

412-14 S. DOHENY DRIVE
BEVERLY HILLS, CA 90211



BEVERLY HILLS FOURPLEX RENOVATED TO THE STUDS
MODERN & LUXURIOUS AMENITIES | UPGRADED BUILDING SYSTEMS

COMPASS

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KENNY STEVENS TEAM



PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS



KENNY STEVENS TEAM

- Turnkey Beverly Hills fourplex meticulously renovated to the studs in 2023. Located just south of Olympic Blvd, this charming fourplex is located in the heart of an exclusive community that is in constant demand by families and high-income young professionals.
- Each charming and extensively renovated unit perfectly combines vintage architectural features with modern and luxurious amenities. Each bright and spacious unit features wood flooring, large picture windows, recessed lighting, custom cabinetry and tilework, stainless-steel appliances, multiple split A/C systems and a stackable washer and dryer.
- Current ownership upgraded the property with new electrical (including all new wiring), copper plumbing, tankless water heaters, sewer lines, gas lines (all the way to the city connection), and a new roof.
- All units are fully insulated and soundproofed to minimize outside noise.
- Property includes secure entry, new windows, fresh paint, updated landscaping

Price	Units	Price per Unit
\$3,595,000	4	\$898,750
Building Size	Lot Size	
3,862 SF	5,620 SF	
Year Built	Zoning	APN
1938	BHR4YY	4332-006-028

INTERIOR PHOTOGRAPHY

UNIT 412



INTERIOR PHOTOGRAPHY



UNIT 412 1/2



INTERIOR PHOTOGRAPHY



UNIT 414



INTERIOR PHOTOGRAPHY



UNIT 414 1/2



EXTERIOR PHOTOGRAPHY

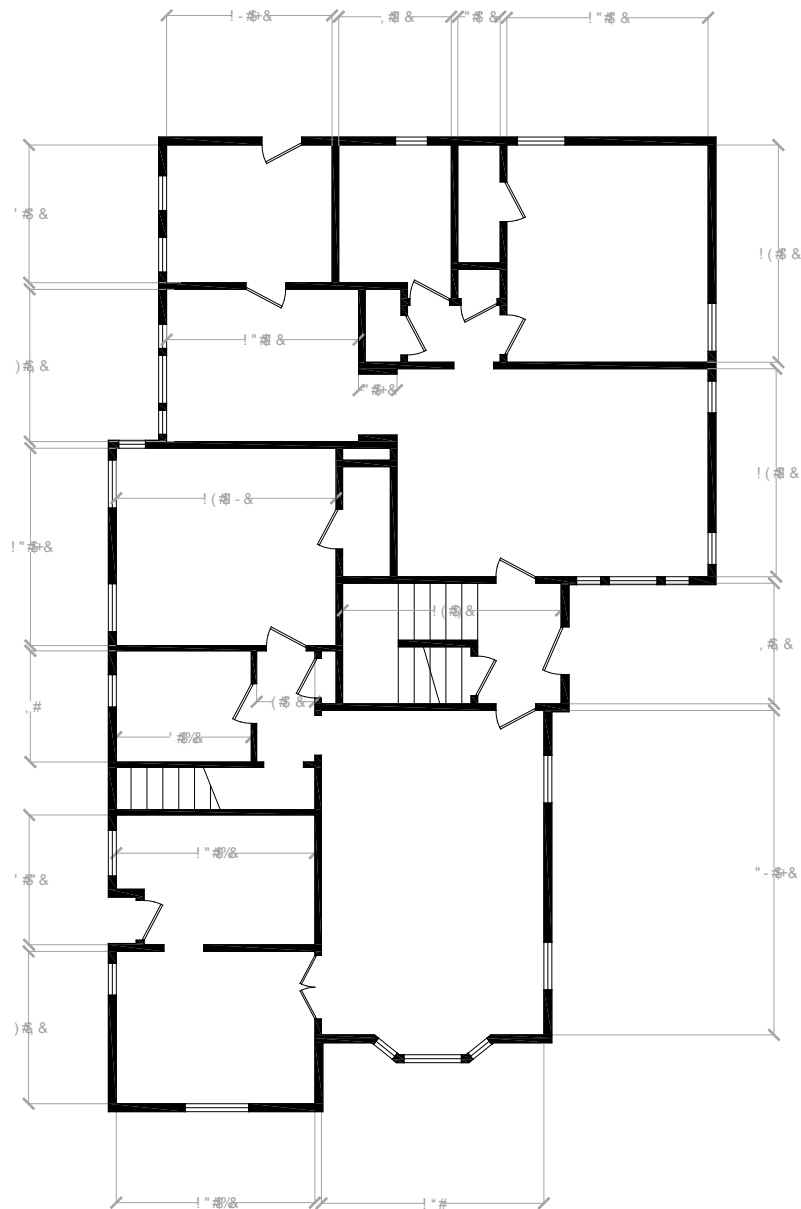


DAYTIME

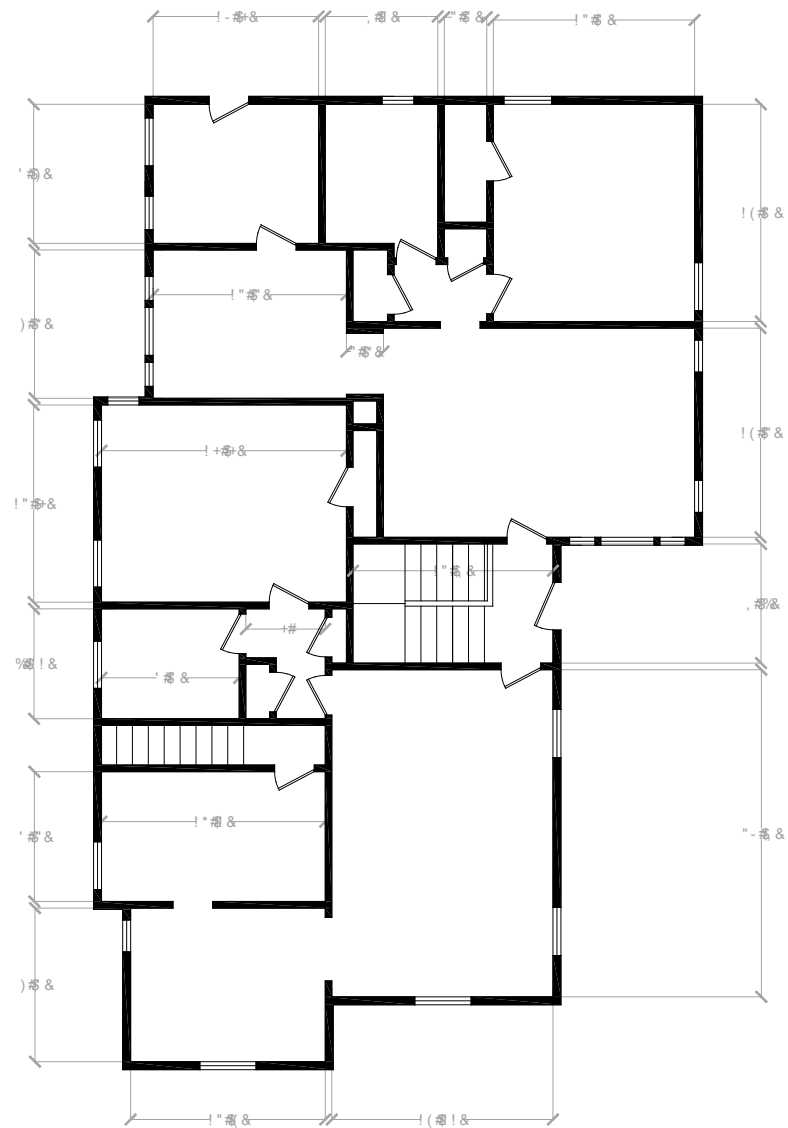


FLOOR PLANS

412-14 S. DOHENY DRIVE



First Level



Second Level

FINANCIALS

412 S. DOHENY DRIVE | BEVERLY HILLS

Offered at \$3,595,000

INVESTMENT SUMMARY	
Price:	\$3,595,000
Down Payment:	\$3,595,000
Number of Units:	4
Price per Unit:	\$898,750
Current GRM:	19.48
Potential GRM:	19.48
Proposed Financing:	\$0

Approximate Age:	1938
Approximate Lot Size:	5,620 SF
Approximate Gross RSF:	3,862 SF

Price Per SF:	\$931
Current CAP:	3.24%
Market CAP:	3.24%

ANNUALIZED OPERATING DATA		
	CURRENT RENTS	MARKET RENTS
Scheduled Gross Income:	\$184,560	\$184,560
Vacancy Allowance:	\$4,614 2.5%	\$4,614 2.5%
Gross Operating Income:	\$179,946	\$179,946
Less Expenses:	\$63,342 34%	\$63,342 34%
Net Operating Income:	\$116,604	\$116,604
Less Loan Payment:	\$0	\$0
Pre-Tax Cash Flow:	\$116,604 3.24%	\$116,604 3.24%
Plus Principal Reduction:	\$0	\$0
Total Return Before Taxes:	\$116,604 3.24%	\$116,604 3.24%

INCOME					
		CURRENT RENTS		POTENTIAL RENTS	
# of Units	Unit Mix	Average Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
2	2 + 2	\$4,195	\$8,390	\$4,195	\$8,390
2	1 + 1	\$3,495	\$6,990	\$3,495	\$6,990
Other Income:			\$0		\$0
Laundry Income:			\$0		\$0
Monthly Gross Income:			\$15,380		\$15,380
Annual Gross Income:			\$184,560		\$184,560

EXPENSES	
Taxes:	\$44,938 1.25%
Insurance:	\$1,931
Utilities:	\$3,862
Repairs/Maintenance:	\$2,614
Professional Mgmt:	\$8,997
On-Site Manager:	\$0
Misc:	\$1,000
Total Expenses:	\$63,342
Per Sq. Ft:	\$16.39
Per Unit:	\$15,831

EXPENSES ARE ESTIMATED

Current as of 06/27/2023

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NEIGHBORHOOD OVERVIEW



ABOUT BEVERLY HILLS



KENNY STEVENS TEAM

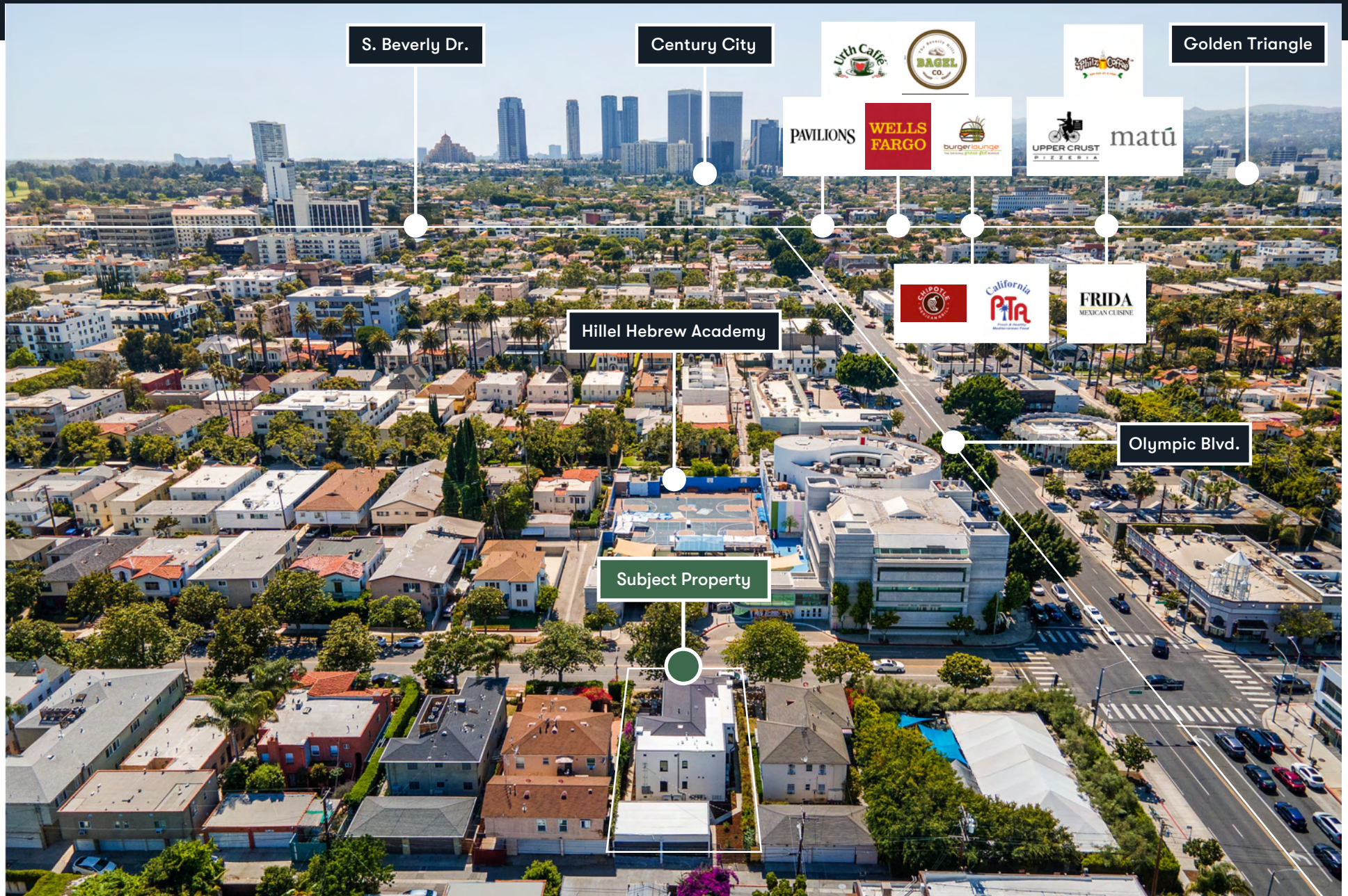
World-Renowned Exclusive Neighborhood

Home to movie star residents and their expansive homes, Beverly Hills is one of the most recognizable neighborhoods in the world. This world-renowned neighborhood stands as a timeless symbol of prestige and glamour, capturing the essence of the entertainment industry, fame, and wealth. Throughout this distinctly upscale community, residential roads are tree-lined, lawns are perfectly manicured, and commercial areas are adorned with sky-high palm trees. The sheer beauty of this environment is a testament to the uncompromising dedication to perfection that characterizes this prestigious enclave.

Beyond its glamorous facade, Beverly Hills offers an unparalleled fusion of urban vibrancy and suburban tranquility. Revered as one of Southern California's most sought-after destinations, it has established an immaculate reputation as a premier shopping and dining paradise. Anchored by the world-renowned Rodeo Drive, the neighborhood is home to some of the world's finest haute couture, and boasts some of the best restaurants in the country, making it an idyllic place to live, work, and play.

Putting a whole new spin on exclusivity, it is a marvelous place to live for an upscale lifestyle. With expansive homes, exclusive privacy, upscale boutiques, world-class restaurants, and open green spaces, there's no comparison to Beverly Hills.

NEIGHBORHOOD AERIAL OVERVIEW



NEARBY DEVELOPMENTS



KENNY STEVENS TEAM

1) 55 N. LA CIENEGA BOULEVARD

Across the street from the Wilshire/La Cienega subway station, the Beverly Hills Planning Commission is considering a proposal from Westland. This five-story mixed-use complex will feature 105 residential units, 15,000 SF of ground-floor commercial space and subterranean parking.

2) 425 N. PALM DRIVE

Construction has entered the home stretch for this modern complex from Etco Homes. 425 Palm is a five-story condominium complex featuring 20 one-, two-, and three-bdrm. units atop basement parking.

3) 332 S. DOHENY DRIVE

Replacing a single-family home just north of Olympic Blvd, this proposed project will feature a five-story building featuring nine apartments above parking for 12 vehicles. This project is scheduled for review at an upcoming meeting of the Beverly Hills Planning Commission.

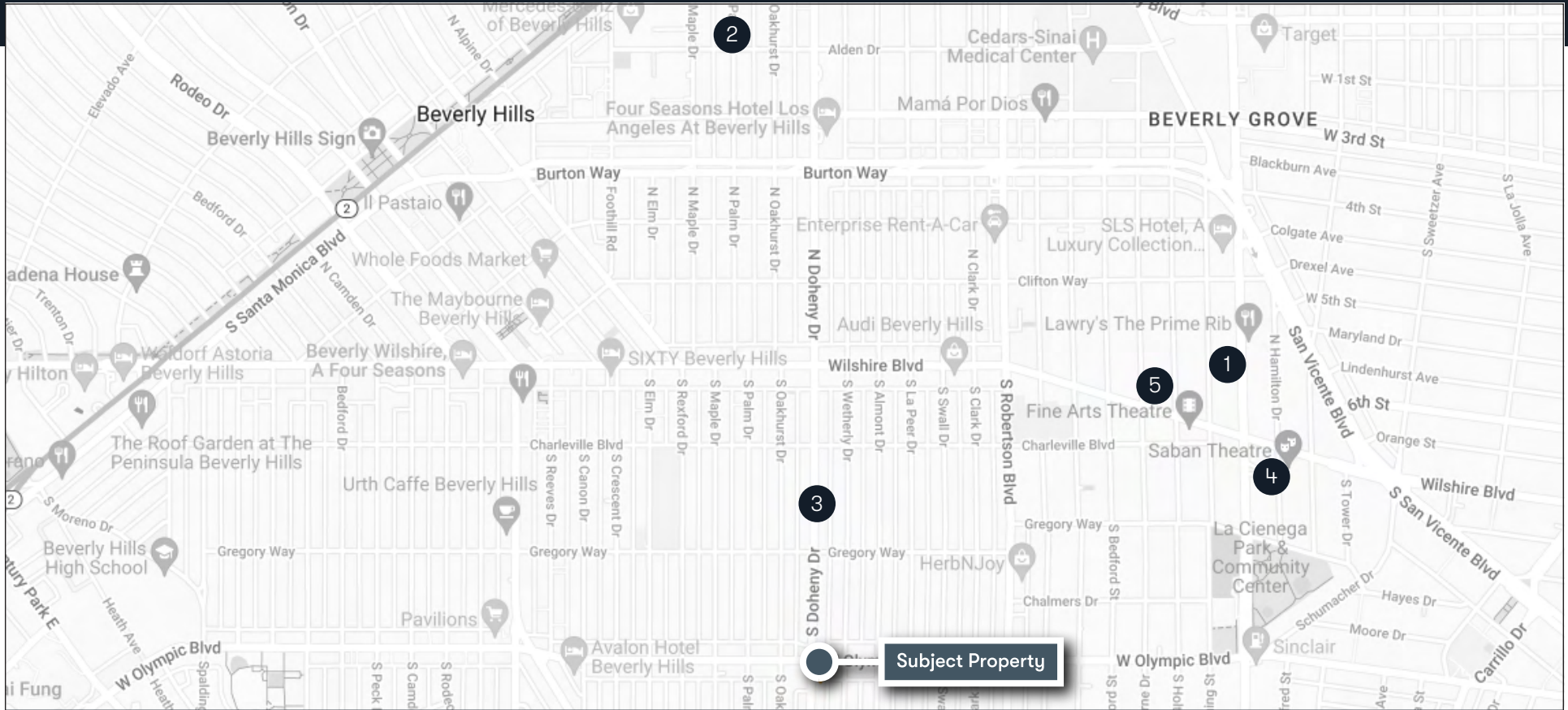
4) 8633 WILSHIRE BOULEVARD

This approved office project by Skanska USA is receiving an updated look. After acquiring the property in 2020 for \$16M, the firm will modernize an already-approved plan for a three-story 43,900 SF office building. Renderings portray a contemporary low-rise structure with modern architecture, rooftop decks, and balconies on the second and third floors.

5) 211-17 S. HAMILTON DR.

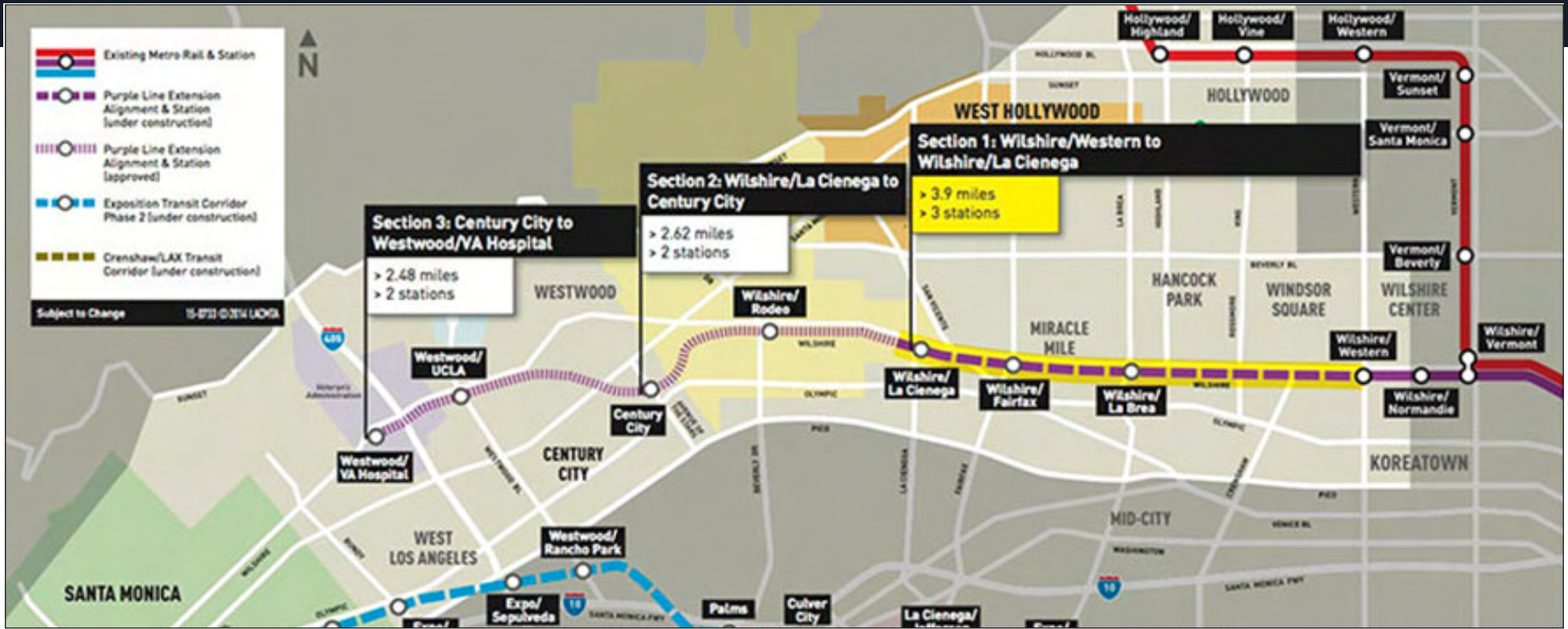
Located one block south of Wilshire Blvd and one block east of La Cienega Blvd, this proposed project was submitted for approval in Feb. 2022 and will feature a 12-story building comprised of 175 residential units.

NEARBY DEVELOPMENTS MAP



DEVELOPMENT ADDRESS	DISTANCE	NOTES
1) 55 N. La Cienega Blvd.	1.3 Miles	Proposed project by Westland, mixed-use featuring 105 units & 15,000 SF of commercial space
2) 425 N. Palm Dr.	1.4 Miles	Currently under construction, Etco Homes condominium project featuring 20 residential units
3) 332 S. Doheny Dr.	0.2 Mile	Proposed multifamily project featuring 12 units, scheduled for review in upcoming BHPC meeting
4) 8633 Wilshire Blvd.	1.2 Miles	Approved office project by Skanska USA featuring a three-story 43,900 SF modern building
5) 211-17 S. Hamilton Dr.	1.2 Miles	Proposed project (submitted in early 2022) will feature a 12-story building featuring 175 units

METRO PURPLE LINE EXTENSION PLAN



TRAVEL BETWEEN DTLA & WESTWOOD IN 25 MINUTES

The Purple Line Metro Extension is a large rail expansion project along Wilshire Boulevard, that will provide a high-capacity and high-speed travel option for commuters between that will provide a high-capacity and METRO officials anticipate the completion of the Purple Line by the end of 2027.

Section 1 (Wilshire/Western to Wilshire/ La Cienega) - **Forecasted to open 2024**

Section 2 (Wilshire/La Cienega to Century City) - **Forecasted to open 2025**

Section 3 (Century City to Westwood/VA Hospital) - **Forecasted to open 2027**

NEARBY HOTSPOTS



1) S. BEVERLY DRIVE

With an almost small-town, neighborhood feel, this eclectic street has both fine dining options and low-key eateries, high-end boutiques, affordable shops, and a large community of office buildings. Notable tenants include South Beverly Grill, Honor Bar, Frida's Cantina, and Urth Caffe.

2) RODEO DRIVE | GOLDEN TRIANGLE

The intersection of luxury, fashion, and entertainment. Attracting the world's most sophisticated artists, A-list movie stars, and cultural institutions, Rodeo Dr's three iconic palm-dotted blocks are home to more than 100 of world's leading luxury brands and restaurants.

3) ROXBURY PARK

Encompassing more than 11 acres of beautifully maintained green space, Roxbury Park is a popular spot for numerous recreational activities, including picnicking, lawn bowling, basketball, sand volleyball, baseball and soccer.

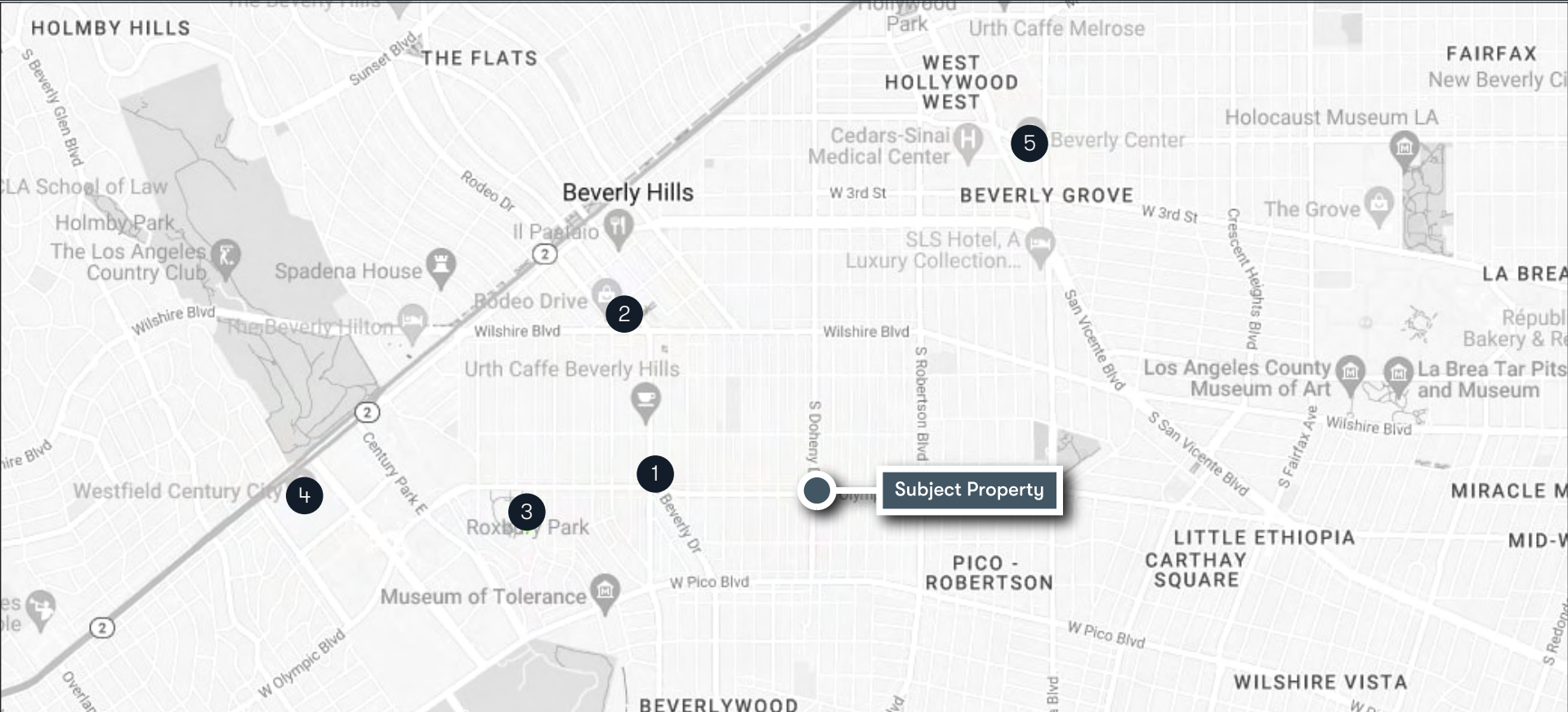
4) WESTFIELD CENTURY CITY

A shopper's paradise in the middle of West Los Angeles, the extravagant outdoor shopping center is home to world-famous fashion brands, lavish eateries and classroom-style gyms. Prominent tenants include Allsaints, Equinox, Eatly, Free People, Nordstrom, OrangeTheory, SoulCycle & Javier's.

5) BEVERLY CENTER & WEST 3RD STREET

This lovely and energetic thoroughfare connecting The Beverly Center and The Grove is home to a collection of popular workout classes, lively daytime eateries and brunch option, boutique retailers and beloved restaurants.

NEARBY HOTSPOTS MAP






HOTSPOT	DISTANCE	NOTES
1) S. Beverly Drive	0.5 Mile	Eclectic street featuring fine dining options and low-key eateries, high-end boutiques, and offices
2) Rodeo Drive Golden Triangle	1.2 Miles	Intersection of luxury, fashion, and entertainment. Home to 100+ boutiques and restaurants
3) Roxbury Park	0.2 Mile	11 acres of beautifully maintained green space perfect for numerous recreational activities
4) Westfield Century City	1.0 Miles	Tenants include Allsaints, Equinox, Eatly, Free People, Nordstrom, OrangeTheory, SoulCycle & Javier's
5) Beverly Center & West 3 rd Street	1.9 Miles	Lovely and energetic thoroughfare connecting The Beverly Center and The Grove

SALES & RENTAL COMPARABLES

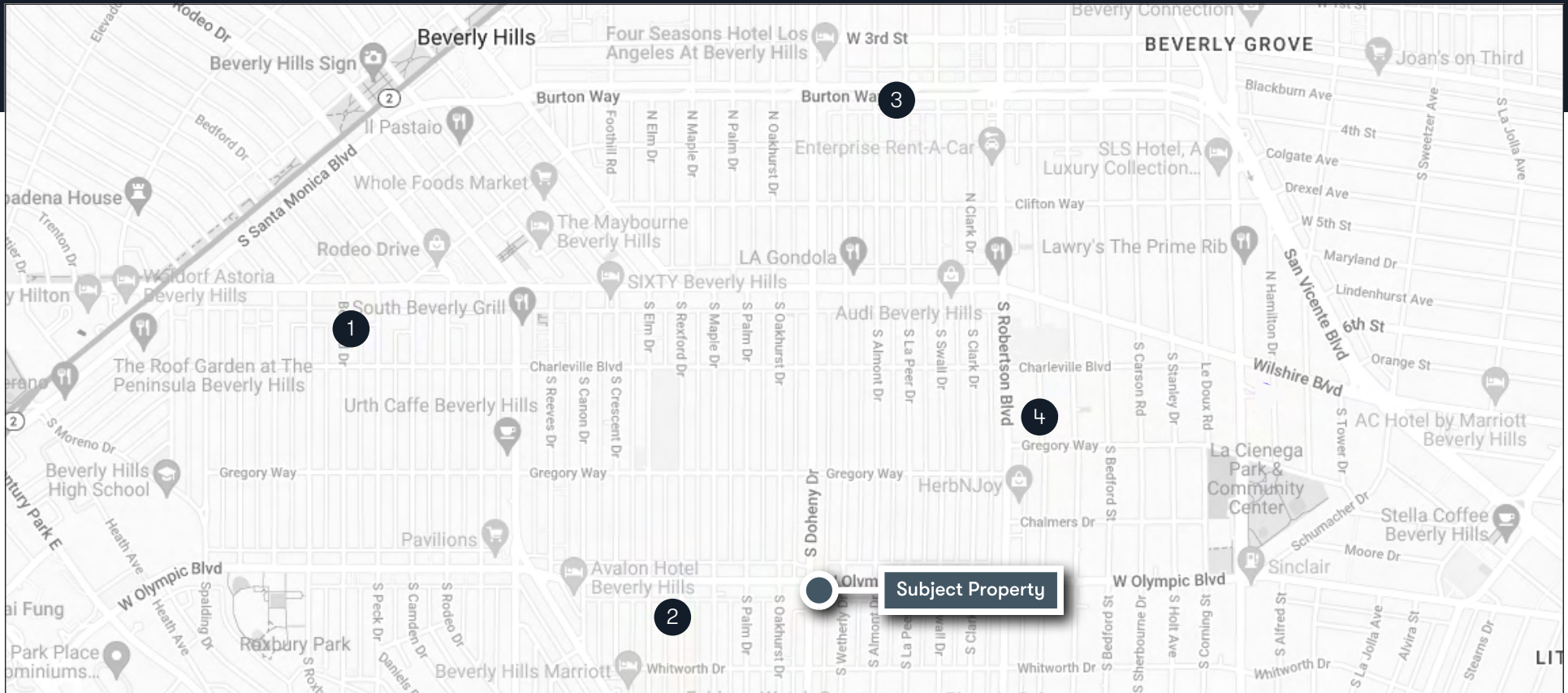


BEVERLY HILLS SALES COMPARABLES



				
Address: 412-14 S. Doheny Dr.	Address: 140 S. Bedford Dr.	Address: 443 S. Rexford Dr.	Address: 222 S. Arnaz Dr.	Address: 329 N. La Peer Dr.
Sale Date: Subject Property	Sale Date: 06/20/2022	Sale Date: On-Market	Sale Date: 05/11/2022	Sale Date: 10/03/2022
Price: \$3,595,000	Price: \$4,200,000	Price: \$3,400,000	Price: \$3,149,000	Price: \$2,995,000
Year Built: 1938	Year Built: 1935	Year Built: 1929	Year Built: 1940	Year Built: 1927
# of Units: 4	# of Units: 4	# of Units: 4	# of Units: 4	# of Units: 4
Price per Unit: \$898,750	Price per Unit: \$1,050,000	Price per Unit: \$850,000	Price per Unit: \$787,250	Price per Unit: \$748,750
Building Size: 5,620 SF	Building Size: 5,678 SF	Building Size: 5,678 SF	Building Size: 4,038 SF	Building Size: 2,854 SF
Price per SF: \$931	Price per SF: \$713	Price per SF: \$599	Price per SF: \$780	Price per SF: \$1,159
Unit Mix: (2) 2+2 & (2) 1+1	Unit Mix: (1) 3+2, (2) 2+1 & (1) 2+1	Unit Mix: (4) 2+1	Unit Mix: (2) 2+1 & (2) 1+1	Unit Mix: (4) 1+1
Gross Income: \$184,560	Gross Income: \$166,476	Gross Income: \$54,960	Gross Income: N/A	Gross Income: \$114,648

BEVERLY HILLS SALES COMPS MAP



ADDRESS	SALE DATE	PRICE	YEAR	UNITS	PPU	BLDG. SF	PPSF	Gross Income
412-14 S. Doheny Dr.	N/A	\$3,595,000	1938	4	\$898,750	5,620 SF	\$931	\$184,560
1) 140 S. Bedford Dr.	06/20/22	\$4,200,000	1935	4	\$1,050,000	5,890 SF	\$713	\$166,476
2) 443 S. Rexford Dr.	On-Market	\$3,400,000	1929	4	\$850,000	5,678 SF	\$599	\$54,960
3) 222 S. Arnaz Dr.	05/11/22	\$3,149,000	1940	4	\$787,250	4,038 SF	\$780	N/A
4) 329 N. La Peer Dr.	10/03/22	\$2,995,000	1927	4	\$748,750	2,854 SF	\$1,159	\$114,648

BEVERLY HILLS RENTAL COMPARABLES



SUBJECT PROPERTY

412 S. DOHENY DRIVE

(2) 2-Bdrm. & 2-Bath \$4,195

(2) 1-Bdrm. & 1-Bath \$3,495



1) 205 S. ARNAZ DR. UNIT #2

Rent: \$4,250

Unit Mix: 2-Bdrm. & 2-Bath



2) 212 S. REXFORD DR. UNIT #A

Rent: \$4,200

Unit Mix: 2-Bdrm. & 2-Bath



3) 9323 W. OLYMPIC BLVD.

Rent: \$3,600

Unit Mix: 1-Bdrm. & 1-Bath

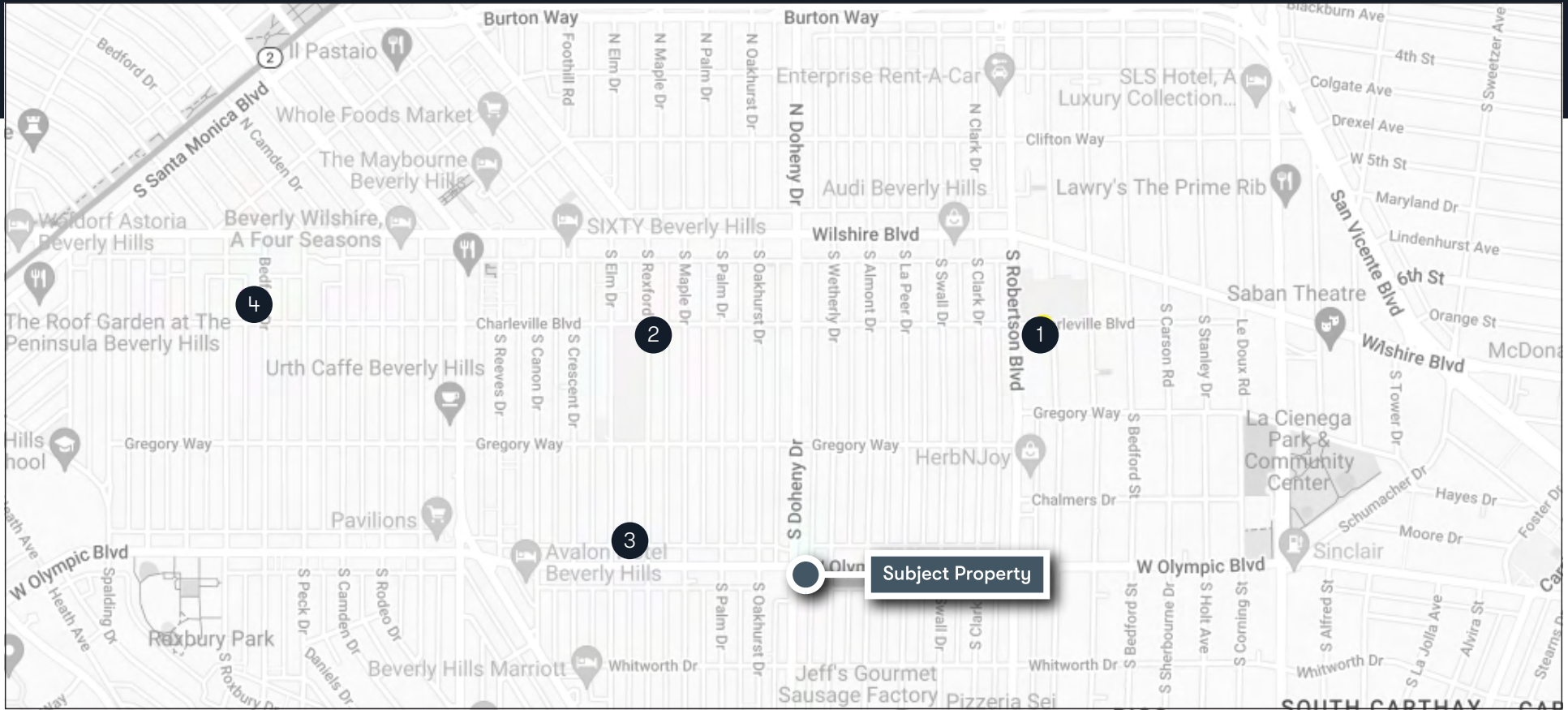


4) 9643 CHARLEVILLE BLVD.

Rent: \$3,595

Unit Mix: 1-Bdrm. & 1-Bath

RENTAL COMPARABLES MAP



ADDRESS	RENT	UNIT MIX	UNIT SIZE	RENT PER SF
1) 205 S. Arnaz Dr Unit #2	\$4,250	2-Bdrm. & 2-Bath	1,700 SF	\$2.50
2) 212 S. Rexford Dr. Unit #A	\$4,200	2-Bdrm. & 2-Bath	1,650 SF	\$2.54
3) 9323 W. Olympic Blvd.	\$3,600	1-Bdrm. & 1-Bath	N/A	\$5.68
4) 9643 Charleville Blvd.	\$3,595	1-Bdrm. & 1-Bath	900 SF	\$3.99



412 S. DOHENY DRIVE BEVERLY HILLS, CA 90212

Wake Up & Smell the Cash Flow



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