

Marcus & Millichap
THE AZZI GROUP

OFFERING MEMORANDUM

264 S REXFORD DR

BEVERLY HILLS, CA 90212

THE AZZI GROUP
40 YEARS
OF EXCELLENCE
Marcus & Millichap



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01

PROPERTY DESCRIPTION

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

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— PROPERTY DETAILS —

The Azzi Group of Marcus and Millichap is pleased to present the opportunity to acquire 264 S Rexford Dr, a 4-unit multifamily investment opportunity located in the highly desirable 90212 zipcode of Beverly Hills.

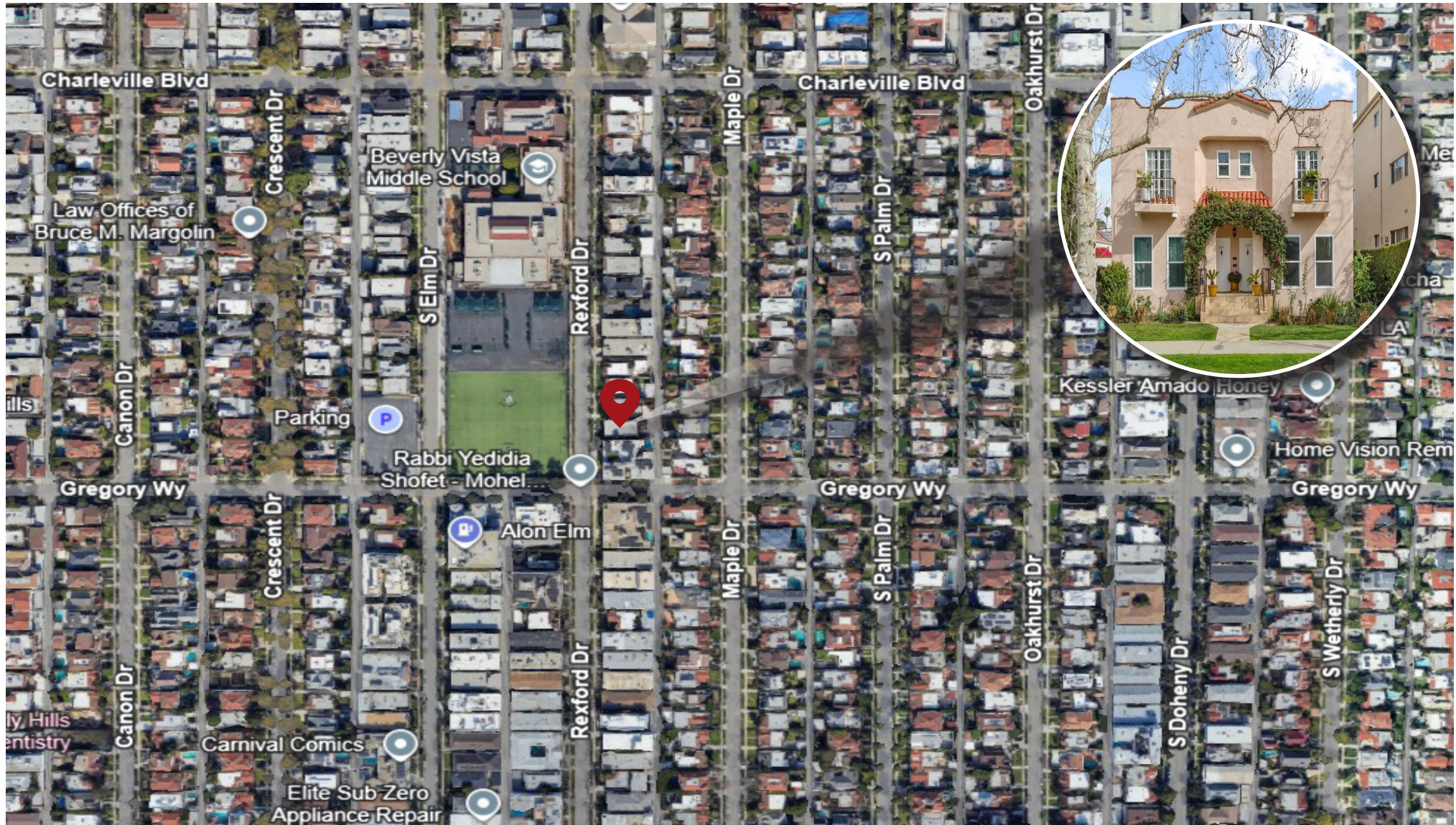
SUBJECT PROPERTY		
Property Address	264 S Rexford Dr Beverly Hills, CA 90212	
Assessor's Parcel Number	4331-014-039	
Zoning	BHR4 *	
Number of Units	4	
Number of Parking Spaces	8	
Number of Buildings	1	
Number of Stories	2	
Year Built	1927	
Gross Square Feet	4,856	
Lot Size	6,071	SF
Type of Ownership	Fee Simple	

— INVESTMENT HIGHLIGHTS —



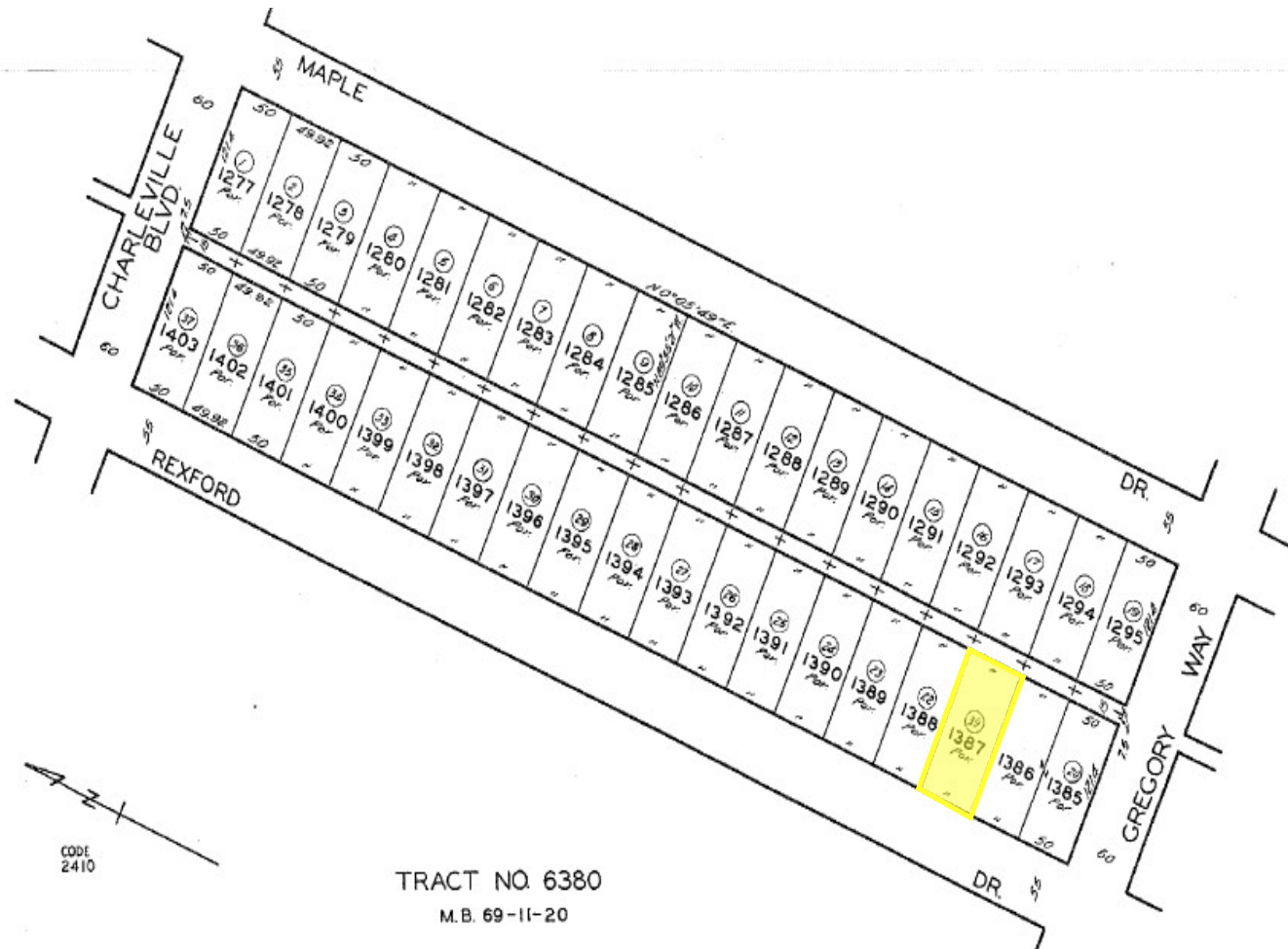
- ◆ **Spacious Unit Mix Appeal:** Four 2-bedroom, 1-bathroom units cater to families and roommates, supporting strong tenant demand and longer-term occupancy.
- ◆ **On-Site Parking Availability:** Features a dedicated surface parking lot, providing added convenience for tenants and a competitive advantage in a high-density area.
- ◆ **Prime Beverly Hills Location:** Situated in a highly desirable neighborhood, offering strong tenant demand and long-term appreciation potential.
- ◆ **Proximity to Key Amenities:** Located near premier dining, retail, and employment hubs, supporting strong occupancy and rental growth.

AERIAL MAP

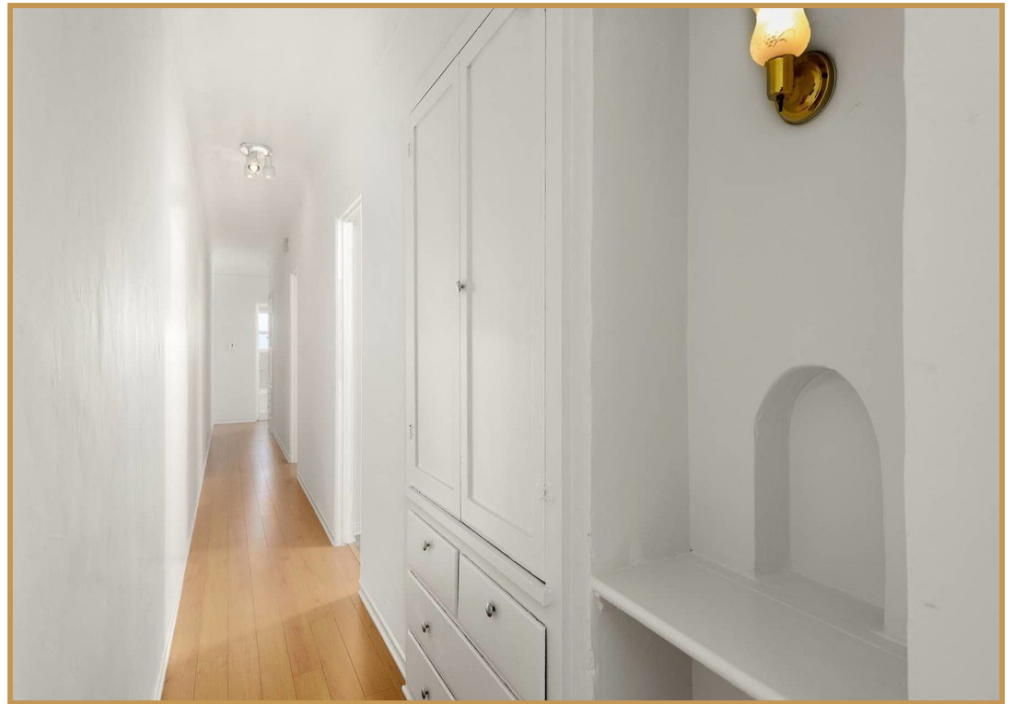


TAX MAP

APN: 4331-014-039

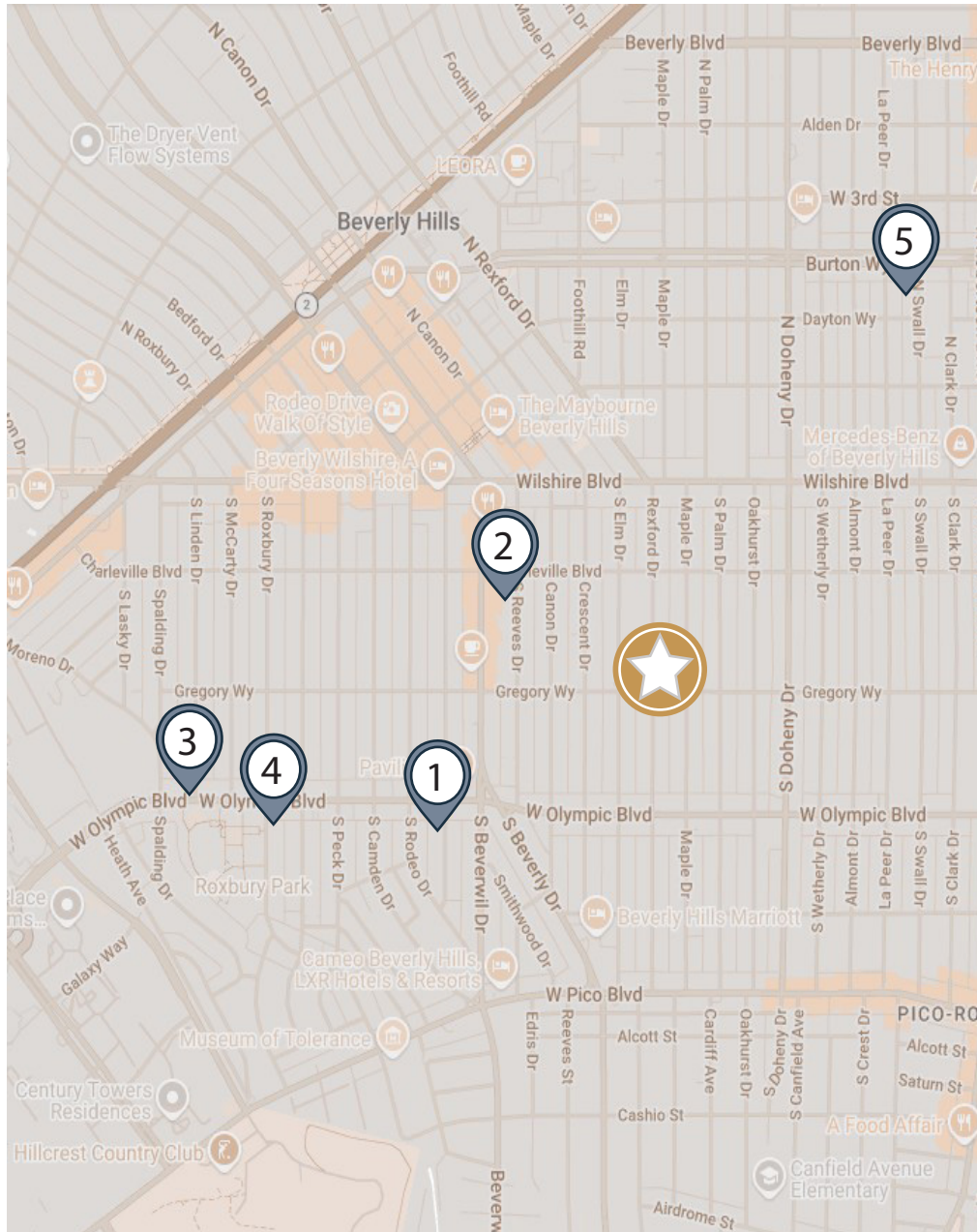








— SALE COMPARABLES —



264 S Rexford Dr
Beverly Hills, CA 90212



9500 W Olympic Blvd
Beverly Hills, CA 90212



209 S Reeves Dr
Beverly Hills, CA 90212



9741-9747 W Olympic Blvd
Beverly Hills, CA 90212



9660 W Olympic Blvd
Beverly Hills, CA 90212



327 N Swall Dr
Beverly Hills, CA 90211



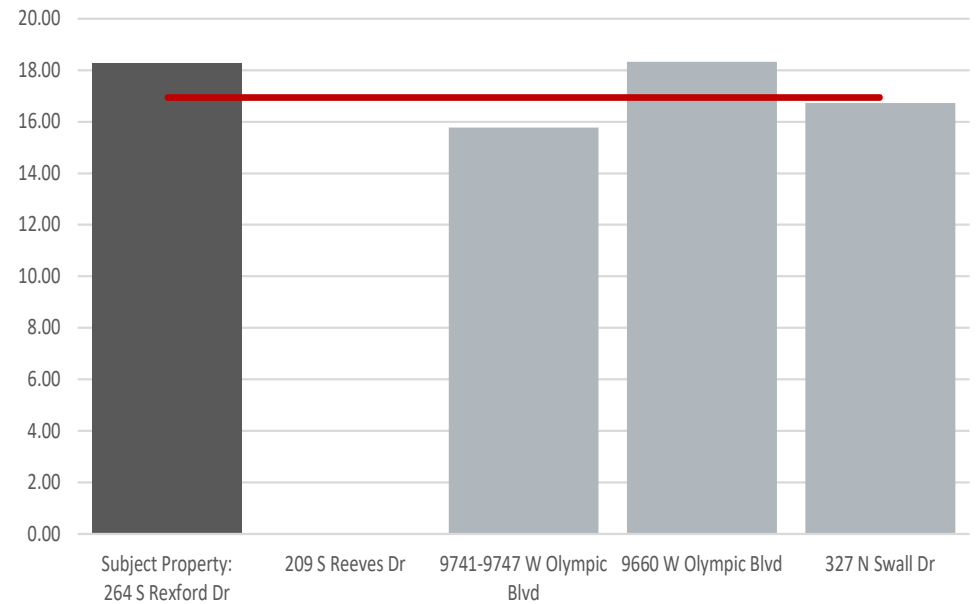
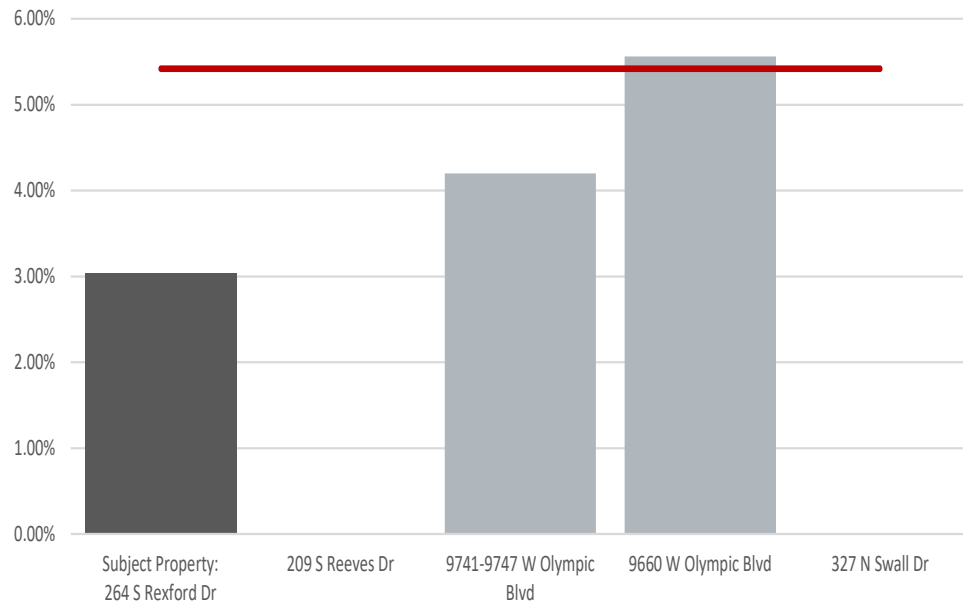
	ADDRESS	SALE PRICE	YEAR BUILT	NO. OF UNITS	PRICE/UNIT	PRICE/SF	CAP RATE	GRM	COE	UNIT MIX
1	9500 W Olympic Blvd Beverly Hills, CA 90212	\$8,075,000	1948	16	\$504,688	\$716.50	6.50%	N/A	2/2/2026	(2) Studio (14) 1 + 1
2	209 S Reeves Dr Beverly Hills, CA 90212	\$3,700,000	1940	11	\$336,364	\$672.24	N/A	N/A	12/29/2025	(6) Studio (5) 1 + 1
3	9741-9747 W Olympic Blvd Beverly Hills, CA 90212	\$3,335,000	1937	6	\$555,833	\$466.04	4.20%	15.77	12/18/2025	(6) 1 + 1
4	9660 W Olympic Blvd Beverly Hills, CA 90212	\$3,800,000	1935	5	\$760,000	\$572.63	5.56%	18.33	11/25/2025	(1) 1 + 1 (1) 2 + 1 (2) 2 + 2 (1) 3 + 3
5	327 N Swall Dr Beverly Hills, CA 90211	\$3,225,000	1932	5	\$645,000	\$438.66	N/A	16.72	7/21/2025	(5) Studio
				AVG.	\$560,377	\$573.21	5.42%	16.94		

SALE COMPARABLES

AVERAGE CAP RATE

5.42% AVERAGE GRM

16.94

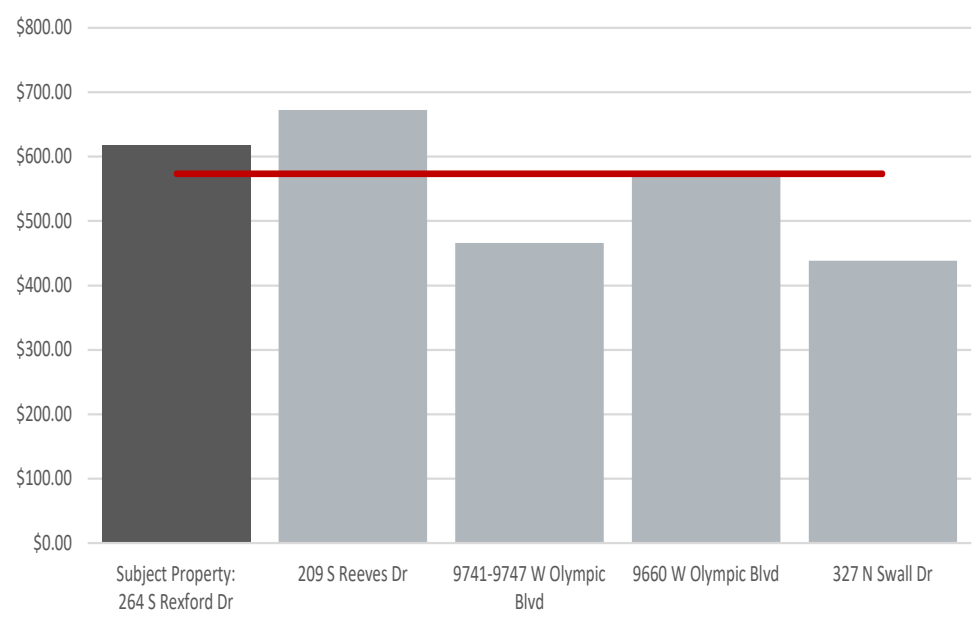


AVERAGE PRICE PER SF

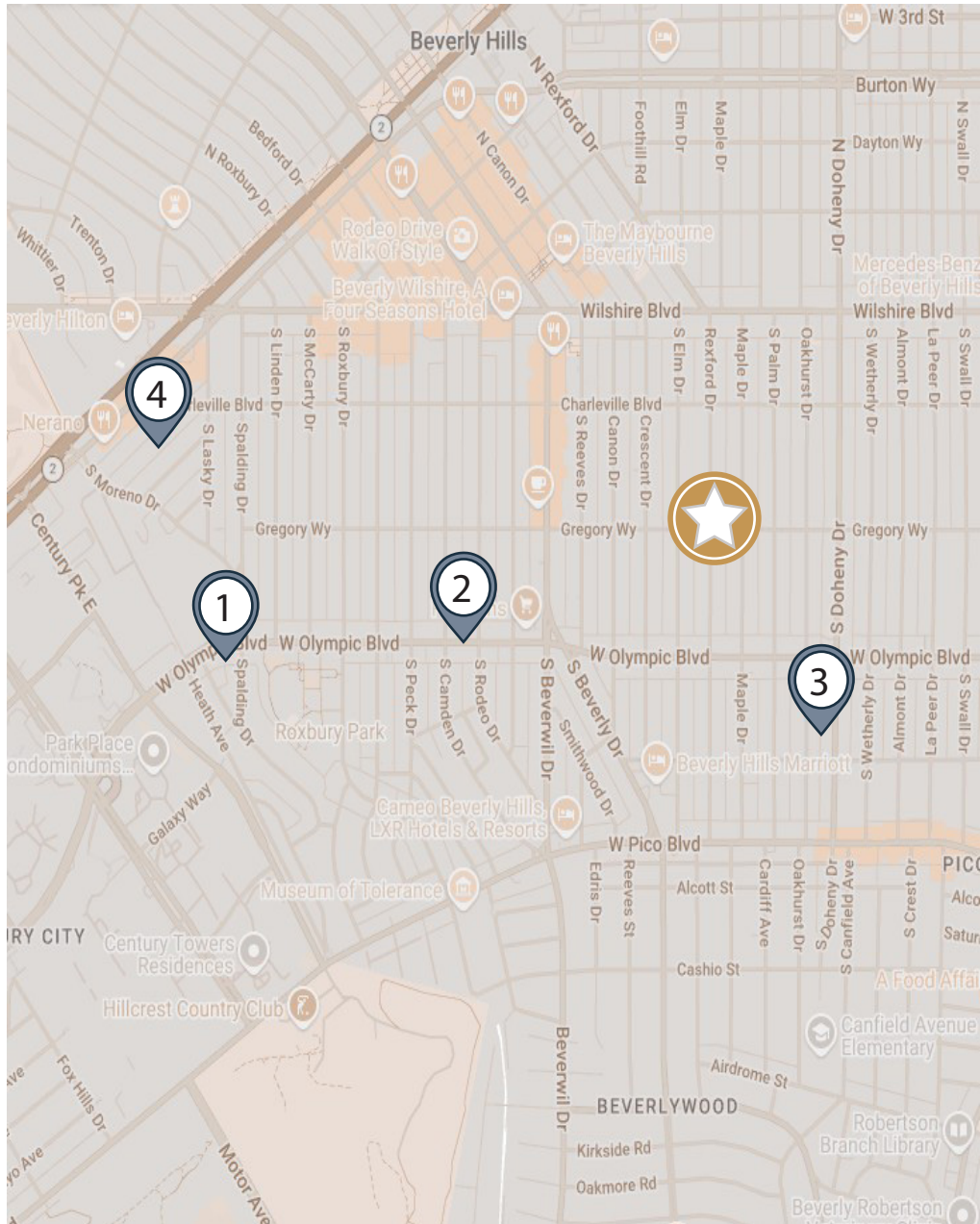
\$573.21

AVERAGE PRICE PER UNIT

\$560,377



RENT COMPARABLES



264 S Rexford Dr
Beverly Hills, CA 90212



9832 W Olympic Blvd
Beverly Hills, CA 90212



9545 W Olympic Blvd
Beverly Hills, CA 90212



442 S Oakhurst Dr
Beverly Hills, CA 90212



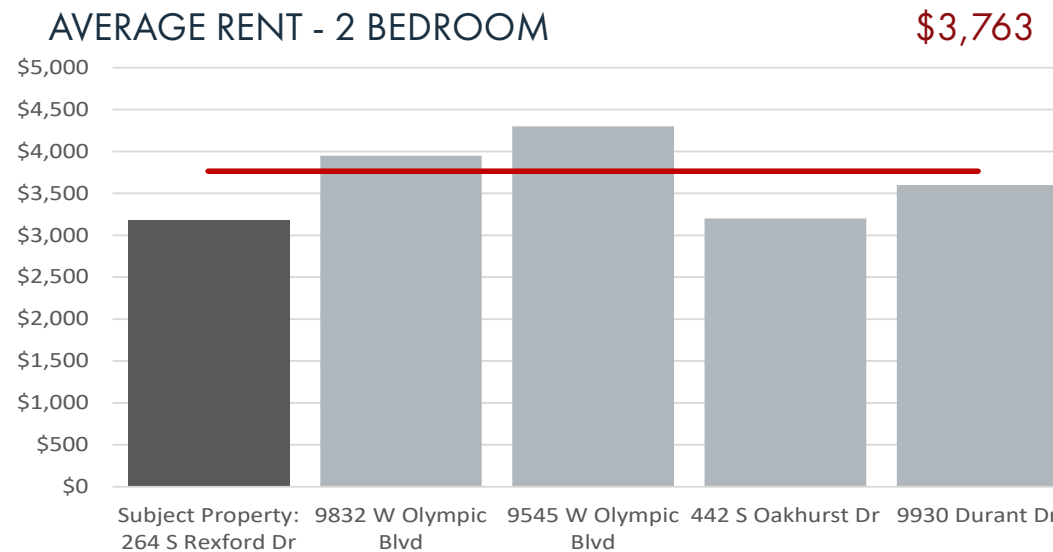
9930 Durant Dr
Beverly Hills, CA 90212



TWO BEDROOM FLOORPLANS

	PROPERTY NAME		UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT/SF	UNITS AVAILABLE	OCCUPANCY
	Subject Property: 264 S Rexford Dr	Beverly Hills, CA 90212	2 Bed - 1 Bed	4	1927	\$3,277	1,200	\$2.73	1	75%
1	9832 W Olympic Blvd	Beverly Hills, CA 90212	2 Bed - 1.5 Bed	4	1937	\$3,950	1,200	\$3.29	1	75%
2	9545 W Olympic Blvd	Beverly Hills, CA 90212	2 Bed - 1.5 Bed	5	1936	\$4,300	1,100	\$3.91	1	80%
3	442 S Oakhurst Dr	Beverly Hills, CA 90212	2 Bed - 1 Bed	6	1954	\$3,200	1,050	\$3.05	1	83%
4	9930 Durant Dr	Beverly Hills, CA 90212	2 Bed - 2 Bed	8	1960	\$3,600	1,300	\$2.77	1	88%
					AVG.	\$3,763	1,163	\$3.25		81%

AVERAGE RENT - 2 BEDROOM



RENT ROLL

Tenant	Unit Type			Approx. Unit SF*	Current Rent	Rent/SF	Pro Forma Rent	Pro Forma Rent/SF	Move in Date
264 1/2	2 Bed	1 Bed		1,200	\$3,400	\$2.83	\$3,800	\$3.17	04/01/2024
264	2 Bed	1 Bed		1,200	\$3,300	\$2.75	\$3,800	\$3.17	04/01/2024
266	2 Bed	1 Bed	Vacant	1,200	\$3,800	\$3.17	\$3,800	\$3.17	
266 1/2	2 Bed	1 Bed		1,200	\$3,131	\$2.61	\$3,800	\$3.17	05/15/1995
1	TOTAL	VACANT			\$3,800		\$0		
3	TOTAL	OCCUPIED			\$9,831		\$15,200		
4	TOTAL			4,856	\$13,631	\$2.84	\$15,200	\$3.17	

*Estimated



— INCOME & EXPENSES —

Total Number of Units	4	
Total Area (Gross)	4,856	SF

INCOME		CURRENT	PER UNIT		PRO FORMA	PER UNIT
GROSS POTENTIAL RENT		\$163,572	\$40,893		\$182,400	\$45,600
Other Income						
Laundry*		\$642	\$161		\$642	\$161
Total Other Income		\$642	\$161		\$642	\$161
GROSS POTENTIAL INCOME		\$164,214	\$41,054		\$183,042	\$45,761
Vacancy/Collection Allowance (GPR)	5.0%	\$8,179	\$2,045	5.0%	\$9,120	\$2,280
EFFECTIVE GROSS INCOME		\$156,035	\$39,009		\$173,922	\$43,481

EXPENSES

Real Estate Taxes*	1.2500%	\$37,500	\$9,375	1.2500%	\$37,500	\$9,375
Insurance*	\$1.50	\$7,284	\$1,821	\$1.50	\$7,284	\$1,821
Utilities: Sewer, Trash & Water*		\$8,333	\$2,083		\$8,333	\$2,083
Repairs & Maintenance*	5%	\$7,812	\$1,953	5%	\$7,812	\$1,953
Management Fee*		\$4,200	\$1,050		\$4,200	\$1,050
TOTAL EXPENSES		\$65,129	\$16,282		\$65,129	\$16,282
Expenses per SF		\$13.41			\$13.41	
% of EGI		41.74%			37.45%	
NET OPERATING INCOME		\$90,907	\$22,727		\$108,793	\$27,198

* Estimated

FINANCIAL OVERVIEW

LOCATION

264 S Rexford Dr
Beverly Hills, CA 90212

Price		\$3,000,000
Down Payment	70%	\$2,100,000
Number of Units		4
Price/Unit		\$750,000
Gross Square Feet		4,856
Price/SF		\$617.79
CAP Rate - Current		3.03%
CAP Rate - Pro Forma		3.63%
GRM - Current		18.27
GRM - Pro Forma		16.39
Year Built		1927
Lot Size		6,071 SF
Type of Ownership		Fee Simple

FINANCING

Loan Amount		\$900,000
Loan Type		Proposed New
Interest Rate		6.500%
Amortization		30 Years
Monthly Payments		\$5,688.61

Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation representative.

ANNUALIZED OPERATING DATA

Income		Current	Pro forma
Gross Potential Rent		\$163,572	\$182,400
Other Income		\$642	\$642
Gross Potential Income		\$164,214	\$183,042
Less: Vacancy/Deductions (GPR)	5.0%	\$8,179	\$9,120
Effective Gross Income		\$156,035	\$173,922
Less: Expenses		\$65,129	\$65,129
Net Operating Income		\$90,907	\$108,793
Net Cash Flow Before Debt Service		\$90,907	\$108,793
Debt Service		\$68,263	\$68,263
Debt Service Coverage Ratio (DSCR)		1.33	1.59
Net Cash Flow After Debt Service	1.1%	\$22,643	\$40,530
Principal Reduction		\$10,420	\$10,420
Total Return	1.6%	\$33,063	\$50,950

Expenses

Real Estate Taxes*	1.2500%	\$37,500	\$37,500
Insurance*	\$1.50	\$7,284	\$7,284
Utilities: Sewer, Trash & Water*		\$8,333	\$8,333
Repairs & Maintenance*	5%	\$7,812	\$7,812
Management Fee*		\$4,200	\$4,200
Total Expenses		\$65,129	\$65,129
Expenses/Unit		\$16,282	\$16,282
Expenses/SF		\$13.41	\$13.41
% of EGI		41.74%	37.45%

* Estimated



**264 S Rexford Dr
Beverly Hills, CA 90212**

EXCLUSIVELY LISTED BY

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