

# 215 North Swall Drive

Beverly Hills | California 90211



Marcus & Millichap  
BRANDON MICHAELS GROUP

# 215 North Swall Drive

Beverly Hills | California 90211

EXCLUSIVELY LISTED BY

## BRANDON MICHAELS

Senior Managing Director Investments  
Senior Director, National Retail Group  
Tel: 818.212.2794  
brandon.michaels@marcusmillichap.com  
CA License: 01434685

BMG TEAM

## STEVEN SCHECHTER

First Vice President Investments  
CA License: 01089464

## EMIN GABRIMASSIHI

Associate  
CA License: 02112980

## GARY WINFIELD

Associate  
CA License: 02177405

## DANIEL GAMBOA

Associate  
CA License: 02235252

04

EXECUTIVE SUMMARY  
SECTION 1

20

FINANCIALS  
SECTION 2

22

AREA OVERVIEW  
SECTION 3

# EXECUTIVE SUMMARY

**//** Ideally located just east of Beverly Hills’ Golden Triangle, 215 N Swall Drive offers a fully occupied, value-add apartment opportunity in one of Los Angeles’ most affluent submarkets.

**The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 215 N Swall Drive, a charming 5,226 square foot, 5-unit apartment building situated on 0.13 acres of land (5,744 SF), ideally located just east of the Golden Triangle in the affluent Los Angeles submarket of Beverly Hills, CA.**

215 N Swall Drive’s five (5) units are currently 100% occupied by tenants paying below market rents, creating a value-add opportunity as tenants turnover. Combined, the property brings in a rent of \$112,982.28 annually or \$9,415.19 monthly, an average of \$1,883.04/unit and \$1.80/SF. The property is made up completely of spacious one bedroom, one-bathroom units averaging 1,045 SF per unit spread across two floors. Of the five units, four are laid out with a bedroom, bathroom, laundry, dining area, and living room with access from both the front and back of the property. The living or dining areas could be converted or used as an additional bathroom. The remaining unit, also a spacious 1,000 SF unit comes with a large second floor balcony. All the units are separately metered for gas and power, with water master metered and have access to secured parking in the rear via an alley. The property is equipped with five parking spaces or 1 parking space per unit.

The subject property is located just north of the NW corner of N Swall Dr & Clifton Way. The property’s position in Beverly Hills provides tenants the tranquility of a residential environment while also being close to amenities and employment hubs. 215 N Swall Dr is just 0.7 miles away from Beverly Hills’ Golden Triangle to the west and 0.8 miles from Beverly Grove’s Beverly Center and Cedars-Sinai Medical Center to the east. Residents will enjoy the site’s walkability, with a walk score of 94 (a “walker’s paradise”), providing access to multiple bus stops, schools, employment opportunities, and restaurants just a short walk away.



## PROPERTY HIGHLIGHTS

<b>\$2,650,000</b> Price	<b>7.27%</b> ProForma CAP Rate
<b>5,226 SF</b> Building Size	<b>23.46</b> GRM
<b>5,744 SF</b> Lot Size	<b>10.39w</b> Proforma GRM
<b>5 Units</b> Units	<b>100%</b> Occupancy
<b>\$507</b> Price/SF (Bldg)	<b>1937</b> Year Built
<b>\$461</b> Price/SF (Land)	<b>R-4</b> Zoning
<b>\$530,000</b> Price/Unit	<b>1.00 Space(s)/Unit</b> Parking Ratio
<b>2.28%</b> Current CAP Rate	<b>N Swall Dr &amp; Clifton Way</b> Cross Streets



**GATEWAY TO BEVERLY HILLS  
PROPOSED, 368 UNITS**

**CENTURY CITY**

**THE ONE BEVERLY HILLS  
\$5 BILLION DEVELOPMENT**

**THE GETTY  
THE FLATS**

**GOLDEN TRIANGLE**

**BEVERLY HILLS  
FARMERS MARKET**

**BEVERLY HILLS  
CITY HALL**



**MANDARIN ORIENTAL  
BUILT 2022, 54 UNITS**



**215 North Swall Drive**  
Beverly Hills | California 90211

**CLIFTON WAY**



# INVESTMENT HIGHLIGHTS

## Charming Value-Add 5-Unit Apartment Building

### Fully Occupied

The property's five (5) units are currently 100% occupied

### Below Market Rents

The units rent for \$112,982.28 annually or \$9,415.19 monthly, an average of \$1,883.04/unit and \$1.80/SF, a rent well below market

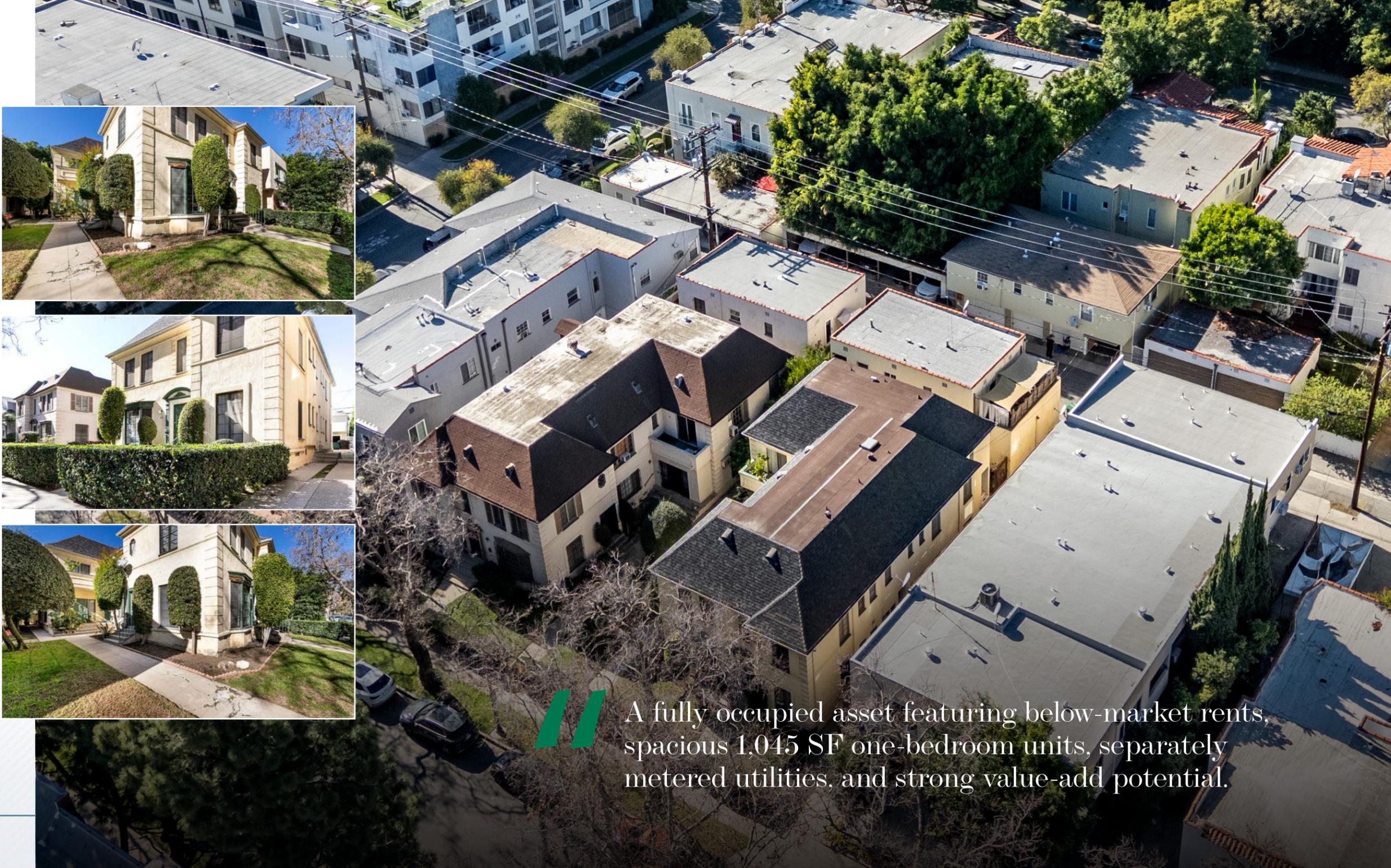
### Large Units

The site is made up of spacious one bedroom, one bathroom units averaging 1,045 SF per unit with four of the units containing a dining room which can be converted into an additional bedroom with the remaining unit in the rear boasting a large second floor balcony

### Utilities

All the units are separately metered for gas and power, with water master metered

Professional. High-End. Accessible.



A fully occupied asset featuring below-market rents, spacious 1,045 SF one-bedroom units, separately metered utilities, and strong value-add potential.



HOLLYWOOD



WEST HOLLYWOOD

8844 BURTON WAY  
PROPOSED, 200 UNITS



PAVILIONS

SUNSET STRIP



SWALL DR

CLIFTON WY

# INVESTMENT HIGHLIGHTS

## Strong Asset Fundamentals to Attract Tenants

### Dedicated On Site Parking

At the rear of the property are five dedicated and secured covered parking spaces or 1 parking space per unit

### Ease of Access

The four units oriented to the front of the property have access to their units from both the front and rear of the property

### Pedestrian Oriented

Residents will enjoy the site's walkability, with a walk score of 94 (a "walker's paradise"), providing access to multiple bus stops, schools, employment opportunities, and restaurants just a short walk away

**94**  
walk score



# INVESTMENT HIGHLIGHTS

Affluent and Iconic Los Angeles County City, Renowned for Luxurious Estates, Exclusive Shopping, Upscale hotels, and Celebrity Culture

## Centrally Positioned Los Angeles Submarket

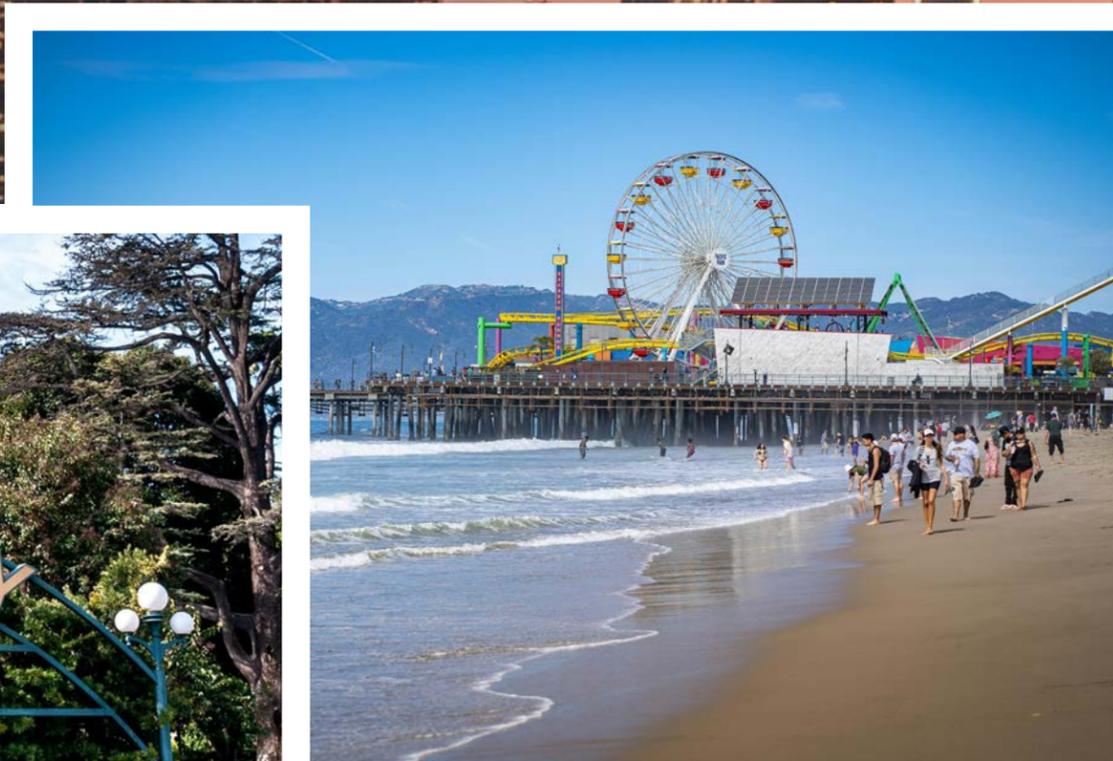
Beverly Hills is located on the west side of Los Angeles, bordered by West Hollywood to the East, Santa Monica to the West, and the mid-city neighborhoods of the City of Los Angeles to the South

## Access to Desirable Amenities

The Golden Triangle is Beverly Hills' central business district, including Rodeo Drive, the two-mile stretch of high-end fashion boutiques, designer stores, and luxury retailers bisecting the Golden Triangle, is popular with shoppers and tourists from all over the world, less than 0.5 mile via Wilshire Boulevard

## Adjacent Major Employment Hubs

Beverly Hills benefits from close proximity to the employment centers and commercial destinations of West Hollywood to the east and Century City to the West



# INVESTMENT HIGHLIGHTS

## Affluent Submarket with Strong Immediate Demographics

### Dense Nearby Population

Population of more than 40,700 people within one mile of the subject property, 289,700 people within three miles, and 828,800 people within five miles

### Average Household Incomes

Immediate submarket boasts a strong average household income within one, three, and five miles is \$129,200, \$128,900, and \$112,400, respectively

### Median Household Incomes

Median income within one, three, and five miles \$95,500, \$96,400, and \$79,700, respectively

### Household Density

There are over 20,400 households within one mile of the subject property, and over 140,800 households within three miles

### High Median Home Values

The median home value in the immediate area is \$1,104,000

### Businesses and Consumer Spending

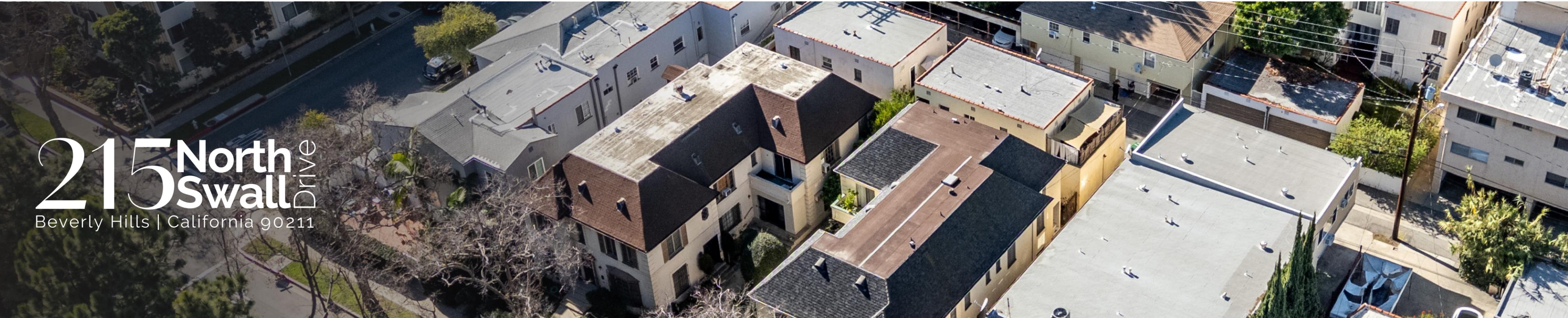
More than 13,000 businesses within a 1-mile radius of the property with a combined annual spending of \$695 million

# RENT ROLL

## TENANT INFORMATION

UNIT NUMBER	TENANT	TYPE	SF	FLOOR	%	LEASE EXPIRATION	RENT	RENT/SF	INCREASES	OPTIONS	TERM REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
215	Occupied	1B1B + Den	1,000	1	19.1%	MTM	\$2,218.80	\$2.22	-	-	0.0 Year(s)	Gross	\$4,250.00	\$4.25	Gross
217	Occupied	1B1B + Den	1,000	1	19.1%	MTM	\$1,909.20	\$1.91	-	-	0.0 Year(s)	Gross	\$4,250.00	\$4.25	Gross
217.5	Occupied	1B1B + Den	1,113	2	21.3%	MTM	\$1,954.13	\$1.76	-	-	0.0 Year(s)	Gross	\$4,250.00	\$3.82	Gross
215.5	Occupied	1B1B + Den	1,113	2	21.3%	MTM	\$1,733.46	\$1.56	-	-	0.0 Year(s)	Gross	\$4,250.00	\$3.82	Gross
217A	Occupied	1B1B	1,000	2	19.1%	MTM	\$1,599.60	\$1.60	-	-	0.0 Year(s)	Gross	\$4,250.00	\$4.25	Gross
			<b>5,226</b>		<b>100%</b>		<b>\$9,415.19</b>	<b>\$1.80</b>			<b>0.0 Year(s)</b>		<b>\$21,250.00</b>	<b>\$4.07</b>	

**215 North Swall Drive**  
 Beverly Hills | California 90211



# OPERATING DATA

OPERATING EXPENSES	CURRENT	PER SF	PROFORMA	PER SF
Property Taxes @ 1.25%	\$33,125	\$6.34/SF	\$33,125	\$6.34/SF
Management	\$4,519	\$0.86/SF	\$10,200	\$1.95/SF
Insurance	\$8,400	\$1.61/SF	\$8,400	\$1.61/SF
Water	\$1,600	\$0.31/SF	\$1,600	\$0.31/SF
Landscaping	\$1,500	\$0.29/SF	\$1,500	\$0.29/SF
<b>TOTAL EXPENSES</b>	<b>\$49,144</b>	<b>\$9.40</b>	<b>\$54,825</b>	<b>\$10.49</b>
<b>Expenses/SF/Month</b>		<b>\$0.78</b>		<b>\$0.87</b>



OPERATING DATA		CURRENT		PRO-FORMA
Scheduled Lease Income:		\$112,982		\$255,000
CAM Reimbursement:		\$0		\$0
Additional Income:		\$0		\$0
Effective Gross Income:		\$112,982		\$255,000
Vacancy:	3%	\$3,389	3%	\$7,650
Expenses:		\$49,144		\$54,825
<b>Net Operating Income:</b>		<b>\$60,449</b>		<b>\$192,525</b>

## AREA OVERVIEW

# Prime Beverly Hills Location An Iconic Global Destination

Beverly Hills is one of the most affluent and iconic cities in Los Angeles County, celebrated for its luxurious estates, high-end retail, upscale hotels, and celebrity allure — all nestled within the scenic landscape of Southern California. Spanning approximately 5.7 square miles with a population of around 34,000, Beverly Hills is positioned on the Westside of Los Angeles, bordered by West Hollywood to the east, Santa Monica to the west, and the Mid-City neighborhoods of Los Angeles to the south.



215 N Swall Drive enjoys a prime location in the heart of Beverly Hills, position proximate to Wilshire Blvd, Burton Way, and Robertson Blvd and less than a mile from the Golden Triangle — the city's vibrant central business and retail district. Anchored by the world-renowned Rodeo Drive, the Golden Triangle offers an unmatched blend of luxury boutiques, Michelin-starred restaurants, flagship department stores, and five-star hotels.

The property also benefits from proximity to prominent surrounding employment hubs, including West Hollywood and Century City — two of Los Angeles' most dynamic commercial districts — as well as the neighboring Westfield Century City and Beverly Center malls, totaling more than 2.6 million square feet of premier shopping and dining.

Home to both historic mansions and modern architectural estates, Beverly Hills offers a uniquely prestigious residential character, particularly in the Beverly Hills Flats neighborhood, known for its wide, tree-lined streets and immaculately maintained homes. The city is also dotted with beautifully curated parks, including Beverly Gardens Park and the iconic Beverly Hills sign — landmarks that underscore the area's blend of elegance, charm, and global appeal.

**215 North Swall Drive**  
Beverly Hills | California 90211

**GOLDEN TRIANGLE**

1.0 MILES FROM THE SUBJECT PROPERTY



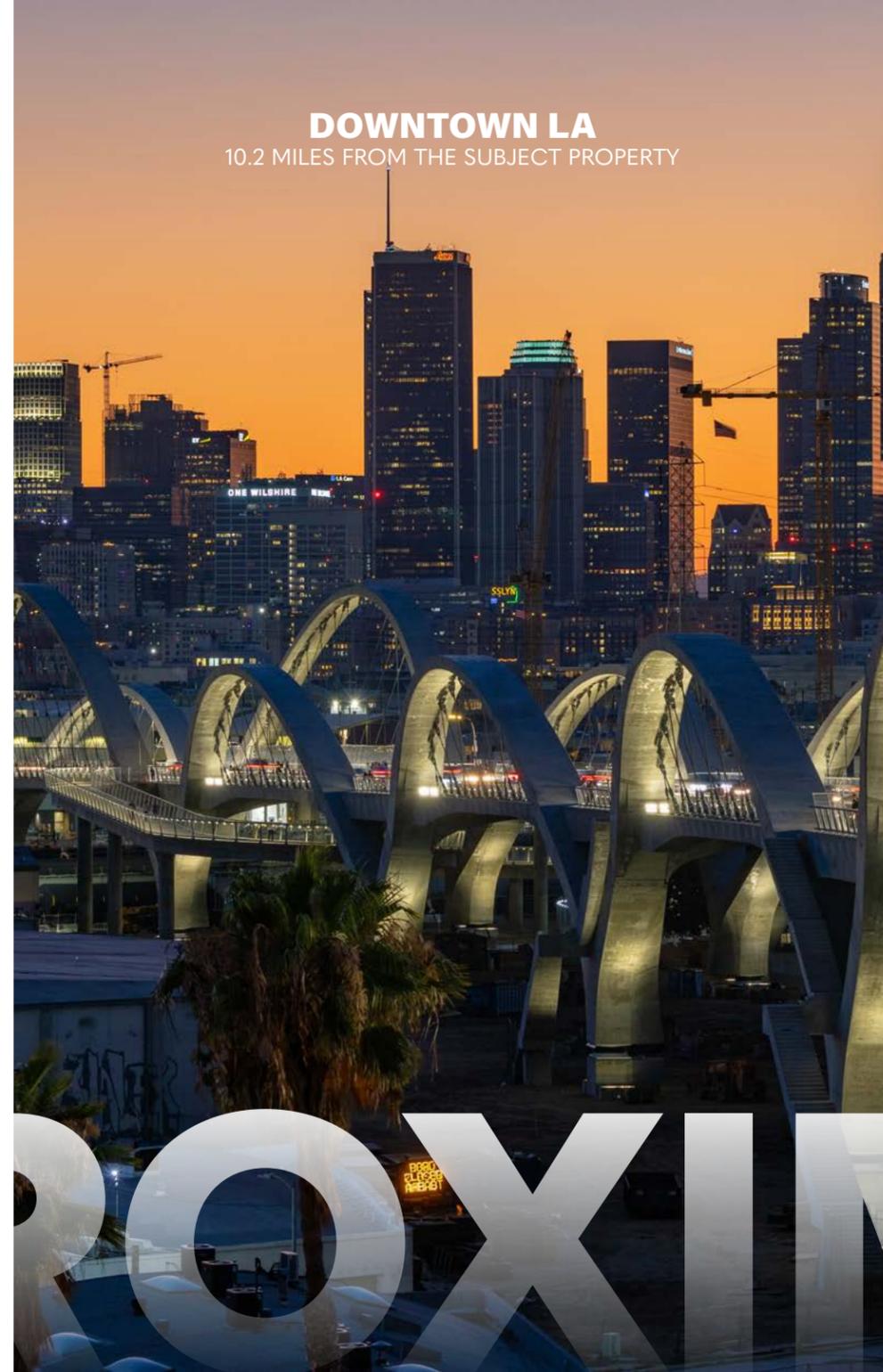
**MIRACLE MILE**

1.5 MILES FROM THE SUBJECT PROPERTY



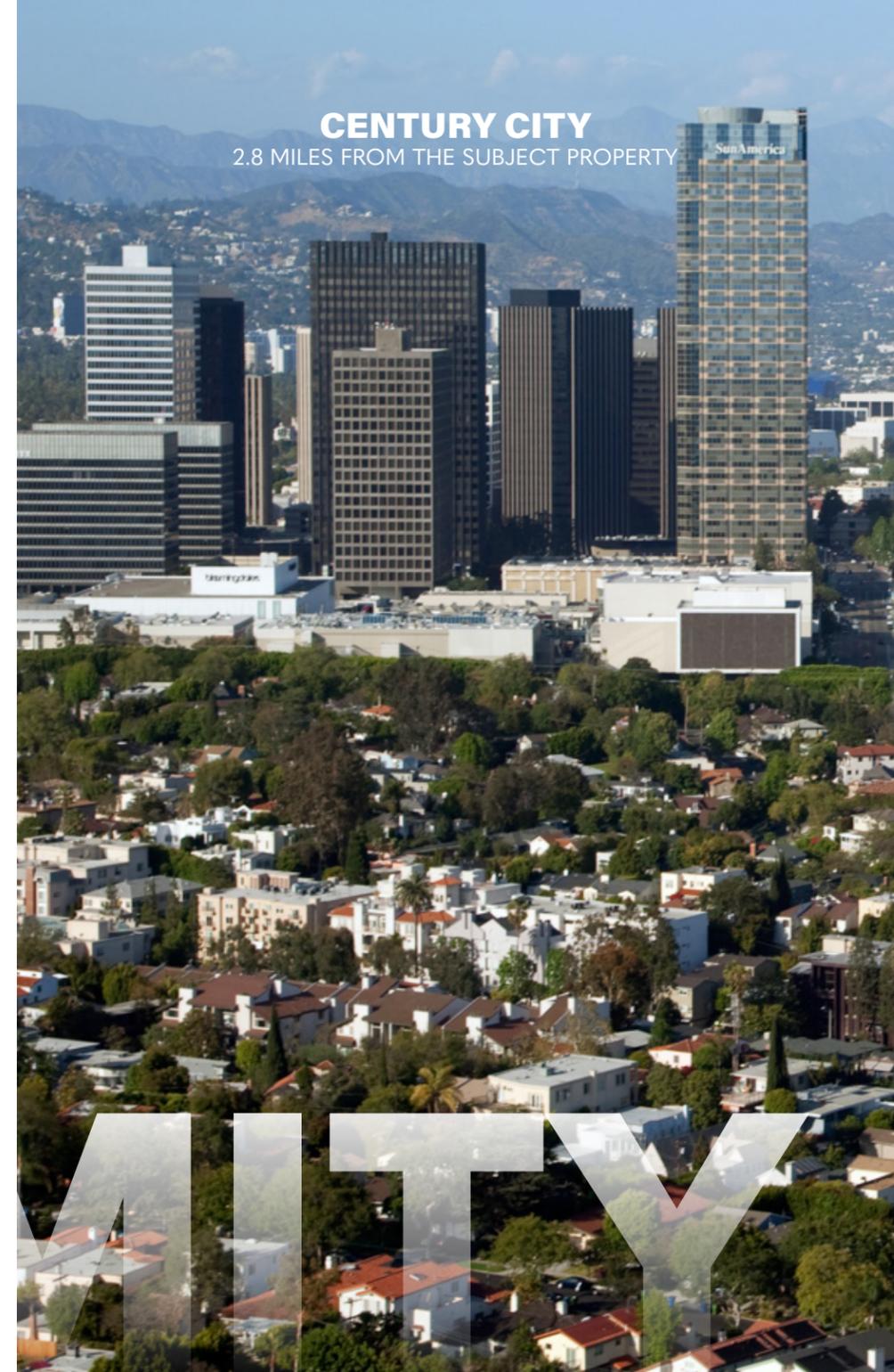
**DOWNTOWN LA**

10.2 MILES FROM THE SUBJECT PROPERTY



**CENTURY CITY**

2.8 MILES FROM THE SUBJECT PROPERTY



C

S E P

P R O X I M I

M I T Y

# DEMOGRAPHICS

## POPULATION



**289,700**

Total Population within a 3-mile radius



**40.5**

Median Age within a 3-mile radius



**50.7%**

Male



**49.3%**

Female

## EDUCATION

3 mile 2024 % of Population



**10%**

High School Graduate



**18%**

Some College



**35%**

Bachelor's Degree



**23%**

Graduate Degree

Demographics	1 Mile	5 Mile	10 Mile
Population	40,700	289,700	828,800
Households	20,400	140,800	370,800
Average Household Size	1.9	2	2.1
Median Age	41.6	40.5	38.4
Owner Occupied Households	5,400	43,200	98,600
Renter Occupied Households	14,500	94,200	264,800
Average Household Income	\$129,200	\$128,900	\$112,400
Median Household Income	\$95,500	\$96,400	\$79,700
Businesses	13,000	39,500	78,700



**\$112,400**

Average HH income within a 5-mile radius

**\$11.8 Billion**

Annual Consumer Spending within a 5-mile radius

**98,600**

Owner Occupied Housing within a 5-mile radius

**370,800**

Households within a 5-mile radius

**78,700**

Businesses within a 5-mile radius

**264,800**

Renter Occupied Housing within 5-mile radius



# 215 North Swall Drive

Beverly Hills | California 90211

Marcus & Millichap  
BRANDON MICHAELS  
GROUP

#### CONFIDENTIALITY AND 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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus & Millichap. All rights reserved.

#### 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.