

215 North Swall Drive
Beverly Hills | California 90211



BRATTON MCHAMBERS

215 North Swall Drive

Beverly Hills | California 90211

EXCLUSIVELY LISTED BY

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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-bath-room 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 CAP Rate
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



CLIFTON WAY

215 North Swall Drive
Beverly Hills | California 90211



GATEWAY TO BEVERLY HILLS
PROPOSED, 368 UNITS

MANDARIN ORIENTAL
BUILT 2022, 54 UNITS

CENTURY CITY

SOUTH
BEVERLY
GRILL

THE ONE BEVERLY HILLS
\$5 BILLION DEVELOPMENT

GOLDEN TRIANGLE



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

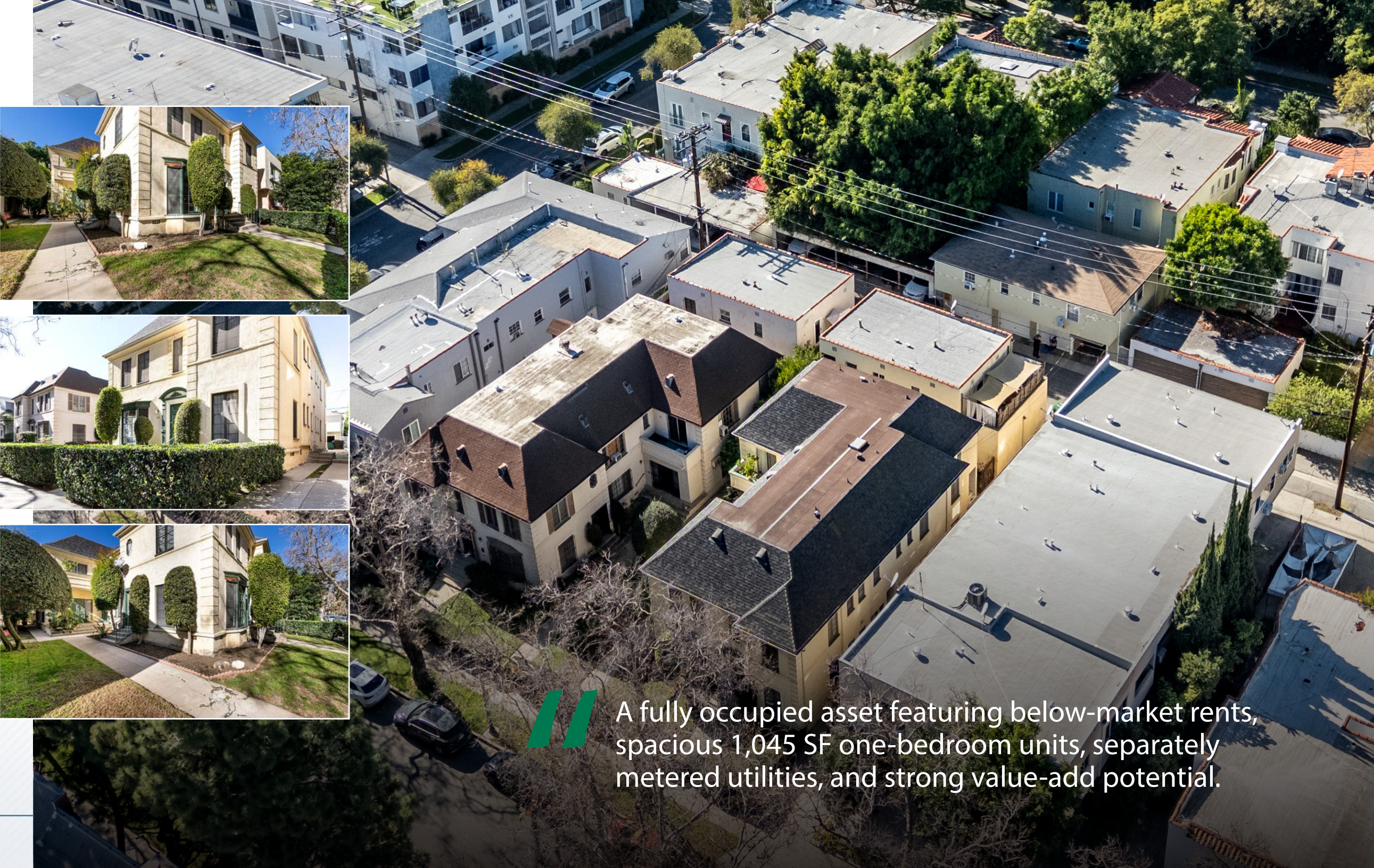
Large Units

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.



PAVILIONS

SUNSET STRIP



PDC
PACIFIC DESIGN CENTER



WEST HOLLYWOOD

8844 BURTON WAY
PROPOSED, 200 UNITS



ALFRED

HOLLYWOOD



BEVERLY CENTER



CBS



TRADER JOE'S



215 North Swall Drive
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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

94
walk score



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

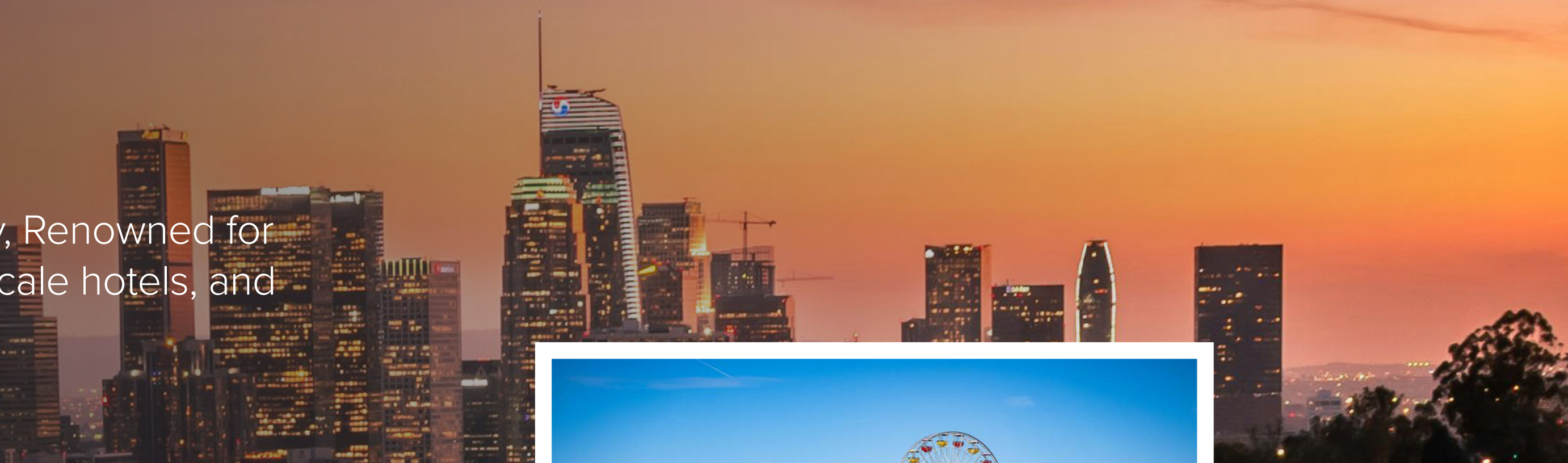
Beverly Hills is located on the west side of Los Angeles, bordered by West Hollywood to the East, Santa Monica to the West, and the mid-city neighborhoods of the City of Los Angeles to the South

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

Median Household Incomes

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

High Median Home Values

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

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

Household Density

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

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	



OPERATING DATA

215 North Swall Drive
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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	3%	\$7,650
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, position 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.

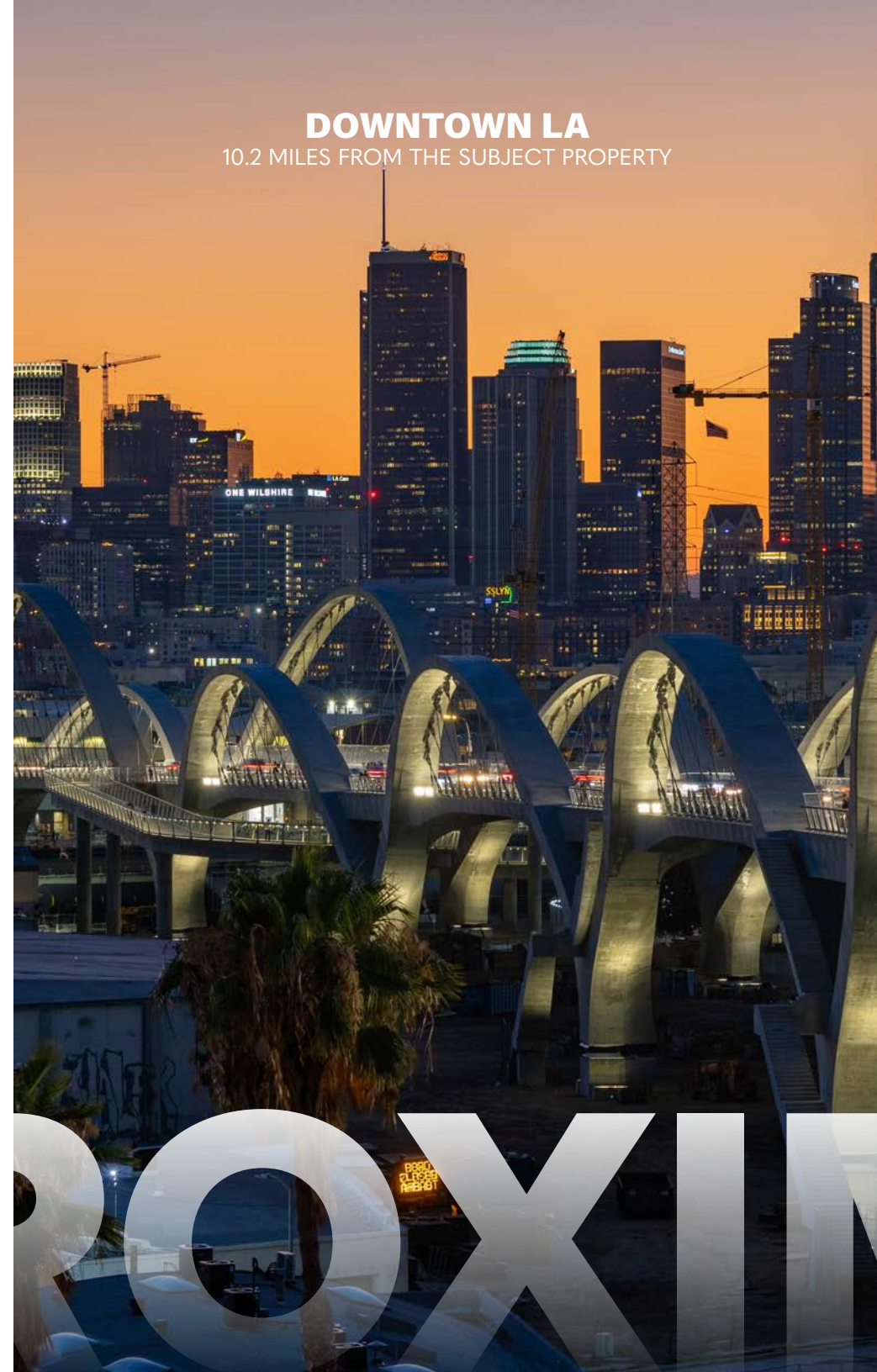
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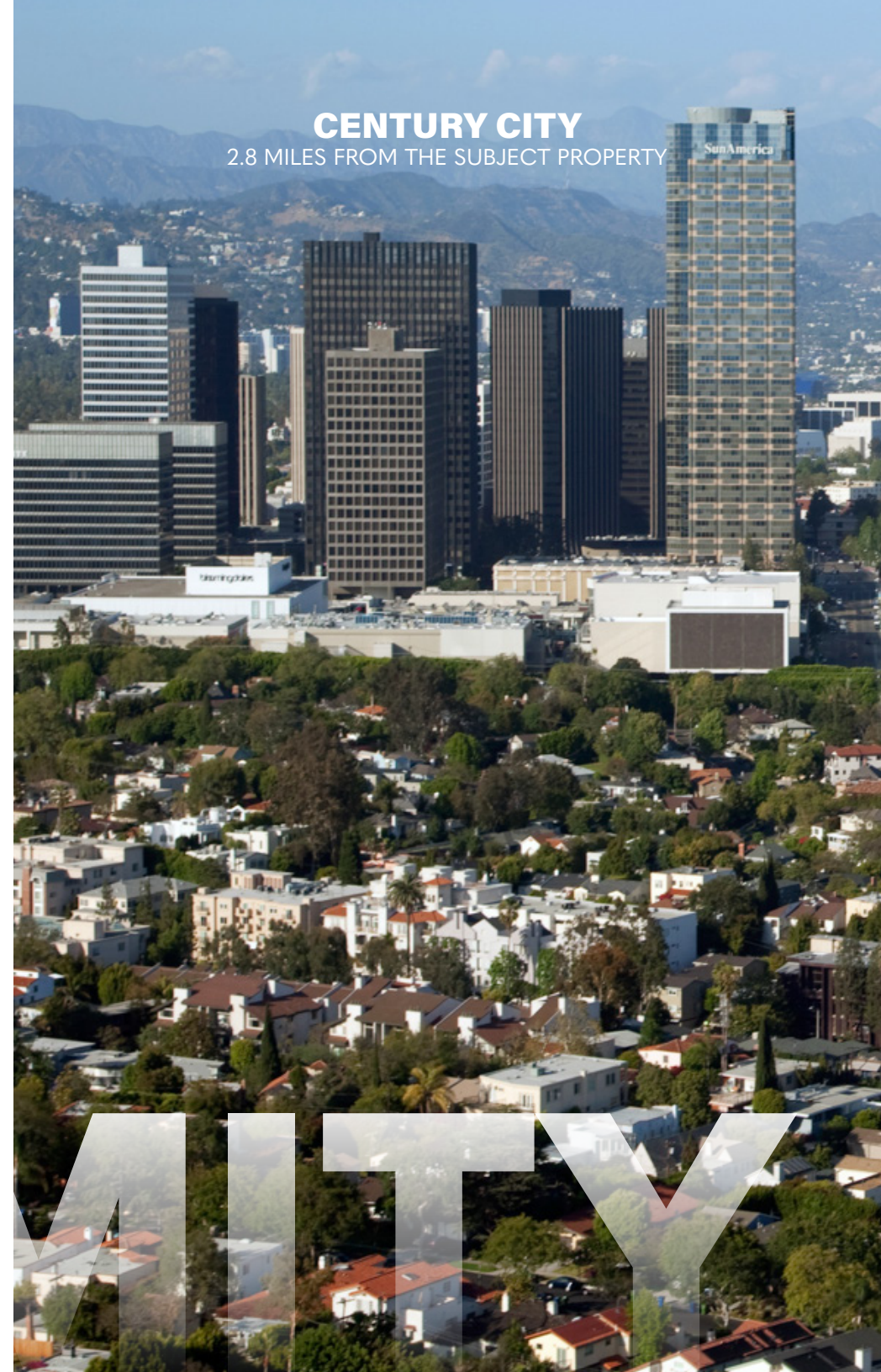
GOLDEN TRIANGLE
1.0 MILES FROM THE SUBJECT PROPERTY



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

CLOSE 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

A map of the West Hollywood area and surrounding regions. Concentric circles are drawn around West Hollywood, labeled '1 MILE', '5 MILE', and '10 MILE'. The map shows major highways like I-10 and I-405, and landmarks such as the Santa Monica Mountains National Recreation Area, Beverly Hills, Culver City, and Monica Municipal Airport.




\$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

A photograph of a large, light-colored building with a manicured hedge in front. The building has multiple windows and a classic architectural style. The hedge is well-maintained and runs along the sidewalk in front of the building.

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