

8 Units in Prime Beverlywood For Sale - 4 Units Non Rent Controlled

1250 Edris Dr.



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Offering Summary

Compass Commercial is pleased to exclusively present 1250 Edris Drive, an 8-unit multifamily investment opportunity located in the highly coveted Pico-Robertson neighborhood of Los Angeles. Approximately 1.5 blocks from the Beverly Hills border and offered at \$4,195,000...or \$524,375 per door. This asset presents a compelling blend of stable in-place income and significant upside as rents on the non-rent-controlled units continue to reposition to market. Four of the eight units are subject to rent control, providing stable income, while the remaining four are exempt, giving an investor unrestricted upside. All units are individually water-metered and tenants pay their own utilities, leaving ownership responsible only for trash, house electricity, and house water, a lean expense structure that supports strong in-place cash flow.



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1250 Edris Drive

Los Angeles, CA 90035
Effective September 1, 2026 Rent Roll - Annual Figures

\$234,360 GROSS INCOME	\$34,250 TOTAL EXPENSES	\$200,110 NET OPERATING INCOME	14.6% OPEX RATIO
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EXPENSE BREAKDOWN

Category	Annual Total	% Inc.	% Exp.
Insurance	\$12,496.58	5.3%	36.5%
Management Fees	\$7,187.00	3.1%	21.0%
Trash Collection	\$4,868.76	2.1%	14.2%
Repairs & Maintenance	\$4,567.63	1.9%	13.3%
Licenses & Permits	\$2,027.11	0.9%	5.9%
Utilities (Owner-Paid)	\$2,025.51	0.9%	5.9%
Pest Control	\$350.10	0.1%	1.0%
Fire Monitor	\$390.00	0.2%	1.1%
Dues & Subscriptions	\$319.65	0.1%	0.9%
Gas (Owner-Paid)	\$18.18	0.0%	0.1%
TOTAL EXPENSES	\$34,250.52	14.6%	100.0%

ANNUAL INCOME SUMMARY

	Annual Total	Monthly Avg.
Gross Rental Income	\$234,360.00	\$19,530.00
Other Income	—	—
Total Operating Expenses	(\$34,250.00)	(\$2,854.17)
NET OPERATING INCOME	\$200,110.00	\$16,675.83

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This summary is based on owner-provided operating data for the trailing 12-month period. All figures are unaudited.

1250 Edris Drive

Los Angeles, CA 90035
Effective September 1, 2026 · Detailed Unit-by-Unit Breakdown

8	100%	\$19,530	\$234,360
TOTAL UNITS	OCCUPANCY	MONTHLY INCOME	ANNUALIZED INCOME

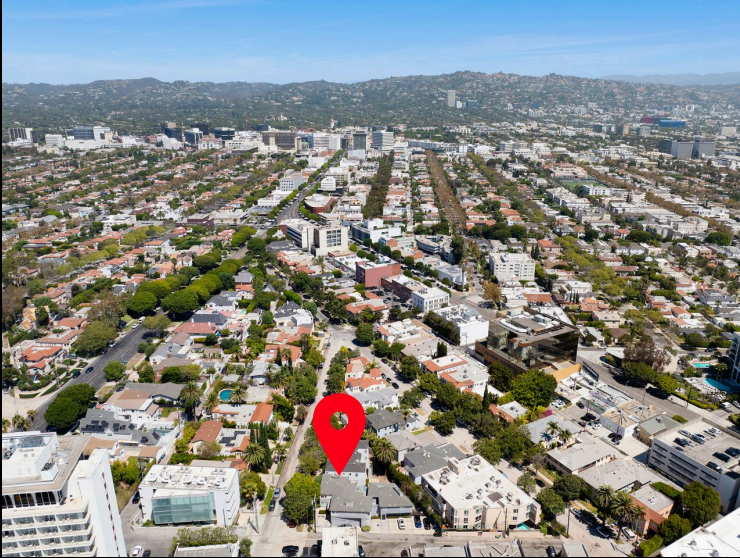
Unit	Current Rent	Lease Status	Notes
1	\$3,145.00	Month to Month	
2	\$2,705.00	Month to Month	
3	\$2,290.00	Fixed Term – Thru 02/14/2027	Rent not increased
4	\$2,390.00	Fixed Term – Thru 07/31/2027	Rent not increased
5	\$875.00	Month to Month	Low-income unit
6	\$2,535.00	Month to Month	
7	\$2,620.00	Month to Month	
8	\$2,970.00	Month to Month	
TOTAL	\$19,530.00		

Effective September 1, 2026. All leases month-to-month unless otherwise noted. Units 3 and 4 are on fixed-term leases and were not increased at last renewal. Unit 5 is a deed-restricted low-income unit.

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FOR SALE

250 Edris Dr. Los Angeles, CA 90035

8-unit multifamily asset in Pico-Robertson.

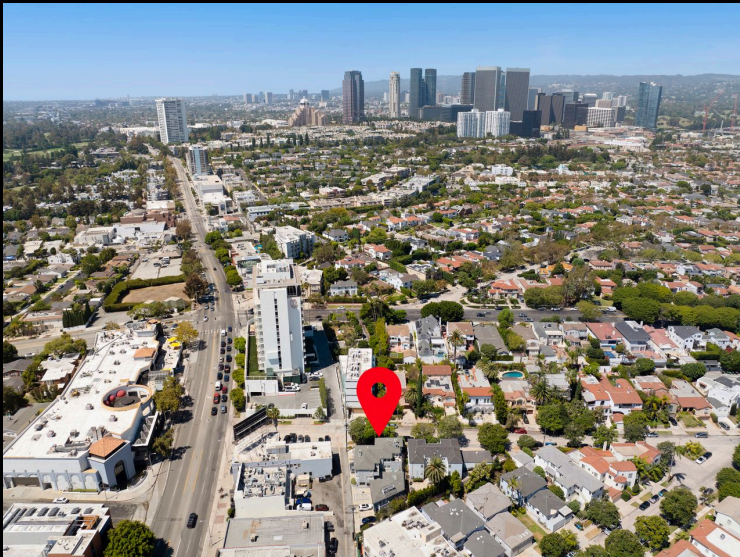
- Offered at \$4.195M | \$524.4K/unit.
- Approx. 4.8% in-place cap rate.
- 4 rent-controlled units / 4 non-rent-controlled, newly constructed units.
- Individually metered, including water, utilities keep ownership overhead lean.
- Controlled-access security building.
- Central A/C, in-unit washer/dryer, dishwasher in every unit.
- Approximately 1.5 blocks from the Beverly Hills border.
- Strong in-place income with clear upside as exempt units reposition to market.



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1250 Edris D 8 Units - Beverlywood



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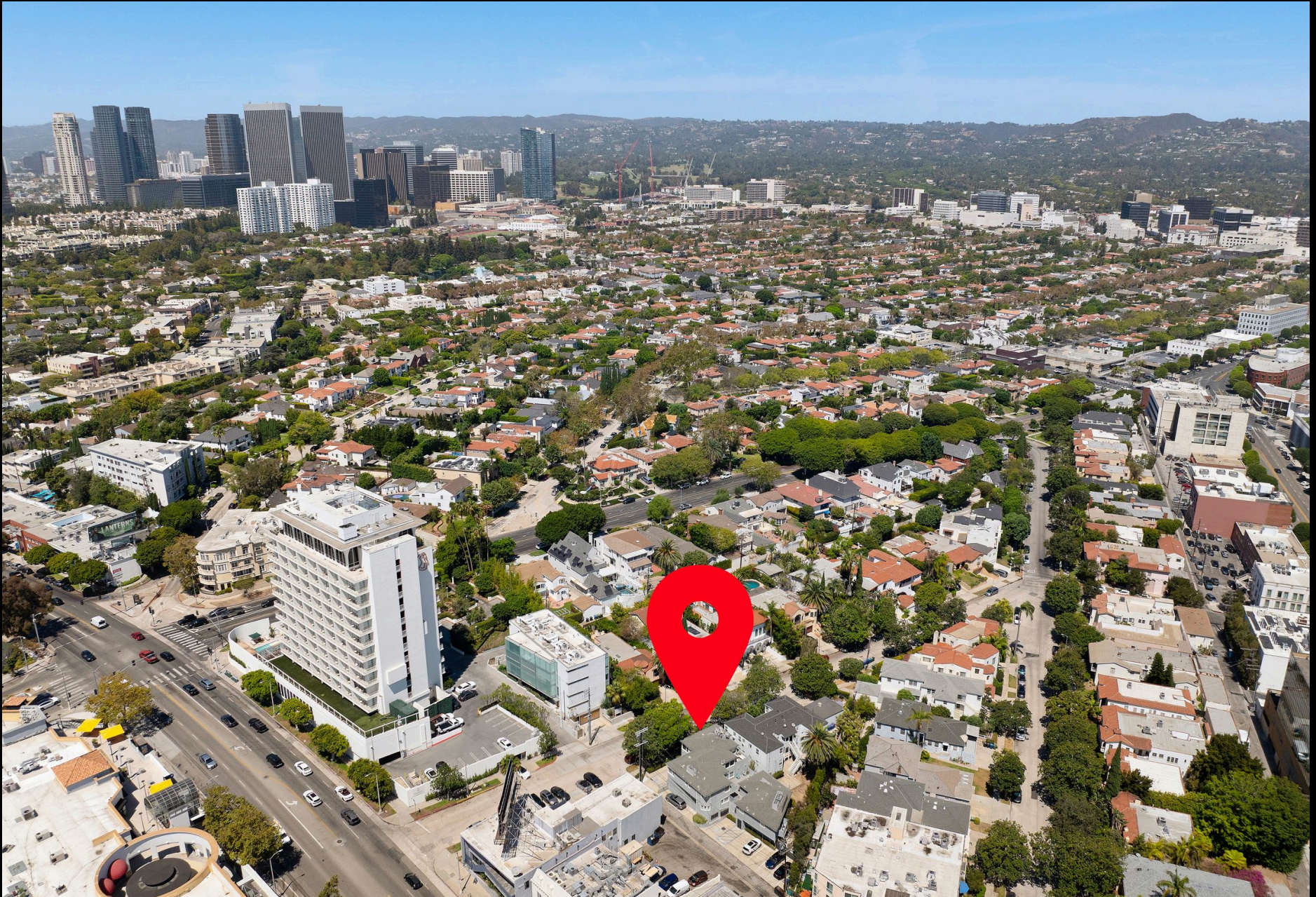
1250 Edris Dr. 8 Units in Beverlywood



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1250 Edris Dr. | 8-Units In Prime Beverlywood



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SHAKERCHI REAL ESTATE GROUP

SAM SHAKERCHI



As Senior Vice President of Compass Commercial in Beverly Hills, Sam has been involved in the sales, purchases, and leasing, of commercial properties in Beverly Hills and the greater Los Angeles area for over 20 years. He started his career at Coldwell Banker in Beverly Hills and then went on to found the Teles Properties commercial division in 2013. Teles then grew their footprint to 22 offices and was later acquired by Douglas Elliman in 2017. Sam was then recruited by Compass where he has successfully grown and expand their commercial division in Beverly Hills and Los Angeles.

Having skin in the game - As a Commercial Property owner, landlord, and former tenant, as well, Sam understands the entire cycle and all sides of a deal. From your very first meeting with him, throughout the entire process, and well after closing, he maintains the highest level of integrity, reliability, professionalism, and loyalty. Sam is also a specialist in keeping his finger on the pulse of the highly desired off-market community as well. "In this age of technology, where everyone can go online and find properties at their fingertips, you must be able to provide your clients with off-market opportunities. "Knowledge and access is the greatest commodity in this business." With a keen sense of local and commercial trends and developments, Sam provides his clients with expert market knowledge and hands-on service that is second to none.

Prior to becoming a real estate agent, Sam owned and operated Sammy's Sports in the Golden Triangle of Beverly Hills. He loves spending time with his wife and two kids, mentoring new agents, is an avid ice hockey player, and a decent guitarist.

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