

# Grand Dame Mediterranean 4-plex Blocks from Beverly Hills



**9027 Alden Dr, Beverly Center - Miracle Mile | \$2,995,000 | [9027Alden.com](http://9027Alden.com)**

A rare opportunity to own an historic, picturesque Grand Dame Mediterranean 4-plex just blocks from Beverly Hills. Lovingly restored and cared for, this trophy building with Mills Act status, saves thousands in property taxes allowing for generous returns. Comprised of four 2 bd + 1 ba units, this property features: lush gated gardens, a private courtyard entry with fountain, massive loft-like living rooms with beamed/vaulted wood ceilings, wood floors, plaster walls, period piece baths, private laundry rooms, central heat and air, and plenty of parking. Located on the Northwest corner of Alden and Wetherly, just moments from the Four Seasons Hotel, the new Four Seasons Residences, Cedars, and all the shops and restaurants in Beverly Hills and West Hollywood. A high rent, and coveted neighborhood, an opportunity that is too good to miss!



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**MR MAURICE & RUSTAD**  
TRUST. EXPERIENCE.

9027 Alden Dr  
Los Angeles, CA 90048

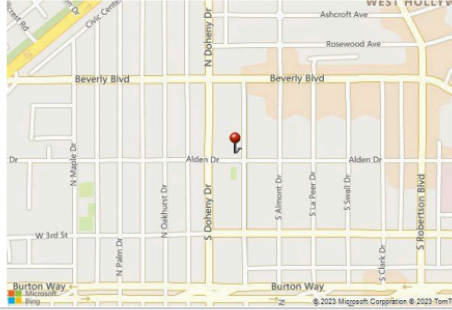
4  
# of Units

4,619/Assessor  
Sqft

6,000 Lot Size  
Assessor

Income  
LP \$2,995,000

\$  
Active



Area	19 Beverly Center-Miracle Mile
Subdivision	
List Price Per Sqft	\$648.41
Vacancy	0
Total Bedrooms	8
Total Bathrooms	4.00
MLS#	23-327017
APN	4335-005-011

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.00	No	\$3,083.00	\$3,083.00	\$4,495.00
Unit 2	1	2	1.00	No	\$3,281.00	\$3,281.00	\$4,495.00
Unit 3	1	2	1.00	No	\$3,510.00	\$3,510.00	\$4,495.00
Unit 4	1	2	1.00	No	\$4,495.00	\$4,495.00	\$4,495.00

**Directions:** East of Doheny Dr / South of Beverly Blvd

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🏠 Income Details		🏗️ Structure Info		📁 Contract Info		DOM 0
Scheduled or Actual	Actual	Type of Units	Apartments	List Date	11-01-2023	
Rent Control %	100	Year Built/Source	1931/Assessor	List Price	\$2,995,000	
GOI	\$172,428	Stories	2	Orig List Price	\$2,995,000	
Total Expense	\$56,261	Buildings	2	Status Date	11-01-2023	
NOI	\$116,167	Security	Gated	Change Date/Type	11-01-2023/New Listing	
Gross Income	\$172,428	Sewer	In Street	Sale Type	Standard	
Cap Rate	3.88	Style	Mediterranean			
GRM	17.37	Prop Condition	Updated/Remodeled			
Actual AGR		View	No			
Actual GAI		Water	In Street			

Land/Parking Info		Community/Development	
Zoning	LAR4	Complex/Assoc Name	
Addl Parcel	No	Tax Mello Roos	No
Rent Control	Yes		
Land Type			
Parking Type	Driveway		
Total Parking	4		
Covered Parking	4		
Uncovered Parking			

Interior Features		Exterior Features	
AC/Cooling	Central, Air Conditioning	Construction	
Heating	Central	Exterior Constr	Stucco
Equip/Apppl	Dishwasher, Dryer, Garbage Disposal, Range/Oven, Refrigerator, Washer, Built-Ins	Pool	None
Flooring	Hardwood, Carpet	Roofing	Clay Tile
Laundry	In Unit, Room	Spa	None
Laundry Equip	Own	Fence	



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