



FRENCH NORMANDY TOWNHOUSE TRIPLEX IN BEVERLY GROVE



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**6427
ORANGE ST**

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6427 ORANGE ST, BEVERLY GROVE

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

OFFERED AT \$2,450,000 | 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.



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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)

\$4,800/month (actual)

\$4,800/month (projected)

Unit 3 - 6429 Orange (rear)

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

Delivered Vacant

YEARLY EXPENSES

Insurance	\$7,000
Water	\$3,400
Gardener	\$1,800
Property Tax (1.25% of List Price)	\$30,625

Total \$42,825

YEARLY INCOME

***for Unit 3 - 6429 Orange, the projected rent of \$6,950 per month is used**

Total \$174,088

NET OPERATING INCOME

Total \$131,263

CAP RATE

5.35%

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.

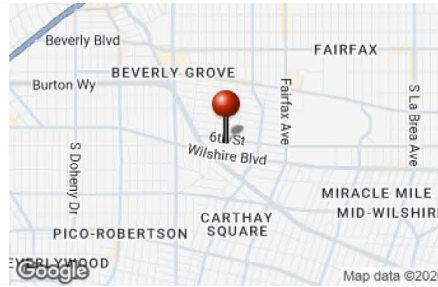


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6427 ORANGE ST, BEVERLY GROVE - PROPERTY DETAILS



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

Income Details	
Scheduled or Actual	Scheduled
Rent Control %	100
GOI	\$174,088
Total Expense	\$42,825
NOI	\$131,263
Gross Income	\$174,088
Cap Rate	5.35
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

Contract Info	
List Date	05-29-2026
List Price	\$2,450,000
Orig List Price	\$2,450,000
Status Date	05-29-2026
Change Date/Type	05-29-2026/New Listing
Sale Type	Standard
Seller Concessions?	Maybe

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/Appl	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	



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