BMG

BRANDON MICHAELS GROUP · MARCUS & MILLICHAP



215 NORTH

SWALL

BEVERLY HILLS, CA 90211

Five Units in *Beverly Hills*

A 1937 BUILDING ON NORTH SWALL DRIVE

FIVE UNITS · FIVE COVERED SPACES · R-4

EXCLUSIVELY LISTED BY



Brandon Michaels

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215 NORTH

SWALL

BEVERLY HILLS, CA 90211

5,744 SF LOT · 0.13 ACRES

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THE OFFERING

$2,500,000

215 N Swall Dr · Beverly Hills, CA 90211

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 215 N Swall Dr (the "Property"): five one-bedroom units in a 1937 building on a tree-lined block of Beverly Hills.

$500,000 PRICE PER UNIT	**5,226** SQUARE FEET, FIVE UNITS	**$112,982** RENT TODAY, A YEAR
$255,000 RENT AT MARKET, A YEAR	**2.63%** CAP RATE · 7.78% PRO FORMA	**22.13** GRM · 9.80 PRO FORMA

APN 4335-021-008 · 5,744 SF LOT · ZONED R-4 (BHR4YY) · BUILT 1937 · MONTH-TO-MONTH

PRO FORMA: EACH UNIT RE-LEASED AT $4,250 A MONTH ON TURNOVER, LESS 3% VACANCY, WITH PROPERTY TAX REASSESSED AT 1.25% OF THE PRICE. RENT ROLL AS OF APRIL 2026. CAP RATE AND GRM AT THE LIST PRICE.





Investment Highlights

Irreplaceable, and below market.







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01 — THE ADDRESS

1.0

mile by road to Rodeo Drive

On a tree-lined block between Wilshire Boulevard and Burton Way, a walk from Rodeo Drive, Cedars-Sinai and the Beverly Center. Walk Score 85.

02 — THE BUILDING

1,045

square feet, the average unit

Five one-bedroom units built in 1937: four with a den or dining room, one with a second-floor balcony, and five covered spaces off the alley.

03 — THE RENT ROLL

44%

of market, the rent roll today

All five units are month-to-month at $9,415 a month in total, against $4,250 per unit at market. A unit re-leases at market when it turns over.

04 — THE DEMAND

14,121

full-time employees at Cedars-Sinai

The medical center sits 0.6 mile east of the Property by road, beside the Beverly Center.

DISTANCE BY ROAD FROM THE PROPERTY TO RODEO DRIVE AT WILSHIRE BOULEVARD (OPENSTREETMAP ROAD NETWORK, NOVEMBER 2026). WALK SCORE, OCTOBER 2026. UNIT SIZES PER THE RENT ROLL.

RENT ROLL AS OF APRIL 2026; MARKET RENT PER THE BMG PRO FORMA. CEDARS-SINAI, FACTS AND FIGURES, 2026.

02
The Building

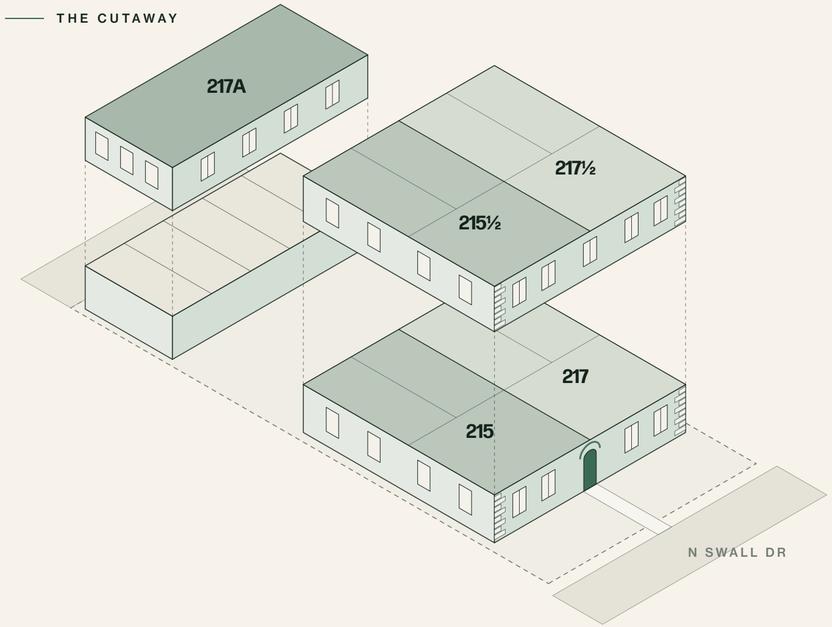
A pre-war original on a Beverly Hills street



Four in Front, One Above the Garages

Every unit a one-bedroom with room to spare

THE CUTAWAY



SECOND FLOOR

217½ 1,113 SF
1BD / 1BA + DEN
$1,954 TODAY — $4,250 MARKET

215½ 1,113 SF
1BD / 1BA + DEN
$1,733 TODAY — $4,250 MARKET

REAR, OVER THE GARAGES

217A 1,000 SF
1BD / 1BA, BALCONY
$1,600 TODAY — $4,250 MARKET

GROUND FLOOR

217 1,000 SF
1BD / 1BA + DEN
$1,909 TODAY — $4,250 MARKET

215 1,000 SF
1BD / 1BA + DEN
$2,219 TODAY — $4,250 MARKET

APN 4335-021-008 · 5,744 SF LOT · FIVE COVERED SPACES OFF THE ALLEY · GAS AND ELECTRIC SEPARATELY METERED

ILLUSTRATIVE DRAWING, NOT TO SCALE. UNIT FLOORS AND SIZES PER THE APRIL 2026 RENT ROLL; UTILITIES PER THE APRIL 2026 OFFERING PACKAGE. MARKET RENT PER THE BMG PRO FORMA; TODAY'S RENTS AS OF APRIL 2026.

03
The Income

Month-to-month, and far from market



The Rent Gap

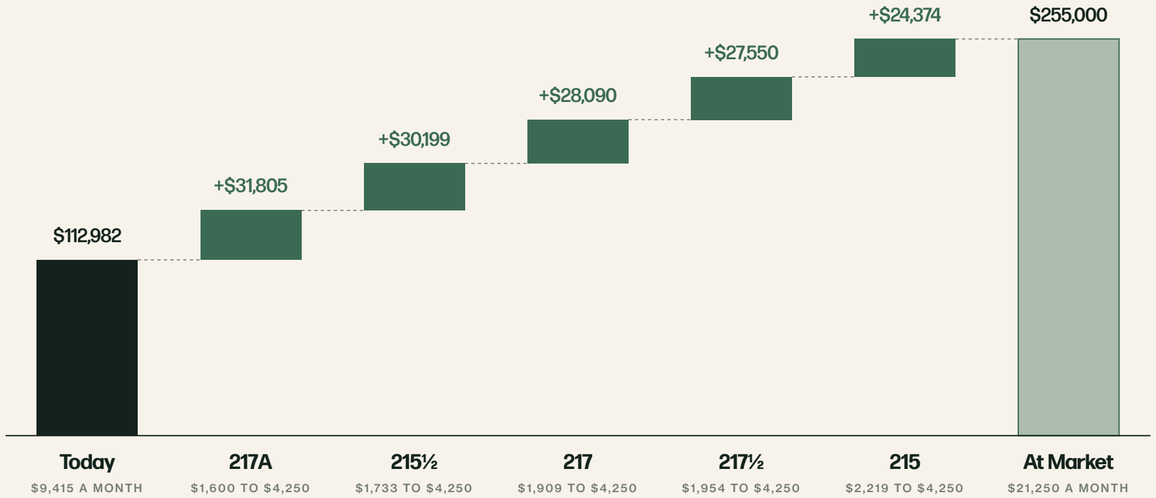
Each turnover closes part of it

MARK TO MARKET

$142,018

a year, between today's rents and market

Every unit is month-to-month at 38% to 52% of the pro forma rent. Each unit that turns over re-leases at market and adds its step, largest first: 217A, then 215½, 217, 217½ and 215.



RENT ROLL AS OF APRIL 2026, ALL UNITS MONTH-TO-MONTH; STEPS LARGEST FIRST, ROUNDED TO THE DOLLAR. MARKET RENT PER THE BMG PRO FORMA ($4,250 A UNIT A MONTH). THE BUILDING IS SUBJECT TO THE BEVERLY HILLS RENT STABILIZATION ORDINANCE (CHAPTER 6, BUILDINGS BUILT BEFORE FEBRUARY 1, 1995; ALLOWABLE ANNUAL INCREASE 3.6% FROM JUNE 2026); UNDER STATE LAW (COSTA-HAWKINS) A VACATED UNIT MAY BE RE-LEASED AT MARKET. TURNOVER TIMING IS NOT PROJECTED.

RENT ROLL

Five Units, All Month-to-Month

The April rent roll

UNIT	TYPE	FLOOR	SF	RENT / MO	PER SF	MARKET / MO	OF MKT
215	1BD / 1BA + den	Ground	1,000	$2,219	$2.22	$4,250	52%
217	1BD / 1BA + den	Ground	1,000	$1,909	$1.91	$4,250	45%
215½	1BD / 1BA + den	Second	1,113	$1,733	$1.56	$4,250	41%
217½	1BD / 1BA + den	Second	1,113	$1,954	$1.76	$4,250	46%
217A	1BD / 1BA, balcony	Second, rear	1,000	$1,600	$1.60	$4,250	38%
Total	**Five units**		**5,226**	**$9,415**	**$1.80**	**$21,250**	**44%**

ASKING RENTS NEARBY, OCTOBER 2026

ADDRESS	TYPE	SF	ASKING / MO	PER SF
329 N Swall Dr	2BD / 1.5BA townhome	1,200	$4,800	$4.00
239 N Swall Dr	2BD / 1BA, upstairs	1,000	$3,850	$3.85
245 N Swall Dr	2BD / 1.5BA	1,300	$3,495	$2.69
201 S Arnaz Dr	1BD / 1BA	797	$3,150	$3.95
8661 Clifton Way	1BD / 1BA	750	$3,095	$4.13
161 N Willaman Dr	1BD / 1BA	700	$3,800	$5.43
Average		**958**	**$3,698**	**$3.86**

$1.80
PER SF A MONTH, TODAY

$3.86
ASKING PER SF NEARBY

$4.07
PER SF A MONTH, PRO FORMA

RENT ROLL AS OF APRIL 2026, GROSS; MARKET PER THE BMG PRO FORMA. ASKING RENTS: APARTMENTS.COM, REDFIN.COM, HOMES.COM, OCTOBER 2026, SIZES AS ADVERTISED; AVERAGE PER SF IS TOTAL ASKING RENT OVER TOTAL SQUARE FEET.

OPERATING STATEMENT

Current and Pro Forma

With every unit at market

	CURRENT	PRO FORMA	CHANGE
Gross Potential Rent	$112,982	$255,000	+$142,018
Vacancy (3%)	–	($7,650)	−$7,650
Effective Gross Income	**$112,982**	**$247,350**	**+$134,368**
Property Tax (1.25% of price)	$31,250	$31,250	–
Insurance	$8,400	$8,400	–
Water	$1,600	$1,600	–
Landscaping	$1,500	$1,500	–
Management (4%)	$4,519	$10,200	+$5,681
Total Expenses	**$47,269**	**$52,950**	**+$5,681**
Per Unit	$9,454	$10,590	
Net Operating Income	**$65,713**	**$194,400**	**+$128,687**

RETURNS

Cap Rate at $2,500,000	2.63%	7.78%	+5.15 pts
Gross Rent Multiplier	22.13	9.80	
Expense Ratio	41.8%	21.4%	

$65,713
CURRENT NOI

$194,400
PRO FORMA NOI

PRO FORMA: EACH UNIT RE-LEASED AT $4,250 A MONTH ON TURNOVER, LESS 3% VACANCY; MANAGEMENT AT 4% OF GROSS RENT. PROPERTY TAX RESET TO 1.25% OF THE $2,500,000 PRICE. INSURANCE, WATER AND LANDSCAPING PER THE APRIL 2026 PACKAGE. BUYER TO VERIFY ALL EXPENSES.



PRE-WAR SALES

24.5%

below the median pre-war sale, per unit

Seven Beverly Hills buildings of four to six units, all built between 1932 and 1938, sold from January 2025 to October 2026 at $555,833 to $1,066,000 a unit; the median was $662,500. At $500,000 a unit, 215 N Swall Dr is priced below every one of them per unit, and at $478 a foot it sits at the low end of their $466 to $852 a foot.

MEDIAN $662,500

	ADDRESS	BUILT	UNITS	SOLD	PRICE	PER UNIT	PER SF
1	9415 Charleville Blvd	1936	5	04/2025	$5,330,000	$1,066,000	$826
2	135 S Canon Dr	1936	4	08/2026	$3,520,000	$880,000	$694
3	9850 W Olympic Blvd	1938	6	05/2025	$4,875,000	$812,500	$852
4	253 S Elm Dr	1936	4	03/2025	$2,650,000	$662,500	$654
5	329 N Swall Dr	1932	5	06/2025	$3,225,000	$645,000	$602
6	215 S Gale Dr	1935	4	05/2025	$2,226,000	$556,500	$478
7	9750 W Olympic Blvd	1937	6	12/2025	$3,335,000	$555,833	$466
	215 N Swall Dr, offered	**1937**	**5**		**$2,500,000**	**$500,000**	**$478**

SALES RECORDED WITH THE LOS ANGELES COUNTY RECORDER, JANUARY 2025 TO OCTOBER 2026, VIA DEALGROUND; BUILDING AREA AND YEAR BUILT PER THE ASSESSOR; UNIT COUNTS PER DEALGROUND LISTING RECORDS. PRICE PER SQUARE FOOT ON BUILDING AREA. EXCLUDES NON-ARM'S-LENGTH TRANSFERS. MAP DRAWN TO SCALE FROM PARCEL LOCATIONS, STREETS SIMPLIFIED; RINGS AT 0.5 AND 1 MILE.

04
The Address

Between Rodeo Drive and Cedars-Sinai





THE ADDRESS

Looking East

Cedars-Sinai and the Beverly Center

LOOKING EAST OVER THE PROPERTY · AERIAL JANUARY 2026 · DISTANCES BY ROAD



THE NEIGHBOR

802,354

outpatient visits a year, a walk from the door

Founded in 1902, Cedars-Sinai fills the blocks between Beverly Boulevard and Third Street at San Vicente, with the Beverly Center across the street: patients, families, physicians and staff, a short walk from the Property.

886
LICENSED BEDS

2,112
PHYSICIANS ON STAFF

91,014
EMERGENCY VISITS A YEAR



0.6 mi
BY ROAD, DOOR TO CAMPUS



215 N SWALL DR

CEDARS-SINAI

CEDARS-SINAI MEDICAL CENTER, FACTS AND FIGURES (CEDARS-SINAI.ORG), ACCESSED OCTOBER 2026. DISTANCE BY ROAD FROM THE PROPERTY TO 8700 BEVERLY BLVD (OPENSTREETMAP ROAD NETWORK, NOVEMBER 2026). PHOTO: NORTHEAST OVER THE PROPERTY TOWARD CEDARS-SINAI, JANUARY 2026.

Looking West

Rodeo Drive and Century City



LOOKING SOUTHWEST OVER THE PROPERTY · AERIAL JANUARY 2026 · DISTANCES BY ROAD

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LOCATION

Beverly Hills, on Foot

Most errands without the car

On North Swall Drive, just north of Clifton Way, between Wilshire Boulevard and Burton Way: the Beverly Hills flats east of the Golden Triangle, with Cedars-Sinai and the Beverly Center to the east and Century City to the west.

85

WALK SCORE · VERY WALKABLE

67

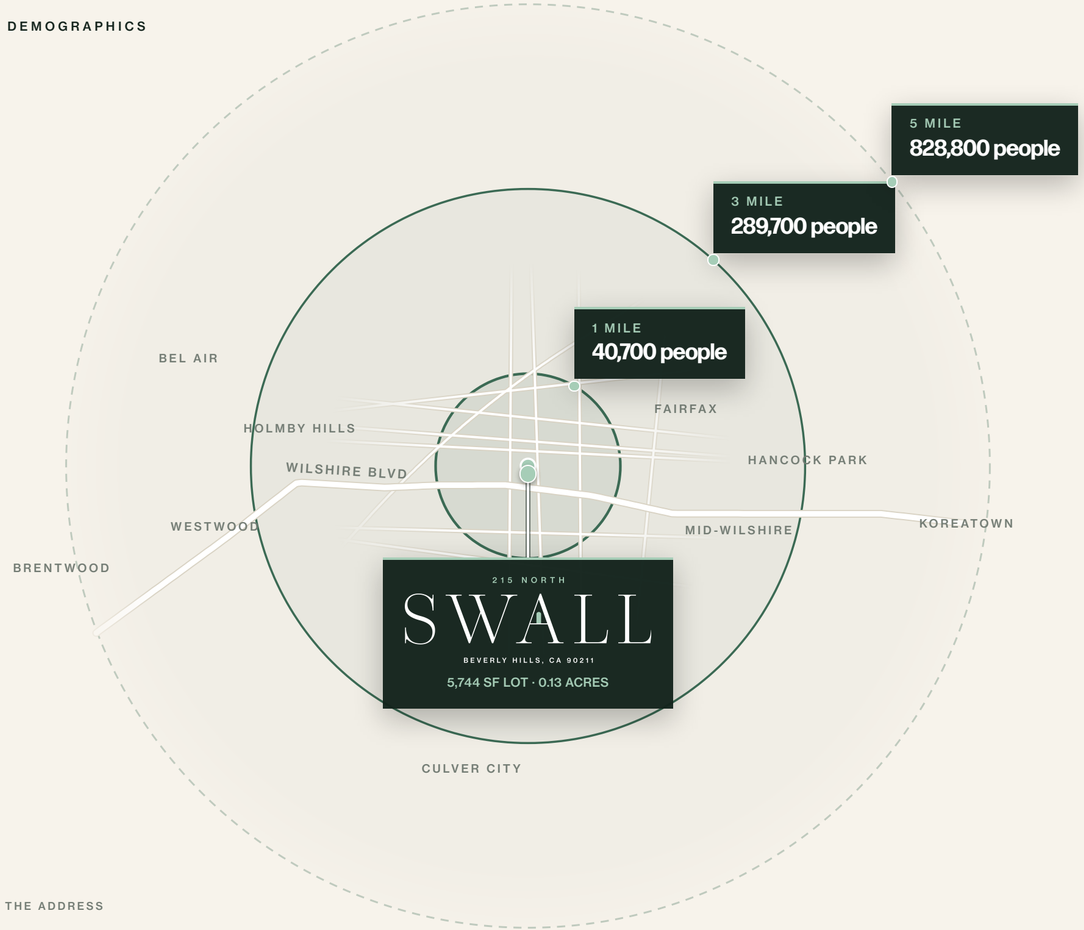
TRANSIT SCORE · GOOD TRANSIT

BY ROAD FROM THE PROPERTY

DESTINATION	DIRECTION	DISTANCE
Robertson Boulevard, shops and dining	East, one block	0.2 mi
Wilshire Boulevard at Swall Drive	South	0.2 mi
Beverly Center	East	0.9 mi
Golden Triangle, at Wilshire and Canon	West	1.0 mi
Pacific Design Center	North	1.1 mi

WALK SCORE AND TRANSIT SCORE, WALKSCORE.COM, OCTOBER 2026. DISTANCES BY ROAD FROM THE PROPERTY (OPENSTREETMAP ROAD NETWORK, NOVEMBER 2026).





WHO LIVES HERE

71%

of households within a mile are renters

POPULATION

1 MI	40,700
3 MI	289,700
5 MI	828,800

HOUSEHOLDS

1 MI	20,400
3 MI	140,800
5 MI	370,800

RENTER HOUSEHOLDS

1 MI	14,500
3 MI	94,200
5 MI	264,800

AVERAGE HH INCOME

1 MI	$129,200
3 MI	$128,900
5 MI	$112,400

MEDIAN HH INCOME

1 MI	$95,500
3 MI	$96,400
5 MI	$79,700

MEDIAN AGE

1 MI	41.6
3 MI	40.5
5 MI	38.4

$695M
CONSUMER SPENDING, 1 MILE

$11.8B
CONSUMER SPENDING, 5 MILES

58%
BACHELOR'S OR HIGHER, 3 MI

13,000
BUSINESSES, 1 MILE

DEMOGRAPHICS FOR THE 1, 3 AND 5-MILE RADII FROM THE APRIL 2026 OFFERING PACKAGE. RENTER SHARE: RENTER-OCCUPIED HOUSEHOLDS AS A SHARE OF ALL HOUSEHOLDS WITHIN 1 MILE. MAP DRAWN TO SCALE FROM PARCEL LOCATIONS; STREETS SIMPLIFIED, NEIGHBORHOOD NAMES APPROXIMATE.



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