

FOR SALE

# BEVERLY HILLS MULTIFAMILY PORTFOLIO

TWO ADJACENT PARCELS  
(DUPLEX + FOURPLEX)  
OFFERED TOGETHER OR SEPARATELY

**CENTURY  
PARK RE**  
ADVISORY GROUP

POWERED BY  
FORWARD ONE REAL ESTATE

443 S. PALM DRIVE, BEVERLY HILLS (DUPLEX)



ASKING \$2,595,000

439 S. PALM DRIVE, BEVERLY HILLS (FOURPLEX)



ASKING \$2,785,000 | PPSF \$496 | PPU \$695,250 | CAP RATE (2026) 4.31% | GRM 15.21

**COMBINED ASKING PRICE**  
**\$5,380,000**

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COMMERCIAL | RESIDENTIAL

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Century Park Advisory Group is proud to present **439 & 443 South Palm Drive** — a rare opportunity to acquire two adjacent multifamily parcels in Beverly Hills.

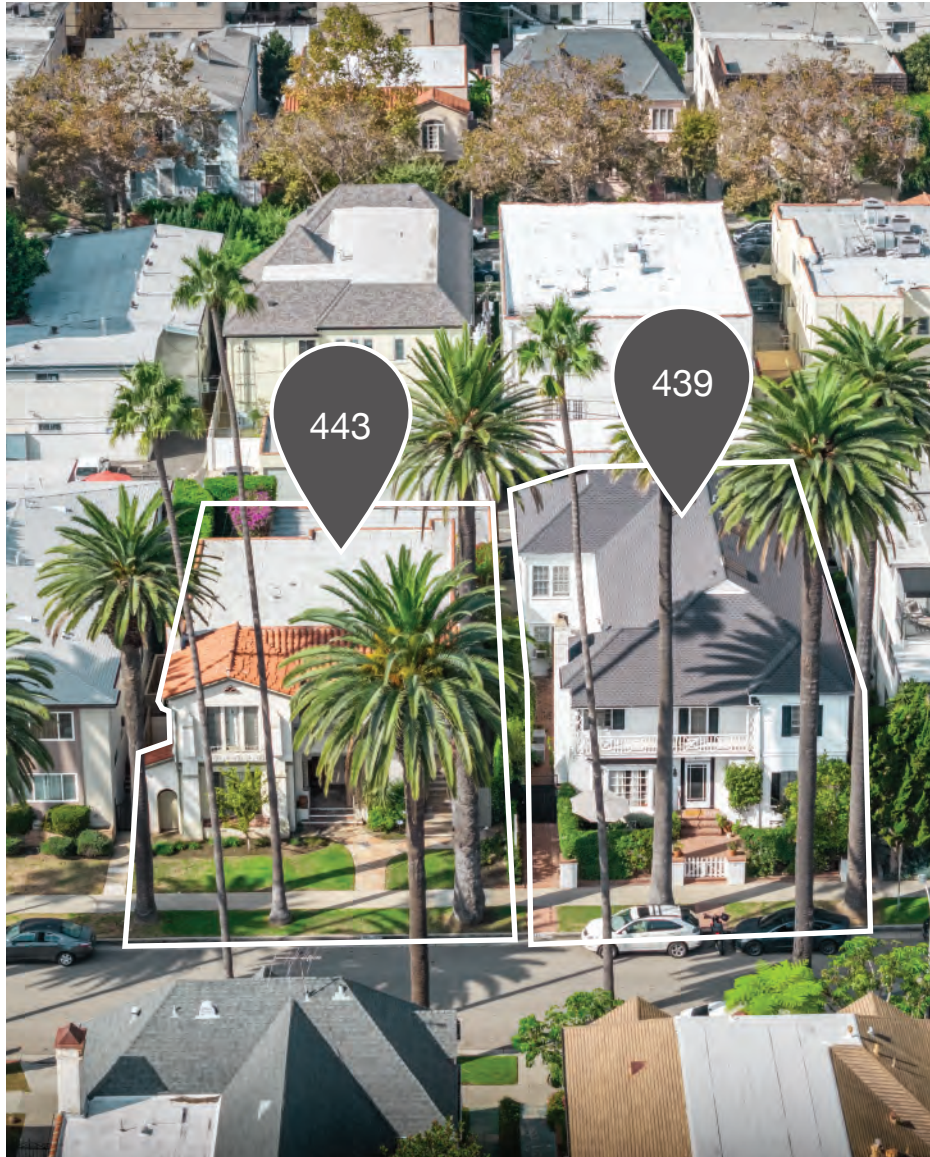
This exceptional income-producing portfolio consists of a charming Duplex and Fourplex, **offered together or separately**, situated on a double lot in one of the city's most sought-after rental corridors.

With an attractive basis and stable tenancies, this investment offers both immediate stability and long-term upside potential. Each building has been well maintained and features timeless architectural character consistent with Beverly Hills' classic multifamily landscape.

The properties provide strong in-place income with additional value-add potential through light renovations or repositioning. Ideally located moments from world-class dining, luxury shopping, and major employment centers along Wilshire Boulevard and Rodeo Drive, these assets offer investors the rare combination of prestige, performance, and potential.

Opportunities of this caliber — and at this price point — are seldom available in Beverly Hills, making this a truly generational acquisition for the discerning investor.





## 443 S. PALM DRIVE

ADDRESS	443 S. Palm Drive
CITY	Beverly Hills
APN	4332-001-010
UNITS	2
BUILDING SF	3,755 SF
LOT SIZE	6,075 SF
ZONING	BHR4 *
YEAR BUILT	1937
UNIT MIX	2 Bedrooms + 2.5 Bathrooms
AVERAGE SF	1,878 SF

## 439 S. PALM DRIVE

ADDRESS	439 S. Palm Drive
CITY	Beverly Hills
APN	4332-001-009
UNITS	4
BUILDING SF	5,620 SF
LOT SIZE	6,075 SF
ZONING	BHR4 *
YEAR BUILT	1938
UNIT MIX	2 Bedrooms / 2 Bathrooms / TH
AVERAGE SF	1,405 SF



































## 439 S. PALM DRIVE, BEVERLY HILLS

UNIT #	UNIT TYPE	PARKING	RENTAL RATE	(Estimated 2026) 3% INCREASES	PRO-FORMA	AVG UNIT SF	MOVE IN
439 (Townhouse w/ Patio)	2 Bed / 1.5 Bath	1 Space	\$3,770.20	\$3,883.31	\$6,000.00	1,405	07/18/2008
439.5 (Townhouse)	2 Bed / 1.5 Bath	1 Space	\$4,196.77	\$4,322.67	\$5,000.00	1,405	01/01/2020
441	2 Bed / 1 Bath	1 Space	\$3,296.68	\$3,395.58	\$4,000.00	1,405	12/21/2015
441 1/2 (VACANT)	2 Bed / 1 Bath	1 Space	\$3,995.00	\$4,000.00	\$4,000.00	1,405	-
<b>MONTHLY GROSS RENT</b>			<b>\$15,258.65</b>	<b>\$15,869.00</b>	<b>\$19,000.00</b>	<b>5,620</b>	<b>--</b>
<b>TOTAL ANNUAL INCOME</b>			<b>\$183,103.80</b>	<b>\$190,427.95</b>	<b>\$228,000.00</b>		

## 443 S. PALM DRIVE, BEVERLY HILLS

UNIT #	UNIT TYPE	PARKING	RENTAL RATE	(Estimated 2026) 3% INCREASES	PRO-FORMA	AVG UNIT SF	MOVE IN
443 (Upper Unit)	2 Bed / 2.5 Bath	2 spaces	\$5,500.00	\$5,665.00	\$6,000.00	1,878	06/1/2023
445 (Lower Unit)	2 Bed / 2 Bath	2 spaces	\$4,550.68	\$4,687.20	\$6,000.00	1,878	03/10/2003
<b>MONTHLY GROSS RENT</b>			<b>\$10,050.68</b>	<b>\$10,452.71</b>	<b>\$12,000.00</b>	<b>3,755</b>	
<i>OTHER INCOME</i>							
	Laundry Income						
	Other Income (Oil Royalties)		\$200.50				
<i>ANNUAL OTHER INCOME</i>			<b>\$200.50</b>				
<b>TOTAL ANNUAL INCOME</b>			<b>\$120,608.16</b>	<b>\$125,432.49</b>	<b>\$144,000.00</b>		



## 439 S. PALM DRIVE, BEVERLY HILLS

INCOME	CURRENT	(Effective 2026) 3% INCREASES	PRO-FORMA
2 Bed / 2 Bath	\$15,258.65	\$15,869.00	\$19,000.00
Other Income (Laundry/Royalties)	\$0	\$0	\$0
Annual Gross	\$183,103.80	\$190,427.95	\$228,000
Operating Expenses	\$63,013	\$63,013	\$63,013
<b>Net Operatng Income (NOI)</b>	<b>\$120,091</b>	<b>\$127,415</b>	<b>\$164,987</b>

**ASKING \$2,785,000** | PPSF \$496 | PPU \$696,250 | CAP RATE 4.31% | GRM 15.21

EXPENSES	ESTIMATED
Taxes (1.2%)	\$33,420
Repairs & Maintenance	\$6,000
Insurance	\$8,000
Utilities (BH Water)	\$8,000
Landscape	\$1,200
Management	\$5,493
Pest Control	\$900
<b>TOTAL</b>	<b>\$63,013</b>

OP EX RATIO 33.09%

## 443 S. PALM DRIVE, BEVERLY HILLS

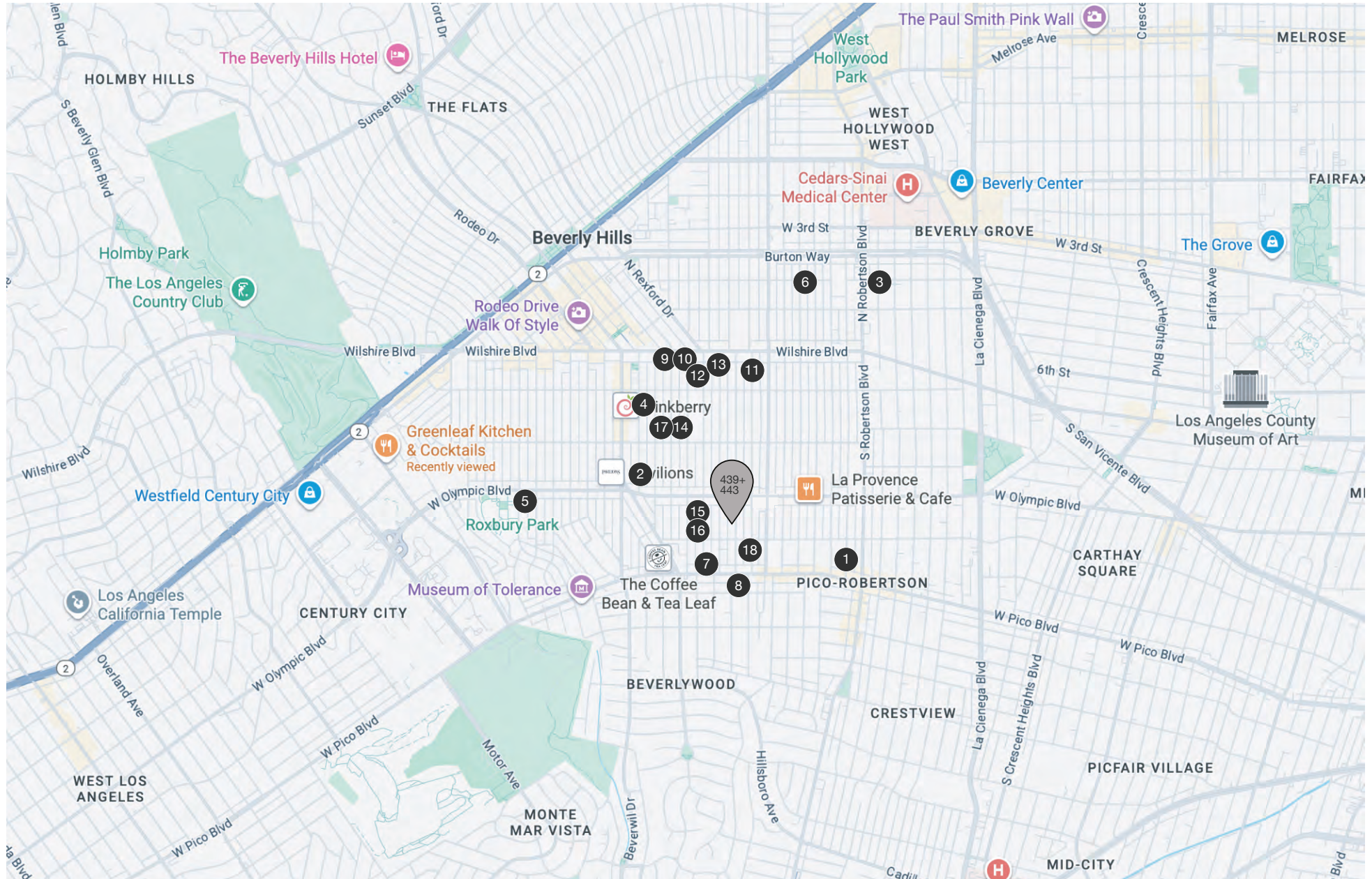
INCOME	CURRENT	(Effective 2026) 3% INCREASES	PRO-FORMA
2 Bed / 2 Bath	\$10,050.68	\$10,452.71	\$12,000.00
Other Income (Laundry/Royalties)	\$200.50	\$200.50	\$200.50
Annual Gross	\$120,608.16	\$125,432.49	\$144,000.00
Operating Expenses	\$47,520	\$47,520	\$47,520
<b>Net Operatng Income (NOI)</b>	<b>\$73,289</b>	<b>\$77,912</b>	<b>\$96,480</b>

**ASKING \$2,595,000**

EXPENSES	ESTIMATED
Taxes (1.2%)	\$31,140
Repairs & Maintenance	\$4,800
Insurance	\$7,000
Utilities (BH Water)	\$2,600
Landscape	\$1,080
Pest Control	\$900
<b>TOTAL</b>	<b>\$47,520</b>

OP EX RATIO 37.88%







## SOLD COMPARABLE SET

	DATE SOLD	# UNITS	ADDRESS	SELLING PRICE	BED	BATH	PRICE / UNIT	PRICE / SQFT	SQFT	LOT SIZE	YEAR BUILT	PARKING
1	09/22/2025	2	426 S Bedford Dr	\$2,825,000	-	-	\$1,412,500	\$747	3,782	6,375	1929	4
2	03/06/2024	2	340 S Reeves Dr	\$2,800,000	6	4	\$1,400,000	\$624	4,484	6,068	1935	4
3	06/21/2024	2	159 N Arnaz Dr	\$2,410,000	6	4	\$1,205,000	\$589	4,089	6,491	1933	4
4	05/14/2024	2	236 S Reeves DR	\$2,852,000	-	-	\$1,426,000	\$700	4,073	6,072	1935	6
5	02/09/2024	2	232 N La Peer Dr	\$2,205,000	-	-	\$1,102,500	\$548	4,022	5,740	1932	6
6	03/03/2025	3	435 S Oakhurst Dr	\$2,421,000	7	4	\$807,000	\$642	3,772	6,077	1949	5
7	01/06/2025	3	157 S Elm Dr	\$2,730,000	6	5	\$910,000	\$545	5,012	6,070	1958	3
8	08/08/2025	4	151 S Rexford Dr	\$3,000,000	9	8	\$750,000	\$545	5,508	6,070	1968	4
9	03/28/2025	4	253 S Elm Dr	\$2,650,000	7	8	\$662,500	\$654	4,049	6,073	1936	4
10	12/20/2024	4	148 S Maple Dr	\$2,650,000	8	8	\$662,500	\$532	4,977	6,072	1937	4
11	10/31/2024	4	128 S Oakhurst Dr	\$3,018,260	8	6	\$754,565	\$546	5,532	6,055	1928	4
12	10/25/2024	4	120 S Elm Dr	\$2,200,000	8	4	\$550,000	\$442	4,976	6,072	1926	4

## ACTIVE COMPARABLE SET

13	ON MARKET	2	437 S Doheny Dr	\$2,850,000	6	6	\$1,425,000	\$706	4,038	5,108	1936	2
14	ON MARKET	2	138 N Swall DR	\$2,499,000	4	4	\$1,249,950	\$704	3,550	5,763	1928	2

## SUBJECT PROPERTY SUMMARY

0	DUPLEX	2	443 S Palm Dr	\$2,595,000	4	4	\$1,297,500	\$691	3,755	6,075	1937	4
0	FOURPLEX	4	449 S Palm Dr	\$2,785,000	8	6	\$693,750	\$494	5,620	6,075	1938	4



## DUPLEX / 443 S. PALM DRIVE

### 443 S. PALM - UPGRADES

- Updated baths and laundry
- Added mini split
- Upgraded LED lights

### 443 S. PALM - BUILDING IMPROVEMENTS

- New Roof
- Hydrojet and sleeve sewer
- New water heaters
- New breaker box
- Added rain gutters



## FOURPLEX / 439 S. PALM DRIVE

### 439 S. PALM - BUILDING IMPROVEMENTS

- New Roof
- Outdoor LED lighting
- Copper repipe exposed basement pipes
- Termite tent building and garage

### 439 S. PALM - UNIT SPECIFIC IMPROVEMENTS

#### UNIT 439

- Gutted and rebuilt kitchen
- Updated upstairs bath
- Replaced stairway banister
- Re-finished floors
- Replaced water heater
- Termite tent building and garage

#### UNIT 439 1/2

- New water heater
- Updated kitchen appliances
- HVAC upgrade
- Electric subpanels
- Replaced washing machine
- Replaced water heater
- Refinished floors

#### UNIT 441

- Updated kitchen faucets
- New dishwasher
- New clothes washer

#### UNIT 441 1/2

- Remodeled kitchen
- New subpanel
- Replaced water heater
- Refinished floors



Beverly Hills — specifically the storied 90210 ZIP code — represents one of the most globally recognized and prestigious real estate markets in the world. Defined by tree-lined streets, architectural pedigree, and proximity to Los Angeles’ cultural and business centers, it embodies timeless luxury and enduring desirability. The average household income in 90210 exceeds \$240,000, reflecting an affluent and highly educated population, with roughly two-thirds of residents holding college degrees. The demographic mix is diverse and international, attracting buyers and tenants from entertainment, finance, technology, and global markets who are drawn to the area’s privacy, prestige, and lifestyle offerings.

The housing market remains robust, with a median home price hovering around \$3.7 million and a price per square foot of approximately \$1,100. Though sales velocity has moderated since recent peaks, demand for high-quality homes continues to outpace supply, underpinned by the limited availability of developable land within Beverly Hills. Luxury condominiums, architect-designed estates, and boutique multifamily residences coexist within 90210’s boundaries, offering investors and homeowners alike a range of opportunities anchored by location and brand appeal.

From an investment perspective, 90210 provides exceptional long-term stability and global liquidity. The area’s reputation as a blue-chip address ensures sustained interest from domestic and international buyers, while the strength of the rental market supports premium rates for well-appointed properties. Investors benefit from low vacancy levels, a resilient high-income tenant base, and the potential for significant value appreciation through thoughtful renovation or modernization projects. However, the market also demands excellence—competition is steep, entry costs are high, and the tenant and buyer pools expect best-in-class finishes, amenities, and design.

Overall, Beverly Hills 90210 continues to symbolize the pinnacle of Los Angeles luxury real estate. Its enduring prestige, coupled with exceptional schools, world-class shopping and dining, and the security of a stable, high-net-worth population, makes it a premier destination for those seeking both refined living and sound investment potential.





Each Party Shall Conduct Its Own Independent Investigation and Due Diligence.

Century Park RE Advisory Group, and Forward One Real Estate focus on promoting investment properties and facilitating transactions between buyers and sellers but does not assume responsibility for conducting due diligence on behalf of buyers. It is the buyer's responsibility to independently verify all aspects of a property's condition, compliance with regulations, and suitability for investment. The property is being offered with the understanding of "as-is, where is" terms and conditions.

All information and materials provided by Century Park RE Advisory Group, and Forward One Real Estate including those from its directors, officers, agents, and affiliates, are presented without any warranties or guarantees regarding their accuracy, completeness, or reliability. This includes, but is not limited to, property conditions, compliance with governmental regulations, financial performance, or future market projections. Neither Century Park RE Advisory Group, nor Forward One Real Estate will not perform any investigation or verification unless specifically agreed to in writing.

Potential buyers are strongly encouraged to conduct their own inspections, hire independent third-party professionals, and validate all financial information. This includes reviewing relevant documents and consulting with qualified advisors, such as legal, tax, or financial professionals. Century Park RE Advisory Group, and Forward One Real Estate do not act as financial advisors for any party in relation to proposed transactions, nor does it guarantee any financial projections or rent estimates provided. The information and details presented throughout this offering memorandum is provided as a courtesy for buyers. Buyers and their representatives must rely entirely on their own investigations, assumptions, and consultants for all matters related to dimensions, projected income estimates, permits, opportunity zone rights, and other relevant information. The broker(s), the agent(s) and the Seller have attempted to provide the most accurate data available, but they do not guarantee or warrant its accuracy. Buyers should consider this data as a preliminary basis for their own inquiries and depend solely on their own research.

Any assumptions related to financial performance, including projected rents or other income, may vary from actual results. Prospective buyers must account for market dynamics, vacancy rates, legal constraints, and other factors that may affect property performance. All legal matters should be reviewed by an attorney, tax matters by a CPA or tax attorney, and property condition or compliance matters by engineers, architects, or contractors.

Century Park RE Advisory Group, and Forward One Real Estate operate in accordance with fair housing and equal opportunity laws. Prospective buyers agree to indemnify, defend, and hold Century Park RE Advisory Group, and Forward One Real Estate, and the property owner harmless from any claims, losses, liabilities, or expenses arising from any third-party claims for commissions, fees, or other compensation related to the transaction.



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