



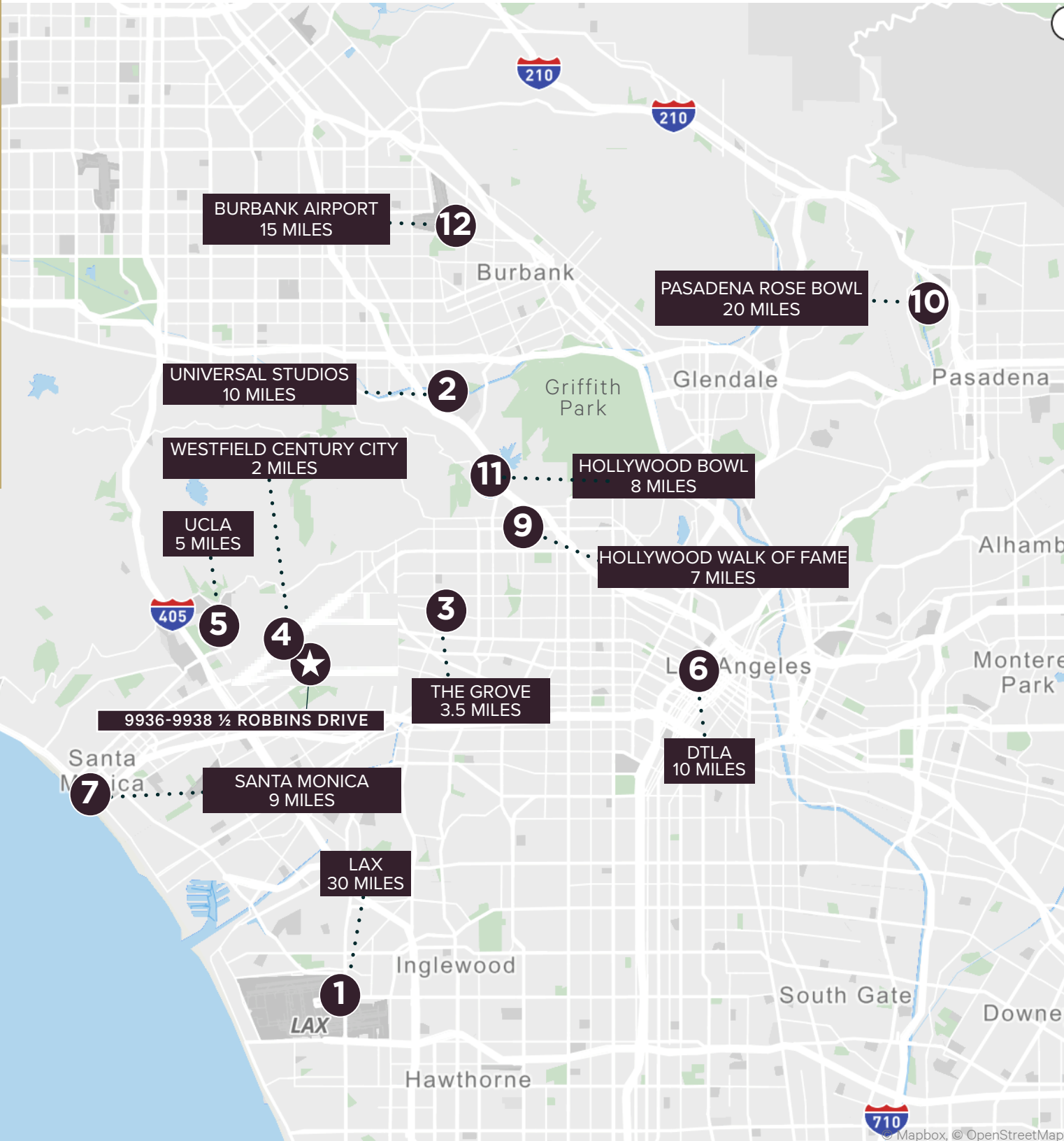
RARE QUADRUPLIX INVESTMENT OPPORTUNITY

9936-9938^{1/2} ROBBINS DRIVE | BEVERLY HILLS, CA | 4 UNITS

OFFERING MEMORANDUM

CBRE

LOS ANGELES COUNTY
BEVERLY HILLS



LEGEND

- 1. LAX AIRPORT
- 2. UNIVERSAL STUDIOS
- 3. THE GROVE
- 4. WESTFIELD CENTURY CITY
- 5. UCLA
- 6. DOWNTOWN LOS ANGELES
- 7. SANTA MONICA
- 8. MALIBU
- 9. HOLLYWOOD WALK OF FAME
- 10. PASADENA ROSE BOWL
- 11. HOLLYWOOD BOWL
- 12. BURBANK AIRPORT



TABLE OF
CONTENTS

01 EXECUTIVE
SUMMARY

02 LOCATION
OVERVIEW

03 PROPERTY &
FINANCIAL OVERVIEW

04 RENT
COMPARABLES

Exclusively Listed By
INVESTMENT SALES

JIM MEANEY
First Vice President
+1 805 377 5020
Lic. 01360121
jim.meaney@cbre.com

01

EXECUTIVE SUMMARY



The Offering

CBRE, Inc. is pleased to present an exceptional multifamily investment opportunity: a well-appointed four-unit property located at 9936 Robbins Drive in the prestigious city of Beverly Hills.

Ideally situated in the heart of Beverly Hills, the property enjoys close proximity to major corridors including Santa Monica Boulevard and Wilshire Boulevard. Positioned between South Moreno Drive and South Lasky Drive, this location offers a highly walkable lifestyle, with a "Walker's Paradise" Walk Score® of 92. Residents benefit from convenient access to Beverly Hills High School, as well as world-class shopping, dining, and entertainment found in the renowned Golden Triangle and along iconic Rodeo Drive.

Beverly Hills is internationally recognized for its top-rated schools, luxury hotels, and high-end retail, making it one of the most desirable residential communities in the world. The property is moments from everyday conveniences such as Pavilions, Starbucks, and Whole Foods Market, and is centrally located near major destinations including the Beverly Center, UCLA, Cedars-Sinai Medical Center, The Grove, and Westfield Century City.

Strategically positioned within Los Angeles County, Beverly Hills offers seamless connectivity to the 10, 110, and 405 freeways, as well as neighboring communities such as West Hollywood, Century City, Westwood, and Bel Air. The property is also a short drive to Downtown Los Angeles and the coastal destinations of Santa Monica and Venice Beach. Notable attractions within a 20-mile radius include the Hollywood Walk of Fame, Universal Studios, the Getty Center, the Hollywood Bowl, and Crypto.com Arena.

Built in 1937, 9936 Robbins Drive is a well-maintained and recently renovated two-story building comprising four spacious units. The property sits on an approximately 7,004 square foot lot, with a total building area of approximately 5,604 square feet. Its charming architecture features mature landscaping, decorative brickwork, vintage French-style windows, and private balconies. Additional amenities include outdoor seating areas and on-site garage parking.

Each unit is thoughtfully updated with modern finishes, including double-entry doors, in-unit washers and dryers, remodeled kitchens equipped with dishwashers and upgraded appliances. Units also feature wall air conditioning and garbage disposals, while two units include functional fireplaces. A new roof has recently been installed, further enhancing the property's value and reducing near-term capital expenditure.

9936 Robbins Drive represents a rare opportunity to acquire a stable, income-producing asset in one of the most sought-after rental markets in the country. Whether for a first-time investor, seasoned buyer, or those pursuing a 1031 exchange, this offering combines long-term growth potential with immediate income in a premier Beverly Hills location.



4

TOTAL UNITS



±5,604

BUILDING SIZE



1

BUILDINGS



±1,401 SF

AVERAGE UNIT SIZE



1937

YEAR BUILT



±7,004

LOT SIZE



Investment Highlights

PRICE	\$3,850,000
UNIT MIX	1 - 2B/2B 2 - 2B/1.5B 1 - 2B/2.5B
\$/UNIT	\$962,500
\$/SF	\$687
CURRENT CAP RATE	2.62%
PROFORMA CAP RATE	3.81%
CURRENT GRM	22.14
PROFORMA GRM	17.34
PARCEL NUMBER	4328-005-008

PARKING Five On-Site Parking Garages

UTILITIES/METERING

ELECTRIC	Tenant*
GAS	Tenant*
WATER	Landlord
TRASH	Landlord

* SPEAK WITH LISTING AGENT REGARDING HOUSE METERS.

Investment Opportunity

- 

Prestigious Beverly Hills fourplex located just one block from Beverly Hills High School
- 

Well-maintained asset featuring extensively remodeled interiors and a new roof
- 

Desirable unit mix of spacious two-bedroom floor plans averaging approximately 1,401 SF
- 

Interior features include modern double entry doors, in-unit washers & dryers, fresh paint, remodeled kitchens with dishwashers, upgraded appliances, wall A/C, and garbage disposals; select units include operational fireplaces
- 

Charming property amenities: lush mature landscaping, decorative brick detailing, vintage French-style windows and balconies, and on-site garage parking
- 

100% occupancy since 2021
- 

Strong value-add opportunity with approximately 28% rental upside through continued interior renovations
- 

Exceptional demographics: ±275,264 population within a 3-mile radius and median household income of approximately \$184,161
- 

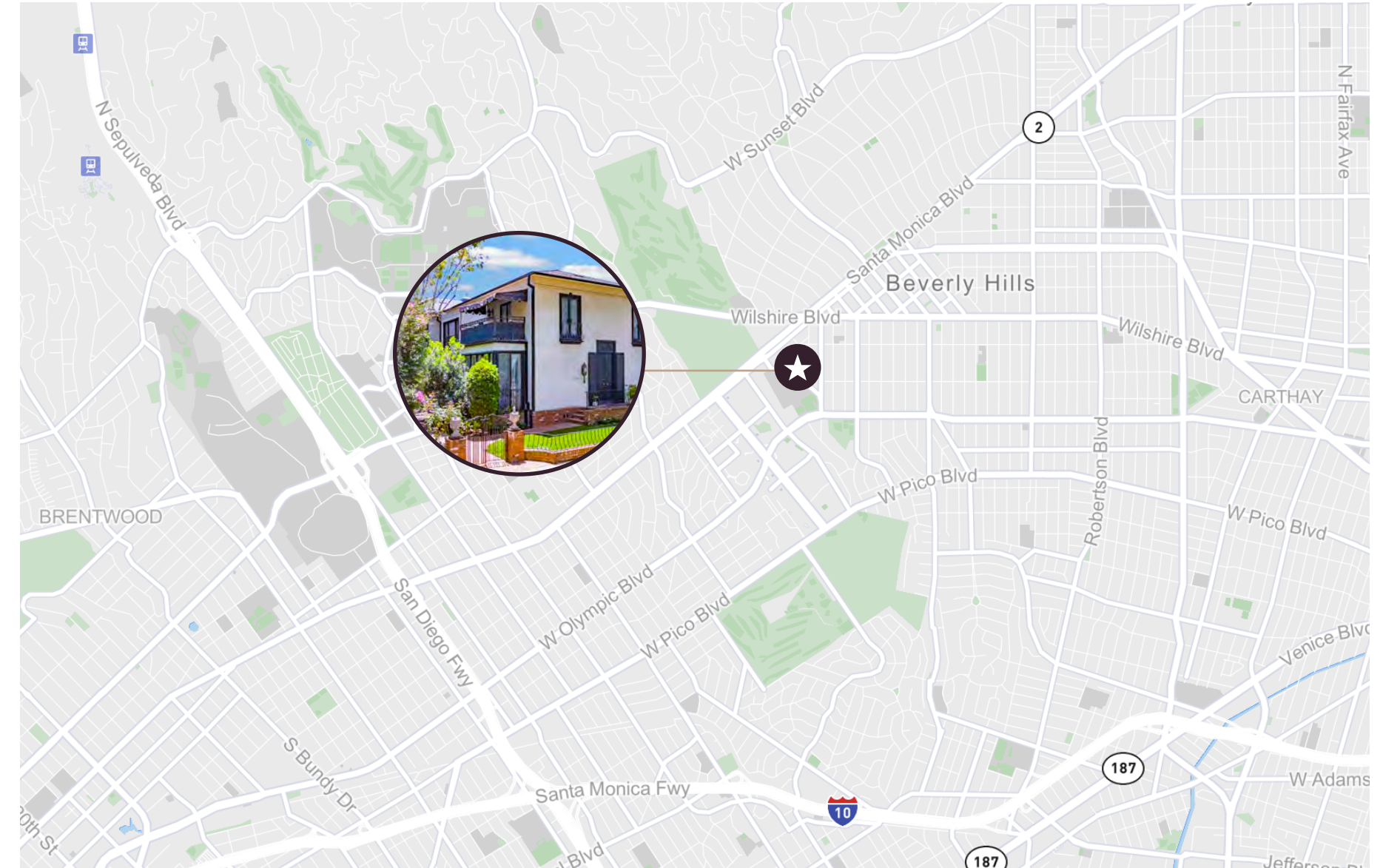
Centrally located with convenient access to Bel Air, West Hollywood, Century City, and Westwood
- 

Minutes from the Golden Triangle, Westfield Century City, and University of California, Los Angeles, as well as world-class dining, luxury retail, and five-star hospitality destinations

PARCEL MAP



VICINITY MAP





AERIAL VIEW



GOLDEN
TRIANGLE
BUSINESS
DISTRICT

BR
RODEO DRIVE

02

LOCATION
OVERVIEW







BEVERLY HILLS HIGHLIGHTS

The prestigious Westside of Los Angeles County continues to represent some of the most sought-after real estate in the world. Iconic cities such as Beverly Hills, Santa Monica, Malibu, Culver City, and West Hollywood anchor the region, alongside renowned neighborhoods including Bel Air, Brentwood, Century City, Pacific Palisades, Venice, and Westwood—all contributing to the area’s global appeal.

The City of Beverly Hills spans approximately 5.7 square miles and is home to approximately ±32,000 residents, while welcoming millions of visitors annually. Its prime location in the heart of Southern California offers convenient access to business centers, beaches, and entertainment hubs.

Renowned for its palm-lined streets, Mediterranean climate, and exceptional lifestyle amenities, Beverly Hills delivers world-class dining, luxury retail, and cultural attractions. Globally recognized destinations such as Rodeo Drive and Beverly Gardens Park enhance the city’s prestige and desirability.

Surrounded by Los Angeles and West Hollywood, Beverly Hills operates as a full-service city offering top-rated public services, highly regarded schools, and meticulously maintained infrastructure. The city continues to rank among California’s leaders in retail sales per capita, driven by its concentration of luxury brands, hospitality, and tourism.

Synonymous with sophistication, exclusivity, and global recognition, Beverly Hills remains a benchmark for luxury living. From architecturally significant estates to contemporary masterpieces, the city offers some of the most coveted residential properties in the world—making it a premier destination for those seeking an unparalleled lifestyle in Southern California.



BEVERLY HILLS POPULAR RETAIL

NOTABLE RESTAURANTS & CAFE'S	NEARBY ENTERTAINMENT & HOSPITALITY	BEVERLY HILLS RETAILERS
        	      	             



BEVERLY HILLS DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 2025 POPULATION - CURRENT YEAR ESTIMATE	24,832	275,264	670,671
 2030 POPULATION - FIVE YEAR PROJECTIONS	24,800	276,311	670,883
 2025 MEDIAN AGE	48	37	38
 2025 AVERAGE HOUSEHOLD INCOME	\$230,862	\$184,161	\$176,021
 2025 MEDIAN VALUE OF OWNER OCC. HOUSING UNITS	\$2,000,001	\$1,713,402	\$1,638,330

TOP EMPLOYERS



EDUCATION



AREA TRANSPORTATION

METRO PURPLE (D LINE) EXTENSION TRANSIT PROJECT



The Metro D Line (Purple) Extension has reached a pivotal turning point, with Section 1—including the Wilshire/ La Brea, Fairfax, and La Cienega stations—officially scheduled to open for service on May 8, 2026. While technical complexities and supply chain shifts moved the timeline slightly, all nine miles of tunneling were completed in 2024. Construction is now concentrated on Section 2’s Wilshire/Rodeo and Century City stations, which are 90% complete and forecasted for a Spring 2027 debut, followed by the Westwood/UCLA and VA Hospital stations in late 2027 or early 2028. Metro remains committed to having the entire extension fully operational as a primary transportation artery for the 2028 Summer Olympics.

This massive infrastructure investment ensures that access into and around Beverly Hills and Westwood has never been easier. These cities are centrally located and convenient to all major airports and Union Station, with seamless connectivity provided by rideshare services like Uber and Lyft. Localized transit is further enhanced by Metro Micro, which serves the UCLA/Westwood/VA Medical Center area, and three major public bus systems that provide frequent access to UCLA and Westwood Village. Together, these rail and road options solidify the region’s status as one of the most accessible and well-connected hubs in Los Angeles. the city offers some of the most coveted residential properties in the world—making it a premier destination for those seeking an unparalleled lifestyle in Southern California.



PHOTO CREDIT: LA CURBED



PHOTO CREDIT: LACITY.ORG



RODEO AVE RENDERING

03

PROPERTY & FINANCIAL OVERVIEW



AMENITIES

UNIT AMENITIES

- » Black Modern Double Entry Doors
- » In-Unit Washer & Dryer
- » Remodeled Kitchens
- » Upgraded Appliances
- » Garbage Disposable
- » Original Hardwood Floors
- » Built-in Wet Bars in the Living Rooms
- » Operational Fireplaces in Two Units
- » Wall Air Conditioning
- » Ceiling Fans

PROPERTY FEATURES

- » Lush Mature Landscaping Complemented by Decorative Brick Detailing
- » Vintage French-style Windows and Balconies
- » Five On-site Parking Garages



FEATURES & RENOVATIONS

9936 ROBBINS

- » Refurbished hardwood flooring throughout
- » Unique architectural features including a pop-out living room window and an upstairs balcony with French doors
- » New carpeting installed on interior staircase
- » Bathroom improvements include newly tiled shower
- » Enhanced lighting with newly installed fixtures
- » New in-unit washer and dryer
- » Rebuilt and waterproofed upstairs balcony

9936½ ROBBINS

- » Unit fully gutted and completely renovated in 2017
- » Private outdoor patio offering additional living space
- » Hardwood floors sanded and refinished
- » Kitchen upgrades include replaced cabinetry, new tile countertops, and updated appliances
- » New lighting installed throughout
- » Vintage glass door knobs and updated doors add classic character
- » Upstairs bathroom features vintage tile flooring and shower finishes
- » Interior staircase resurfaced and freshly painted
- » New interior paint throughout
- » New appliances including refrigerator, dishwasher, washer, and dryer
- » Upgraded plumbing with new copper drain lines

9938 ROBBINS

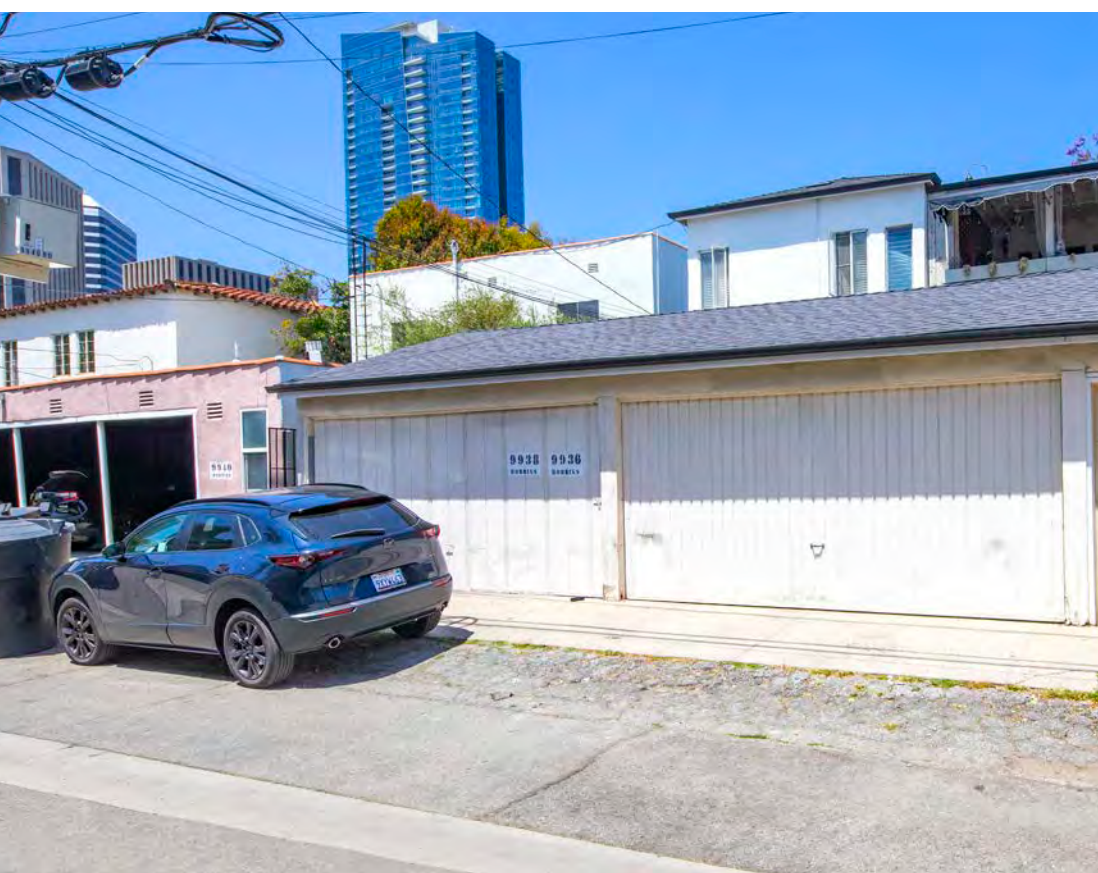
- » Fully remodeled master bathroom with new tub, toilet, and sink
- » Private outdoor patio
- » Kitchen features vintage tile finishes
- » New kitchen flooring
- » New refrigerator and dishwasher
- » Upgraded plumbing with new copper drain lines

9938½ ROBBINS

- » Fully remodeled master and second bathrooms with new tubs, toilets, tile flooring, and sinks
- » Upgraded plumbing with new copper piping
- » Replaced flooring in outdoor living room/deck area
- » Updated kitchen with new cabinets, granite countertops, and new hall flooring
- » Private outdoor patio area (currently enclosed)
- » New lighting throughout, along with updated refrigerator, washer/dryer, and wall A/C units
- » Dual-entry access doors for added convenience and privacy



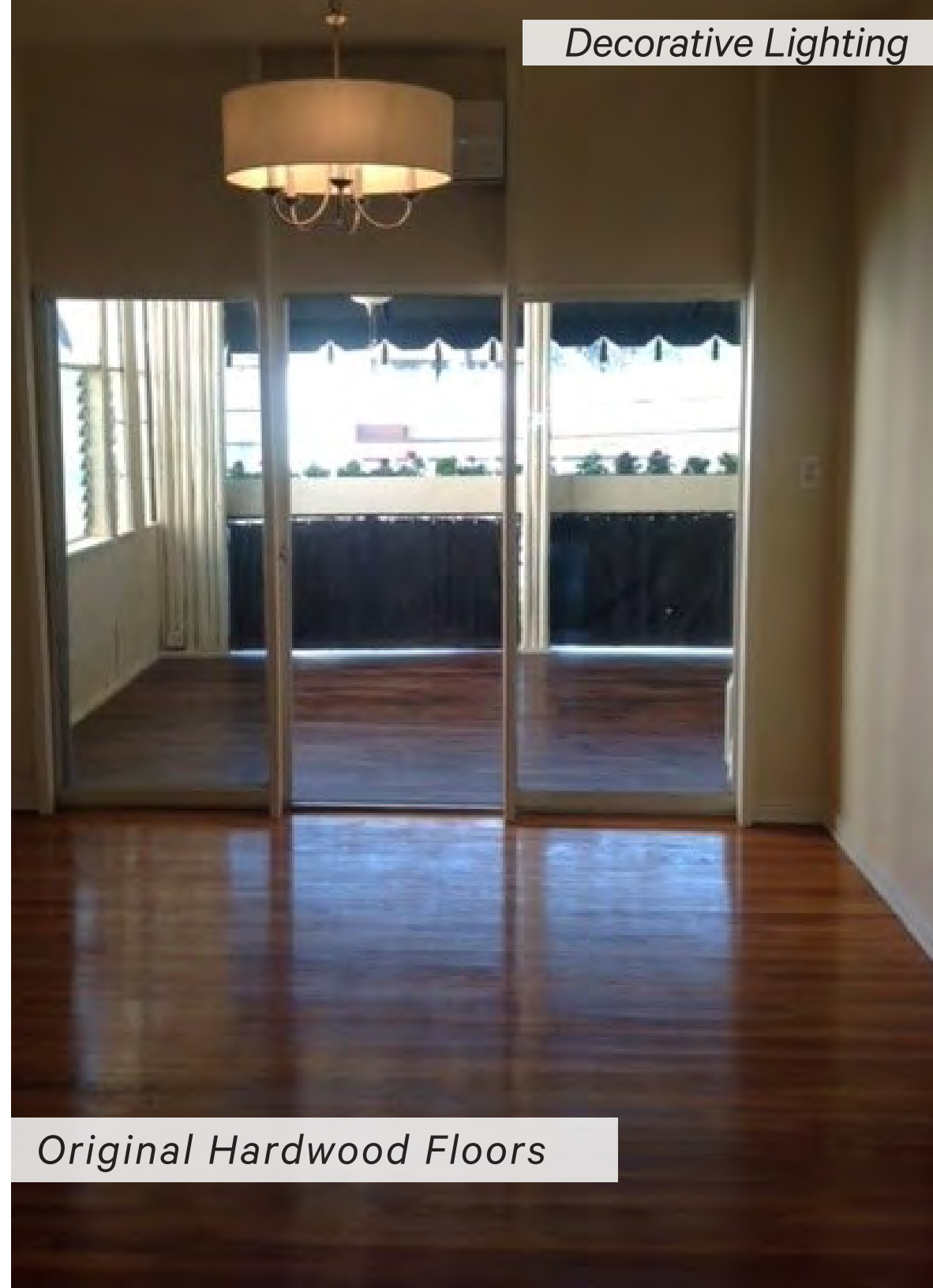




9936-9938 1/2 Robbins Drive



Outdoor Living Room Deck



Decorative Lighting

Original Hardwood Floors



Ceiling Fans



9936

9936-9938 1/2 Robbins Drive



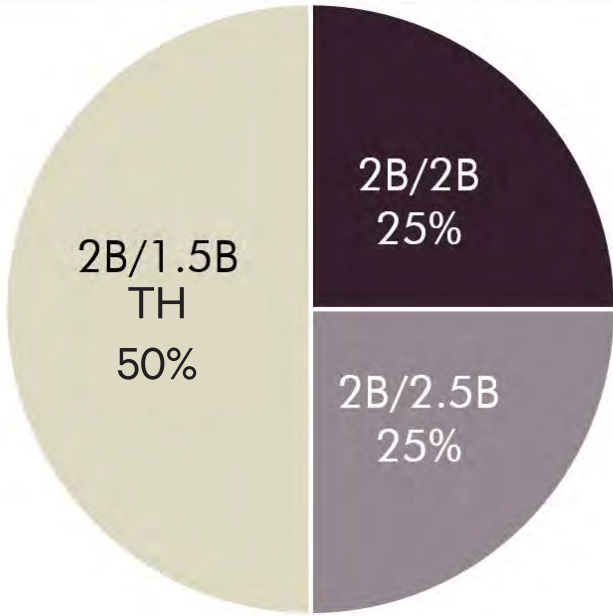
RENT ROLL

Unit	Vacant	Note	Unit Type	Unit SF	Monthly Actual Rent	Annual Actual Rent	Actual Rent/SF	Monthly Pro Forma Rent	Annual Pro Forma Rent	Pro Forma Rent/SF
9936		W/D	2B/1.5B TH	1,291	\$3,607	\$43,284	\$2.80	\$4,300	\$51,600	\$3.33
9936 1/2		W/D	2B/1.5B TH	1,221	\$3,211	\$38,532	\$2.63	\$4,150	\$49,800	\$3.40
9938		W/D	2B/2B	1,547	\$3,606	\$43,272	\$2.33	\$5,000	\$60,000	\$3.23
9938 1/2		W/D	2B/2.5B	1,547	\$4,067	\$48,804	\$2.63	\$5,050	\$60,600	\$3.27
Total: 4				5,604	\$14,491	\$173,892		\$18,500	\$222,000	
Average:				1,401	\$3,623		\$2.60	\$4,625		\$3.31

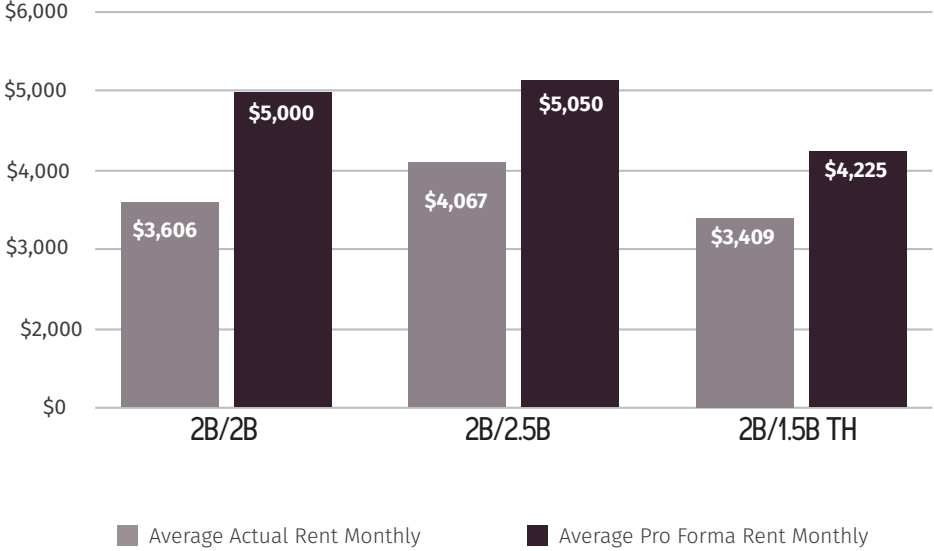


UNIT MIX & RENTS

UNIT MIX



ACTUAL RENT VS PRO FORMA RENT



INCOME & EXPENSES

Income	Current		Per Unit	Proforma		Per Unit
Gross Potential Income	\$173,892		\$43,473	\$222,000		\$55,500
Less: Vacancy/Turnover ¹	\$8,695	5%	\$2,174	\$11,100	5%	\$2,775
Effective Gross Income	\$165,197		\$41,299	\$210,900		\$52,725
Expenses	% Of EGI			% Of EGI		
New Real Estate Taxes ²	\$46,178	27.95%	\$11,545	\$46,178	21.90%	\$11,545
Insurance ³	\$3,400	2.06%	\$850	\$3,400	1.61%	\$850
Utilities ⁴	\$7,173	4.34%	\$1,793	\$7,173	3.40%	\$1,793
Business License ⁵	\$1,875	1.14%	\$469	\$1,875	0.89%	\$469
Landscaping ⁶	\$1,440	0.87%	\$360	\$1,440	0.68%	\$360
Pest Control ⁷	\$1,045	0.63%	\$261	\$1,045	0.50%	\$261
Repairs & Maintenance ⁸	\$2,271	1.37%	\$568	\$2,271	1.08%	\$568
Reserves & Replacements ⁹	\$800	0.48%	\$200	\$800	0.38%	\$200
Total Expenses	\$64,182	38.85%	\$16,045	\$64,182	30.43%	\$16,045
Expense per SF	\$11.45			\$11.45		
Net Operating Income	\$101,015		\$25,254	\$146,718		\$36,680

UNDERWRITING NOTES: BASED ON 2025 PROFIT & LOSS STATEMENT

1. Vacancy: Underwritten at 5%; actual has been 0% since 2021

2. New Tax: 1.199438%

3. Insurance: Estimated at \$850/Unit

4. Utilities: Actual

5. Business License: Actual
6. Landscaping: Actual

7. Pest Control: Actual

8. Repairs & Maintenance: Actual

9. Reserves & Replacements: Estimated at \$200/Unit/Year for Long-Term Capital Improvement Savings

FINANCIAL SUMMARY

9936-9938½ S. Robbins Drive Beverly Hills, CA	
Price	\$3,850,000
Number of Units	4
Cost Per Unit	\$962,500
Cost per Net RSF	\$687
Current CAP Rate	2.62%
Market CAP Rate	3.81%
Current GRM	22.14
Market GRM	17.34
Year Built	1937
Building Size	±5,604 SF
Lot Size	±7,004 SF



© 2026 CBRE, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Income	Current	Pro Forma
Gross Potential Income	\$173,892	\$222,000
Less: Vacancy/Turnover (5% of Total GPI)	(\$8,695)	(\$11,100)
Effective Gross Income	\$165,197	\$210,900
Less: Expenses	(\$64,182)	(\$64,182)
Net Operating Income	\$101,016	\$146,718

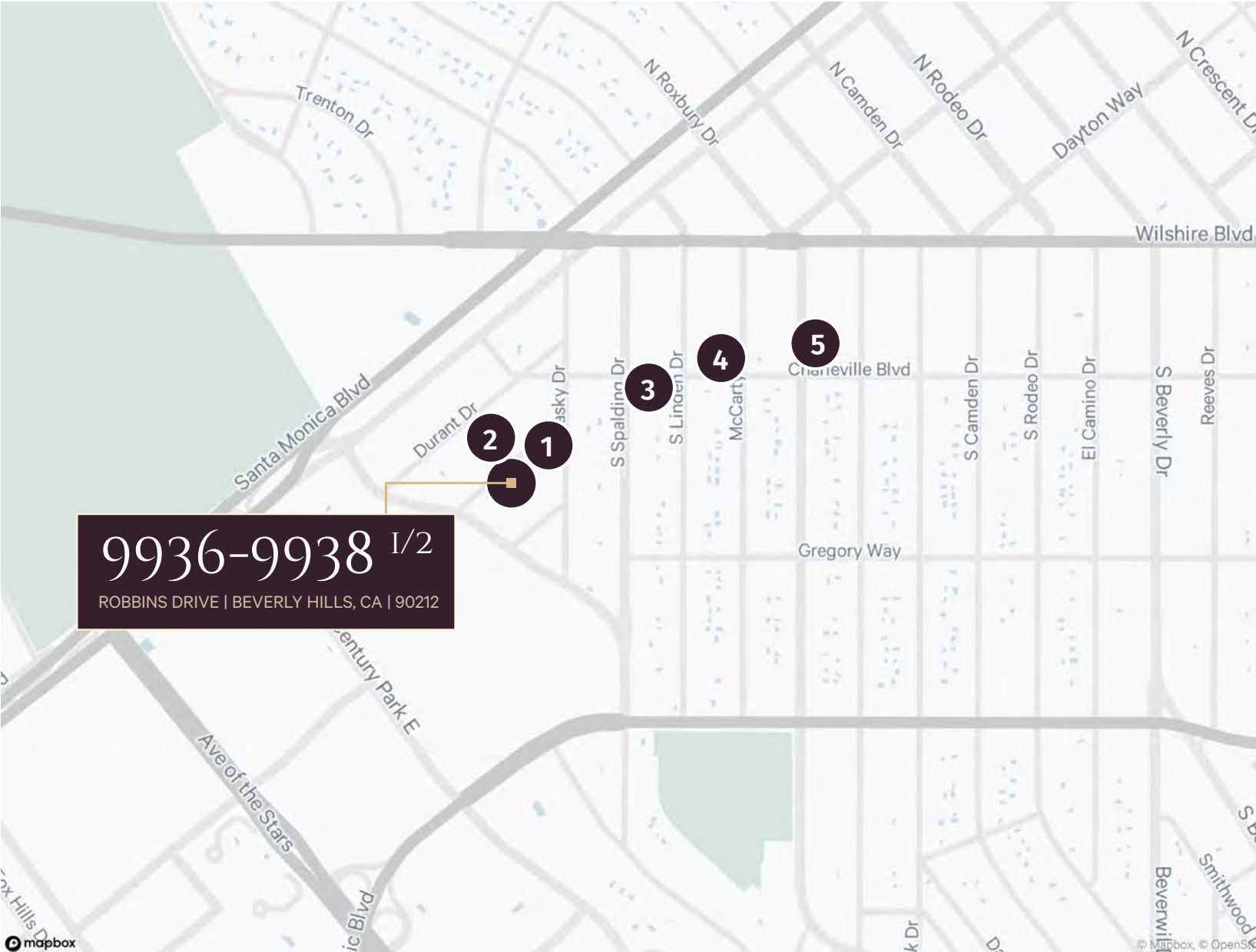
Expenses	Current	Pro Forma
New Real Estate Taxes	\$46,178	\$46,178
Insurance	\$3,400	\$3,400
Utilities	\$7,173	\$7,173
Business License	\$1,875	\$1,875
Landscaping	\$1,440	\$1,440
Pest Control	\$1,045	\$1,045
Repairs & Maintenance	\$2,271	\$2,271
Reserves & Replacements	\$800	\$800
Total Expenses	\$64,182	\$64,182
Expenses/Unit	\$16,045	\$16,045
Expenses/SF	\$11.45	\$11.45
% of EGI	38.85%	30.43%

04

RENT COMPARABLES



RENT COMPARABLES MAP



RENT COMPARABLES

	ADDRESS	CITY	# OF UNITS	YEAR BUILT	UNIT TYPE	UNIT SF	RENT	RENT/SF	COMMENTS
★	9936-9938 1/2 Robbins Dr	Beverly Hills	4	1937	2B/1.5B TH 2B/2B 2B/2.5B	1256 1547 1547	\$3,409 \$3,606 \$4,067	\$2.71 \$2.33 \$2.63	Upgraded Appliances, Original Hardwood Floors, Operational Fireplaces in Two Units, Wall Air Conditioning, In-Unit Washer & Dryer, Remodeled Kitchens, Ceiling Fans, On-Site Parking Garages
1	9904 Robbins Dr	Beverly Hills	11	1957	2B/2.5B TH	1500	\$5,000	\$3.33	In-Unit Laundry, On-Site Covered Parking, Wall AC Unit
2	9933 Robbins Dr	Beverly Hills	8	1948	2B/1B	1150	\$3,795	\$3.30	In-Unit Laundry, On-Site Covered Parking, Wall AC Unit
3	9760 Charleville Blvd	Beverly Hills	10	1940	2B/2B	1200	\$4,100	\$3.42	Shared Laundry, Garage Parking, Minimal Renovations
4	9725 Charleville Blvd	Beverly Hills	4	1951	2B/2B	1350	\$4,400	\$3.26	In-Unit Laundry, Garage Parking, Wall AC Unit
5	144 S Roxbury Dr	Beverly Hills	6	1950	2B/2.5B TH	1150	\$5,450	\$4.74	In-Unit Laundry, Garage Parking, Central AC

AFFILIATED BUSINESS DISCLOSURE

© 2026 CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CMPM OM 9336-9338 Robbins Drive Beverly Hills 4U 05/15/26

CBRE





INVESTMENT SALES

JIM MEANEY

First Vice President

+1 805 377 5020

Lic. 01360121

jim.meaney@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CPM OM 9336-9338 Robbins Drive Beverly Hills 4U 05/15/26