

# French Normandy Townhouse Triplex in Beverly Grove



6427 Orange St, Beverly Grove | \$2,450,000

Triplex | 7 bd | 7 ba | 4,032 sq ft | 6,253 sq ft lot | [6427orangeSt.com](http://6427orangeSt.com)

A sought-after classic. A sophisticated, deftly curated Manhattan Style French Normandy Townhouse Triplex, in the heart of Beverly Grove. Each unit tells its own story, including a VACANT 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 which include: A center unit, recently remodeled in the same vein as the owner's unit, offering modern conveniences coupled with detailed 1930s charm, a formal living room, dining room, in-unit laundry, powder room, and upstairs 2 bedrooms and large 4-piece luxe bath upstairs. as well as a large detached four car garage with the opportunity for an ADU (buyer to verify). The front unit with a similar townhouse format and lovely period detail. A perfect owner/user opportunity, or the bread-and-butter investment you've been waiting for. Projected Gross Income: \$174,088. Projected Cap Rate of 5.35% based on Property Taxes at 1.25% of List Price and Expenses of \$12,200/year (\$7,000/year for Insurance, \$3,400/year for water, and \$1,800/year for gardener). Buyer to undertake all due diligence regarding such matters, potential rents and state/local rent control/eviction laws, rules and regulations. 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.



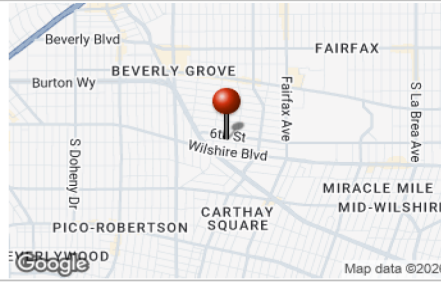
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6427 Orange St  
Los Angeles, CA 90048

3 # of Units  
4,032/Assessor Sqft  
6,253 Lot Size Assessor

Income \$  
LP \$2,450,000 Active



Area	19 Beverly Center-Miracle Mile
Subdivision	
List Price Per Sqft	\$607.64
Vacancy	1/3
Total Bedrooms	7
Total Bathrooms	7.00
MLS#	26839967
APN	5510-024-006

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	2.50	No	\$0.00	\$0.00	\$6,950.00
Unit 2	1	2	1.50	No	\$4,800.00	\$4,800.00	\$4,800.00
Unit 3	1	2	1.50	No	\$2,757.30	\$2,757.30	\$4,800.00

**Directions:** North of Wilshire Blvd. West of Crescent Heights Blvd. East of San Vicente Blvd.

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Income Details		Structure Info		Contract Info		DOM 0
Scheduled or Actual	Scheduled	Type of Units	Townhouse	List Date	05-29-2026	
Rent Control %	100	Year Built/Source	1936/Assessor	List Price	\$2,450,000	
GOI	\$174,088	Stories	3	Orig List Price	\$2,450,000	
Total Expense	\$42,825	Buildings	2	Status Date	05-29-2026	
NOI	\$131,263	Security	Owned	Change Date/Type	05-29-2026/New Listing	
Gross Income	\$174,088	Sewer	In Street	Sale Type	Standard	
Cap Rate	5.35	Style	French Normandy	Seller Concessions?	Maybe	
GRM	15.87	Prop Condition	Updated/Remodeled			
Actual AGR		View	Tree Top			
Actual GAI		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

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	No

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

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

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of 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 through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTA-PLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Peter Maurice CALDRE# 01129738

scan for more info



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