



447 S PALM DR
BEVERLY HILLS, CA 90212
ATTRACTIVE ASSUMABLE FINANCING AT 3% INTEREST ONLY! FIXED TILL NOV 2031

6 UNITS - BEVERLY HILLS LOCATION

Marcus & Millichap

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447
S PALM DR
BEVERLY HILLS, CA 90212









UNIT 6- VACANT 3 BED + 2 BATH





UNIT 6- VACANT 3 BED + 2 BATH



An aerial, blurred view of a city with a large blue '01' overlaid on the right side.

01

PROPERTY
DETAILS

THE OPPORTUNITY

The Sterman Multifamily Group of Marcus & Millichap is pleased to present 447 S Palm Drive, a six-unit apartment property located in the prestigious Beverly Hills submarket. Built in 1954, the property sits on an approximately 6,078 square foot lot and offers roughly 6,756 square feet of rentable space. The unit mix consists of two (2) one-bedroom/one-bath units, three (3) two-bedroom/two-bath units, and one (1) three-bedroom/two-bath unit with a private deck. The three-bedroom unit will be delivered vacant, providing an excellent owner/user.

Attractive Assumable Financing at 3% Interest Only! Fixed Till Nov 2031, complemented by a prime Beverly Hills location with immediate access to world-class retail and dining along Rodeo Drive and Wilshire Boulevard, convenient connectivity to Century City, West Hollywood, and the greater Westside, and excellent access to the I-10 and I-405 freeways.

With its premier location, desirable unit mix, and strong long-term fundamentals, 447 S Palm Drive presents a compelling investment opportunity in one of Los Angeles' most sought-after and supply-constrained rental markets.

PROPERTY SUMMARY

PRICING

Offering Price	\$3,595,000	
Price/Unit	\$599,167	
Price/SQFT	\$532.12	
CAP Rate	3.91% Current	5.48% Market
GRM	15.83 Current	12.25 Market

THE ASSET

Number of Units	6
Year Built	1954
Unit Mix	(2) 1 Bed + 1 Bath (3) 2 Bed + 2 Bath (1) 3 Bed + 2 Bath + Deck
Gross SqFt	6,756
Lot Size	6,078
Zoning	BHR4YY
Parcel Number	4332-001-011



INVESTMENT HIGHLIGHTS

- Beverly Hills location
 - Approximately 6,756 square feet of rentable area situated on a 6,078 square foot lot
- Unit mix consisting of two (2) one-bedroom/one-bath units, three (3) two-bedroom/two-bath units, and one (1) three-bedroom/two-bath unit with private deck
 - Three Bedroom Unit to be delivered vacant for an excellent owner/user opportunity
 - Attractive Assumable Financing at 3% Interest Only! Fixed Till Nov 2031
- Prime location within close proximity to world-class retail and dining along Rodeo Drive and Wilshire Boulevard
- Convenient connectivity to major employment hubs, including Century City, West Hollywood, and West Los Angeles
- Excellent access to the I-10 and I-405 freeways, providing efficient connectivity to Downtown Los Angeles, the Westside, and key employment corridors

the
BEVERLY HILTON

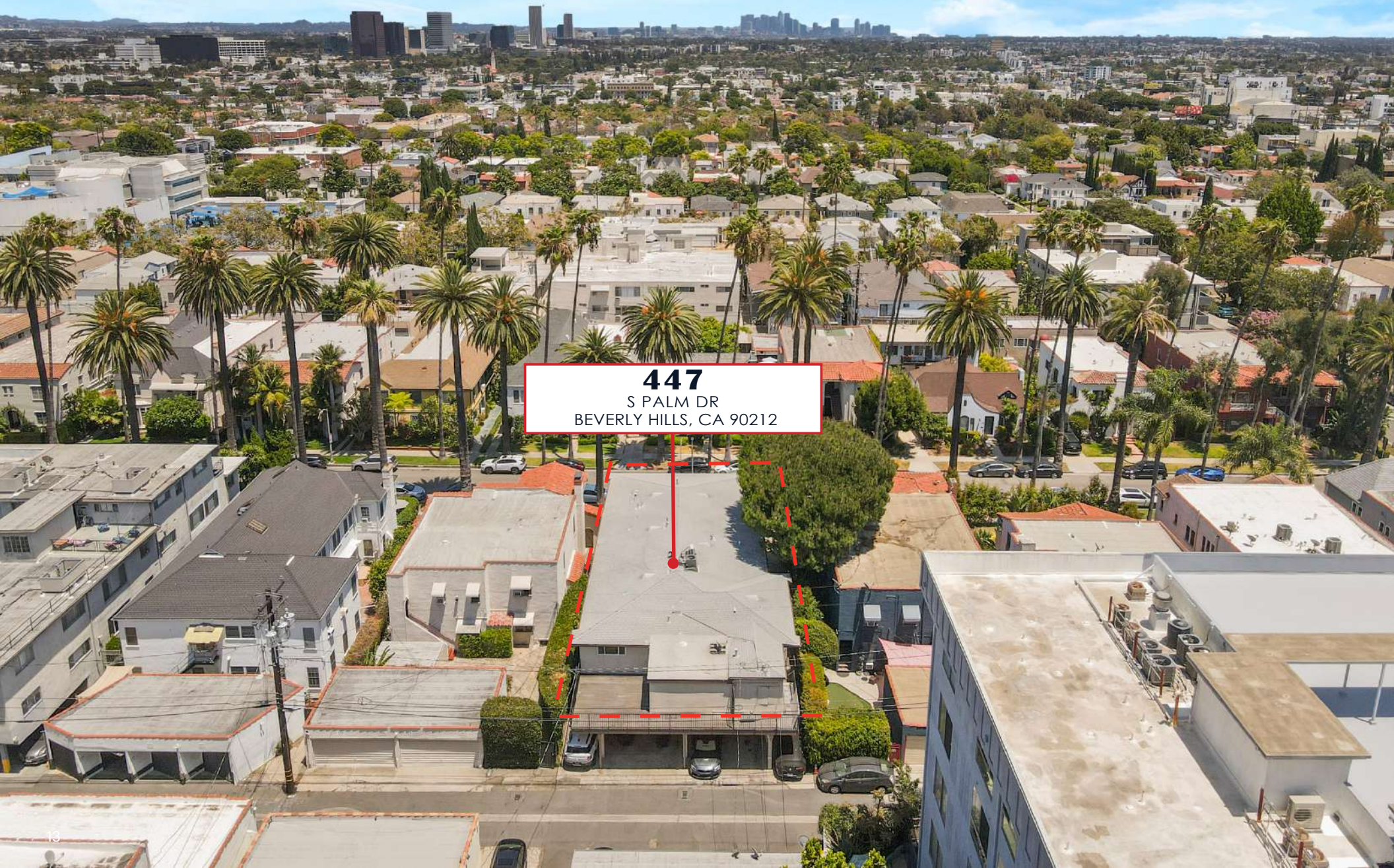
**WELLS
FARGO**



WALDORF
ASTORIA
BEVERLY HILLS

Westfield
CENTURY CITY

CENTURY PARK



447
S PALM DR
BEVERLY HILLS, CA 90212

02

FINANCIAL
ANALYSIS

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT	NOTES
1	2 Bed + 2 Bath	\$2,402	\$4,000	Occupied
2	1 Bed + 1 Bath	\$1,559	\$3,200	Occupied
3	2 Bed + 2 Bath	\$3,168	\$4,000	Occupied
4	2 Bed + 2 Bath	\$2,867	\$4,000	Occupied
5	1 Bed + 1 Bath	\$2,875	\$3,200	Occupied
6	3 Bed + 2 Bath + Deck	\$6,000	\$6,000	Vacant
		\$18,871	\$24,400	

RENT ROLL SUMMARY

UNIT #	UNIT TYPE	AVG CURRENT	CURRENT	AVG MARKET	MARKET
2	1 Bed + 1 Bath	\$2,217	\$4,434	\$3,200	\$6,400
3	2 Bed + 2 Bath	\$2,812	\$8,437	\$4,000	\$12,000
1	3 Bed + 2 Bath + Deck	\$6,000	\$6,000	\$6,000	\$6,000
TOTAL SCHEDULED RENT:			\$18,871		\$24,400

PRICING DETAILS

PRICING	
OFFERING PRICE	\$3,595,000
Down Payment	\$2,015,000
Number of Units	6
Price per Unit	\$599,167
Price per SqFt	\$532.12
Gross SqFt	6,756
Lot Size	6,078
Year Built	1954

RETURNS	CURRENT	MARKET
Cap Rate	3.91%	5.48%
GRM	15.83	12.25

ASSUMABLE FINANCING	
First Loan Amount	\$1,580,000
Terms	Interest Only Till Nov 2031
Interest Rate	3.00%
Lender	Chase

ANNUALIZED INCOME	CURRENT		MARKET	
Gross Potential Rent	\$226,454		\$292,800	
Laundry	\$600		\$600	
Gross Scheduled Income	\$227,054		\$293,400	
Vacancy Reserve	(\$6,812)	3%	(\$14,670)	5%
Effective Gross Income	\$220,243		\$278,730	
Less: Expenses	(\$79,546)	35%	(\$81,886)	28%
Net Operating Income	\$140,696		\$196,844	
Loan Payments	\$47,400		\$47,400	
Pre Tax Cash Flows	\$93,296	4.63%	\$149,444	7.42%

ANNUALIZED EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$43,117	\$43,117
Insurance	\$8,652	\$8,652
Utilities	\$6,745	\$6,745
Main. & Repairs	\$4,800	\$4,800
Off-Site Management (4%)	\$8,810	\$11,149
Landscaping	\$1,680	\$1,680
Rubbish	\$4,243	\$4,243
Misc. + Reserves	\$1,500	\$1,500
Total Expenses	\$79,546	\$81,886
Expenses/Unit	\$13,257.69	\$13,647.67
Expenses/SF	\$11.77	\$12.12



03

MARKET
COMPARABLES

SOLD COMPARABLES

- 1 320 S Doheny Dr, Beverly Hills, CA 90211
- 2 419 S Rexford Dr, Beverly Hills, CA 90212
- 3 324 S Rexford Dr, Beverly Hills, CA 90212
- 4 344 S Elm Dr, Beverly Hills, CA 90212
- 5 308 S Reeves Dr Beverly Hills CA 90212
- 6 337 S Rexford Dr, Beverly Hills, CA 90212
- S** 447 S Palm Dr. Beverly Hills, CA 90212

BEVERLY HILLS



SOLD COMPARABLES



S

**447 S PALM DR
BEVERLY HILLS, CA 90212**

Price	\$3,595,000
Units	6
Bldg SF	6,756
Year Built	1954
Cap Rate	3.91%
GRM	15.83
Price/SF	\$532.12
Price/Unit	\$599,167
Close of Escrow	N/A
Unit Mix	(2) 1+1 (3) 2+2 (1) 3+2+Deck



1

**320 S DOHENY DR
BEVERLY HILLS, CA 90211**

Price	\$2,995,000
Units	7
Bldg SF	5,920
Year Built	1954
Cap Rate	4.61%
GRM	14.69
Price/SF	\$505.91
Price/Unit	\$427,857
Close of Escrow	4/30/2026
Unit Mix	(4) 1+1 (3) 2+2



2

**419 S REXFORD DR
BEVERLY HILLS, CA 90212**

Price	\$3,995,000
Units	8
Bldg SF	5,511
Year Built	1954
Cap Rate	4.50%
GRM	14.75
Price/SF	\$724.91
Price/Unit	\$499,375
Close of Escrow	3/11/2026
Unit Mix	(8) 1+1

SOLD COMPARABLES



324 S REXFORD DR BEVERLY HILLS, CA 90212	
Price	\$4,150,000
Units	6
Bldg SF	9,368
Year Built	1968
Cap Rate	3.98%
GRM	16.31
Price/SF	\$443.00
Price/Unit	\$691,667
Close of Escrow	2/20/2026
Unit Mix	(3) 1+1 (3) 2+2

344 S ELM DR BEVERLY HILLS, CA 90212	
Price	\$3,100,000
Units	6
Bldg SF	6,962
Year Built	1955
Cap Rate	-
GRM	-
Price/SF	\$445.27
Price/Unit	\$516,667
Close of Escrow	2/10/2026
Unit Mix	(3) 1+1 (2) 2+2 (1) 3+2

308 S REEVE DR BEVERLY HILLS CA 90212	
Price	\$3,652,000
Units	8
Bldg SF	5,606
Year Built	1939
Cap Rate	5.00%
GRM	13.48
Price/SF	\$651.44
Price/Unit	\$456,500
Close of Escrow	4/15/2025
Unit Mix	(4) Studio (4) 1+1

SOLD COMPARABLES

6




**337 S REXFORD DR
BEVERLY HILLS, CA 90212**

Price	\$4,500,000
Units	8
Bldg SF	7,093
Year Built	1954
Cap Rate	4.01%
GRM	15.18
Price/SF	\$634.43
Price/Unit	\$562,500
Close of Escrow	4/14/2025
Unit Mix	(1) 1+1 (7) 2+2

SOLD COMPARABLES

	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
	320 S Doheny Dr Beverly Hills, CA 90211	7	4/30/2026	1954	(4) 1+1 (3) 2+2	\$2,995,000	\$427,857	\$505.91	4.61%	14.69
	419 S Rexford Dr Beverly Hills, CA 90212	8	3/11/2026	1954	(8) 1+1	\$3,995,000	\$499,375	\$724.91	4.50%	14.75
	324 S Rexford Dr Beverly Hills, CA 90212	6	2/20/2026	1968	(3) 1+1 (3) 2+2	\$4,150,000	\$691,667	\$443.00	3.98%	16.31
	344 S Elm Dr Beverly Hills, CA 90212	6	2/10/2026	1955	(3) 1+1 (2) 2+2 (1) 3+2	\$3,100,000	\$516,667	\$445.27	-	-
	308 S Reeve Dr Beverly Hills CA 90212	8	4/15/2025	1939	(4) Studio (4) 1+1	\$3,652,000	\$456,500	\$651.44	5.00%	13.48
	337 S Rexford Dr Beverly Hills, CA 90212	8	4/14/2025	1954	(1) 1+1 (7) 2+2	\$4,500,000	\$562,500	\$634.43	4.01%	15.18
						\$3,732,000	\$525,761	\$567.49	4.42%	14.88

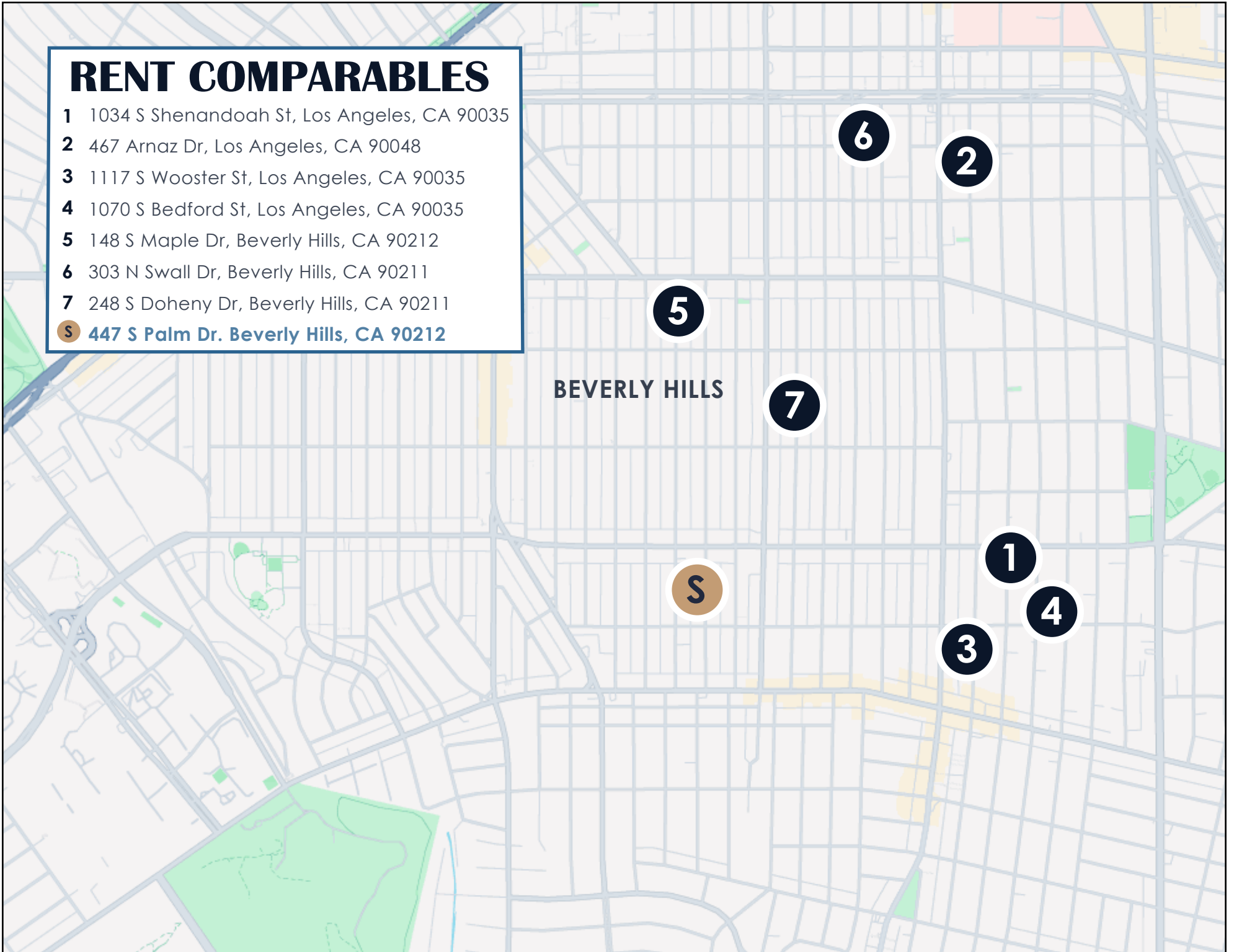
SUBJECT PROPERTY

	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
	447 S Palm Dr Beverly Hills, CA 90212	6	N/A	1954	(2) 1+1 (3) 2+2 (1) 3+2+Deck	\$3,595,000	\$599,167	\$532.12	3.91%	15.83

RENT COMPARABLES

- 1 1034 S Shenandoah St, Los Angeles, CA 90035
- 2 467 Arnaz Dr, Los Angeles, CA 90048
- 3 1117 S Wooster St, Los Angeles, CA 90035
- 4 1070 S Bedford St, Los Angeles, CA 90035
- 5 148 S Maple Dr, Beverly Hills, CA 90212
- 6 303 N Swall Dr, Beverly Hills, CA 90211
- 7 248 S Doheny Dr, Beverly Hills, CA 90211
- S** 447 S Palm Dr. Beverly Hills, CA 90212

BEVERLY HILLS



RENT COMPARABLES

	ADDRESS	UNIT MIX	PRICE	SQFT	PRICE/SQFT
ONE BEDROOM					
	1034 S Shenandoah St Los Angeles, CA 90035	1 Bed + 1 Bath	\$3,200	800	\$4.00
	467 Arnaz Dr Los Angeles, CA 90048	1 Bed + 1 Bath	\$3,200	842	\$3.80
TWO BEDROOM					
	1117 S Wooster St Los Angeles, CA 90035	2 Bed + 2 Bath	\$3,999	1305	\$3.06
	1070 S Bedford St Los Angeles, CA 90035	2 Bed + 2 Bath	\$4,000	1350	\$2.96
	148 S Maple Dr Beverly Hills, CA 90212	2 Bed + 2 Bath	\$3,995	1245	\$3.21
THREE BEDROOM					
	303 N Swall Dr Beverly Hills, CA 90211	3 Bed + 2 Bath	\$6,000	1800	\$3.33
	248 S Doheny Dr Beverly Hills, CA 90211	3 Bed + 2 Bath	\$5,950	1329	\$4.47



An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with a mix of residential and commercial buildings. The sky is a clear, vibrant blue with scattered white clouds. The text '04' is overlaid in the upper left quadrant in a large, dark blue, serif font.

04

AREA
OVERVIEW

BEVERLY HILLS

Beverly Hills is one of the most prestigious and supply-constrained rental markets in Los Angeles County, offering a highly walkable, upscale environment with world-class access to luxury retail, fine dining, and premier lifestyle amenities. The city continues to attract an affluent and stable renter base.

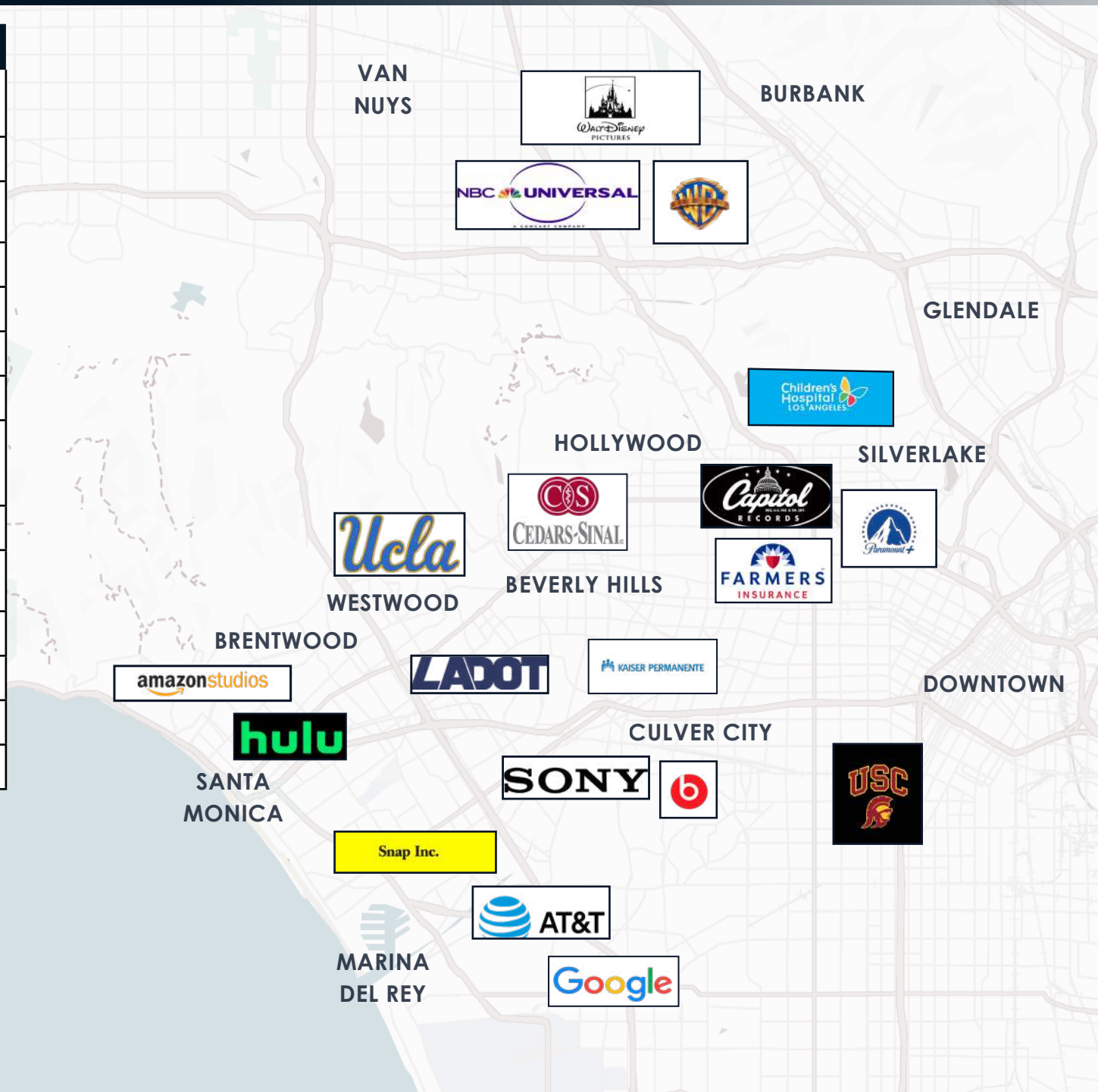
Proximity to major employment hubs in Century City, West Hollywood, and the greater Westside supports strong and consistent rental demand, driven by industries such as entertainment, finance, legal services, and hospitality.

With convenient access to Wilshire Boulevard, Santa Monica Boulevard, and nearby I-10 and I-405 freeways, Beverly Hills remains a premier multifamily investment market characterized by long-term stability, high barriers to entry, and enduring investor appeal.



TOP EMPLOYERS

EMPLOYERS	EMPLOYEES
University of California Los Angeles	50,200
Kaiser Permanente	40,800
University of Southern California	27,000
Target Corp	20,000
NBC Universal	15,000
Cedars-Sinai Medical Center	14,000
Walt Disney Co.	12,200
Los Angeles County Metro Transportation Authority	11,700
AT&T Inc.	10,500
Warner Bros. Entertainment Inc.	10,000
Farmer's Insurance Group	8,000
Children's Hospital Los Angeles	6,400
Paramount Pictures	4,500
Capitol Records	600



BEVERLY HILLS DEMOGRAPHICS

35,000

TOTAL POPULATION

40

MEDIAN AGE

14,500

TOTAL HOUSEHOLDS

\$150,000

AVERAGE HOUSEHOLD INCOME

447 S PALM DR

BEVERLY HILLS, CA 90212

EXCLUSIVELY LISTED BY



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