

240 S Doheny Dr.

BEVERLY HILLS, CA 90211

The  
REAL ESTATE  
Guys

## MARKETING PACKAGE



APARTMENT BUILDING | 22 UNITS

\$9,900,000

**Ken Marker**

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**818.402.6254**

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# FINANCIAL SUMMARY

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## Summary

Price:	<b>\$9,900,000</b>	
Down Payment:	<b>50%</b>	
Number of Units:	<b>22</b>	
Cost Per Unit:	\$450,000	<b>Market</b>
Current GRM:	14.25%	12.3%
Current CAP:	4.4%	5.5%
Aproximate Age:	1960	
Approximate Lot Size:	11,199	sq. ft.
Approximate Gross RSF:	22,235	sq. ft.
Cost per Gross RSF:		

Property Photo



## Annualized Operating Data

	Current Rents	Market Rents
Scheduled Gross Income:	<b>\$695,116.64</b>	<b>\$760,680</b>
Vacancy/ Bad Debt:	\$20,700 3.0%	\$22,820 3.0%
Gross Operating Income:	<b>\$674,414.64</b>	<b>\$737,860</b>
Less Expenses:	\$238,384	\$238,384
Net Operating Income:	<b>\$436,030.64</b>	<b>\$499,476</b>

## Scheduled Income

		Current Rents	Market Rents			
No. of Units	BDRMS/ BATHS	Monthly Rent/Unit	Monthly Rent/Unit	Monthly Income	Taxes New Rate:	\$86,250
2	0+1	\$1,648 - \$2,071	\$2,195	\$4,390	Insurance	\$13,855
13	1+1	\$2,295 - \$2,642	\$2,895	\$37,635	Utilities	\$35,000
6	2+2	\$2,078 - \$3,194	\$3,495	\$20,970	General & Administrative	\$4,500
1	PH 2BD	\$4,145	\$4,295	\$4,295	Maintenance & Repairs	\$38,000
					Trash	\$9,679
					Contract Services	\$23,500
					Management Fee	\$27,600
			Actual	Market		
Total Scheduled Rent:			\$57,923.22	\$67,290		
Laundry:						
Other Income:			\$0		Est. Total Expenses:	\$238,384
Annual Scheduled Gross Income:			\$695,078.64	\$807,480		

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## RENT ROLL

Unit No.	Unit Type	Current Rent	Unit Status	Market Rent
101	1+1	\$2,487.37	Occupied	\$2,895
102	1+1	\$2,465.00	Occupied	\$2,895
103	2+2	\$2,078.00	Occupied	\$3,495
104	2+2	\$3,061.33	Occupied	\$3,495
105	1+1	\$2,642.07	Occupied	\$2,895
106	0+1	\$1,648.00	Occupied	\$2,195
107	0+1	\$2,071.76	Occupied	\$2,195
201	1+1	\$2,345.00	Occupied	\$2,895
202	1+1	\$2,493.60	Occupied	\$2,895
203	1+1	\$2,469.51	Occupied	\$2,895
204	2+2	\$3,173.80	Occupied	\$2,195
205	1+1	\$2,494.00	Occupied	\$2,895
206	1+1	\$2,295.00	Occupied	\$2,895
207	2+2	\$2,953.82	Occupied	\$3,495
301	1+1	\$2,895.00	Vacant	\$2,895
302	1+1	\$2,494.00	Occupied	\$2,895
303	1+1	\$2,469.00	Occupied	\$2,895
304	2+2	\$3,194.00	Occupied	\$3,495
305	1+1	\$2,540.36	Occupied	\$2,895
306	1+1	\$2,494.00	Occupied	\$2,895
307	2+2	\$3,013.10	Occupied	\$3,495
401	PH 2BD	\$4,145.50	Occupied	\$4,295

**Total:**

**\$57,923.22**

**\$67,290.00**

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# PROPERTY DESCRIPTION

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## INVESTMENT HIGHLIGHTS

<b>Number of Units</b>	22
<b>Year Built</b>	1960
<b>Aprox Gross Sq Ft</b>	22,735
<b>Aprox Lot Sq Ft</b>	11,199
<b>APN</b>	4331-024-027
<b>Zoning</b>	BHR4YY
<b>Parking</b>	24
<b>Utilities</b>	Landlord pays water

Trophy Investment! An opportunity to acquire a well-located multifamily asset in the highly desirable and supply-constrained Beverly Hills market. Offered at \$9,900,000, the property benefits from strong in-place tenancy, consistently high rental demand, and long-term appreciation fundamentals driven by strict zoning, limited new development, and a premier residential address. Its proximity to the Golden Triangle, Cedars-Sinai, West Hollywood, and major employment and lifestyle centers supports stable occupancy and continued rent growth. The asset provides a compelling combination of durable cash flow, capital preservation, and future upside potential, making it well suited for both private and institutional investors.



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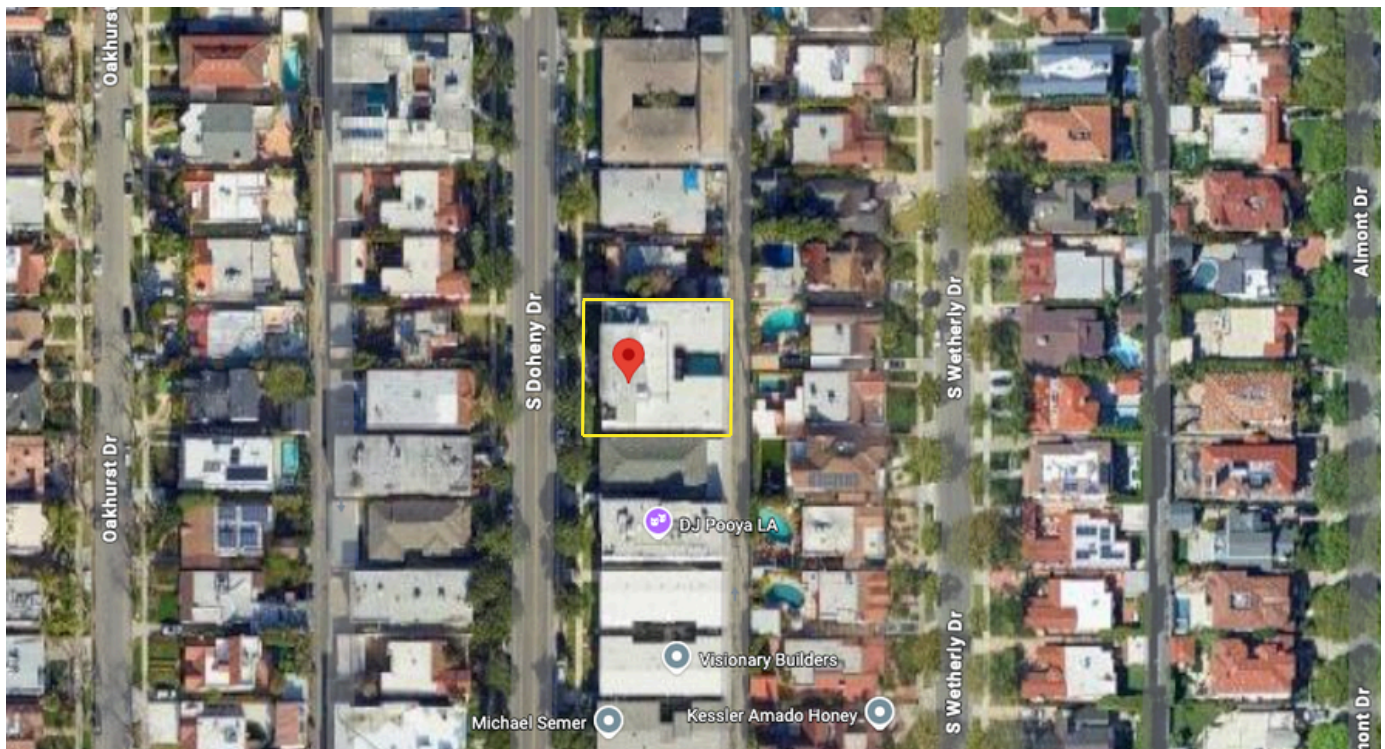
## SUMMARY

Exceptional opportunity to acquire a multifamily investment property in one of the most prestigious and supply-constrained markets in the United States. Located in Beverly Hills, the asset benefits from immediate proximity to the Golden Triangle, world-class dining and retail, major employment centers, and premier medical facilities, including Cedars-Sinai.

The property is positioned in a market defined by consistently strong tenant demand, historically low vacancy, and significant barriers to entry. Beverly Hills' stringent zoning regulations and limited availability of developable land have historically supported rent growth and long-term asset appreciation, making this location highly attractive to both domestic and international investors.

The investment offers stable in-place income with the potential for future upside through continued rental growth and operational optimization. Its central location along Doheny Drive provides convenient access to Beverly Hills, West Hollywood, and the broader Westside, further enhancing its appeal to a professional tenant base seeking convenience, walkability, and a premier residential address.

240 S Doheny Drive is well suited for investors seeking durable cash flow, capital preservation, and long-term value appreciation in a globally recognized market with exceptional fundamentals.



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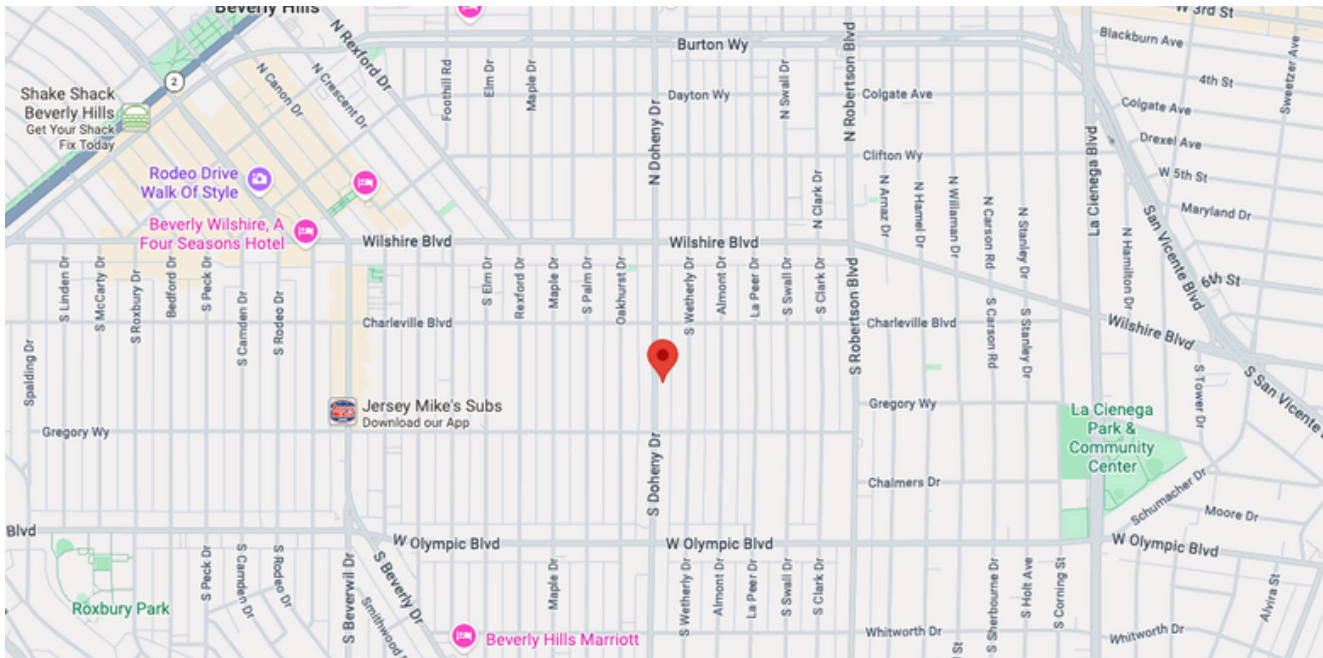
# LOCATION

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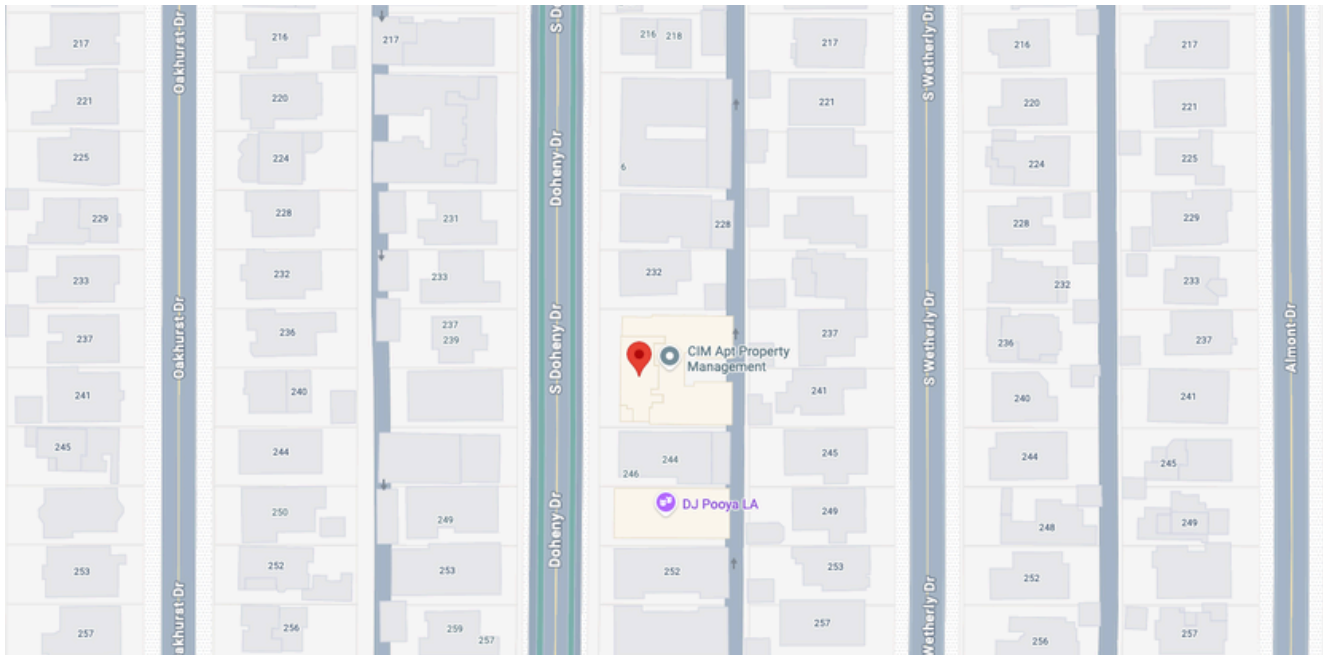
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## SUBJECT MAPS



[Click here for Google Maps View](#)



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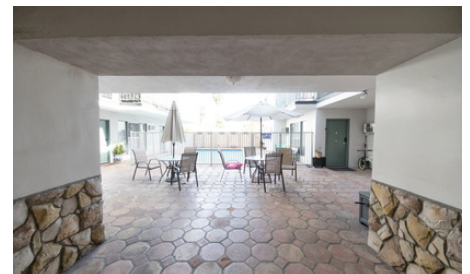
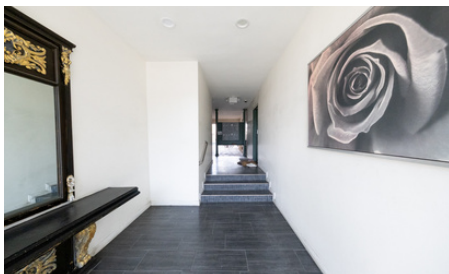
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## Building Photos



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