at \$14,250,000

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313 S. Reeves Dr.

Property Overview

We are proud to present for sale for the first time ever a **trophy 10 Unit Condo Building** known as **The Legacy Beverly Hills**, in a **World-Famous zip code!**

Presented by the **Original Builders**, this **2015 Construction** has been lovingly maintained since the issuance of the Certificate of Occupancy, clearly showing **Pride of Ownership**.

Built as **Condominiums**, with no expense spared, the property has been rented from inception, and is sold with a recorded **Condo Map**.

Featuring units that **average over 1,700 square feet** (up to **2,341 SF**), the sophisticated design is flooded with **natural light** in these open concept living areas with wood floors and clean lines.

The fourth floor consists of **two Penthouses**, each with **two bedrooms**, a **den/office**, two full baths plus a powder room, and dual balconies. The ground floor units each include **large private patios**. All homes have **in-unit washer/dryer closets**. The building features **28 side-by-side parking spaces**, which includes 3 guest spaces.

The central Beverly Hills location, within walking distance to the **Golden Triangle**, is steps to Beverly Drive with countless dining options consisting of the quick to the fine, and the trendy to the establishment. Residents (and possible future owners) of this property will have no reason to leave the area other than by choice! Walk Score designates this area a **Walker's Paradise!** Walk to Pavilions, Urth Caffe, Matu, the original CPK, Honor Bar, Chaumont Bakery...go a bit further and visit Roxbury Park, or even the coming Metro Station!

The exceptional design with high-end finishes in one of the world's premier locations has attracted **high net-worth tenants** and has led to a **very high occupancy** while keeping rents at the **high end of the market**. Come and make this **Generational Asset** yours!



The Legacy Beverly Hills

\$14,250,000

Price

\$639

Price Per SF

17,154 SF

Rentable Space

22,313 SF

Gross Floor Area

10 Units

Building Unit Count

28 Spaces

Side-by-Side Parking

Condo Mapped

Recorded

4331-004-047 to 056

APNs

6 Units

3 Units

1 Unit

2 + 2.5

2 + 2.5 + Den

1 + 1.5

Highlights

Central Beverly Hills

Generational Asset • Pride of Ownership

High Occupancy • High End of Market

No Affordable Units

Ground Floor Units feature Spacious Private Patios

All Other Units with Balconies

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Financial Summary

Price \$14,250,000	Cap 4.00%	Price Per SF \$639	22,313 Building Gross SF	28 Parking Spaces
	GRM 14.59	Price Per Unit \$1,425,000	10 Units	2015 Year Built

ANNUALIZED OPERATING INCOME			ESTIMATED ANNUALIZED EXPENSES		
Scheduled Gross Income			Property Taxes 1.25% of Price		
				\$178,125	
Less Vacancy	3.0%	(\$29,308)	Insurance	\$1.00 / PSF	\$22,313
Gross Operating Income		\$947,612	Utilities	\$250 / Unit / Month	\$30,000
Less Expenses	39.9%	(\$377,868)	Trash	\$400 / Unit	\$4,800
Net Operating Income		\$569,744	License / Fees	\$2,000 / Unit	\$20,000
			Gardener	\$450 / Month	\$5,400
			Repairs + Maintenance	3% of SGI	\$29,308
			Off-Site Management	4% of SGI	\$39,077
			Miscellaneous	5% of SGI	\$48,846
			Total Expenses		\$377,868

SOURCE OF INCOME			
Number of Units	Unit Type	Average Monthly Rent	Total
1	1 + 1.5	\$5,600	\$5,600
6	2 + 2.5	\$7,168	\$43,010
3	2 + 2.5 + Den	\$10,633	\$31,900
	Monthly Rental Income		\$80,510
	Additional Monthly Income		\$900
	Total Monthly Income		\$81,410
	Total Yearly Income		\$976,920



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Rent Roll

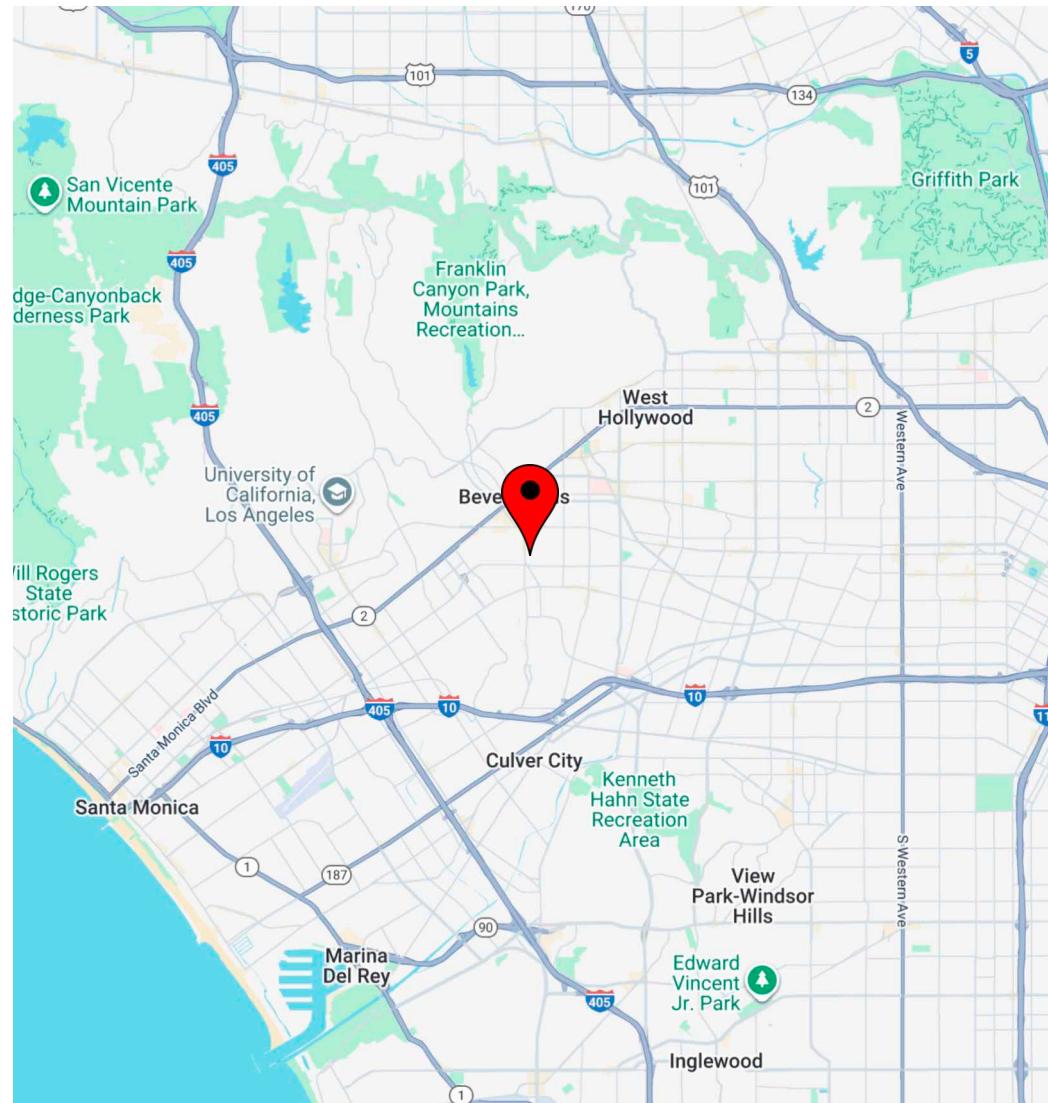
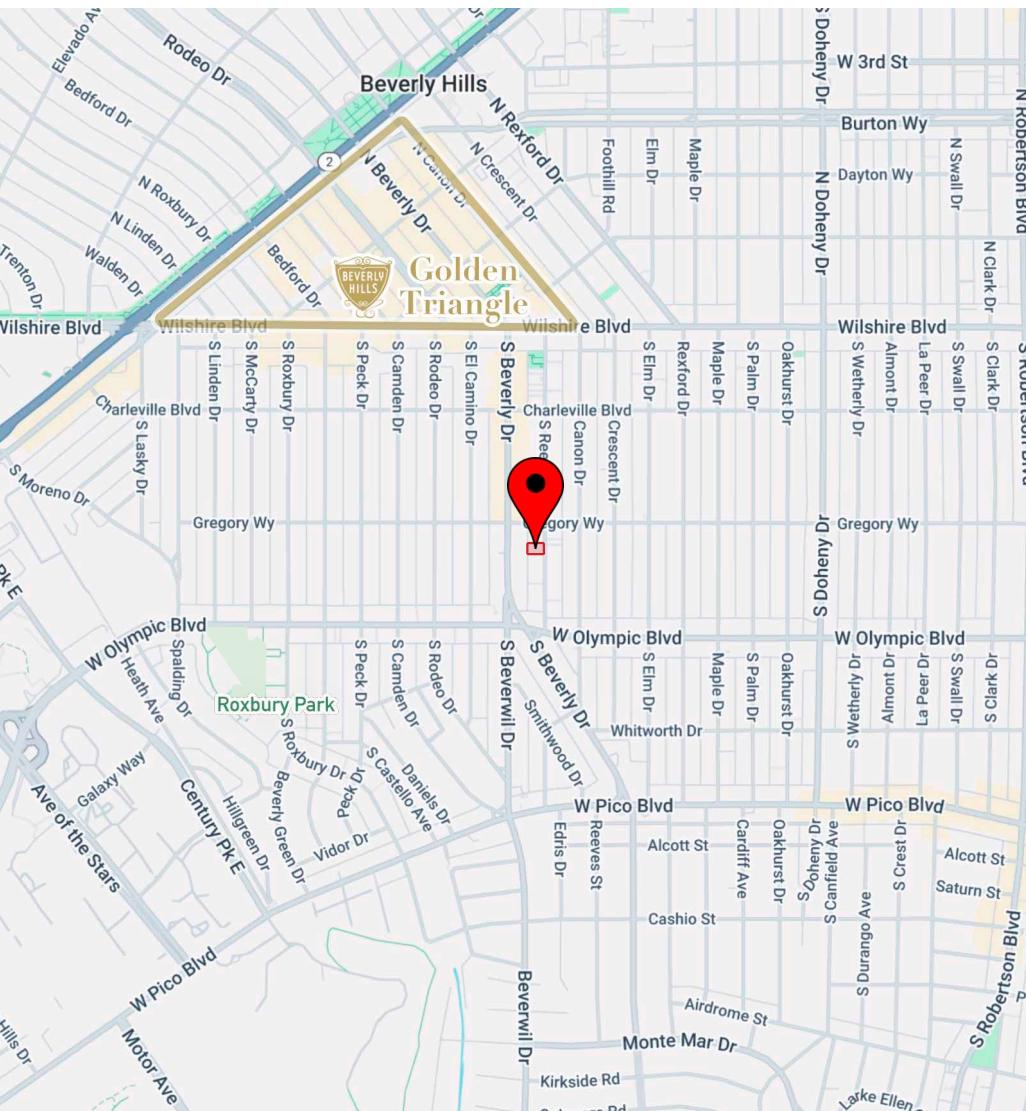
	Unit #	Unit Mix	Unit SF	Balcony / Patio SF	Monthly Rent
1	101	2 + 2.5 + Den	1,992	1,061	\$8,500
2	102	1 + 1.5	1,302	617	\$5,600
3	201	2 + 2.5	1,648	212	\$7,800
4	202	2 + 2.5	1,476	203	\$6,115
5	203	2 + 2.5	1,503	213	\$7,400
6	301	2 + 2.5	1,617	201	\$7,725
7	302	2 + 2.5	1,476	203	\$6,420
8	303	2 + 2.5	1,593	202	\$7,550
9	401	2 + 2.5 + Den	2,341	271	\$12,000
10	402	2 + 2.5 + Den	2,206	217	\$11,400
			Total Rentable SF 17,154	Total Balcony / Patio SF 3,400	
					Monthly Rental Income \$80,510
					Annual Rental Income \$966,120



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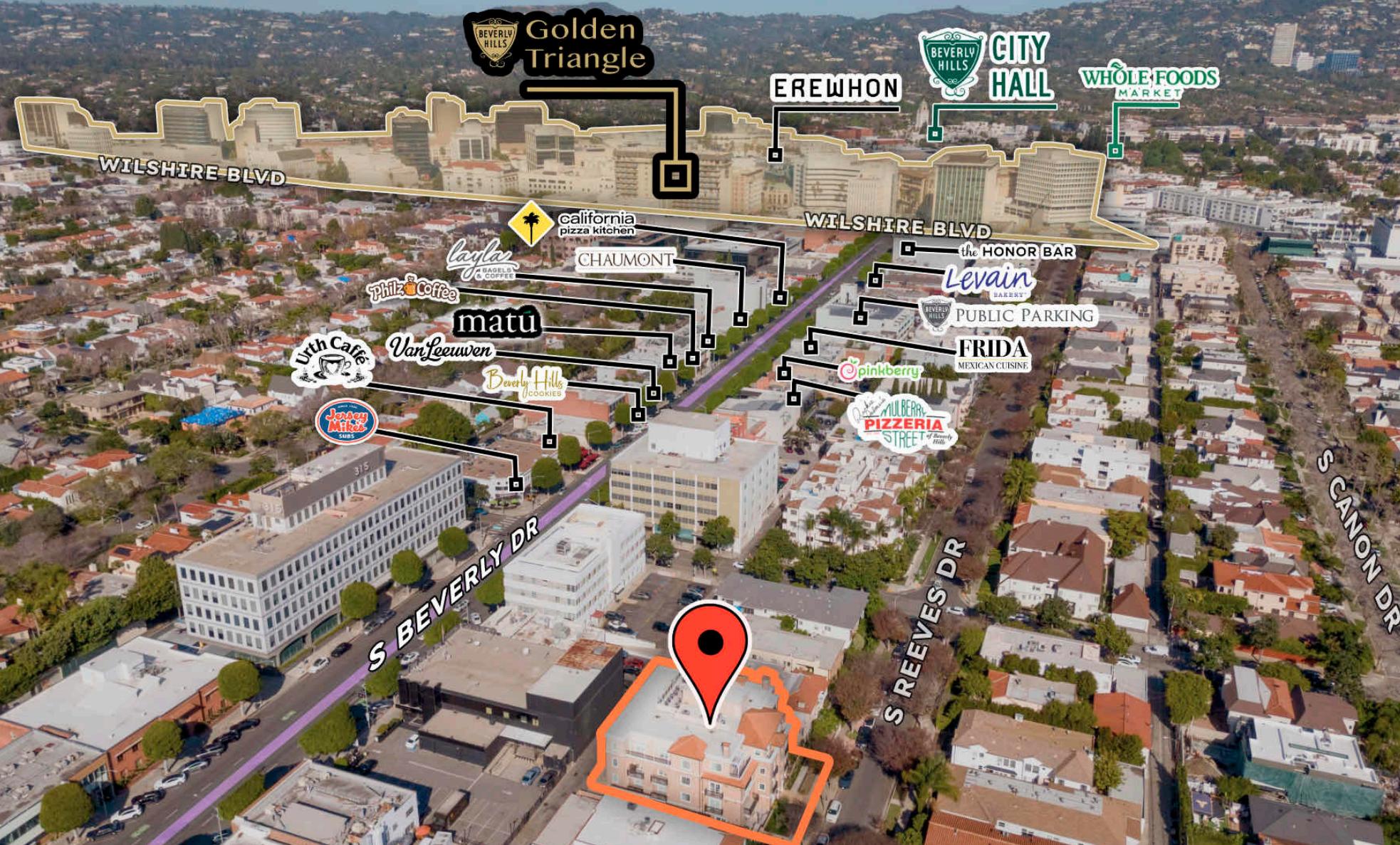
Maps



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Area



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Walk Score



Walker's Paradise

Daily errands do not require a car.



Good Transit

Many nearby public transportation options.



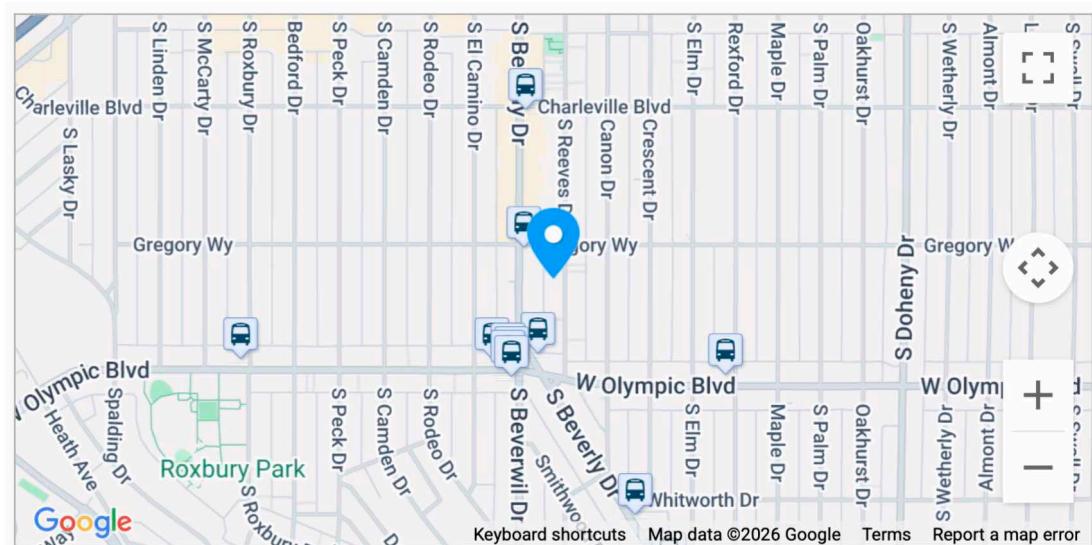
Bikeable

Some bike infrastructure.

About this Location

313 South Reeves Drive has a **Walk Score of 94 out of 100**. This location is a **Walker's Paradise** so daily errands do not require a car.

This location is in Los Angeles. Nearby parks include Roxbury Park, Oakhurst Park and Electric Fountain.



Bus lines:

617 Metro Local Line	0.1 mi	534 CE534	0.1 mi
28 Metro Local Line	0.1 mi	720 Metro Rapid Line	0.4 mi
20 Metro Local Line	0.4 mi	7 Pico Blvd	0.4 mi

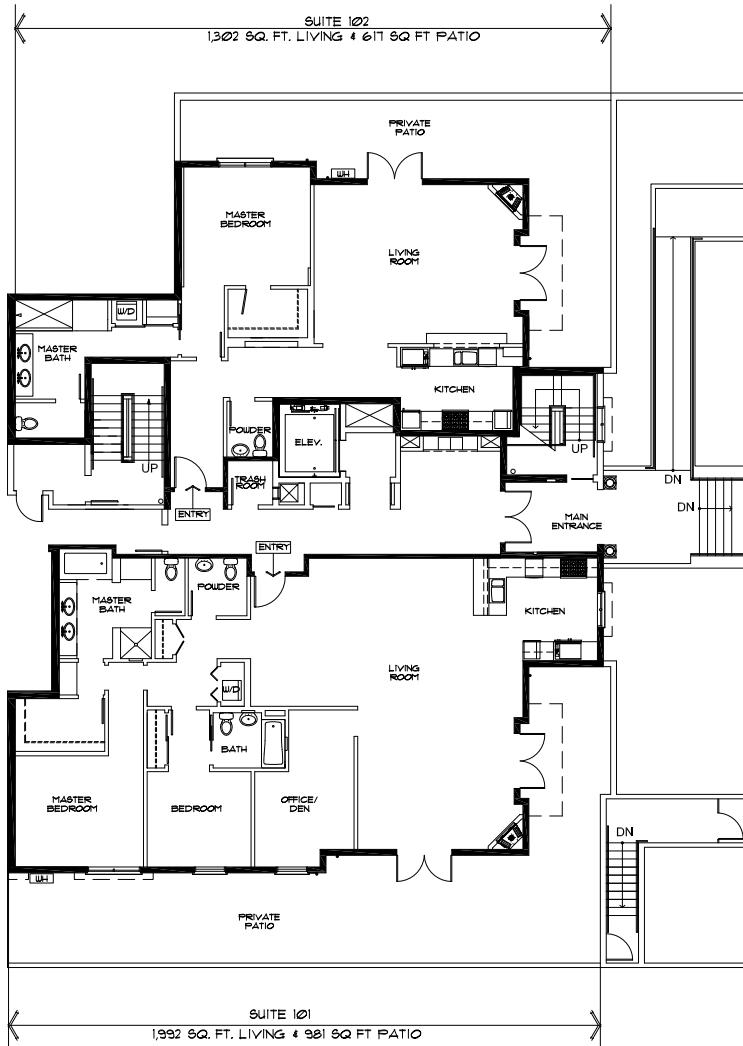
Walk Score®

<https://www.walkscore.com/score/313-s-reeves-dr-beverly-hills-ca-90212>

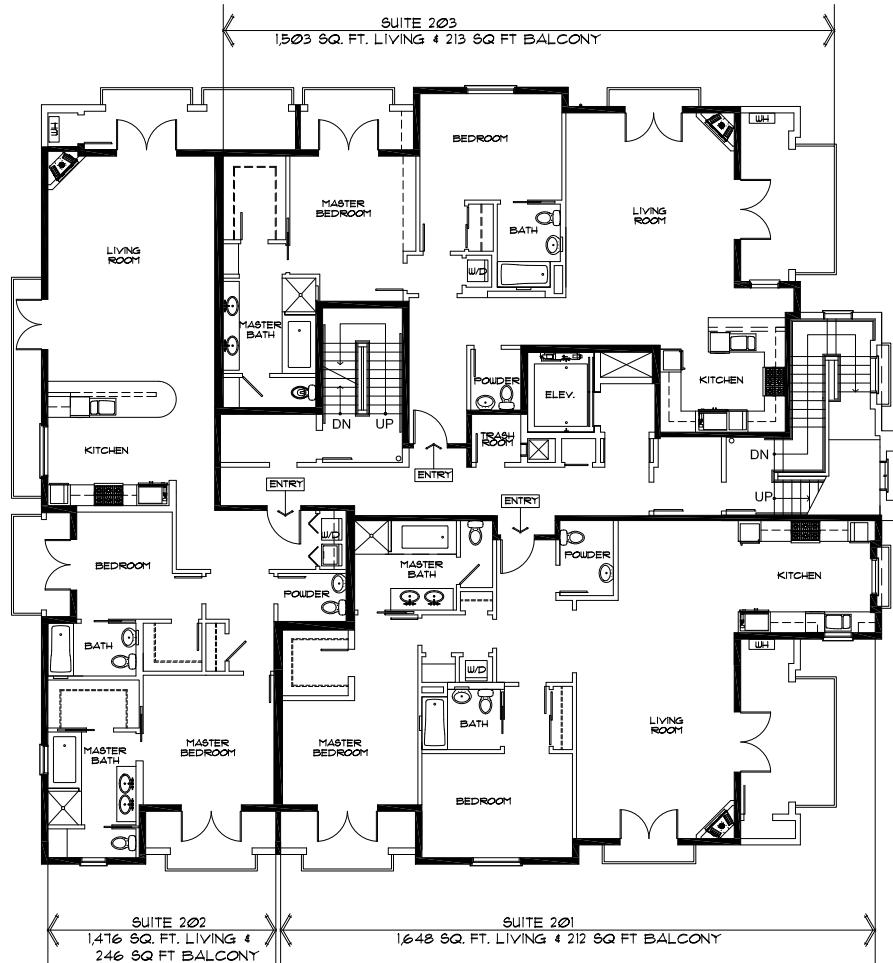
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Floor Plans



Ground Floor

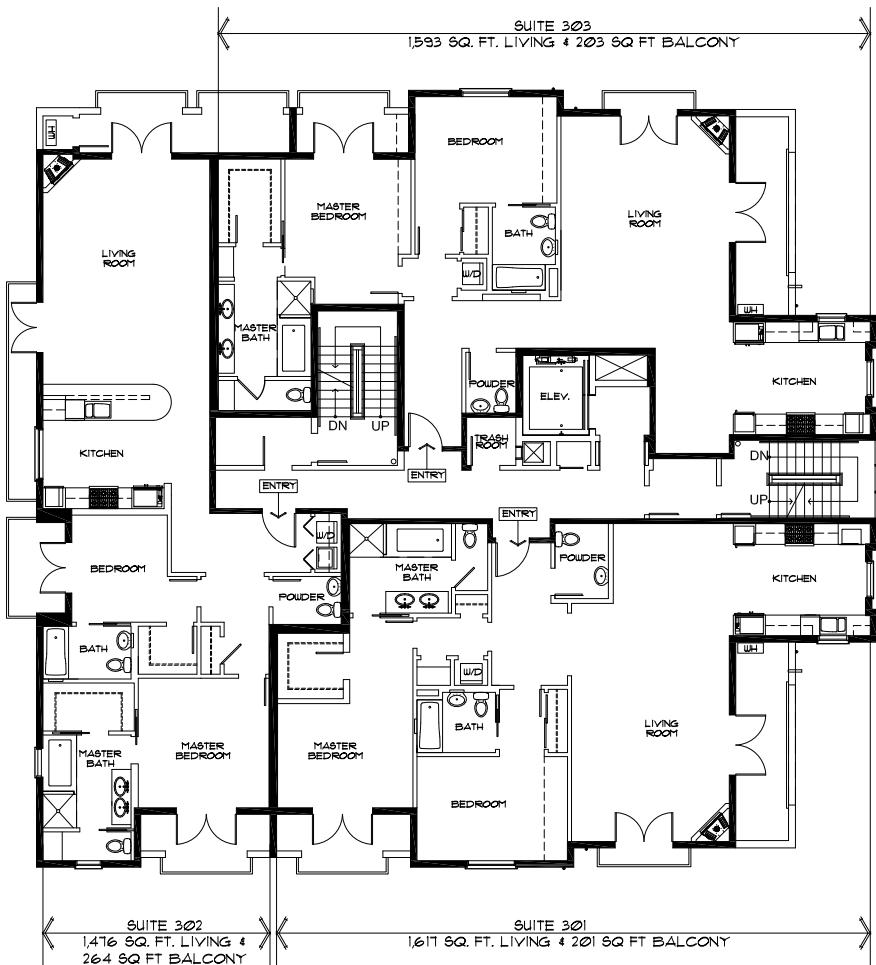


Second Floor

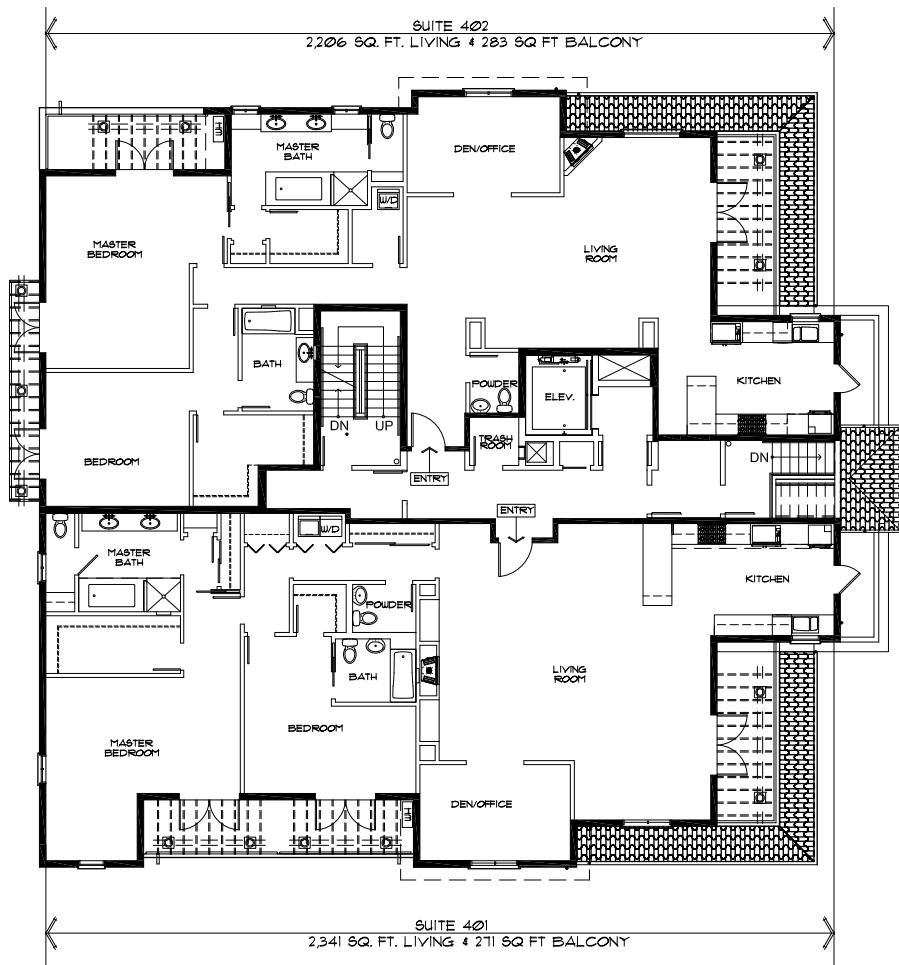
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Floor Plans



Third Floor



Fourth Floor

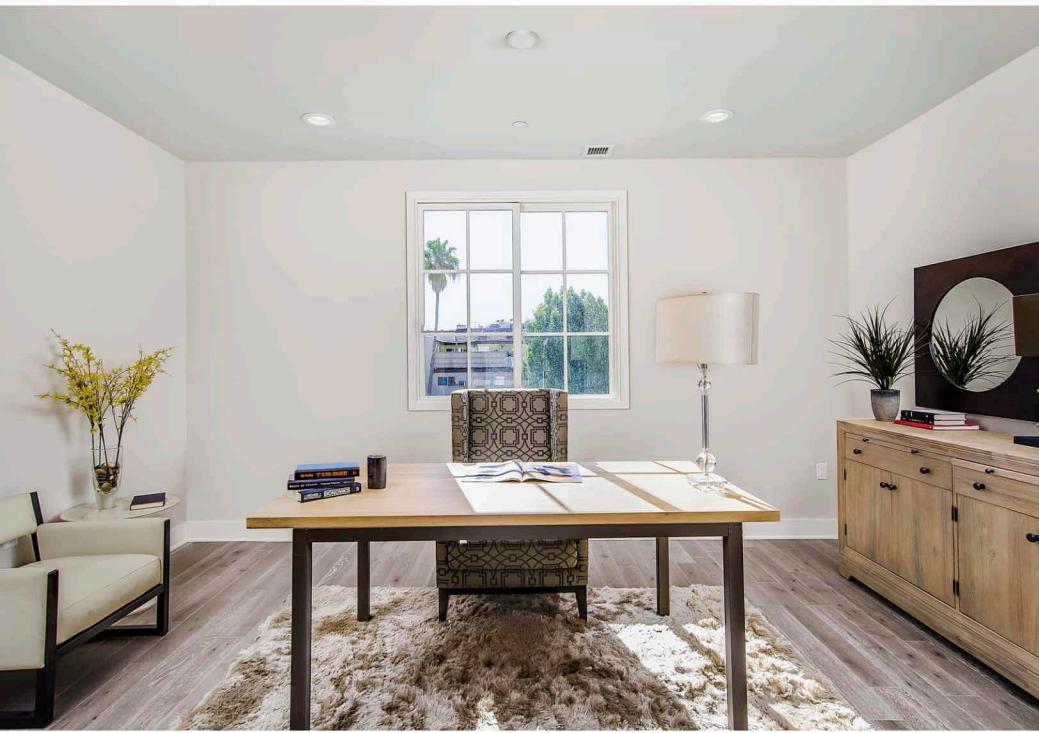
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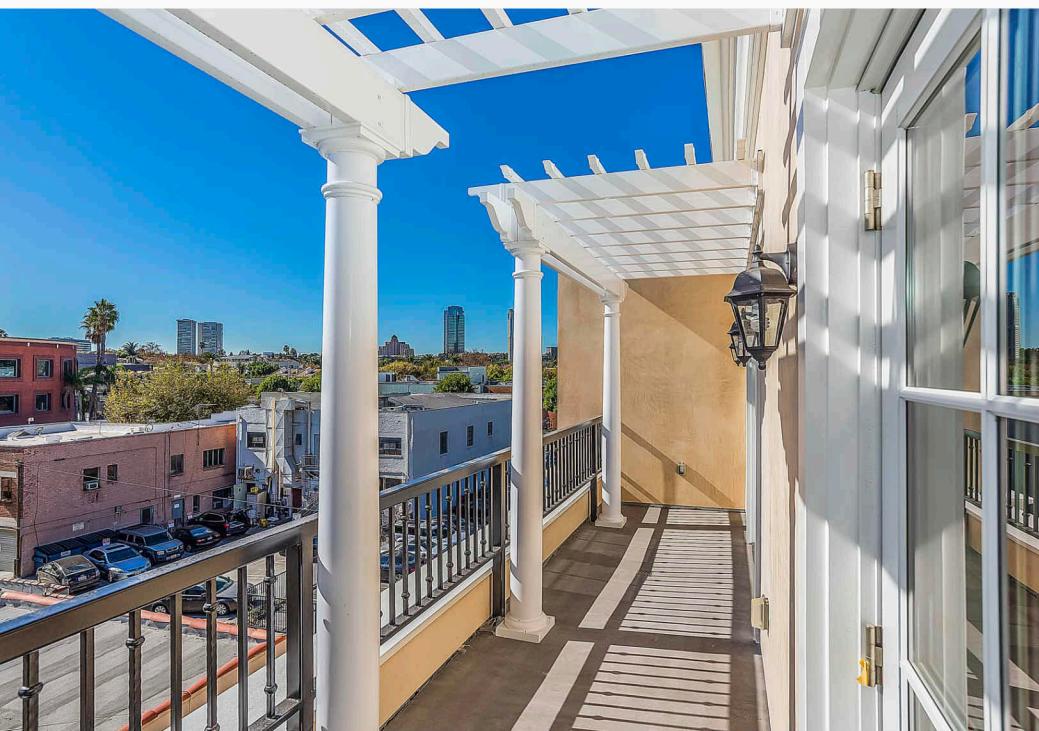
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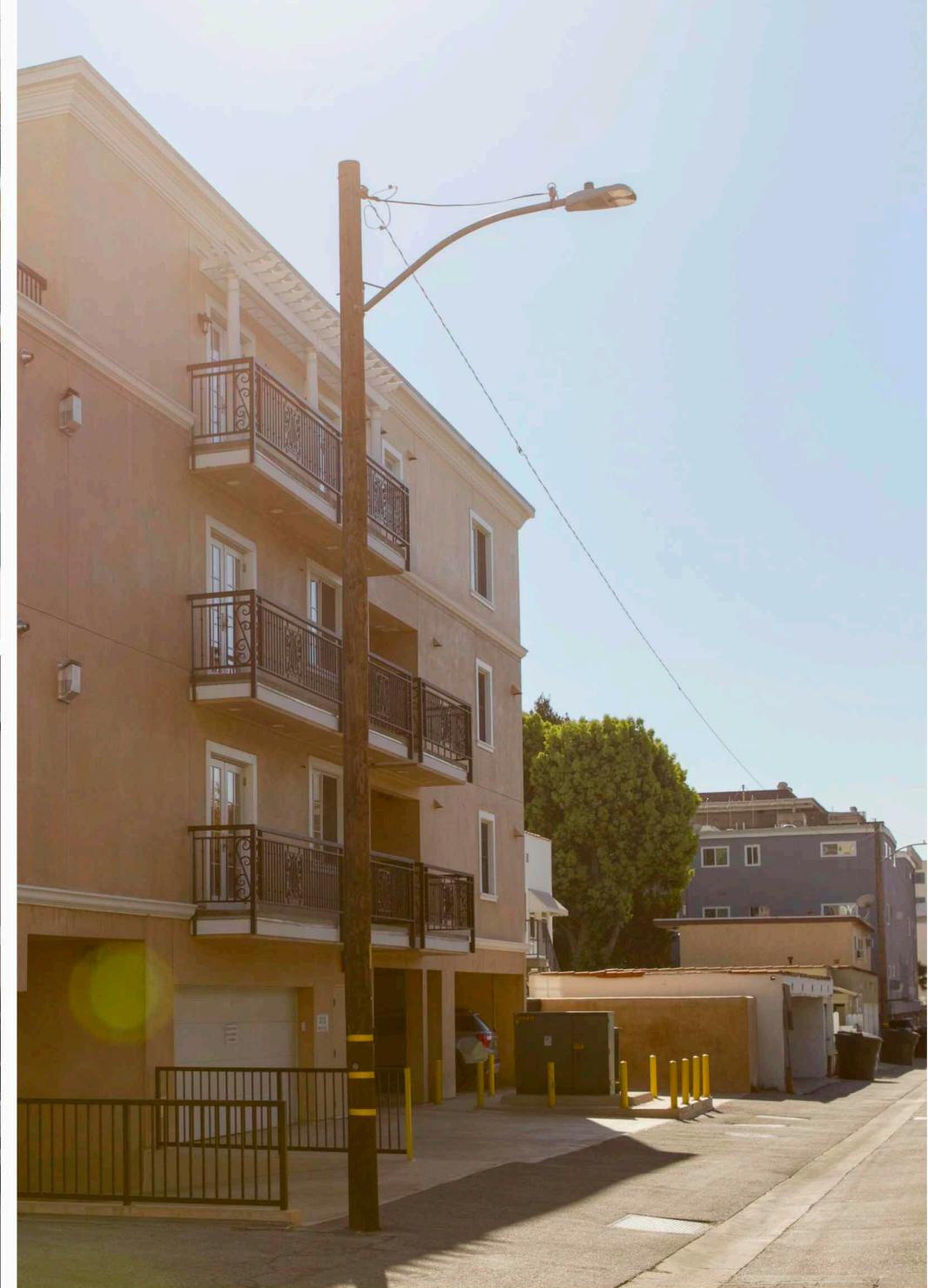
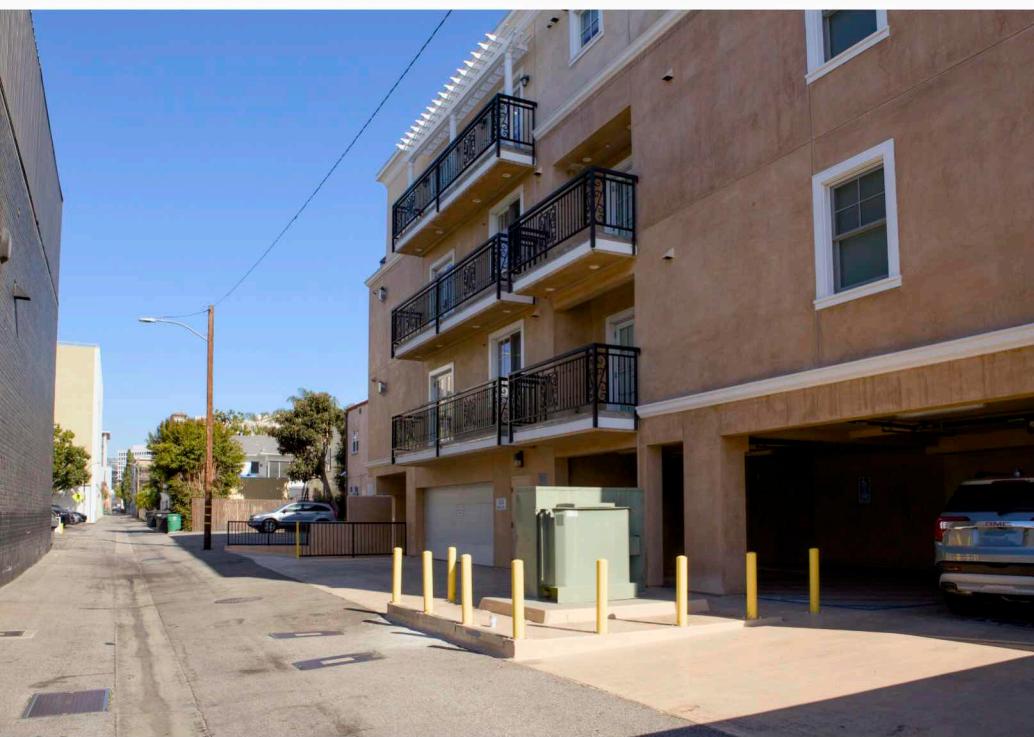
Parcel Map

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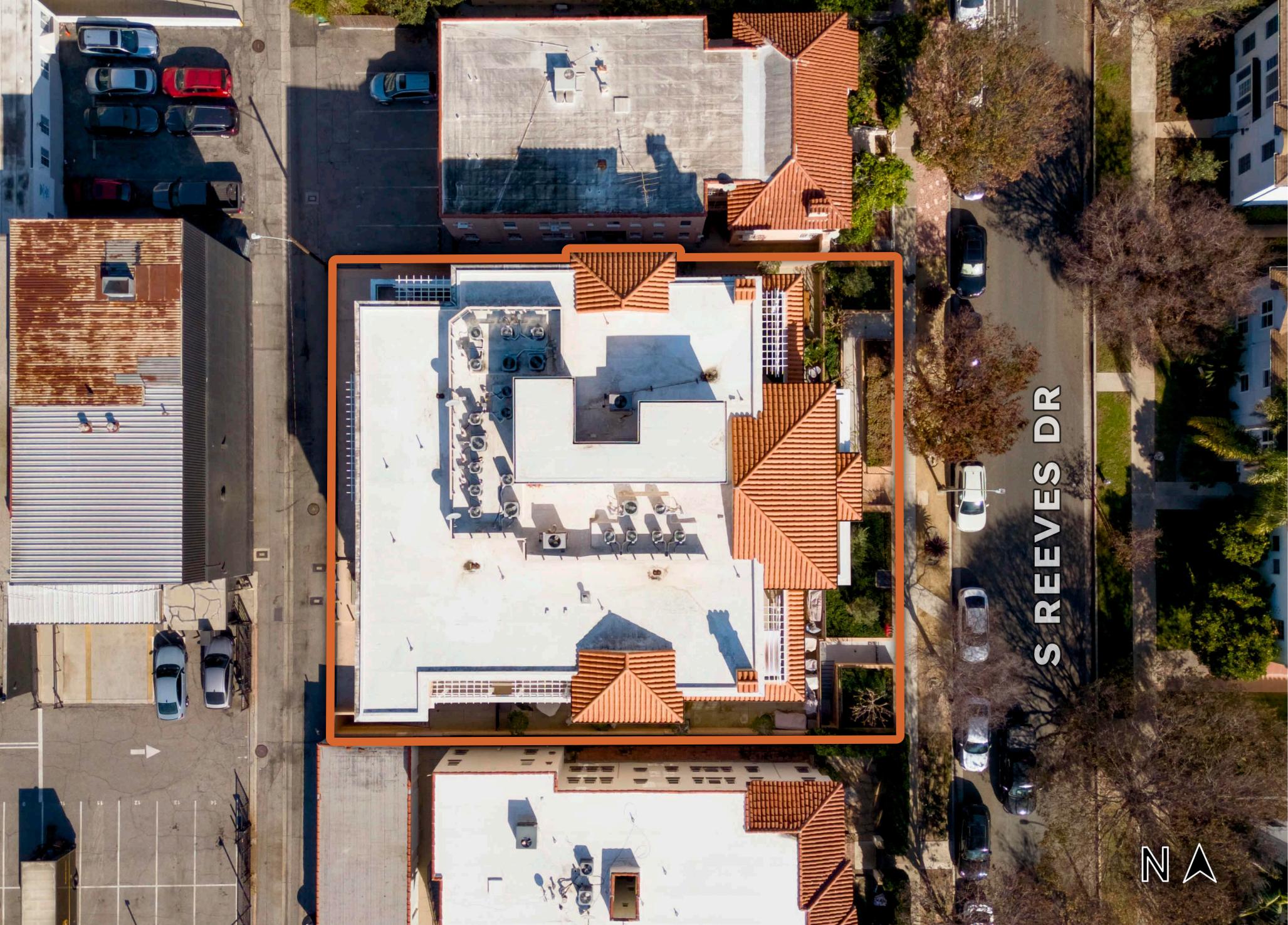












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