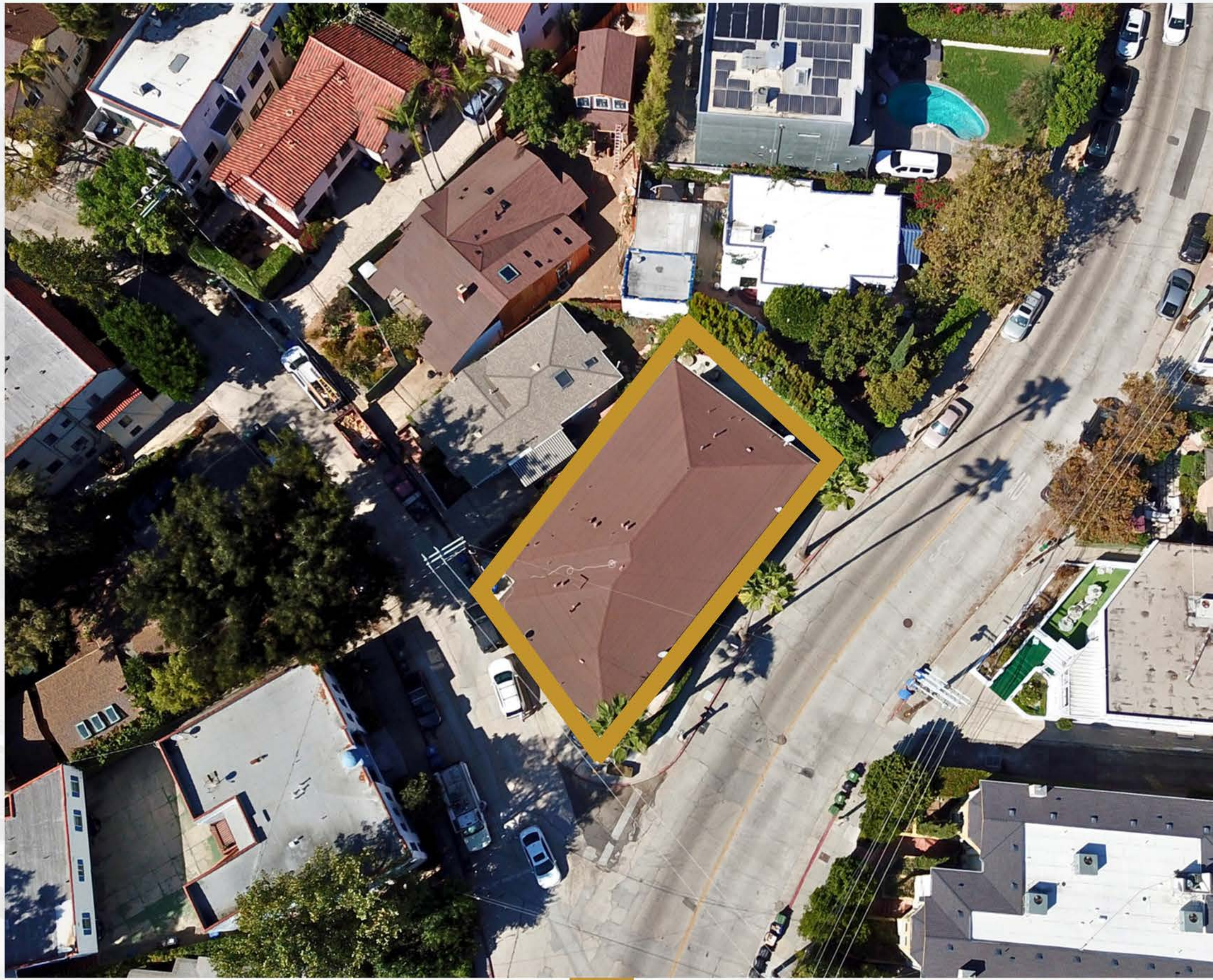
ALLY COMMERCIAL REAL ESTATE

2649 N. BEACHWOOD DR

$2,149,000

2649 N. BEACHWOOD DR

PRICE	$2,149,000
NUMBER OF UNITS	6
PRICE PER UNIT	$358,167
BLDG SQFT	5,914
LOT SIZE	5,628
PRICE PER SQFT	$361.72
PRICE PER SQFT (LAND)	$381.84
YEAR BUILT	1957
APN	5585-005-016
ZONING	RD2-1XL
CURRENT GRM	14.50
MARKET GRM	10.31
CURRENT CAP	4.54%
MARKET CAP	7.26%
CURRENT NOI	$97,577
PRO FORMA NOI	$156,023



THE OPPORTUNITY

Executive Summary

Property Overview:

2649 N Beachwood is a 6-unit apartment building consisting of (4) two-bedroom, one-bath and (2) one-bedroom, one-bath units. Spacious layouts with plenty of natural light. Some of the recent improvements include resurfaced landings, cement walkways in the back of the property, new patio for the back bottom unit, and new exterior fence and secured entry gates.

Location Highlights:

2649 N Beachwood Dr sits in the heart of Beachwood Canyon, a historic Hollywood Hills enclave known for its 1920s "Hollywoodland" character, winding roads, and scenic views of the Hollywood Sign. Within a half-mile you'll find local favorites like Beachwood Market, a neighborhood grocery, and Beachwood Café, a stylish spot for casual dining. The area is also rich in outdoor recreation, with access to the Hollywoodland and Beachwood Canyon staircases, scenic walking loops, and trail connections toward Mount Lee. Offering a mix of charm, history, and hillside tranquility, the neighborhood blends convenience with a secluded, village-like atmosphere. Tenants will certainly enjoy the Hollywood Hills as their backyard playground.

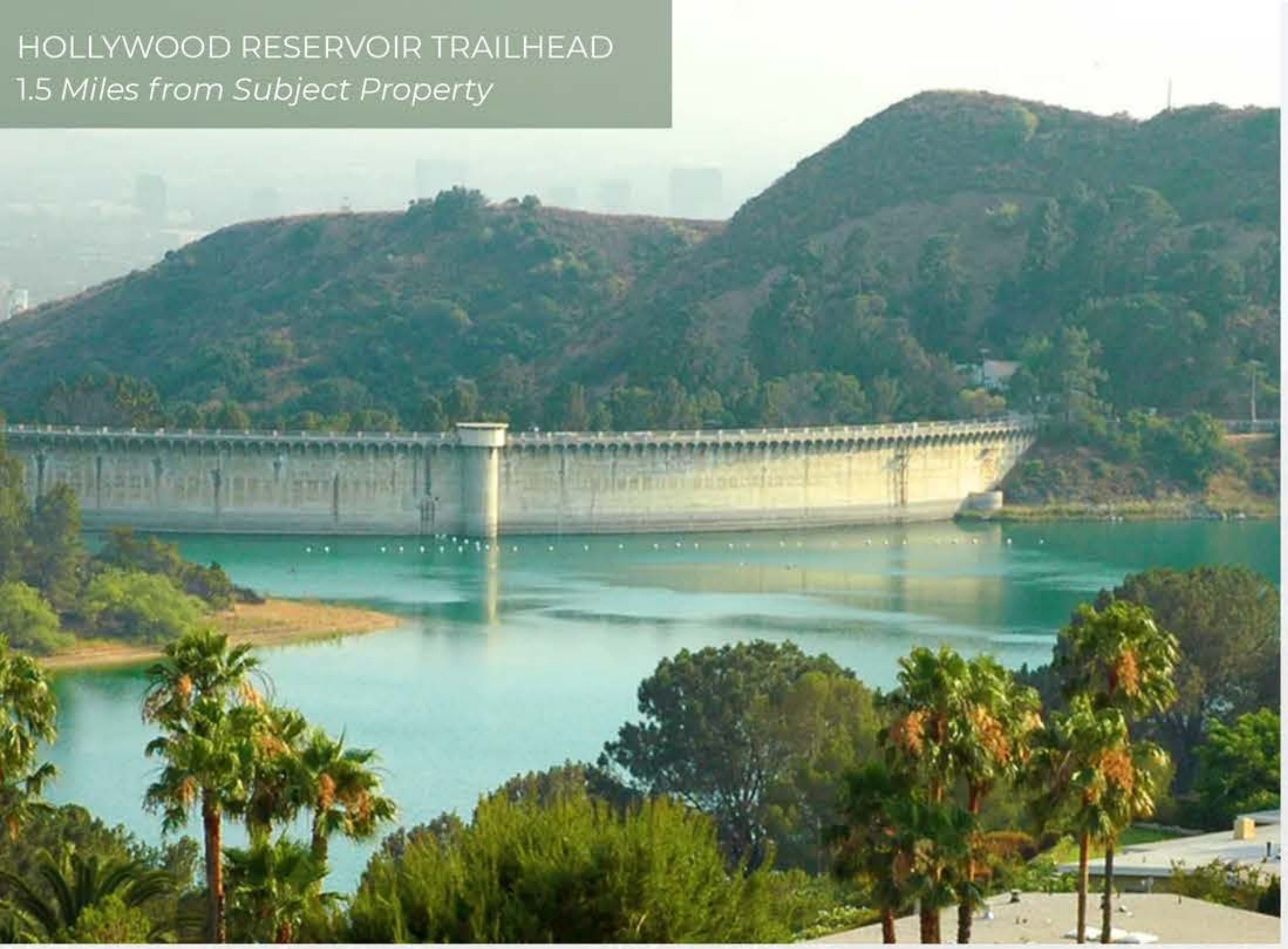
Investment Highlights:

- Exceptional location with established and expanding rental demand. The combination of lifestyle perks, premium local amenities, steady price growth, and scarce availability makes this a rare investment opportunity.
- Rental upside is significant here as there still remain some lower paying tenants.
- Property sits on a corner lot on Glen Oak St and Beachwood Dr (Great Exposure).
- Great unit mix with spacious floorplans. Fantastic walkability.

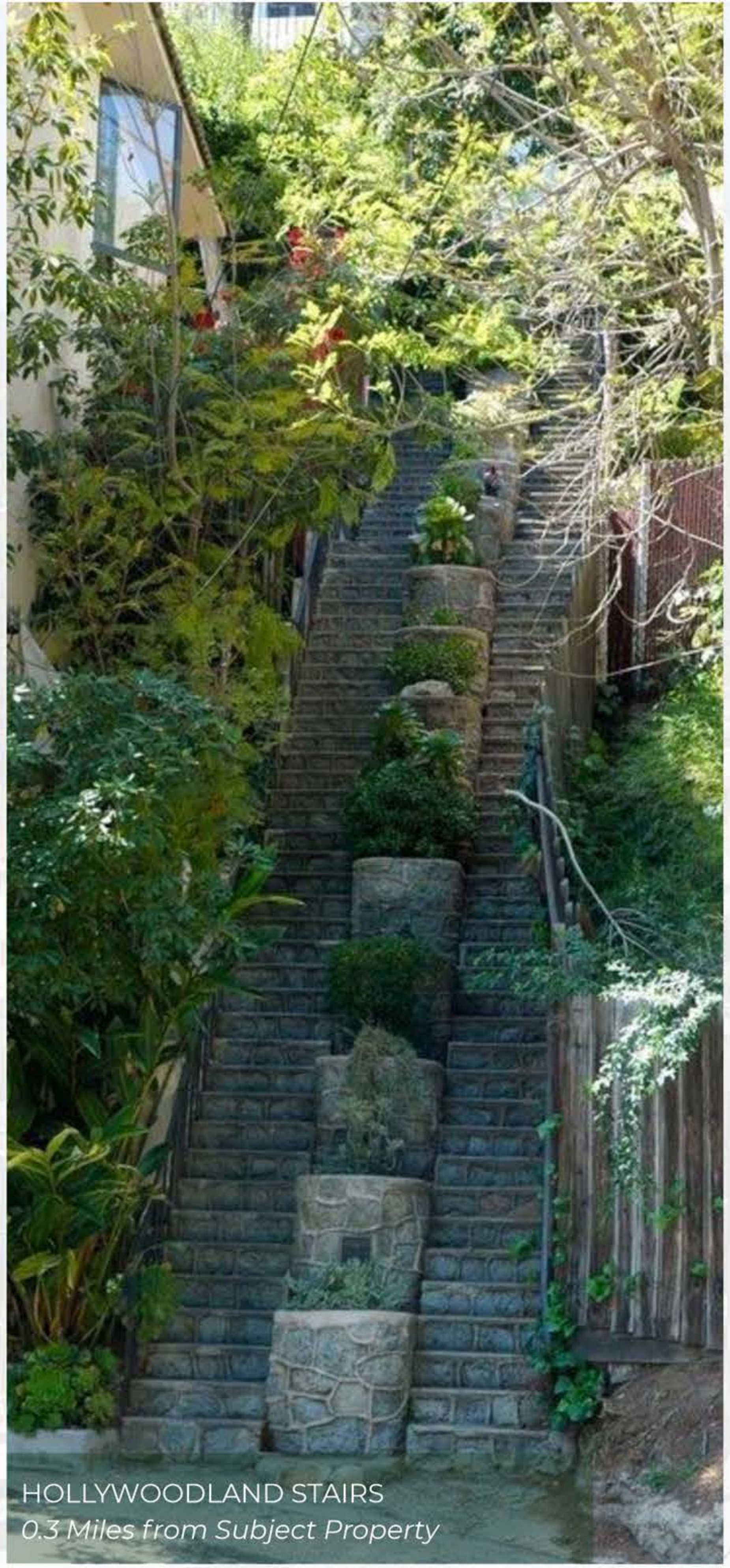

EXIT


2649


NOT A THROUGH STREET
Glen Oak
6000W
DASH
FOR RENT



HOLLYWOOD RESERVOIR TRAILHEAD
1.5 *Miles from Subject Property*



HOLLYWOODLAND STAIRS
0.3 Miles from Subject Property

HOLLYWOOD/VINE STATION
1.4 *Miles from Subject Property*

BEACHWOOD CAFE
479 Feet from Subject Property

BEACHWOOD MARKET
0.1 Miles from Subject Property

RENT ROLL

UNIT	BD/BA	CURRENT RENT	MARKET RENT	MOVE IN DATES
01	2+1	$2,758	$3,195	5/7/021
02	1+1	$2,195	$2,295	12/01/2025
03	2+1	$3,114	$3,195	12/15/2023
04	2+1	$1,762	$3,195	12/12/2009
05	1+1	$973	$2,295	
06	2+1	$1,546	$3,195	1/1/2015
TOTAL		**$12,348**	**$17,370**	

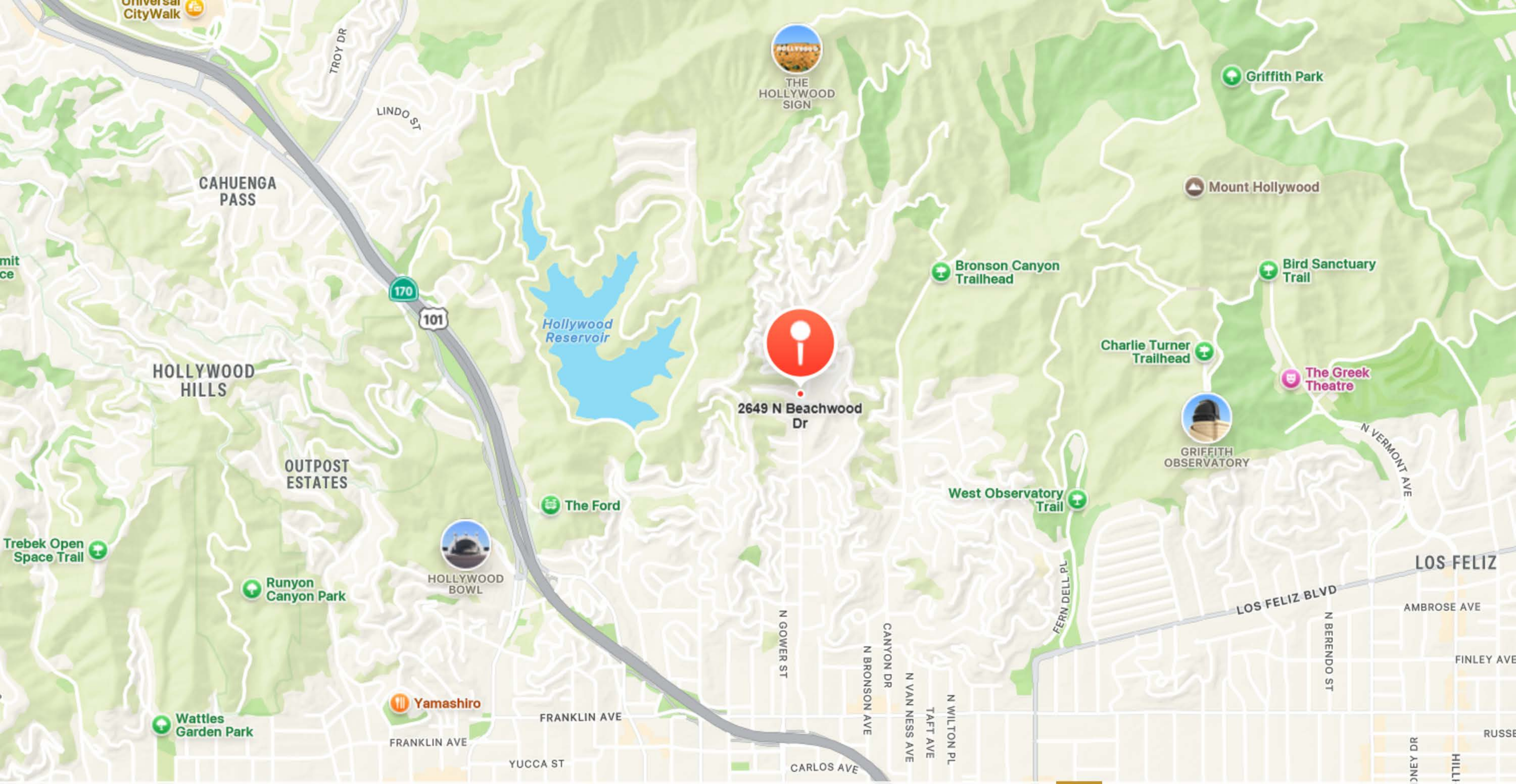
FINANCIAL ANALYSIS		
PRICE	**$2,149,000**	
Down Payment	$1,031,520	48%
Number of Units	6	
Price Per Unit	$358,167	
Price Per SqFt	$363.38	
Gross SqFt	5,914	
Lot Size	5,628	

RETURNS	CURRENT	PRO FORMA
CAP RATE	**4.54%**	**7.26%**
GRM	14.5	10.31
Cash-on-Cash	1.87%	7.54%

LOAN SUMMARY	1ST LOAN
LOAN AMOUNT	**$1,117,480**
Interest Rate	5.75%
Amortization	30
Debt Coverage Ratio	1.25

INCOME		CURRENT		PRO FORMA
GROSS SCHEDULED RENT		**$148,176.00**		**$208,440.00**
Less: Vacancy/Deductions	3.00%	$4,445.28	3.00%	$6,253.20
Total Effective Rental Income		$143,730.72		$202,186.80
Other Income:		$1,200.00		$3,600.00
Effective Gross Income:		$144,930.72		$205,786.80
Less: Expenses	31.96%	$47,353.54	23.87%	$49,764.10
NET OPERATING INCOME		**$97,577.18**		**$156,022.70**
Debt Service		-$78,255.72		-$78,255.72
Net Cash Flow After Debt Service	1.87%	$19,321.46	7.54%	$77,766.98
Principal Reduction		$14,376.00		$14,376.00
TOTAL RETURN	3.27%	**$33,697.46**	8.93%	**$92,142.98**

EXPENSES	CURRENT	PRO FORMA
Taxes	$26,862.50	$26,862.50
Insurance	$4,436.00	$4,436.00
Repairs/Maintenance	$3,000.00	$3,000.00
Pest Control	$900.00	$900.00
Reserves	$1,500.00	$1,500.00
Landscaping	$1,200.00	$1,200.00
Utilities & Trash	$3,528.00	$3,528.00
Management Fee (4.00%)	$5,927.04	$8,337.60
TOTAL EXPENSES	$47,353.54	$49,764.10
Expenses/Unit	$7,892.26	$8,294.02
Expenses/SF	$8.01	$8.41


CityWalk
TROY DR
LINDO ST
THE HOLLYWOOD SIGN
Griffith Park
CAHUENGA PASS
Mount Hollywood
Bronson Canyon Trailhead
Bird Sanctuary Trail
170
101
Hollywood Reservoir
2649 N Beachwood Dr
HOLLYWOOD HILLS
Charlie Turner Trailhead
The Greek Theatre
GRIFFITH OBSERVATORY
N VERMONT AVE
OUTPOST ESTATES
West Observatory Trail
The Ford
Trebek Open Space Trail
HOLLYWOOD BOWL
LOS FELIZ
Runyon Canyon Park
LOS FELIZ BLVD
AMBROSE AVE
FERN DELL PL
N GOWER ST
CANYON DR
N BRONSON AVE
N VAN NESS AVE
TAFT AVE
N WILTON PL
N BERENDO ST
FINLEY AVE
Yamashiro
Wattles Garden Park
FRANKLIN AVE
FRANKLIN AVE
YUCCA ST
CARLOS AVE

2649 N. BEACHWOOD DR.

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