



14
Units

-
1941
Year
Built

-
±15,041
SF
Parcel

-
12
Garage
Spaces

OFFERING MEMORANDUM

1235 & 1241 SOUTH BEVERLY GLEN BLVD

14-Unit West Los Angeles Apartment Opportunity

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CONFIDENTIALITY + DISCLAIMER

This Offering Memorandum has been prepared for the limited purpose of allowing prospective purchasers to evaluate a potential acquisition of 1235 & 1241 S. Beverly Glen Boulevard, Los Angeles, California 90024. The information contained herein is confidential and should not be reproduced, distributed, or used for any purpose other than evaluating the property without the prior written consent of the listing brokerage and ownership.

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EXECUTIVE SUMMARY

The Tim Smith Real Estate Group is pleased to present 1235 & 1241 South Beverly Glen Boulevard, a 14-unit multifamily asset located in one of West Los Angeles most desirable and supply-constrained rental markets.

Positioned just south of Wilshire Boulevard, the property benefits from immediate proximity to Westwood, Beverly Hills, Century City, UCLA, UCLA Health, and major Westside employment centers. The asset offers investors multiple paths to value creation, including continued operation as a well-located income property, renovation-driven rent growth as units turn over, and potential redevelopment subject to buyer diligence and city approvals.

Originally built in 1941, the property consists of two charming, two-story residential buildings featuring classic courtyard-style architecture and cottage-style units with no shared walls. The property is enhanced by mature landscaping, red brick walkways, inviting porch entries, abundant natural light, and detached garage parking. The existing unit mix includes bachelor, studio, one-bedroom, and one larger two-bedroom residence, creating a flexible rental profile that appeals to Westside renters seeking access to premier employment, education, shopping, dining, and lifestyle amenities.

With below-market rents, a high-barrier-to-entry location, and a ±15,041-square-foot parcel, 1235 & 1241 S. Beverly Glen Boulevard represents a compelling opportunity to acquire scale, location, and upside in the heart of West Los Angeles.





Premier West Los Angeles location

Located between Beverly Hills, Westwood, and Century City, the property sits in one of Los Angeles most durable rental markets with access to UCLA, UCLA Health, Westfield Century City, Beverly Hills, and the Wilshire Corridor.



Multiple value-creation strategies

Investors may pursue a range of business plans, including holding for income, renovating units upon turnover, repositioning the asset over time, or exploring redevelopment potential.



Below-market rental upside

Prior offering materials identify a meaningful spread between in-place rents and projected market rents. Updated rent roll and T-12 financials should be used before publishing final numbers.



Rare infill parcel

The $\pm 15,103$ -square-foot site and ± 105 feet of Beverly Glen frontage create a compelling long-term land story in a high-barrier-to-entry Westside location.



Redevelopment optionality

Prior materials reference potential redevelopment up to 26 units. This should be presented as buyer to verify rather than as a guaranteed entitlement.



Character architecture

Classic courtyard-style improvements, red brick walkways, porch entries, mature landscaping, and detached garage parking distinguish the asset from more generic apartment inventory.

I N V E S T M E N T H I G H L I G H T S

PROPERTY OVERVIEW

14
Units

±11,295 SF
Building Area

12 Detached
Garages

Beverly Glen Boulevard



PROPERTY ADDRESS	1235 & 1241 South Beverly Glen Boulevard, Los Angeles, CA 90024
ASSET TYPE	Multifamily apartments
TOTAL UNITS	14 <i>(Two of the units are currently combined into one unit)</i>
YEAR BUILT	1941
PARCEL SIZE	±15,041 SF / ±0.35 acres
GROSS BUILDING AREA	±11,295 SF combined
PARKING	12 detached garage spaces
FRONTAGE	±105 feet along Beverly Glen Boulevard
APNS	4327-002-023 and 4327-002-022
ZONING	[Q]R3-1-O - buyer to verify
COMMUNITY PLAN	Westwood Community Multi-Family Residential Specific Plan - buyer to verify
COUNCIL DISTRICT	Los Angeles Council District 5 - current representative to verify before publishing

UNIT MIX

The property offers a highly rentable Westside unit mix, including compact bachelor and studio residences, seven one-bedroom units, and one larger two-bedroom residence with additional dining, office, and solarium space.

This range of floor plans provides flexibility for a broad tenant base, including professionals, students, medical employees, entertainment executives, and long-term Westside renters seeking proximity to Beverly Hills, Century City, and UCLA.



3

Bachelor



3

Studio



7

1 Bed / 1 Bath



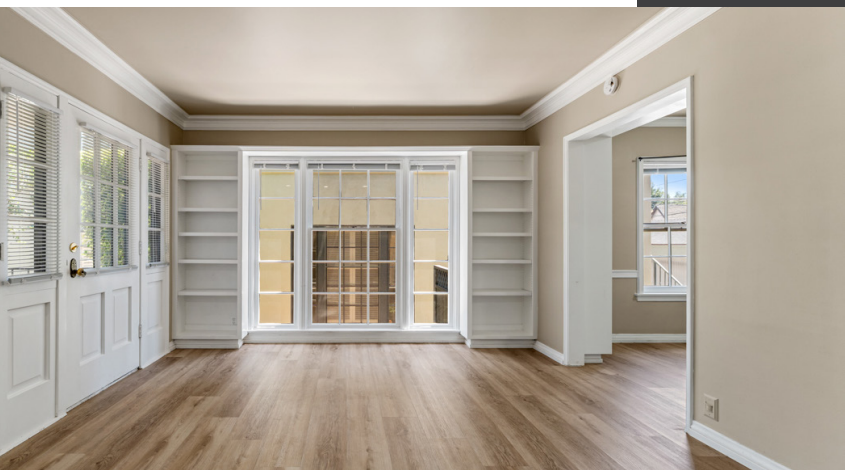
1

2 Bed / 2 Bath + Dining Room + Office + Solarium

NOTE: Two of the units are currently combined into one unit







PROPERTY FEATURES



COMMUNITY FEATURES

- Two-story walk-up design
- Charming courtyard-style setting
- Red brick walkways and porch entrances
- Mature landscaping and strong curb appeal
- Upper-level common hallway skylights
- Detached garage parking
- Storage / supply room
- ±105 feet of frontage along Beverly Glen Boulevard



UNIT FEATURES

- Abundant natural light
- Generous closet space
- Select units with balconies
- Select units with in-unit washer / dryer
- Most units with front and rear entries
- Kitchens with gas or electric stoves
- Tile countertops in kitchens and bathrooms
- Built-in drawers, vanities, and character details
- Most units with wall-unit air conditioning
- No Shared Walls



FINANCIAL OVERVIEW

IN PLACE RENTS

Unit Number	Floor	Approx. SF	Unit Type	Current Rents
1235 S Beverly Glen Blvd.				
1235	1st	851	1+1	\$1,298.61
1235 1/2	2nd	851	1+1	\$-
1237	1st	919	Studio+Bachelor	\$-
1239 1/2	1st	851	1+1	\$-
1239	2nd	1,935	2+2	\$4,060.00
1241 S Beverly Glen Blvd.				
1241	1st	851	1+1	\$-
1243 #1	1st	471	Studio	\$1,067.73
1243 #2	1st	448	Bachelor	\$1,056.93
1243 #3	2nd	471	Studio	N/A*
				*Property Manager
1243 #4	2nd	448	Bachelor	\$233.65
1243 #5	2nd	851	1+1	\$-
1245	2nd	851	1+1	\$-
1247	1st	851	1+1	\$1,437.97
Total				9,154.89

PROFORMA MARKET RENTS

Unit Number	Floor	Approx. SF	Unit Type	Market Rents
1235 S Beverly Glen Blvd.				
1235	1st	851	1+1	\$3,650.00
1235 1/2	2nd	851	1+1	\$3,650.00
1237 A	1st	471	Studio	\$2,100.00
1237 B	1st	448	Bachelor	\$2,000.00
1239 1/2	1st	851	1+1	\$3,650.00
1239	2nd	1,935	2+2	\$6,500.00
1241 S Beverly Glen Blvd.				
1241	1st	851	1+1	\$3,650.00
1243 #1	1st	471	Studio	\$2,100.00
1243 #2	1st	448	Bachelor	\$2,000.00
1243 #3	2nd	471	Studio	\$2,100.00
1243 #4	2nd	448	Bachelor	\$2,000.00
1243 #5	2nd	851	1+1	\$3,650.00
1245	2nd	851	1+1	\$3,650.00
1247	1st	851	1+1	\$3,650.00
Total				44,350.00

Gross Rent
\$532,200.00

Vacancy 5%
\$(26,610.00)

Property Tax 1%
\$(89,500.00)

Operating Expenses 25%
\$(133,050.00)

Net Operating Income
\$283,040.00

Purchase Price
\$8,950,000

Cap Rate
3.16%



REVENUE GROWTH STRATEGY

1235 & 1241 S. Beverly Glen Boulevard offers meaningful revenue growth potential through a disciplined renovation and re-leasing program. As units naturally turn over, ownership may have the opportunity to modernize interiors, improve finishes, and capture higher market rents consistent with the property's premier West Los Angeles location.

- **Updated kitchens and baths**
- **New flooring, lighting, fixtures, and appliance packages**
- **In-unit laundry where feasible**
- **Interior finish upgrades aligned with Westside renter expectations**
- **Common-area refresh, signage, landscaping, and controlled access improvements**
- **Repositioned marketing to emphasize Beverly Glen, Westwood, Beverly Hills, and Century City proximity**



REDEVELOPMENT POTENTIAL

The property offers long-term redevelopment potential, possibly up to 26 units. The $\pm 15,103$ -square-foot parcel, ± 105 feet of frontage, and existing multifamily use create a compelling basis for future density exploration.

Any future development scenario should be independently reviewed by land-use counsel, an architect, and the City of Los Angeles, including analysis of zoning, density bonus programs, affordable housing incentives, parking requirements, RSO replacement obligations, tenant relocation requirements, and applicable city approvals.





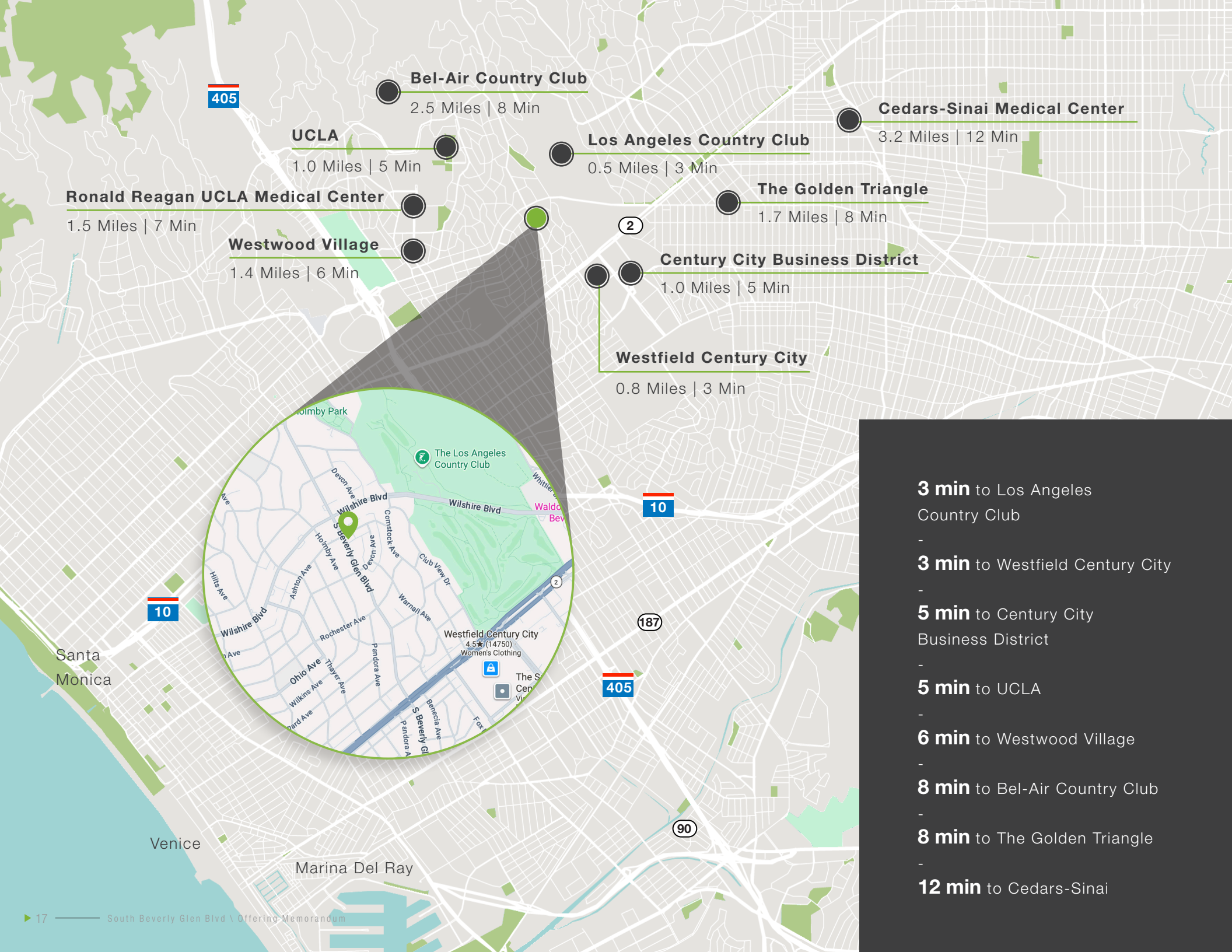


LOCATION OVERVIEW

1235 & 1241 S. Beverly Glen Boulevard is positioned in the heart of West Los Angeles, moments from three of the regions strongest demand drivers: Beverly Hills, Westwood/UCLA, and Century City. The surrounding area combines premier employment, world-class healthcare, higher education, luxury retail, cultural institutions, and established residential neighborhoods.

The property is located just south of Wilshire Boulevard, providing convenient access to Westwood Village, UCLA, UCLA Health, Westfield Century City, the Beverly Hills Golden Triangle, Santa Monica, Brentwood, and Culver City. This central Westside location supports long-term rental demand from a diverse tenant base seeking both convenience and lifestyle.

The property is located near the future Westwood/UCLA D Line station area, part of Metros Westside subway extension, which is expected to further improve regional connectivity between Downtown Los Angeles, Beverly Hills, Century City, Westwood, and UCLA.



- 3 min** to Los Angeles Country Club
-
- 3 min** to Westfield Century City
-
- 5 min** to Century City Business District
-
- 5 min** to UCLA
-
- 6 min** to Westwood Village
-
- 8 min** to Bel-Air Country Club
-
- 8 min** to The Golden Triangle
-
- 12 min** to Cedars-Sinai

DEMAND DRIVERS

EDUCATION + HEALTHCARE



- UCLA and UCLA Health remain two of the strongest rental demand anchors on the Westside.
- The location appeals to students, medical professionals, faculty, staff, and healthcare-adjacent employees.
- Proximity to major education and medical institutions supports durable renter demand.

EMPLOYMENT CENTERS



- Century City, Beverly Hills, Westwood, and the Wilshire Corridor provide access to major employers.
- Nearby employment sectors include entertainment, law, finance, media, healthcare, hospitality, and professional services.
- The asset is well positioned for renters prioritizing commute efficiency and Westside access.

RETAIL + LIFESTYLE



- Minutes from Westfield Century City, Beverly Hills, Westwood Village, neighborhood dining, cultural venues, and recreation.
- The property's residential setting provides a softer, more neighborhood-oriented alternative to higher-density corridor housing.
- Nearby amenities help support premium renter appeal after renovation.

DEMAND DRIVERS



TRANSIT EXPANSION

- Metro's D Line Extension adds another long-term advantage to an already premier Westside location, with Section 1 now open and future phases continuing west through Beverly Hills, Century City, Westwood/UCLA, and the VA Hospital.
- Expanded transit access will strengthen connectivity to major employment, education, healthcare, retail, and lifestyle destinations, including UCLA, UCLA Health, Century City, Beverly Hills, and the Wilshire Corridor.
- For renters, the expansion enhances everyday convenience and reinforces the property's appeal to professionals, students, medical employees, and long-term Westside residents seeking access to Los Angeles' most important urban centers.



LIMITED SUPPLY

- West Los Angeles remains one of the region's highest-barrier rental markets, with limited new multifamily supply, strong existing ownership, and scarce infill development opportunities near Beverly Hills, Westwood, and Century City.
- The surrounding neighborhoods are largely built-out and supply constrained, making well-located rental housing difficult to replicate and supporting long-term demand for existing multifamily assets.
- As housing options remain limited near major employment, education, healthcare, and lifestyle centers, the property is positioned to benefit from consistent renter demand and the enduring desirability of the Westside.



GREG BLAKE

Sales Agent

Tim Smith Real Estate Group

CalRE# 01227057

949.500.8684

gregblake@timsmithgroup.com

JEFF GOLDEN

Sales Agent

Tim Smith Real Estate Group

CalRE# 01080923

949.275.1989

jeff@timsmithgroup.com



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