

215 North Swall Drive

Beverly Hills | California 90211



BRANDON M KHATIB

215 North Swall Drive

Beverly Hills | California 90211

EXCLUSIVELY LISTED BY

BRANDON MICHAELS

Senior Managing Director Investments
Senior Director, National Retail Group
Tel: 818.212.2794
brandon.michaels@marcusmillichap.com
CA License: 01434685

BMG TEAM

STEVEN SCHECHTER

First Vice President Investments
CA License: 01089464

GARY WINFIELD

Associate
CA License: 02177405

EMIN GABRIMASSIHI

Associate
CA License: 02112980

DANIEL GAMBOA

Associate
CA License: 02235252



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EXECUTIVE SUMMARY



Ideally located just east of Beverly Hills' Golden Triangle, 215 N Swall Drive offers a fully occupied, value-add apartment opportunity in one of Los Angeles' 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.



PROPERTY HIGHLIGHTS

\$2,900,000
Price

6.53%
ProForma CAPRate

5,226 SF
Building Size

25.67
GRM

5,744 SF
Lot Size

11.37
Proforma GRM

5 Units
Units

100%
Occupancy

\$555
Price/SF (Bldg)

1937
Year Built

\$505
Price/SF (Land)

R-4
Zoning

\$580,000
Price/Unit

1.00 Space(s)/Unit
Parking Ratio

1.98%
Current CAP Rate

N Swall Dr & Clifton Way
Cross Streets



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



CENTURY CITY



**MANDARIN ORIENTAL
BUILT 2022, 54 UNITS**



**SOUTH BEVERLY
GRILL**

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

GOLDEN TRIANGLE



215 North Swall Drive
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CLIFTON WY



**THE GETTY
THE FLATS**

**BEVERLY HILLS
FARMERS MARKET**

**BEVERLY HILLS
CITY HALL**



INVESTMENT HIGHLIGHTS

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.



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Swall Drive
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SWALL DR

CLIFTON WY

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

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

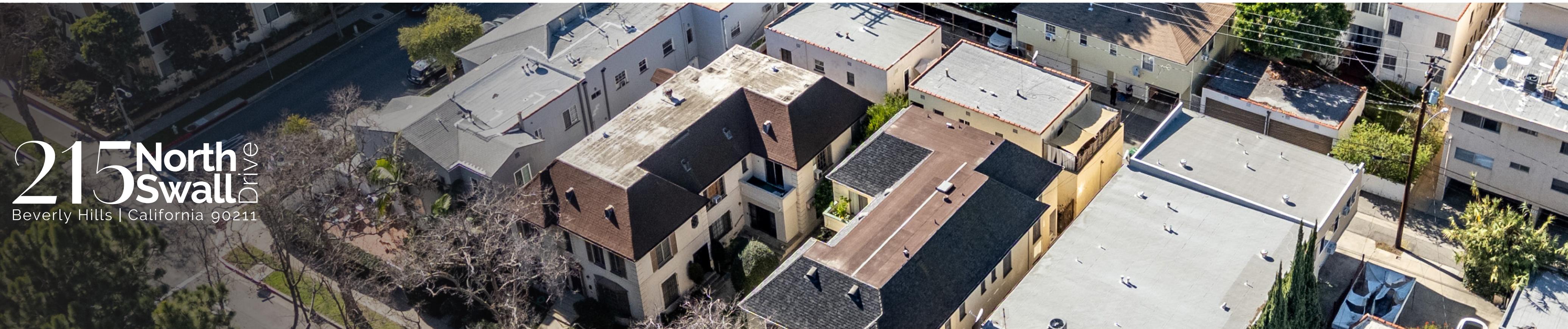
More than 13,000 businesses within a 1-mile radius of the property with a combined annual spending of \$695 million

RENT ROLL

TENANT INFORMATION

UNIT NUMBER	TENANT	TYPE	SF	FLOOR	%	LEASE EXPIRATION	RENT	RENT/SF	INCREASES	OPTIONS	TERM REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
215	Occupied	1B1B + Den	1,000	1	19.1%	MTM	\$2,218.80	\$2.22	-	-	0.0 Year(s)	Gross	\$4,250.00	\$4.25	Gross
217	Occupied	1B1B + Den	1,000	1	19.1%	MTM	\$1,909.20	\$1.91	-	-	0.0 Year(s)	Gross	\$4,250.00	\$4.25	Gross
217.5	Occupied	1B1B + Den	1,113	2	21.3%	MTM	\$1,954.13	\$1.76	-	-	0.0 Year(s)	Gross	\$4,250.00	\$3.82	Gross
215.5	Occupied	1B1B + Den	1,113	2	21.3%	MTM	\$1,733.46	\$1.56	-	-	0.0 Year(s)	Gross	\$4,250.00	\$3.82	Gross
217A	Occupied	1B1B	1,000	2	19.1%	MTM	\$1,599.60	\$1.60	-	-	0.0 Year(s)	Gross	\$4,250.00	\$4.25	Gross
			5,226		100%		\$9,415.19	\$1.80			0.0 Year(s)		\$21,250.00	\$4.07	

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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
TOTAL EXPENSES	\$52,269	\$10.00	\$57,950	\$11.09
Expenses/SF/Month		\$0.83		\$0.92

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
Expenses:	\$52,269	\$57,950
Net Operating Income:	\$57,324	\$189,400



AREA OVERVIEW

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 impeccably 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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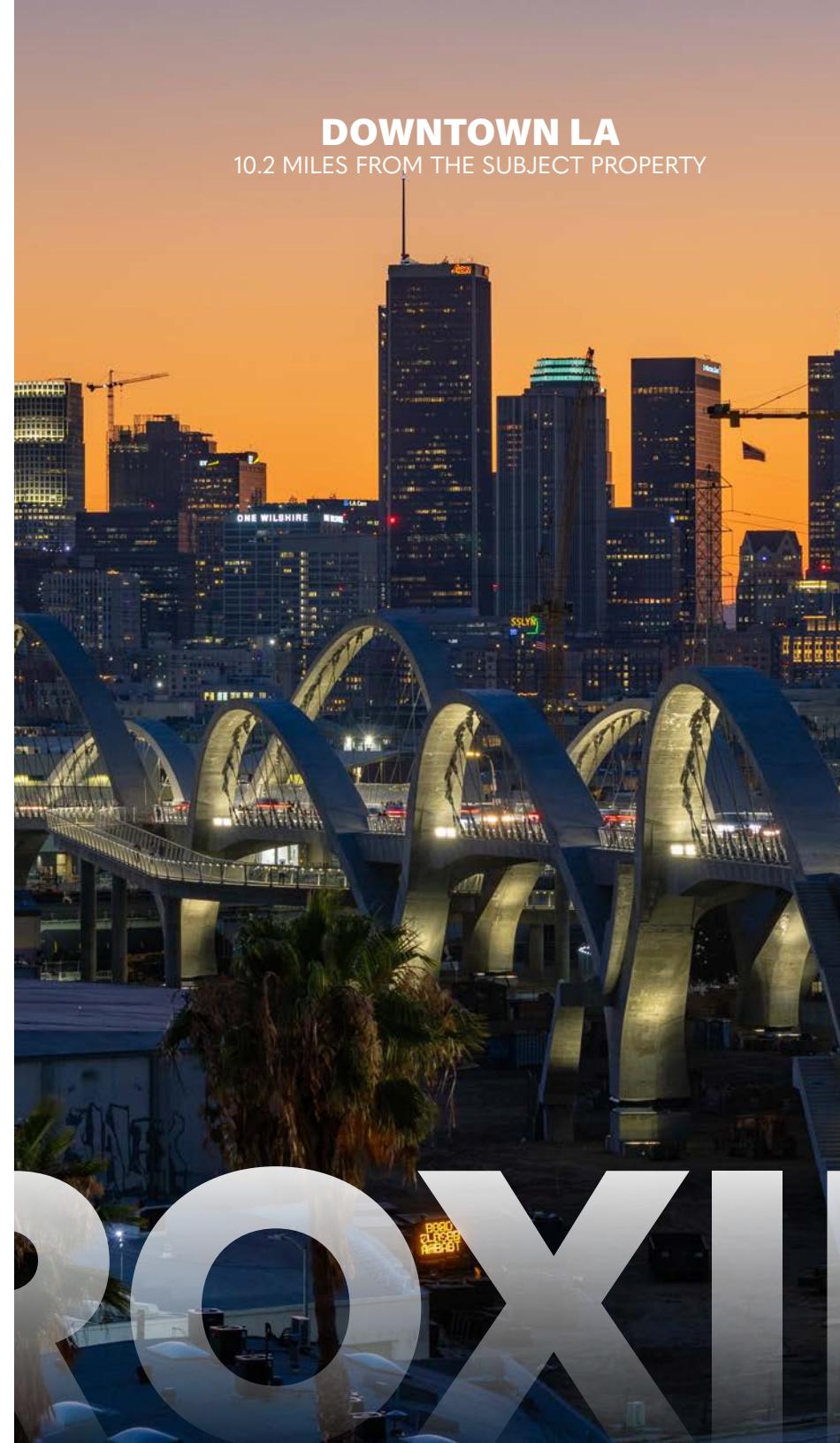
GOLDEN TRIANGLE

1.0 MILES FROM THE SUBJECT PROPERTY



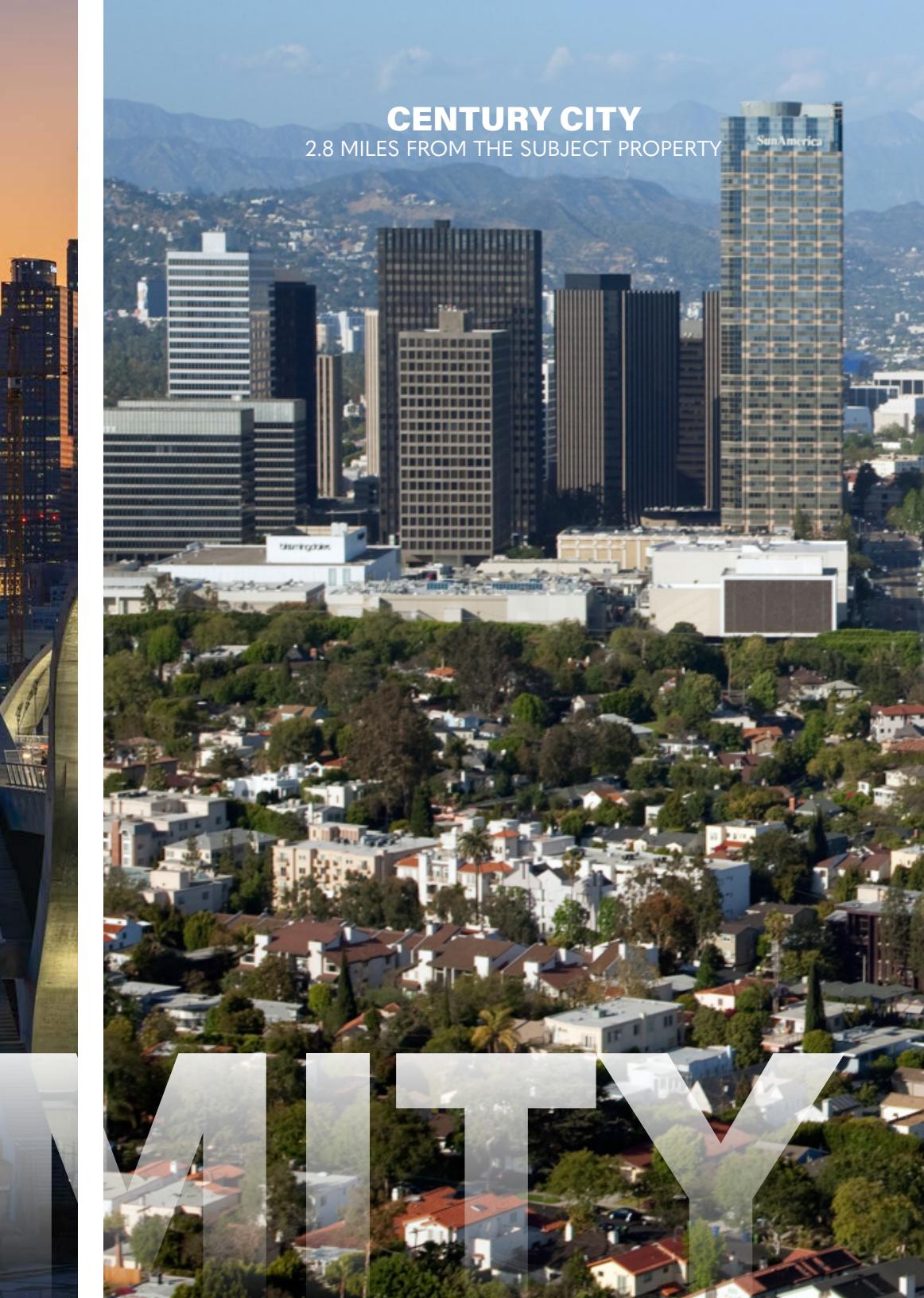
MIRACLE MILE

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

Demographics

Population



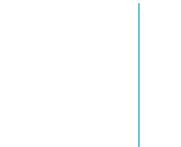
289,700

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

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



\$112,400

Average HH income
within a 5-mile radius



\$11.8 Billion

Annual Consumer Spending
within a 5-mile radius



98,600

Owner Occupied Housing
within a 5-mile radius



370,800

Households
within a 5-mile radius



78,700

Businesses
within a 5-mile radius



264,800

Renter Occupied Housing
within 5-mile radius

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