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MauriceRustad.com

PETER **MAURICE** 310.623.8819
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6427 ORANGE STREET, BEVERLY GROVE

TRIPLEX | 7 BD | 7 BA | 4,032 SQ FT | 6,253 SQ FT LOT

OFFERED AT \$2,750,000 | 6427orange.com



A sought-after classic, sophisticated & curated. A beautifully presented Manhattan Style French Normandy Townhouse Triplex, in the heart of Beverly Grove. Each unit tells its own story, including a stunning rear owner's unit (3 bedrooms + 2.5 bathrooms) that spans three sunlit floors of beautifully renovated living space. Highlights include a designer chef's kitchen with quartz counters and Viking/Subzero appliances, new baths, refinished oak floors, striking tile and paintwork, and three-zone central HVAC. The first-floor features gracious public rooms that open to a lush, secluded garden with patio seating and a fire pit nestled beneath the trees. The second level offers both primary and secondary bedrooms with a shared Art Deco-style bath. Upstairs, the third level unfolds into a sprawling suite with a family/game room, home gym, large bedroom, and another luxurious bath. Completing the building are two 2-bedroom, 1.5-bath townhomes. The center unit, recently remodeled in the same vein as the owner's unit, offers modern conveniences paired with 1930s charm, including a formal living room, dining room, in-unit laundry, with bedrooms and bath upstairs as well as a large detached four car garage with the opportunity for a 2 bed/2bath ADU (buyer to verify). Delivered with the center unit vacant. A perfect owner/user opportunity, or the bread-and-butter investment you've been waiting for.



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RENTS

Unit 1 - 6427 Orange (front)

2 bd + 1.5 ba (1 full/1 half)

\$2,684/month (actual)

\$4,800/month (projected)

Unit 2 - 6427.5 Orange (center)

2 bd + 1.5 ba (1 full/1 half)

Delivered Vacant

\$4,800/month (projected)

Unit 3 - 6429 Orange (rear)

3 bd + 2.5 ba (2 full/1 half)

\$6,950/month (actual)

\$7,500/month (projected)

YEARLY EXPENSES

Insurance \$4,437

Water \$2,625

Gardener \$1,800

Property Tax (1.25% of List Price) \$34,375

Total \$43,237

YEARLY INCOME

*for Unit 2 - 6427.5 Orange, the projected rent of \$4,800 per month is used

Total \$173,208

NET OPERATING INCOME

Total \$129,971

CAP RATE

4.7%

Broker/Agent does not guarantee the accuracy of the square footage, lot size, rents, rent control, expenses and other information concerning the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all information with appropriate professionals. Buyer to do all diligence with respect to expenses/costs, which may differ from Seller's experience. Seller makes no representations whatsoever as to the foregoing. Projected rent(s) are based on voluntary vacancies, if any, that may occur in the property, and are subject to anti-gouging laws, rules and limitations. DRE# 01129738 & 01349144.



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6427 ORANGE STREET, BEVERLY GROVE - PROPERTY DETAILS



Income Details	
Scheduled or Actual	Scheduled
Rent Control %	100
GOI	\$173,208
Total Expense	\$43,237
NOI	\$129,971
Gross Income	\$173,208
Cap Rate	4.70
GRM	15.87
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	Townhouse
Year Built/Source	1936/Assessor
Stories	3
Buildings	2
Security	Owned
Sewer	In Street
Style	French Normandy
Prop Condition	Updated/Remodeled
View	Tree Top
Water	In Street

Land/Parking Info	
Zoning	LAR3
Addl Parcel	No
Rent Control	Yes
Land Type	
Parking Type	Assigned, Driveway
Total Parking	6
Covered Parking	4
Uncovered Parking	2

Interior Features	
AC/Cooling	Ceiling Fan, Air Conditioning, Central, Multi/Zone
Heating	Central
Equip/Appl	Range/Oven, Washer, Garbage Disposal, Refrigerator, Dishwasher, Ceiling Fan, Built-Ins, Dryer
Flooring	Hardwood
Laundry	In Unit, Room
Laundry Equip	Own

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	No

Exterior Features	
Construction	
Exterior Constr	
Pool	None
Roofing	Composition Shingle
Spa	None
Fence	



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