Exclusively Listed by:

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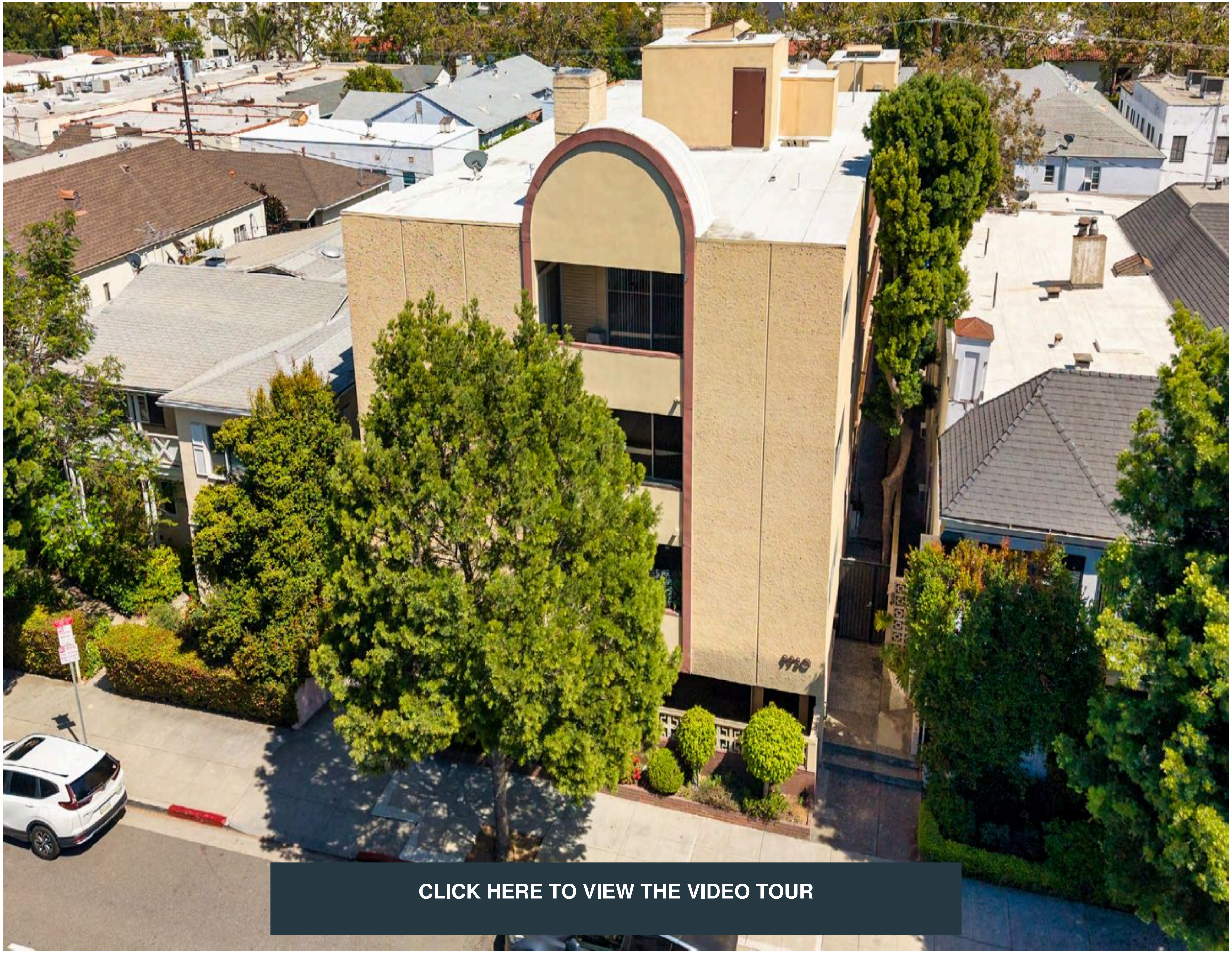
TAKSA
INVESTMENT GROUP

REMAX
COMMERCIAL & INVESTMENT REALTY
"Serving Southern California for over 20 years"

OFFERING MEMORANDUM

9930 DURANT DR

Beverly Hills, CA 90212



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T A K S A
INVESTMENT GROUP

RE/MAX
COMMERCIAL & INVESTMENT REALTY
"Serving Southern California for over 20 years"

Price	$3,895,000
# of Units	8
Year Built	1960
Lot Size	6,003 SQFT
Building Size	11,334 SQFT
CAP Rate	4.07%
GRM	14.18
GIM	14.13
Price/Unit	$486,875
Price/SQFT	$343.66

Offering Summary

9930 Durant Drive presents a rare opportunity to acquire a trophy multifamily asset in one of the most coveted rental locations in Beverly Hills. Offered for sale for the first time since its construction in 1960 by the original family, this generational asset consists of 8 exceptionally large apartment homes totaling approximately 11,334 square feet on a premier residential street moments from world-class shopping, dining, employment centers, and luxury hospitality

The property features an attractive unit mix of six spacious two-bedroom/two-bath units and two one-bedroom/one-bath units. Designed well ahead of its time, the residences offer expansive floor plans, abundant natural light, high ceilings, fireplaces, oversized bedrooms, generous kitchens, and private balconies. A particularly rare feature for an asset of this vintage is central heating and air conditioning throughout the units, providing a level of comfort typically associated with newer construction.

Positioned within close proximity to Beverly Hills High School, The Peninsula Beverly Hills, Century City, and the transformative One Beverly Hills, the property benefits from one of the strongest rental submarkets in Southern California. The asset offers significant rental upside through the renovation and repositioning of units while preserving the property's timeless architectural character.

Further enhancing the investment profile, the building features ample on-site parking, a completed soft-story seismic retrofit, and an on-site laundry facility, minimizing future capital expenditure requirements. Combining irreplaceable location, substantial in-place square footage, large unit layouts, and meaningful value-add potential, 9930 Durant Drive represents an exceptionally rare Beverly Hills multifamily offering.

Transportation in 90212

Walker's Paradise	92/100
Good Transit	62/100
Bikeable	53/100

Property & Investment Highlights

Generational Ownership

- Offered for sale for the first time since being developed by the Seller's family in 1960.
- Rare opportunity to acquire a long-term family-owned Beverly Hills asset.

Premier Beverly Hills Location

- Located on prestigious Durant Drive in the heart of Beverly Hills.
- Walking distance to Beverly Hills High School.
- Minutes from The Peninsula Beverly Hills, Century City, Rodeo Drive, and the transformative One Beverly Hills.

Exceptional Unit Size

- Approximately 11,334 square feet across only 8 units.
- Unit mix consists of:
  - 6 Two-Bedroom / Two-Bath units
  - 2 One-Bedroom / One-Bath units
- Large, family-sized floor plans rarely found in today's market.

Significant Rental Upside

- Strong potential to increase income through strategic unit renovations.
- Opportunity to capitalize on continued demand for large apartment homes in Beverly Hills.

Highly Desirable Unit Features

- Flooded with natural light.
- High ceilings throughout.
- Fireplaces in units.
- Oversized bedrooms and kitchens.
- Private balconies.
- Central heating and air conditioning throughout the property—a rare amenity for a 1960 vintage building.

Capital Improvements Completed

- Soft-story seismic retrofit completed.
- Ample on-site parking.
- On-site laundry facility.

Trophy Westside Multifamily Investment

- Located within one of the most supply-constrained and prestigious rental markets in Los Angeles.
- Rare combination of location, scale, architectural character, and value-add potential.
- Ideal opportunity for investors seeking long-term appreciation and durable cash flow in Beverly Hills.


9930 Durant Dr


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9930
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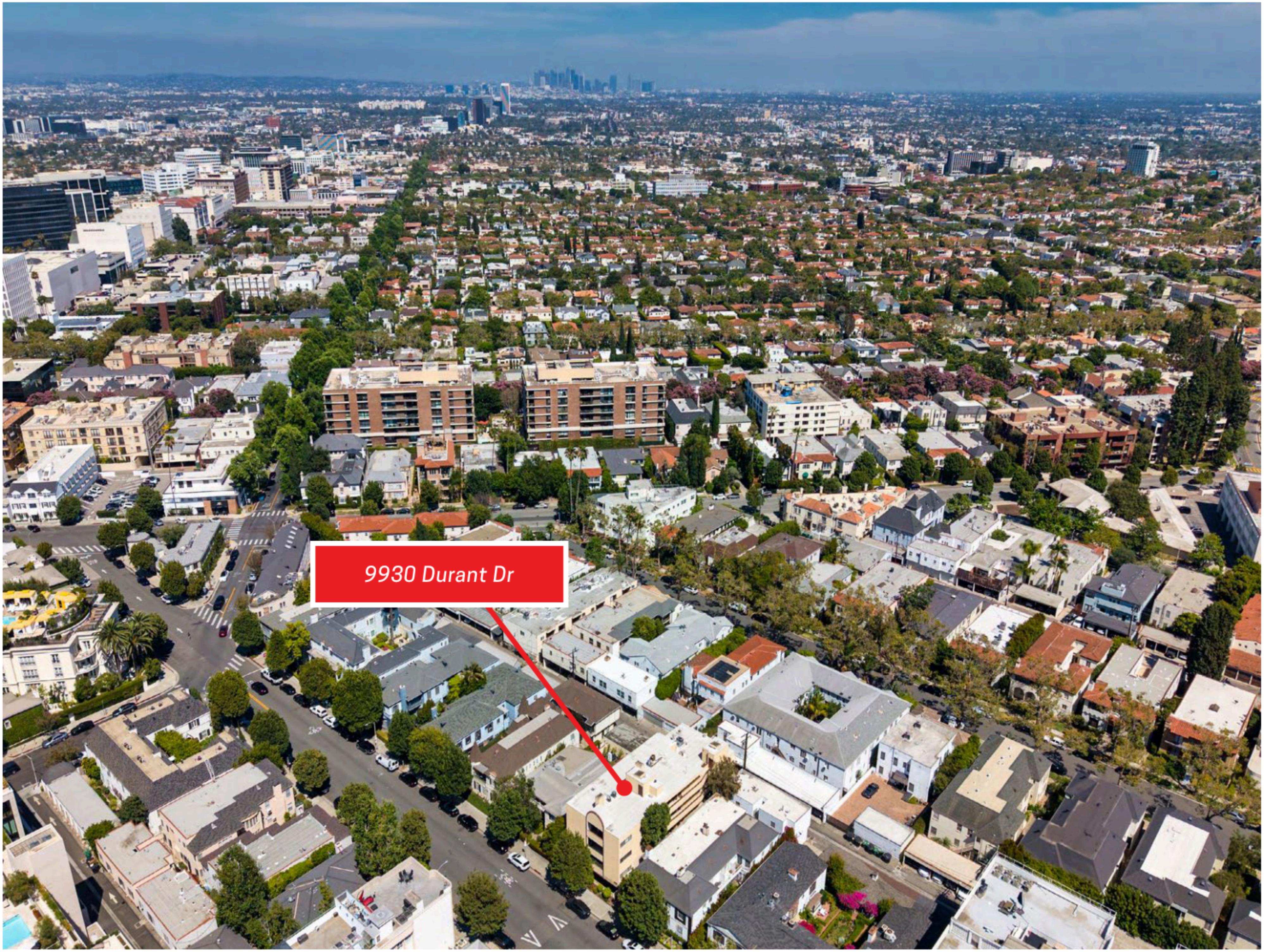
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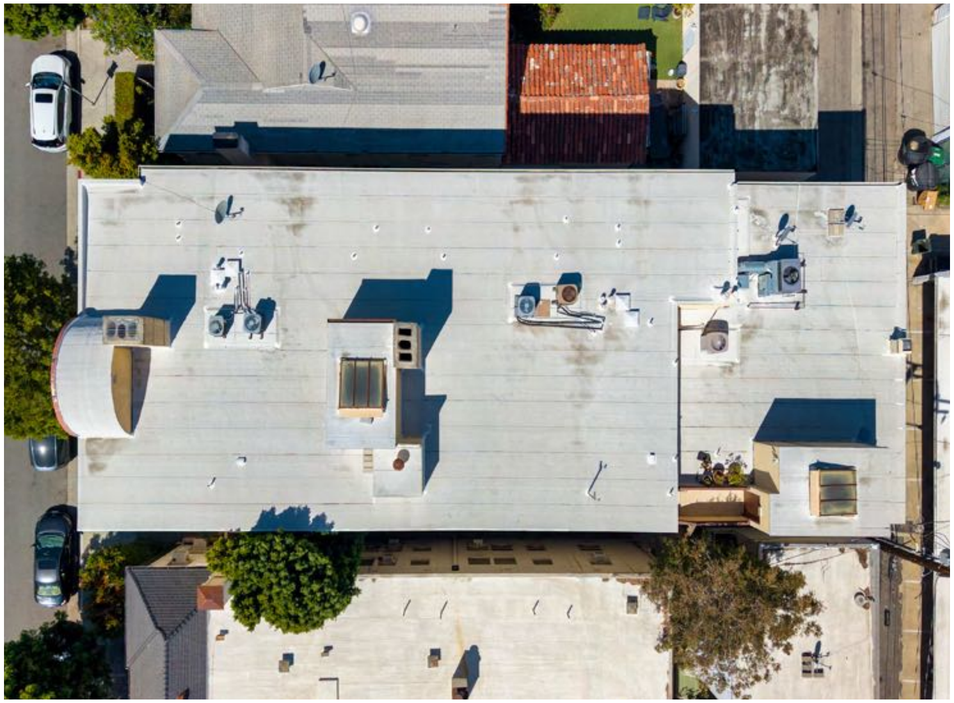

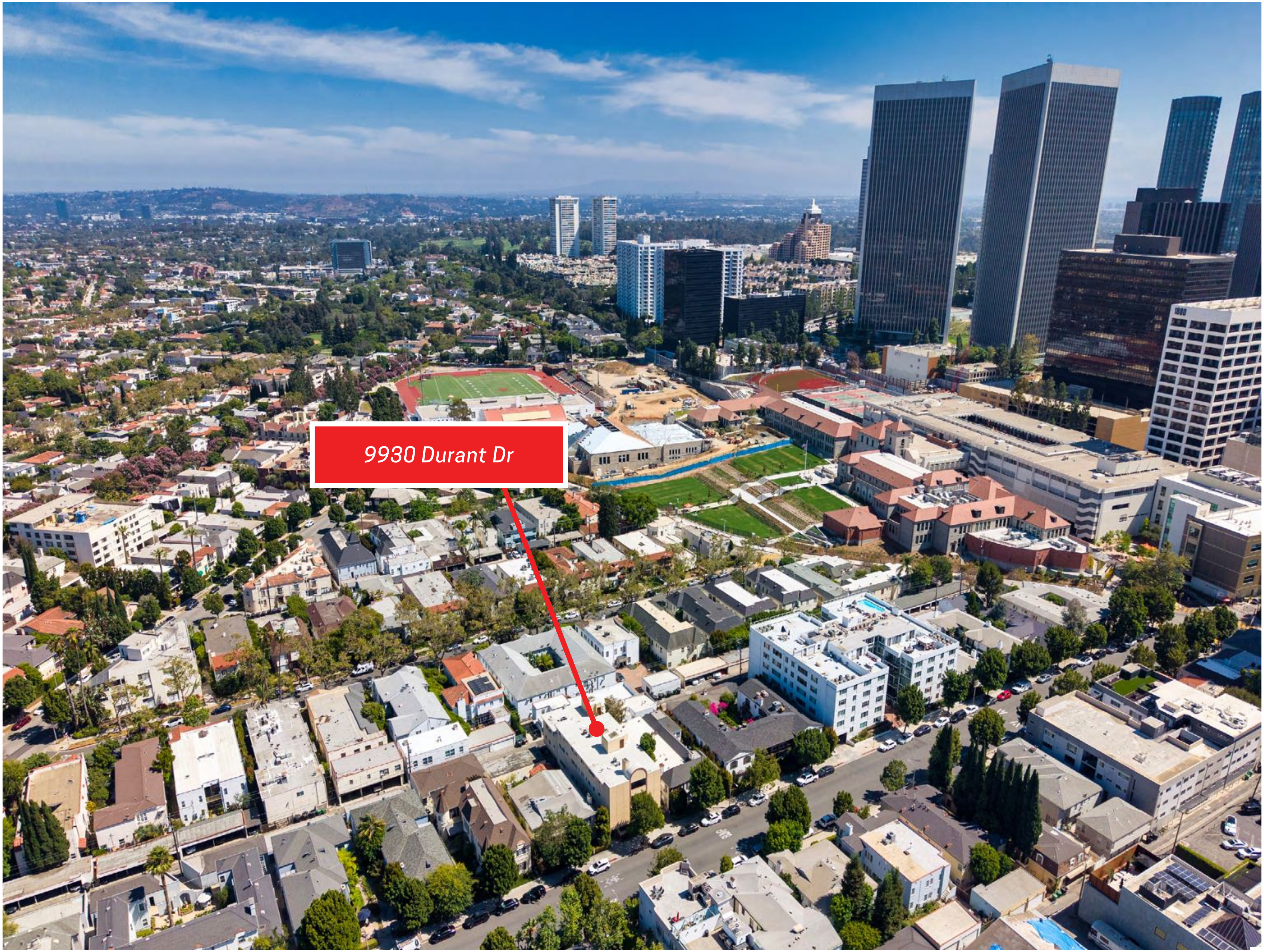
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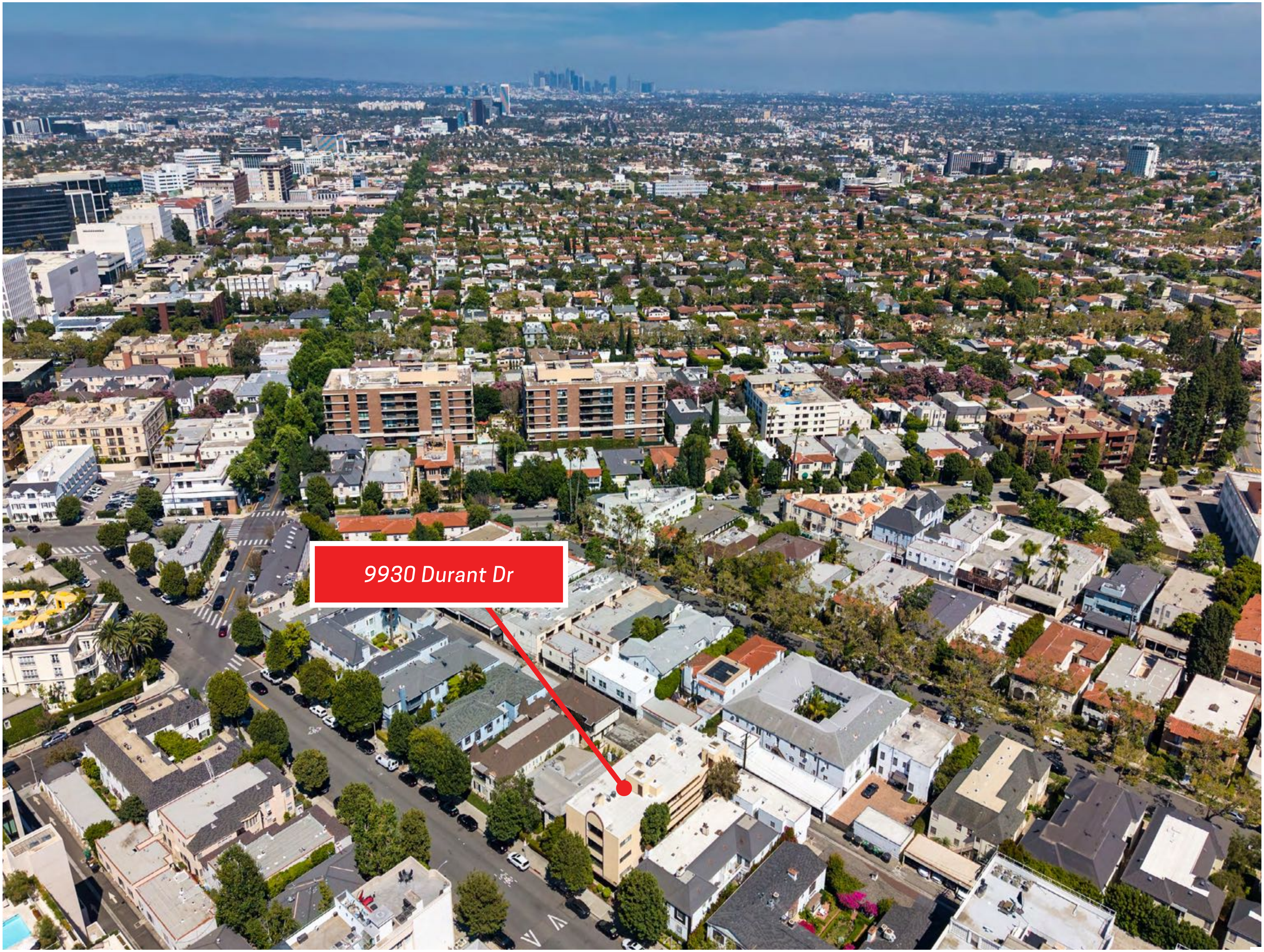
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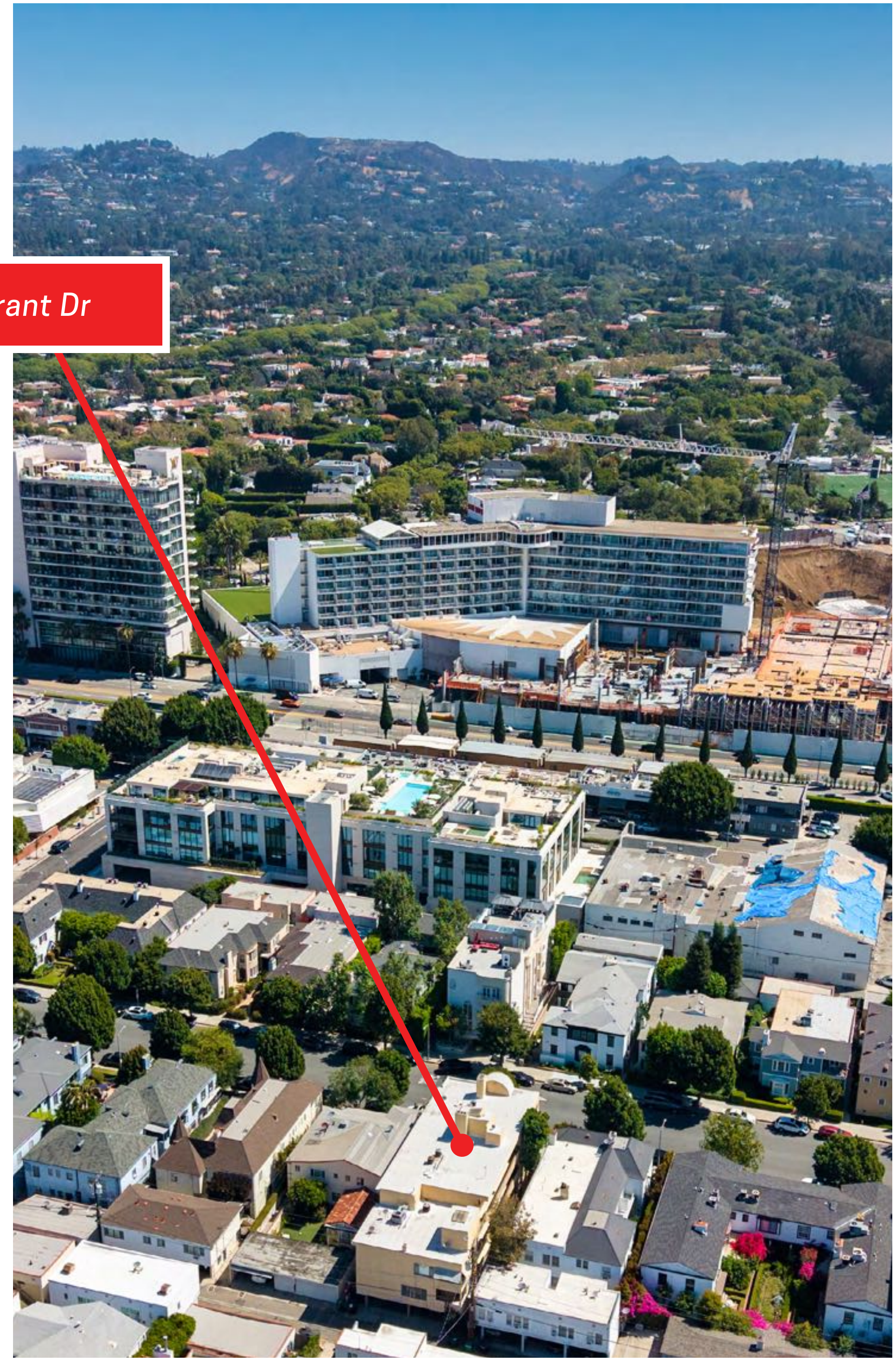

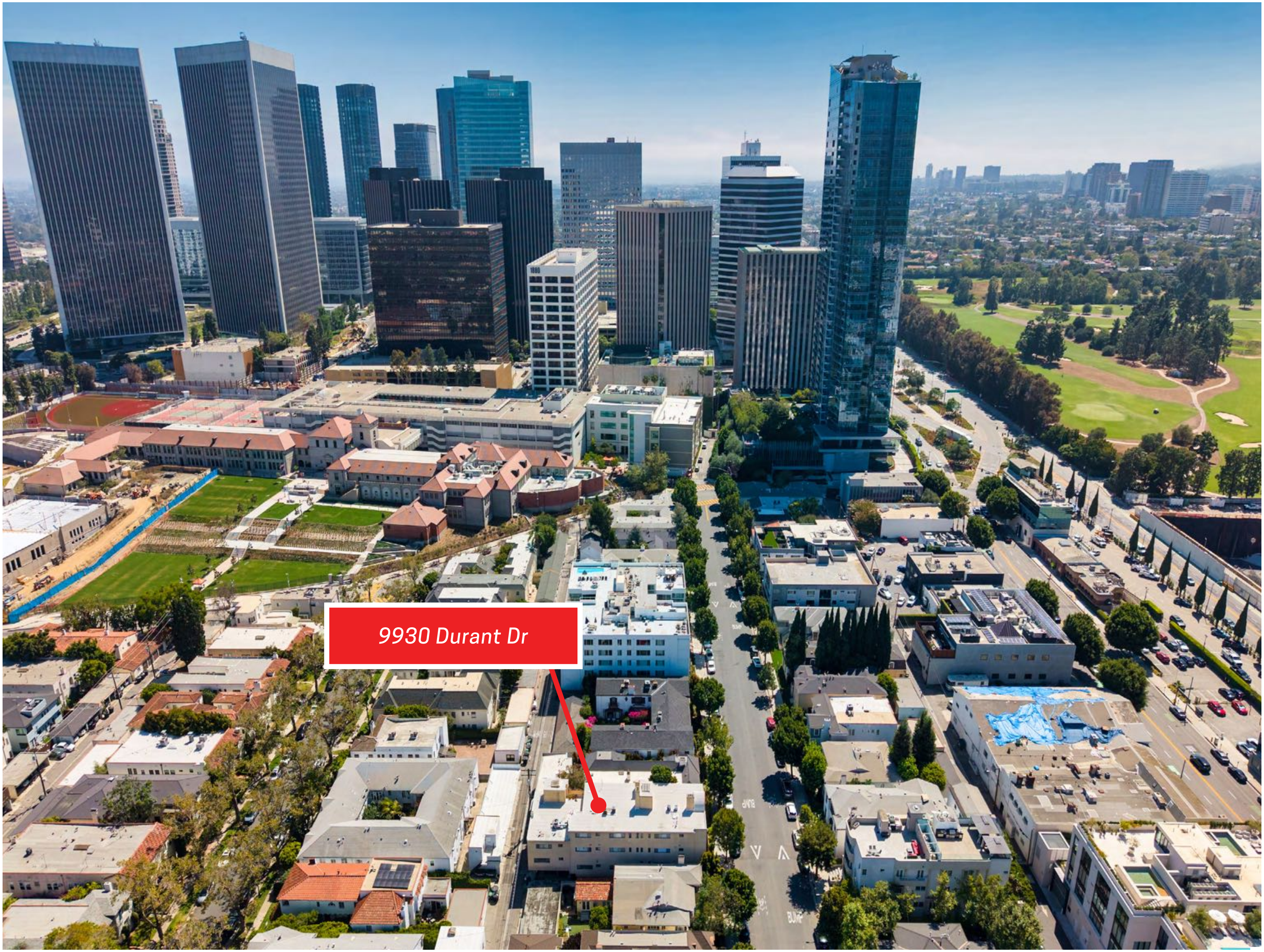
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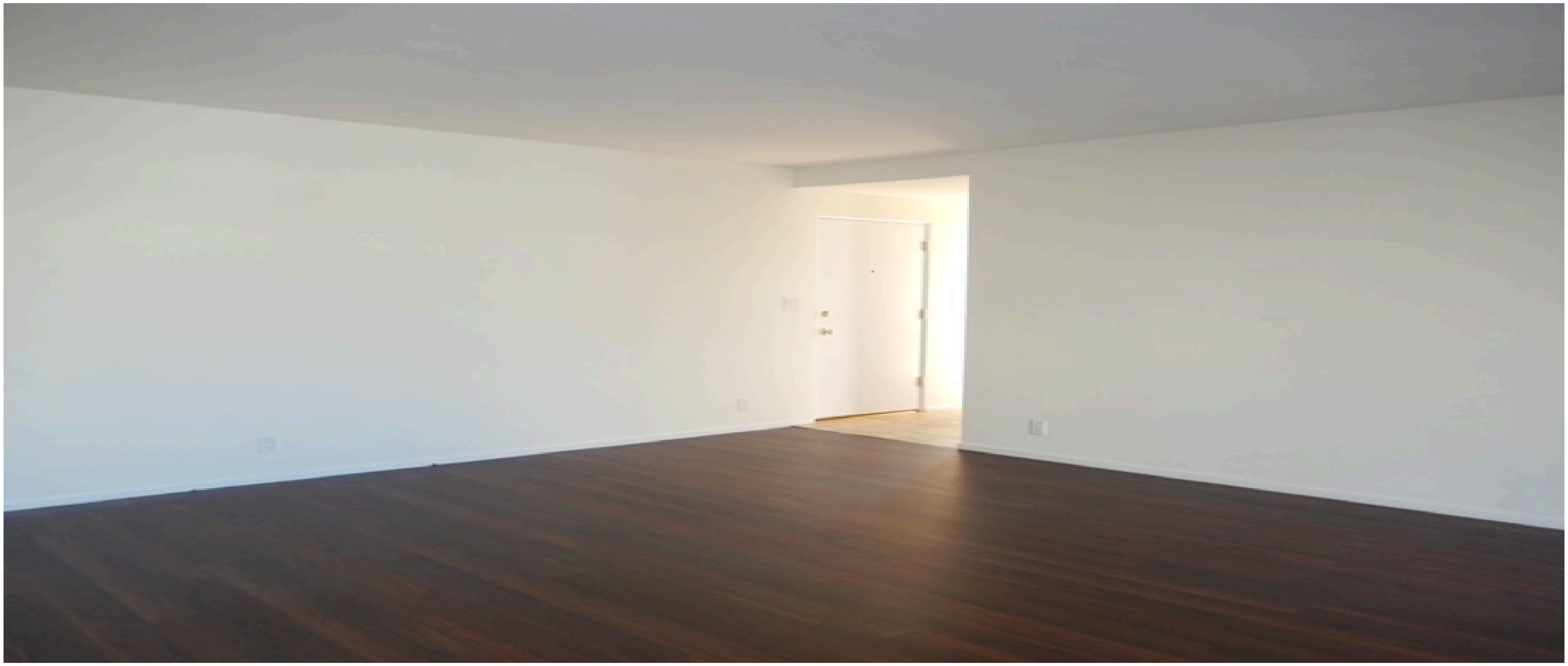


Property Summary

Price	$3,895,000
# of Units	8
Unit Mix	(6) 2+2, (2) 1+1
Year Built	1960
Lot Size	6,003 SQFT
Building Size	11,334 SQFT
Zoning	BHR4YY
Construction	Wood Frame

Roof Type	Flat
Parking	Secured Tuck Under
Ownership	Fee Simple
Price/Unit	$486,875
Price/SQFT	$343.66
Assessor's Parcel #	4328-004-010
Cross Streets	Between S Moreno Dr & Charleville Blvd

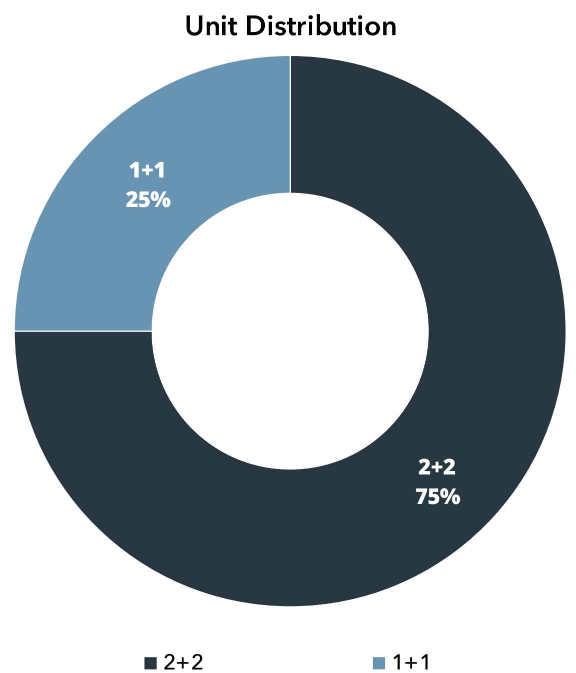
Rent Roll

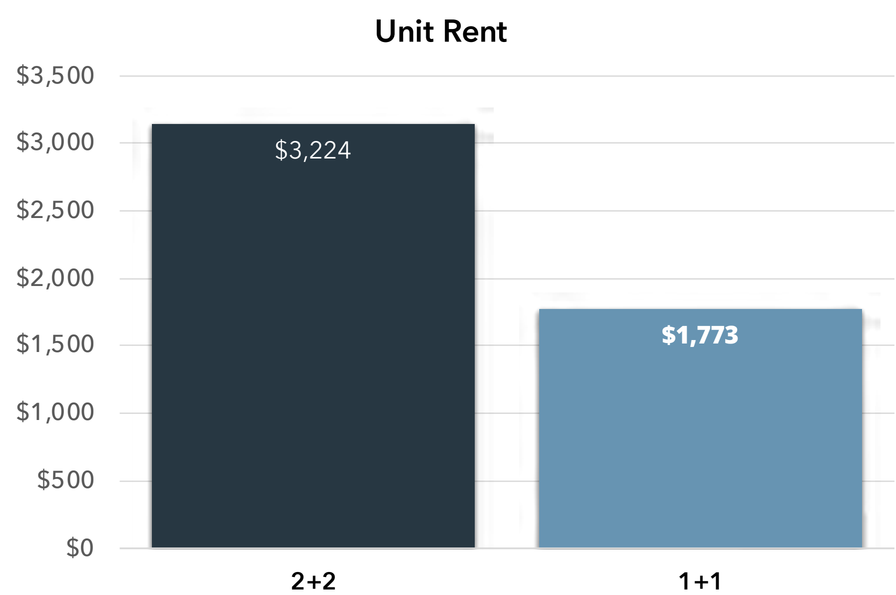
Unit	Occupancy	Unit Type	Approx. Unit SQFT	Current Rent: Monthly Rent	Current Rent: Rent/SQFT	Market Rent (Renovated): Monthly Rent	Market Rent (Renovated): Rent/SQFT	Loss-to-Lease	Move-In Date
1	Occupied	2+2	1,355	$2,462	$1.82	$5,000	$3.69	$2,538	1/1/2011
2	Occupied	2+2	1,327	$3,215	$2.42	$5,000	$3.77	$1,785	8/1/2021
3	Occupied	1+1	975	$1,992	$2.04	$3,300	$3.38	$1,308	4/7/2013
4	Vacant	2+2	1,369	$5,000	$3.65	$5,000	$3.65	$0	--
5	Occupied	2+2	1,327	$2,725	$2.05	$5,000	$3.77	$2,275	6/1/2014
6	Occupied	1+1	975	$1,553	$1.59	$3,300	$3.38	$1,747	6/1/1996
7	Occupied	2+2	1,369	$2,755	$2.01	$5,000	$3.65	$2,245	10/1/2012
8	Occupied	2+2	1,327	$3,186	$2.40	$5,000	$3.77	$1,814	3/1/2012

# of Units	# of Units Occupied	OCC%	Approx. SQFT	Current Rent	Avg. Rent/SQFT	Market Rent	Avg. Rent/SQFT	Loss-to-Lease
8	7	88%	10,024	$22,888	$2.28	$36,600	$3.65	$13,712

Rent Roll Summary

			Scheduled			Potential	
Unit Type	**# of Units**	**Avg. SQFT**	**Rental Range**	**Avg. Rent**	**Monthly Income**	**Avg. Rent**	**Monthly Income**
2+2	6	1,346	$2,462 - $5,000	$3,224	$19,343	$5,000	$30,000
1+1	2	975	$1,553 – $1,992	$1,773	$3,545	$3,300	$6,600
Totals/Weighted Averages	**8**	**1,253**		$2,861	$22,888	$4,575	$36,600
Gross Annualized Rents					$274,656		$439,200





Note: Market rent is based merely on broker and/or seller's estimates and depends on the quality of finishes and improvements to the unit. Seller and broker do not warrant or guarantee the stated estimated market rent. Buyer should use their own estimate of market rents. The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective buyers are advised to independently verify accuracy and to review any disclosure information on file with this office. Buyer to confirm unit and building measurements. Seller and broker do not warrant the accuracy of any representations of size of units, size of building or lot size.

Operating Data

Note: The listed expenses and vacancy factor are estimated only, based partly on industry standards. All prospective Buyers should determine their own numbers for all expenses and the vacancy factor.

Income	Current	Per Unit	Pro Forma	Per Unit
Scheduled Rent Income	$274,656	$34,332	$439,200	$54,900
Laundry Income	$1,000	$125	$1,000	$125
Gross Potential Income	$275,656	$34,457	$440,200	$55,025
Less Vacancy (3%)	($8,240)	($1,030)	($13,176)	($1,647)
Effective Gross Income	$267,416	$33,427	$427,024	$53,378

Estimated Expenses	Current	Per Unit	Pro Forma	Per Unit
Taxes (1.199438%)	$46,718	$5,840	$46,718	$5,840
Insurance	$9,158	$1,145	$9,158	$1,145
Repairs & Maintenance *	$8,000	$1,000	$8,000	$1,000
Utilities	$32,400	$4,050	$32,400	$4,050
Contract Services	$9,153	$1,144	$9,153	$1,144
Licenses & Permits	$3,500	$438	$3,500	$438
Total Estimated Expenses	**$108,929**	**$13,616**	**$108,929**	**$13,616**

Expenses per SQFT	$9.61		$9.61	
Expenses per Unit	$13,616		$13,616	
% of Gross Income	39.52%		24.75%	
Net Operating Income	$158,487	$19,811	$318,095	$39,762

* Assumes $1,000 per unit per year

Financial Summary

Building Data

# of Units	8
Year Built	1960
Year Renovated	N/A
Lot Size (SQFT)	6,003
Building Size (SQFT)	11,334
APN	4328-004-010
Parking	Secured Tuck Under

Financial Indicators

Price	$3,895,000
Down, 100%	$3,895,000
Current CAP	4.07%
Market CAP	8.17%
Price/Unit	$486,875
Price/Gross SQFT	$343.66
Current GIM	14.13
Market GIM	8.85
Current GRM	14.18
Market GRM	8.87
Ownership	Fee Simple

Income Analysis

Income Analysis	Current	Market
Gross Potential Income	$274,656	$439,200
Less: Vacancy	($8,240)	($13,176)
Less: Non-Revenue Units	$0	$0
Less: Bad Debt	$0	$0
Less: Concession Loss	$0	$0
Total Rental Income	$266,416	$426,024
Laundry Income	$1,000	$1,000
Effective Gross Income	$267,416	$427,024
Less: Expenses	$108,929	$108,929
Net Operating Income	$158,487	$318,095
Less: Debt Service	$0	$0
Pre-Tax Cash Flow	$158,487	$318,095

Expense Summary

Expense Summary	Current	Market
Taxes	$46,718	$46,718
Insurance	$9,158	$9,158
Repairs & Maintenance	$8,000	$8,000
Utilities	$32,400	$32,400
Contract Services	$9,153	$9,153
Licenses & Permits	$3,500	$3,500
Total Expenses	**$108,929**	**$108,929**

Financial Summary

			Current				Market (Renovated)				
Unit Type	**# of Units**	**Unit Size**	**Rental Range**	**Avg. Rent**	**Avg. Rent/ SQFT**	**Monthly Income**	**Rental Range**	**Avg. Rent**	**Avg. Rent/ SQFT**	**Monthly Income**	**Loss-to-Lease**
2+2	6	1,346	$2,462 - $5,000	$3,224	$2.39	$19,343	$5,000	$5,000	$3.71	$30,000	$10,657
1+1	2	975	$1,553 – $1,992	$1,773	$1.82	$3,545	$3,300	$3,300	$3.38	$6,600	$3,055
Totals/ Weighted Avg.	**8**	**1,253**		$2,861	$2.28	$22,888		$4,575	$3.65	$36,600	$13,712
			Annual Current:			$274,656	**Annual Market:**			$439,200	

Beverly Hills

Beverly Hills is one of Southern California's most well-known cities. Located within 5.7 square miles in the heart of Southern California, it is home to 35,000 residents and hosts millions of visitors from all over the world every year. With its lush landscape, near-perfect climate and exceptional dining, entertainment, shopping, and cultural experiences, Beverly Hills enjoys an international reputation as a premier destination in which to live, work, and play.

Surrounded by the cities of Los Angeles and West Hollywood, Beverly Hills is a full-service city with its own police and fire departments, award-winning schools, sound infrastructure, and extensive recreational opportunities. The city is known internationally for its alluring and distinctive hotels, retail stores, restaurants, and entertainment and headquarter businesses.

In American popular culture, Beverly Hills has been known primarily as an affluent location within Greater Los Angeles, which corresponds to higher property values and taxes in the area. The city is well known for its Rodeo Drive shopping district that includes many designer brands. Beverly Hills has also been home to many celebrities throughout its history. Aside from Rodeo Drive, notable locations in the area include the Beverly Hilton, the Beverly Hills Hotel, the Beverly Hills sign in Beverly Gardens Park, Greystone Mansion and Gardens, the Spadena House, and many more. The city has been featured in many movies, television series, music, and media.

Demographics (90212)

Population
10,881

Square Miles
<1

Population Density
12,055 people/sq. mile

Total Households
5,506

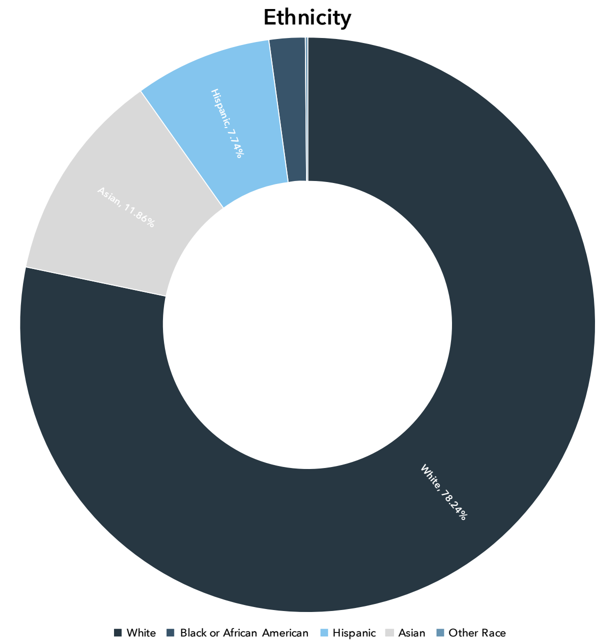
Average Adjusted Gross Income
$2,192,530

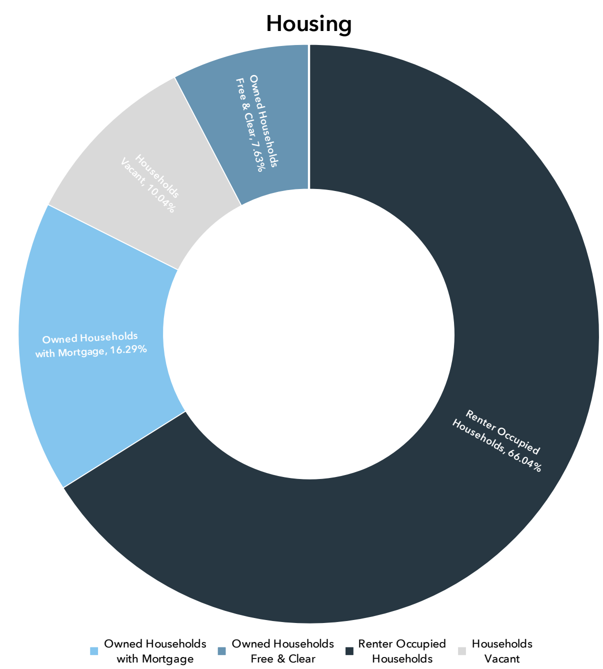
Unemployment Rate
5.2%

Median Household Income
$91,663

% High Income Households
18.4%

**All information gathered from the most recent United States Census data*





Los Angeles County Overview

Population
10,014,009

Median Household Income
$83,411

Housing Units
3,591,981

Renter-Occupied Housing Units
50.3%

Square Miles
4,084

Median Rent
$1,666

Cities
88

Unemployment Rate
6.1%

Source: data.lacounty.gov

Top Employers in the County

Employer	Number of Employees
County of Los Angeles	100,800
Los Angeles Unified School District	90,900
City of Los Angeles	68,300
University of California, Los Angeles	51,700
Federal Government	44,600
Kaiser Permanente	37,400
State of California (Non-Education)	33,900
University of Southern California	21,000
Northrop Grumman Corp.	16,600
Amazon	16,200
Providence Health & Services	15,900
Target Corp.	15,000
Kroger Co.	14,900
Cedars-Sinai Medical Center	14,900
Walt Disney Co.	13,000
LA County Metropolitan Transportation	12,900
Allied Universal	12,800
NBCUniversal	12,000
Long Beach Unified School District	11,900

Source: laalmanac.com

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