

# Mediterranean Fourplex in Beverly Hills



**128 S Oakhurst Drive, Beverly Hills | \$2,995,000 | 128Oakhurst.com**

**4 units | 5 parking garages | 5,532 SQ FT | 6,055 SQ FT Lot**

**Buyer's agent commission: 2.5%**

A rare opportunity to own a vintage, yet renovated and Mediterranean fourplex in the heart of Beverly Hills, delivered with one unit VACANT! This offering includes: four, very spacious two-bedroom units, with three of the four units lovingly restored, with newer kitchens, deco bathrooms, coved ceilings, plaster walls and Juliet balconies. Other updates include a newer roof, controlled access, substantially upgraded plumbing systems and heating and cooling. Detached five individual garages with alley access (potential ADU/ck w/ City). A terrific bread and butter asset with demonstrated long term income in a prime Beverly Hills location, individually metered for electric and gas, with upsides in rent make Oakhurst a must have in your portfolio. Delivered with strong rents for immediate return - current CAP is 3.9%.



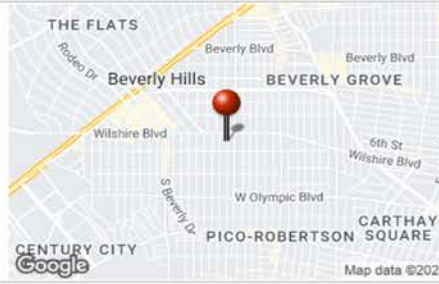
**PETER MAURICE** 310.623.8819  
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**MR MAURICE & RUSTAD**  
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**128 S Oakhurst Dr**  
Beverly Hills, CA 90212

**4** # of Units  
**5,532/Assessor** Sqft  
**6,055 Lot Size** Assessor

Income  
**LP \$2,995,000** **\$ Active**



<b>Area</b>	1 Beverly Hills
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$541.40
<b>Vacancy</b>	One
<b>Total Bedrooms</b>	8
<b>Total Bathrooms</b>	6.00
<b>MLS#</b>	24-432501
<b>APN</b>	4331-023-037

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.50	No	\$3,735.00	\$3,735.00	\$3,950.00
Unit 2	1	2	1.75	No	\$3,599.00	\$3,599.00	\$3,950.00
Unit 3	1	2	1.00	No	\$3,452.00	\$3,452.00	\$3,850.00
Unit 4	1	2	1.00	No	\$0.00	\$0.00	\$3,850.00

**Directions:** South of Wilshire Blvd / West of Doheny Dr

**Remarks:** A rare opportunity to own a vintage, yet renovated and Mediterranean fourplex in the heart of Beverly Hills, delivered with one unit VACANT! This offering includes: four, very spacious two-bedroom units, with three of the four units lovingly restored, with newer kitchens, deco bathrooms, coved ceilings, plaster walls and Juliet balconies. Other updates include a newer roof, controlled access, substantially upgraded plumbing systems and heating and cooling. Detached five individual garages with alley access (potential ADU/ck w/ City). A terrific bread and butter asset with demonstrated long term income in a prime Beverly Hills location, individually metered for electric and gas, with upsides in rent make Oakhurst a must have in your portfolio. Delivered with strong rents for immediate return - current CAP is 3.9%.

Income Details		Structure Info		Contract Info	
<b>Scheduled or Actual</b>	Scheduled	<b>Type of Units</b>	Apartments	<b>List Date</b>	08-27-2024
<b>Rent Control %</b>	100	<b>Year Built/Source</b>	1928/Assessor	<b>List Price</b>	\$2,995,000
<b>GOI</b>	\$175,632	<b>Stories</b>	2	<b>Orig List Price</b>	\$2,995,000
<b>Total Expense</b>	\$58,838	<b>Buildings</b>	2	<b>Status Date</b>	08-27-2024
<b>NOI</b>	\$116,795	<b>Security</b>	Card/Code Access	<b>Change Date/Type</b>	08-27-2024/New Listing
<b>Gross Income</b>	\$175,632	<b>Sewer</b>	In Street	<b>Sale Type</b>	Standard
<b>Cap Rate</b>	3.90	<b>Style</b>	Mediterranean	<b>Seller Concessions?</b>	Yes
<b>GRM</b>	17.05	<b>Prop Condition</b>	Updated/Remodeled		
<b>Actual AGR</b>	\$175,632	<b>View</b>	No		
<b>Actual GAI</b>		<b>Water</b>	In Street		

Land/Parking Info	
<b>Zoning</b>	BHR4YY
<b>Addl Parcel</b>	No
<b>Rent Control</b>	Yes
<b>Land Type</b>	
<b>Parking Type</b>	Garage - 4+ Car, Garage Is Detached
<b>Total Parking</b>	4
<b>Covered Parking</b>	4
<b>Uncovered Parking</b>	0

Community/Development	
<b>Complex/Assoc Name</b>	
<b>Tax Mello Roos</b>	No

Interior Features	
<b>AC/Cooling</b>	Air Conditioning, Ceiling Fan, Wall/Window, Central
<b>Heating</b>	Central, Wall
<b>Equip/Appl</b>	Ceiling Fan, Dryer, Range/Oven, Microwave, Washer, Intercom
<b>Flooring</b>	Hardwood, Carpet
<b>Laundry</b>	Inside, In Unit
<b>Laundry Equip</b>	Own

Exterior Features	
<b>Construction</b>	
<b>Exterior Constr</b>	Stucco
<b>Pool</b>	None
<b>Roofing</b>	Composition, Clay Tile
<b>Spa</b>	None
<b>Fence</b>	

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. VESTAPLUS™ Copyright © 2024 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Peter Maurice CALDRE# 01129738



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