

240 S Doheny Dr.

BEVERLY HILLS, CA 90211

The
REAL ESTATE
Guys

MARKETING PACKAGE



APARTMENT BUILDING | 22 UNITS
\$9,900,000

Ken Marker

BROKER ASSOCIATE/REALTOR®
DRE License #00977263

818.402.6254

sold@therealestateguys.com

www.therealestateguys.com

FINANCIAL SUMMARY

240 S Doheny Dr.

BEVERLY HILLS, CA 90211

The
REAL ESTATE
Guys

Summary

Price:	\$9,900,000	
Down Payment:	50%	
Number of Units:	22	
Cost Per Unit:	\$450,000	Market
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:		

Proposed Financing:

Property Photo



Annualized Operating Data

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

Scheduled Income

No. of Units	BDRMS/ BATHS	Monthly Rent/Unit	Current Rents		Market Rents		Taxes New Rate:	\$86,250
			Monthly Rent/Unit	Monthly Income	Actual	Market		
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
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				

All information contained in this document was acquired from deemed sources however, there is no representation or warranty of such. Buyer to verify all information.

Ken Marker

BROKER ASSOCIATE/REALTOR®
DRE License #00977263

818.402.6254

sold@therealestateguys.com

www.therealestateguys.com

FINANCIAL SUMMARY

240 S Doheny Dr.

BEVERLY HILLS, CA 90211

The
REAL ESTATE
Guys

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

All information contained in this document was acquired from deemed sources however, there is no representation or warranty of such. Buyer to verify all information.

Ken Marker

BROKER ASSOCIATE/REALTOR®
DRE License #00977263

818.402.6254

sold@therealestateguys.com

www.therealestateguys.com

PROPERTY DESCRIPTION

240 S Doheny Dr.

BEVERLY HILLS, CA 90211

The
REAL ESTATE
Guys

INVESTMENT HIGHLIGHTS

Number of Units	22
Year Built	1960
Aprox Gross Sq Ft	22,735
Aprox Lot Sq Ft	11,199
APN	4331-024-027
Zoning	BHR4YY
Parking	24
Utilities	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.



All information contained in this document was acquired from deemed sources however, there is no representation or warranty of such. Buyer to verify all information.

Ken Marker

BROKER ASSOCIATE/REALTOR®
DRE License #00977263

818.402.6254

sold@therealestateguys.com

www.therealestateguys.com

Property Description

240 S Doheny Dr.

BEVERLY HILLS, CA 90211

The
REAL ESTATE
Guys

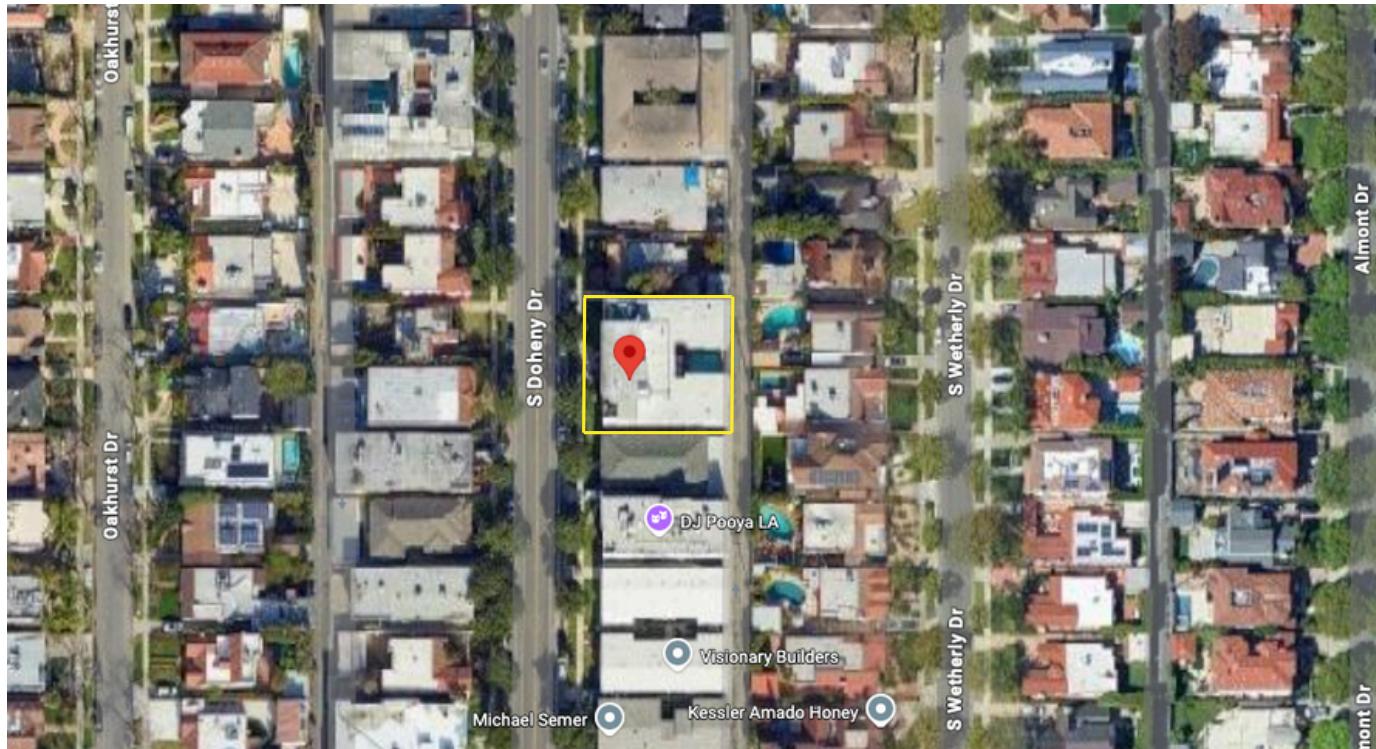
SUMMARY

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.



All information contained in this document was acquired from deemed sources however, there is no representation or warranty of such. Buyer to verify all information.

Ken Marker

BROKER ASSOCIATE/REALTOR®
DRE License #00977263

818.402.6254

sold@therealestateguys.com

www.therealestateguys.com

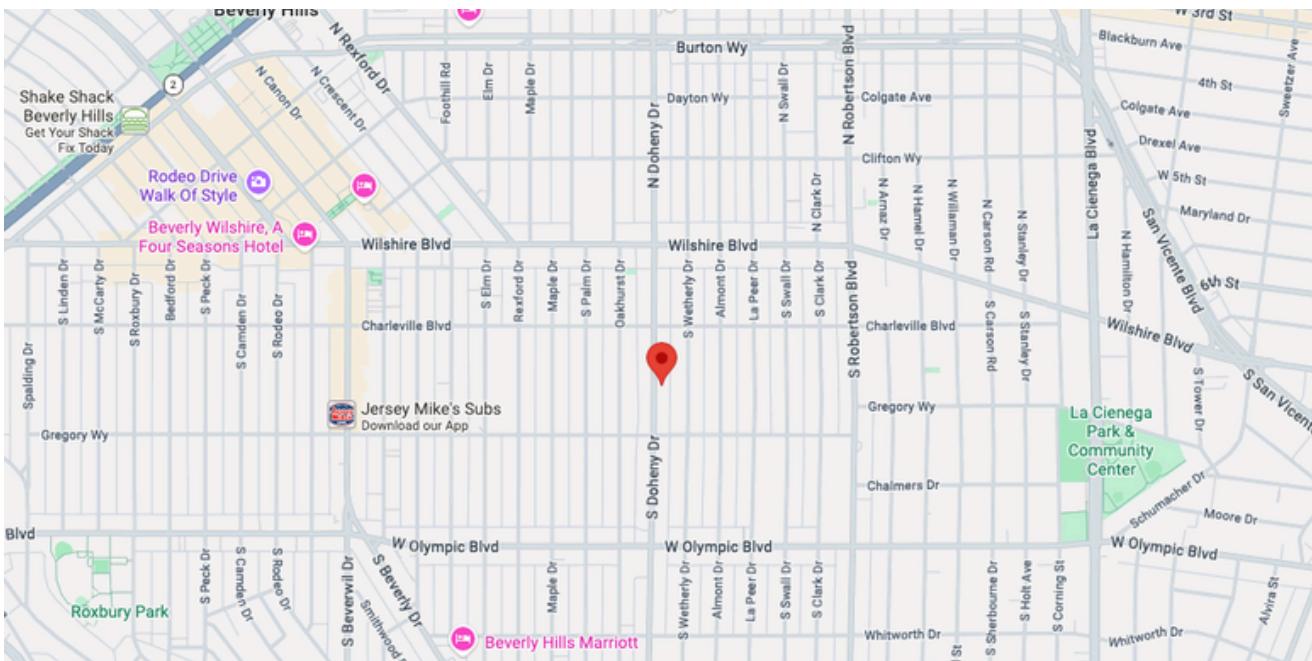
LOCATION

240 S Doheny Dr.

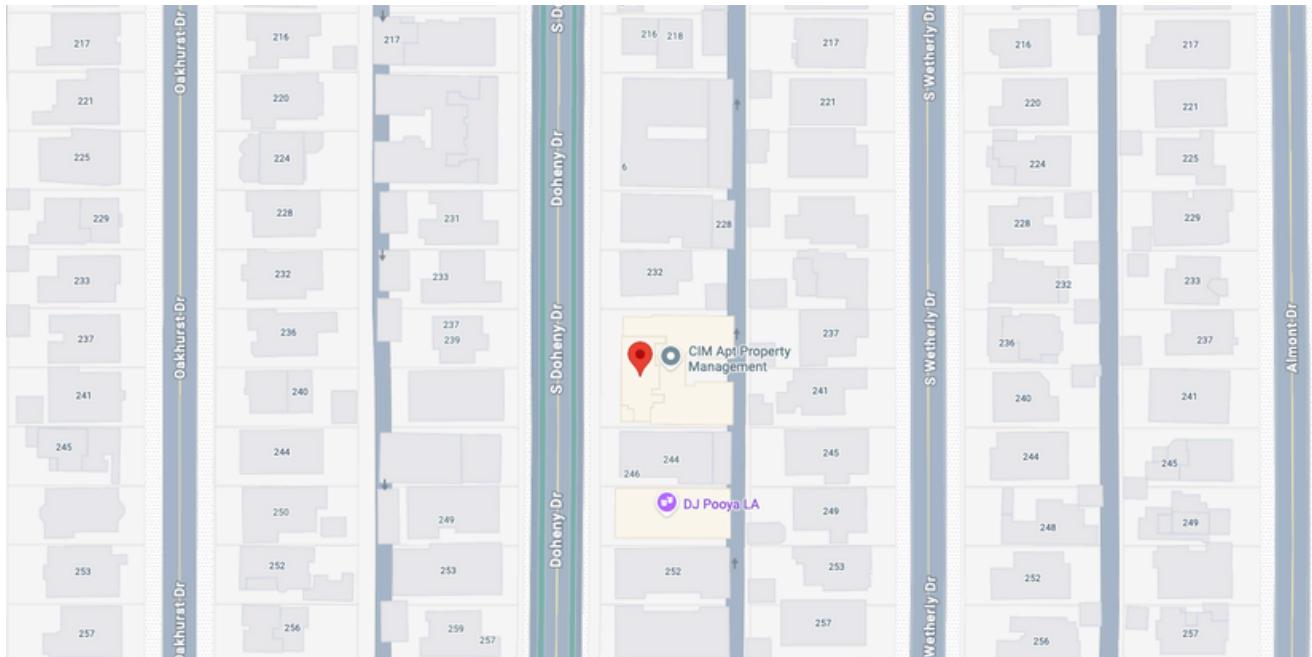
BEVERLY HILLS, CA 90211

The
REAL ESTATE
Guys

SUBJECT MAPS



[Click here for Google Maps View](#)



All information contained in this document was acquired from deemed sources however, there is no representation or warranty of such. Buyer to verify all information.

Ken Marker

BROKER ASSOCIATE/REALTOR®

DRE License #00977263

818.402.6254

sold@therealestateguys.com

www.therealestateguys.com

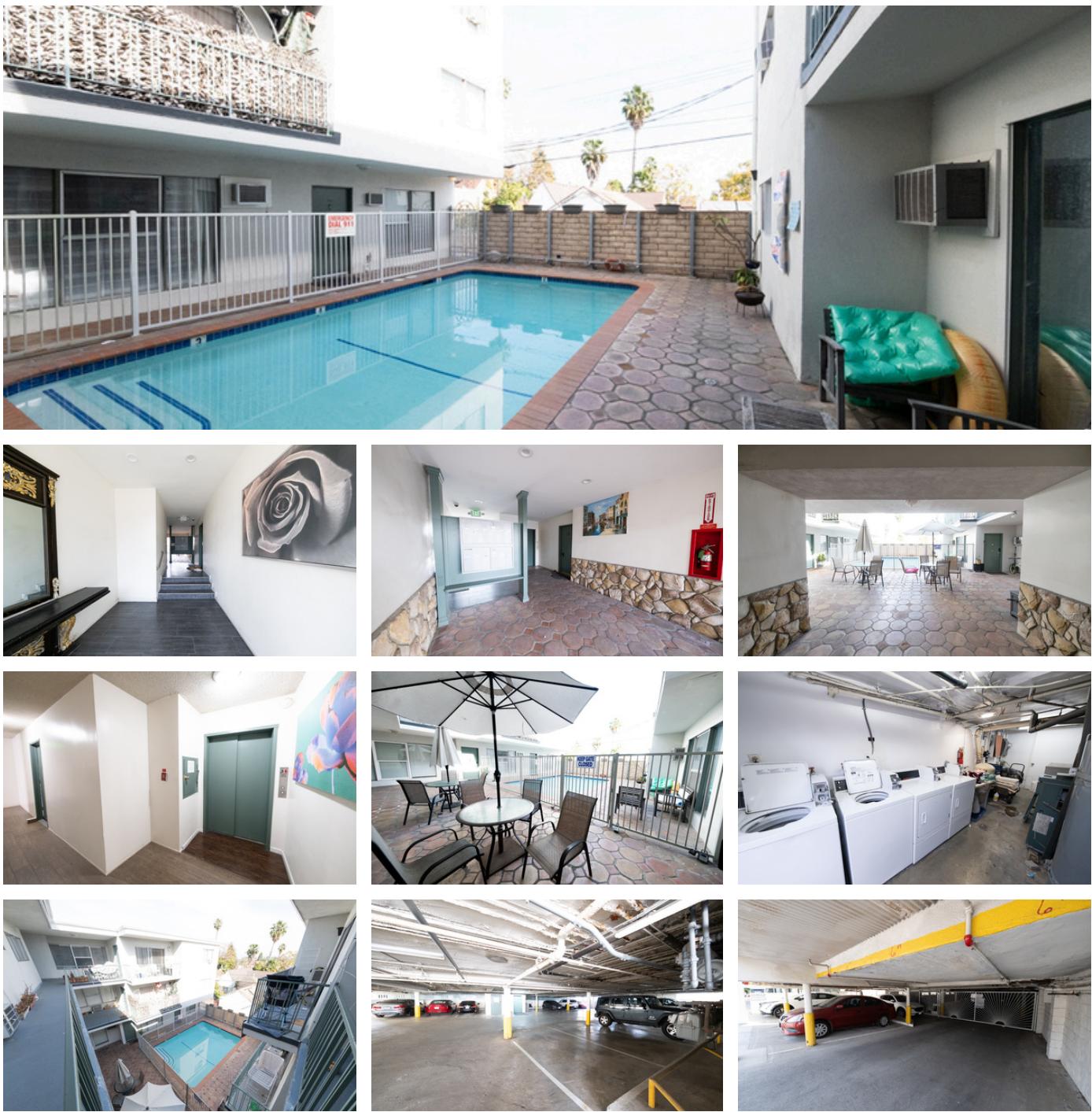
LOCATION

240 S Doheny Dr.

BEVERLY HILLS, CA 90211

The
REAL ESTATE
Guys

Building Photos



All information contained in this document was acquired from deemed sources however, there is no representation or warranty of such. Buyer to verify all information.

Ken Marker

BROKER ASSOCIATE/REALTOR®

DRE License #00977263

818.402.6254

sold@therealestateguys.com

www.therealestateguys.com

LOCATION

240 S Doheny Dr.

BEVERLY HILLS, CA 90211

The
REAL ESTATE
Guys

Unit Photos



All information contained in this document was acquired from deemed sources however, there is no representation or warranty of such. Buyer to verify all information.

Ken Marker

BROKER ASSOCIATE/REALTOR®

DRE License #00977263

818.402.6254

sold@therealestateguys.com

www.therealestateguys.com