

215 North Swall Drive  
Beverly Hills | California 90602

Marcus & Millichap  
BRANDON MICHAELS GROUP

# 215 North Swall Drive

Beverly Hills | California 90602

EXCLUSIVELY LISTED BY

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04

EXECUTIVE SUMMARY  
SECTION 1

20

FINANCIALS  
SECTION 2

22

AREA OVERVIEW  
SECTION 3

# EXECUTIVE SUMMARY



Ideally located just east of Beverly Hills' Golden Triangle, 215 N Swall Drive is a fully occupied, value-add apartment opportunity in one of the most affluent submarkets.

**The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 215 N Swall Drive, a charming 5,226 square foot, 5-unit apartment building situated on 0.13 acres of land (5,744 SF), ideally located just east of the Golden Triangle in the affluent Los Angeles submarket of Beverly Hills, CA.**

215 N Swall Drive's five (5) units are currently 100% occupied by tenants paying below market rents, creating a value-add opportunity as tenants turnover. Combined, the property brings in a rent of \$112,982.28 annually or \$9,415.19 monthly, an average of \$1,883.04/unit and \$1.80/SF. The property is made up completely of spacious one bedroom, one-bathroom units averaging 1,045 SF per unit spread across two floors. Of the five units, four are laid out with a bedroom, bathroom, laundry, dining area, and living room with access from both the front and back of the property. The living or dining areas could be converted or used as an additional bathroom. The remaining unit, also a spacious 1,000 SF unit comes with a large second floor balcony. All the units are separately metered for gas and power, with water master metered and have access to secured parking in the rear via an alley. The property is equipped with five parking spaces or 1 parking space per unit.

The subject property is located just north of the NW corner of N Swall Dr & Clifton Way. The property's position in Beverly Hills provides tenants the tranquility of a residential environment while also being close to amenities and employment hubs. 215 N Swall Dr is just 0.7 miles away from Beverly Hills' Golden Triangle to the west and 0.8 miles from Beverly Grove's Beverly Center and Cedars-Sinai Medical Center to the east. Residents will enjoy the site's walkability, with a walk score of 94 (a "walker's paradise"), providing access to multiple bus stops, schools, employment opportunities, and restaurants just a short walk away.



den Triangle, 215 N Swall Drive offers opportunity in one of Los Angeles' most



## PROPERTY HIGHLIGHTS

**\$2,900,000**

Price

**5,226 SF**

Building Size

**5,744 SF**

Lot Size

**5 Units**

Units

**\$555**

Price/SF (Bldg)

**\$505**

Price/SF (Land)

**\$580,000**

Price/Unit

**1.98%**

Current CAP Rate

**6.53%**

ProForma CAP Rate

**25.67**

GRM

**11.37**

Proforma GRM

**100%**

Occupancy

**1937**

Year Built

**R-4**

Zoning

**1.00 Space(s)/Unit**

Parking Ratio

**N Swall Dr & Clifton Way**

Cross Streets





**GATEWAY TO BEVERLY HILLS  
PROPOSED, 368 UNITS**



**CENTURY CITY**



JIM FALK  
LEXUS OF BEVERLY HILLS

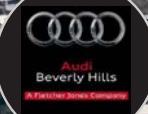


MANDARIN ORIENTAL  
THE RESIDENCES  
BEVERLY HILLS LOS ANGELES

**SOUTH  
BEVERLY  
GRILL**

**THE ONE BEVERLY HILLS  
\$5 BILLION DEVELOPMENT**

**GOLDEN TRIANGLE**



Audi  
Beverly Hills  
A Fiat Chrysler Company

**MANDARIN ORIENTAL  
BUILT 2022, 54 UNITS**



**BW**  
BEVERLY WILSHIRE  
Beverly Hills  
A FOUR SEASONS HOTEL

**TIFFANY & CO.**



**LOUIS VUITTON**

**POR**



**FENDI**

**PRADA**

**KITH**

**CHANEL**

**215**  
Beverly Hills | C

**CLIFTON WAY**



THE GETTY  
THE FLATS

BEVERLY HILLS  
FARMERS MARKET

BEVERLY HILLS  
CITY HALL



North  
Swall  
Drive  
california 90602



# INVESTMENT HIGHLIGHTS

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## Charming Value-Add 5-Unit Apartment Building

### Fully Occupied

The property's five (5) units are currently 100% occupied

### Below Market Rents

The units rent for \$112,982.28 annually or \$9,415.19 monthly, an average of \$1,883.04/unit and \$1.80/SF, a rent well below market

### Large Units

The site is made up of spacious one bedroom, one bathroom units averaging 1,045 SF per unit with four of the units containing a dining room which can be converted into an additional bedroom with the remaining unit in the rear boasting a large second floor balcony

### Utilities

All the units are separately metered for gas and power, with water master metered



Professional. High-End. Accessible.



A fully occupied asset featuring below-market rents, spacious 1,045 SF one-bedroom units, separately metered utilities, and strong value-add potential.

HOLLY

PAVILIONS

SUNSET STRIP



PDC  
PACIFIC DESIGN CENTER



WEST HOLLYWOOD

8844 BURTON WAY  
PROPOSED, 200 UNITS



OOD



GRIFFITH OBSERVATORY



Cedars  
Sinai  
Medical Center



SOFITEL  
LUXURY HOTELS



BEVERLY  
CENTER



CBS



THE  
GRIVE

TRADER JOE'S



SLS HOTEL



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CLIFTON WY

SWALL DR

# INVESTMENT HIGHLIGHTS

## Strong Asset Fundamentals to Attract Tenants

### Dedicated On Site Parking

At the rear of the property are five dedicated and secured covered parking spaces or 1 parking space per unit

### Ease of Access

The four units oriented to the front of the property have access to their units from both the front and rear of the property

### Pedestrian Oriented

Residents will enjoy the site's walkability, with a walk score of 94 (a "walker's paradise"), providing access to multiple bus stops, schools, employment opportunities, and restaurants just a short walk away





# INVESTMENT HIGHLIGHTS

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Affluent and Iconic Los Angeles County City, Renowned for Luxurious Estates, Exclusive Shopping, Upscale hotels, and Celebrity Culture

## Centrally Positioned Los Angeles Submarket

Beverly Hills is located on the west side of Los Angeles, bordered by West Hollywood to the East, Santa Monica to the West, and the mid-city neighborhoods of the City of Los Angeles to the South

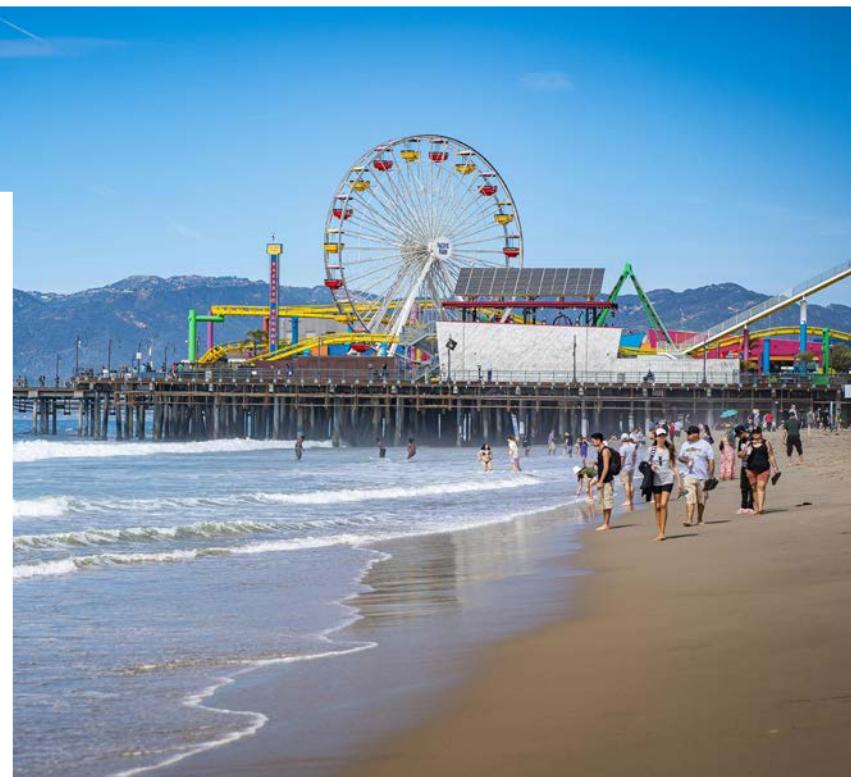
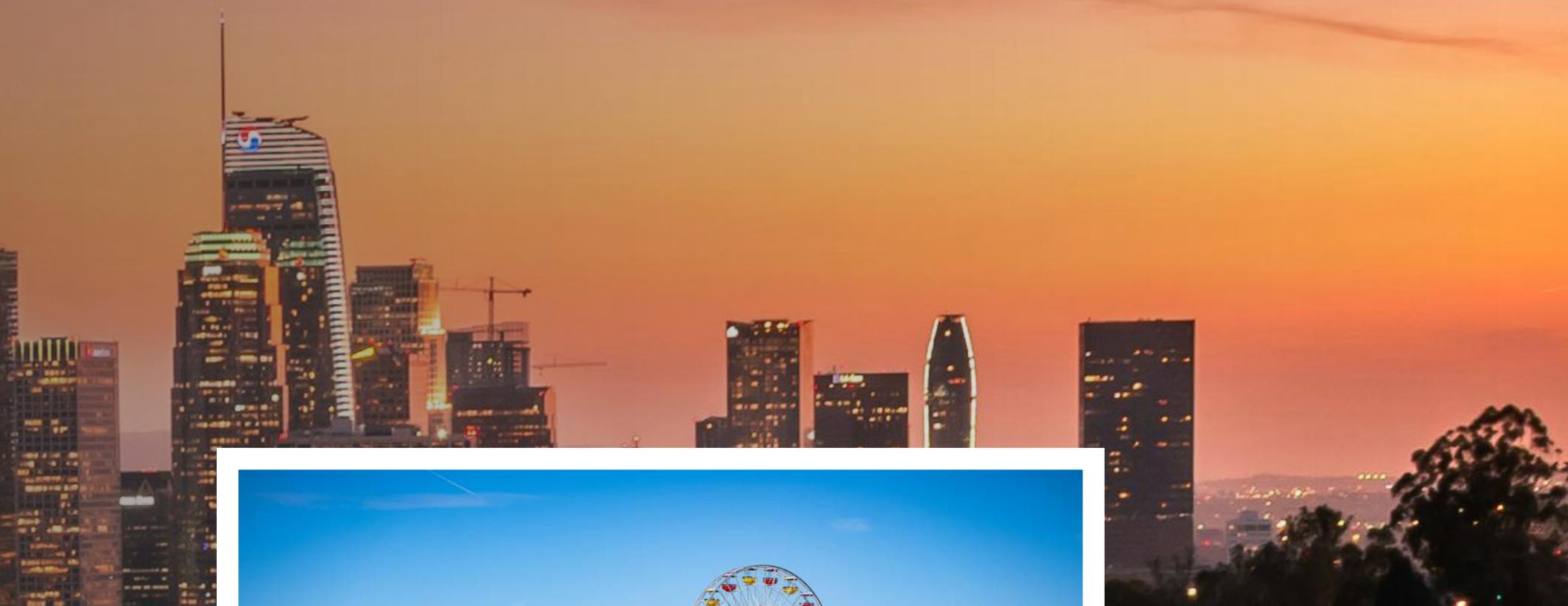
## Access to Desirable Amenities

The Golden Triangle is Beverly Hills' central business district, including Rodeo Drive, the two-mile stretch of high-end fashion boutiques, designer stores, and luxury retailers bisecting the Golden Triangle, is popular with shoppers and tourists from all over the world, less than 0.5 mile via Wilshire Boulevard

## Adjacent Major Employment Hubs

Beverly Hills benefits from close proximity to the employment centers and commercial destinations of West Hollywood to the east and Century City to the West





# INVESTMENT HIGHLIGHTS

## Affluent Submarket with Strong Immediate Demographics

### Dense Nearby Population

Population of more than 40,700 people within one mile of the subject property, 289,700 people within three miles, and 828,800 people within five miles

### Average Household Incomes

Immediate submarket boasts a strong average household income within one, three, and five miles is \$129,200, \$128,900, and \$112,400, respectively

### Median Household Incomes

Median income within one, three, and five miles \$95,500, \$96,400, and \$79,700, respectively

### Household Density

There are over 20,400 households within one mile of the subject property, and over 140,800 households within three miles



## High Median Home Values

The median home value in the immediate area is \$1,104,000

## Businesses and Consumer Spending

More than 13,000 businesses within a 1-mile radius of the property with a combined annual spending of \$695 million



# RENT ROLL

## TENANT INFORMATION

UNIT NUMBER	TENANT	TYPE	SF	FLOOR	%	LEASE EXPIRATION	RENT
215	Occupied	1B1B + Den	1,000	1	19.1%	MTM	\$2,218.80
217	Occupied	1B1B + Den	1,000	1	19.1%	MTM	\$1,909.20
217.5	Occupied	1B1B + Den	1,113	2	21.3%	MTM	\$1,954.13
215.5	Occupied	1B1B + Den	1,113	2	21.3%	MTM	\$1,733.46
217A	Occupied	1B1B	1,000	2	19.1%	MTM	\$1,599.60
			<b>5,226</b>	<b>100%</b>		<b>\$9,415.19</b>	

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RENT/SF	INCREASES	OPTIONS	TERM REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
\$2.22	-	-	0.0 Year(s)	Gross	\$4,250.00	\$4.25	Gross
\$1.91	-	-	0.0 Year(s)	Gross	\$4,250.00	\$4.25	Gross
\$1.76	-	-	0.0 Year(s)	Gross	\$4,250.00	\$3.82	Gross
\$1.56	-	-	0.0 Year(s)	Gross	\$4,250.00	\$3.82	Gross
\$1.60	-	-	0.0 Year(s)	Gross	\$4,250.00	\$4.25	Gross
<b>\$1.80</b>			<b>0.0 Year(s)</b>		<b>\$21,250.00</b>	<b>\$4.07</b>	



# OPERATING DATA

OPERATING EXPENSES	CURRENT	PER SF	PROFORMA	PER SF
Property Taxes @ 1.25%	\$36,250	\$6.94/SF	\$36,250	\$6.94/SF
Management	\$4,519	\$0.86/SF	\$10,200	\$1.95/SF
Insurance	\$8,400	\$1.61/SF	\$8,400	\$1.61/SF
Water	\$1,600	\$0.31/SF	\$1,600	\$0.31/SF
Landscaping	\$1,500	\$0.29/SF	\$1,500	\$0.29/SF
<b>TOTAL EXPENSES</b>	<b>\$52,269</b>	<b>\$10.00</b>	<b>\$57,950</b>	<b>\$11.09</b>
<b>Expenses/SF/Month</b>		<b>\$0.83</b>		<b>\$0.92</b>

OPERATING DATA	CURRENT	PRO-FORMA
Scheduled Lease Income:	\$112,982	\$255,000
CAM Reimbursement:	\$0	\$0
Additional Income:	\$0	\$0
Effective Gross Income:	\$112,982	\$255,000
Vacancy:	3% \$3,389	3% \$7,650
Expenses:	\$52,269	\$57,950
<b>Net Operating Income:</b>	<b>\$57,324</b>	<b>\$189,400</b>

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# Prime Beverly Hills Location An Iconic Global Destination

Beverly Hills is one of the most affluent and iconic cities in Los Angeles County, celebrated for its luxurious estates, high-end retail, upscale hotels, and celebrity allure — all nestled within the scenic landscape of Southern California. Spanning approximately 5.7 square miles with a population of around 34,000, Beverly Hills is positioned on the Westside of Los Angeles, bordered by West Hollywood to the east, Santa Monica to the west, and the Mid-City neighborhoods of Los Angeles to the south.





215 N Swall Drive enjoys a prime location in the heart of Beverly Hills, positioned proximate to Wilshire Blvd, Burton Way, and Robertson Blvd and less than a mile from the Golden Triangle — the city's vibrant central business and retail district. Anchored by the world-renowned Rodeo Drive, the Golden Triangle offers an unmatched blend of luxury boutiques, Michelin-starred restaurants, flagship department stores, and five-star hotels.

The property also benefits from proximity to prominent surrounding employment hubs, including West Hollywood and Century City — two of Los Angeles' most dynamic commercial districts — as well as the neighboring Westfield Century City and Beverly Center malls, totaling more than 2.6 million square feet of premier shopping and dining.

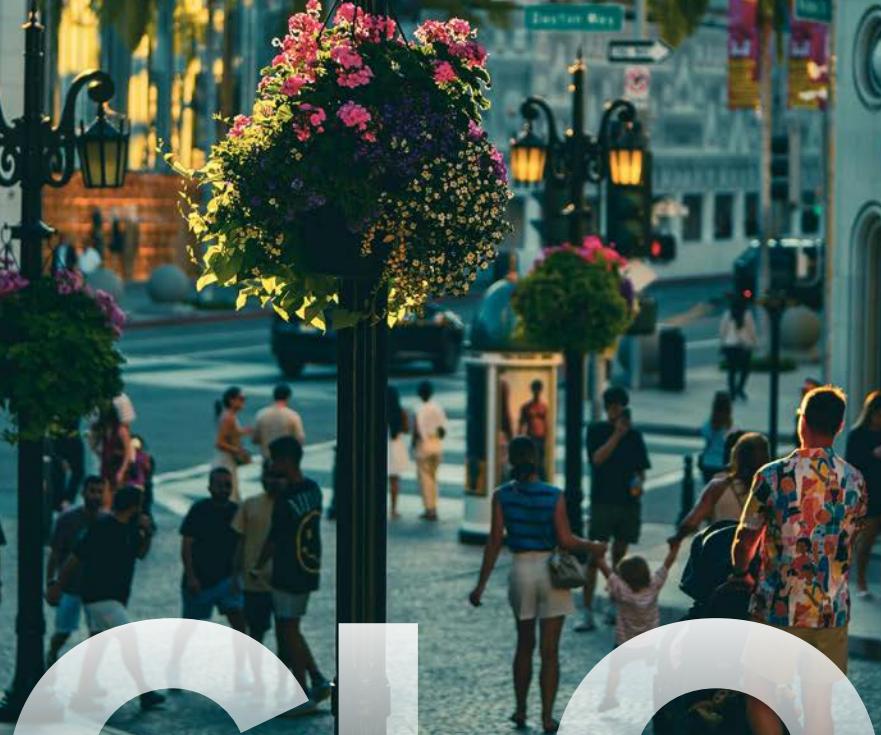
Home to both historic mansions and modern architectural estates, Beverly Hills offers a uniquely prestigious residential character, particularly in the Beverly Hills Flats neighborhood, known for its wide, tree-lined streets and immaculately maintained homes. The city is also dotted with beautifully curated parks, including Beverly Gardens Park and the iconic Beverly Hills sign — landmarks that underscore the area's blend of elegance, charm, and global appeal.

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## GOLDEN TRIANGLE

1.0 MILES FROM THE SUBJECT PROPERTY



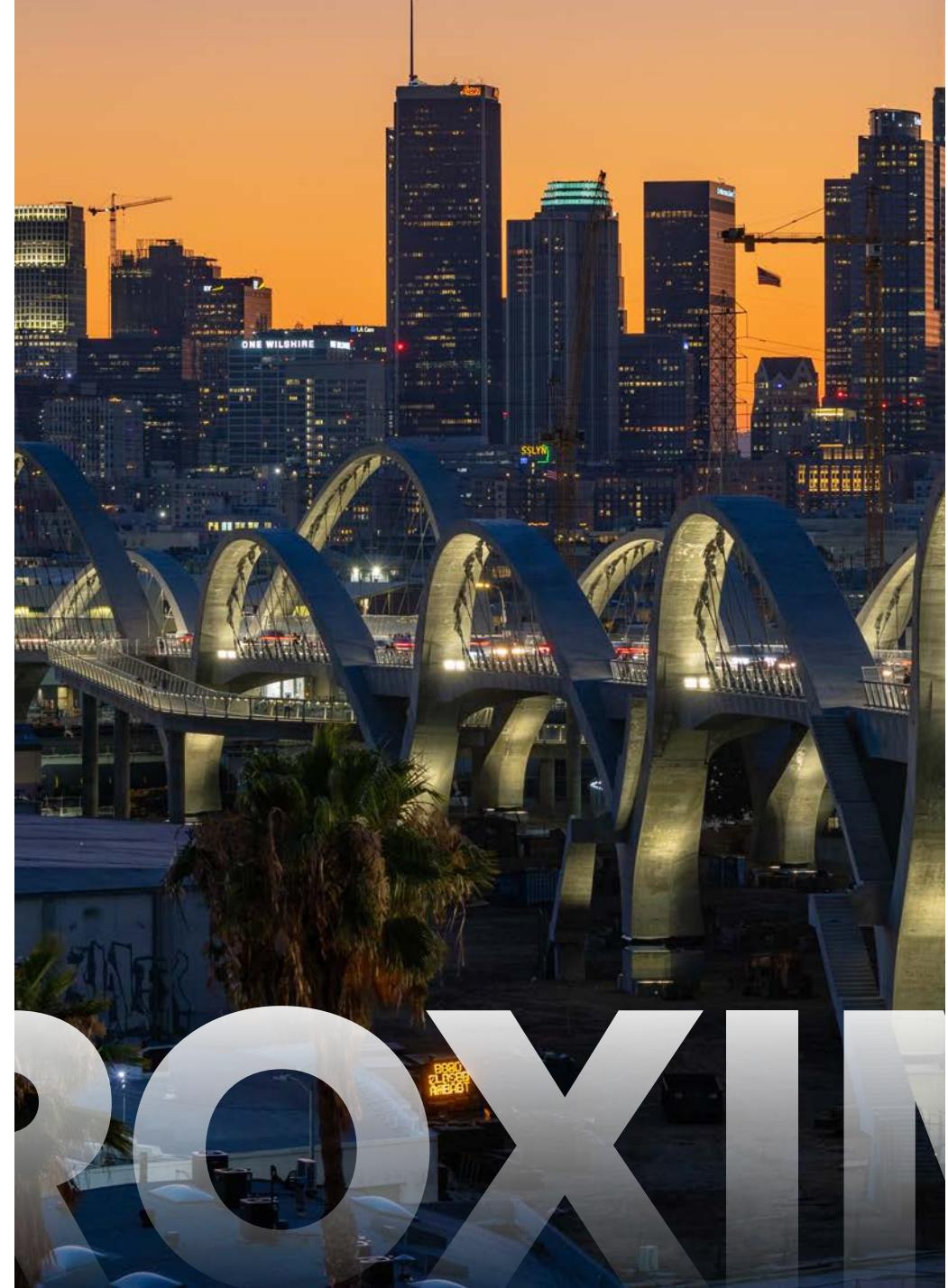
## MIRACLE MILE

1.5 MILES FROM THE SUBJECT PROPERTY



## DOWNTOWN LA

10.2 MILES FROM THE SUBJECT PROPERTY



## CENTURY CITY

2.8 MILES FROM THE SUBJECT PROPERTY



PROXIMITY

# DEMOGRAPHICS

## POPULATION



**289,700**

Total Population  
within a 3-mile radius



**40.5**

Median Age  
within a 3-mile radius



**50.7%**

Male



**49.3%**

Female

## EDUCATION

3 mile 2024 % of Population



**10%**

High School Graduate



**18%**

Some College



**35%**

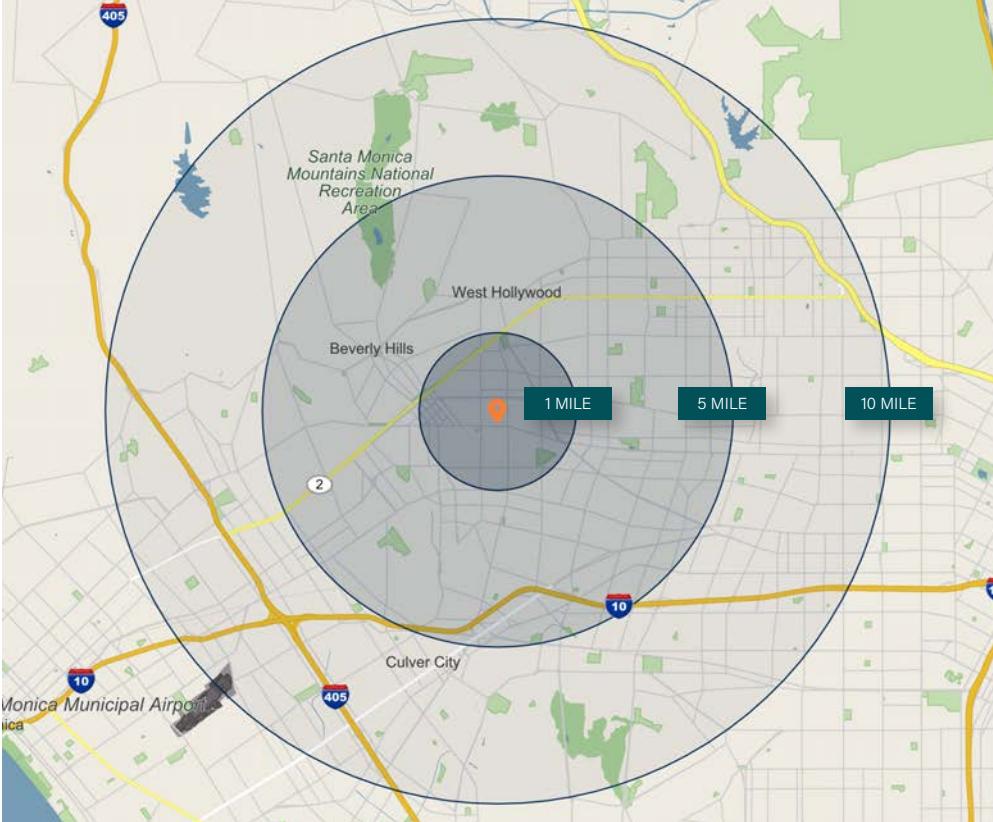
Bachelor's Degree



**23%**

Graduate Degree

Demographics	1 Mile	5 Mile	10 Mile
Population	40,700	289,700	828,800
Households	20,400	140,800	370,800
Average Household Size	1.9	2	2.1
Median Age	41.6	40.5	38.4
Owner Occupied Households	5,400	43,200	98,600
Renter Occupied Households	14,500	94,200	264,800
Average Household Income	\$129,200	\$128,900	\$112,400
Median Household Income	\$95,500	\$96,400	\$79,700
Businesses	13,000	39,500	78,700



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