

9027 ALDEN DR, LOS ANGELES



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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!

\$2,995,000 | 9027Alden.com



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RENTS

Unit 1

9029 Alden Dr
2bd + 1ba
\$3,083/month

Unit 2

9027 Alden Dr
2bd + 1ba
\$3,510/month

Unit 3

9031 Alden Dr
2bd + 1ba
\$3,281/month

Unit 4

105 N Wetherly Dr
2bd + 1ba
\$4,495/month

	MONTHLY EXPENSES	YEARLY EXPENSES
Gardening	\$500	\$6,000
Pest	\$60	\$720
Fire Alarm	\$54	\$649
Property Tax*	\$1,172	\$14,060
Trash	\$261	\$3,132
DWP	\$550	\$6,600
Property Manager	\$650	\$7,800
Insurance	\$1,342	\$16,100
Repairs	\$250	\$3,000
Total	\$4,839	\$58,061

* Mills Act Assessed Value for Property Taxes is \$1,070,000 and should remain the same for a new buyer, subject to various Mills Act duration, rules and requirements. We believe substantially more affordable insurance policies are available, which would improve cash flow. Buyer to investigate.

Broker/Agent does not guarantee the accuracy of the square footage, lot size, rents, Mills Act status, 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.



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