

Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY



2000 N BEACHWOOD DR

LOS ANGELES, CA 90068

SIX (6) TOTAL UNITS

PRIME HOLLYWOOD HILLS LOCATION - SITUATED ON BEACHWOOD DRIVE • RARE HOLLYWOOD HILLS NEW CONSTRUCTION - NOT SUBJECT TO LA RENT CONTROL • COMPLETED IN 2025

MODERN UNITS - STAINLESS STEEL APPLIANCES, CENTRAL HVAC, HARDWOOD FLOORS, & IN-UNIT WASHER AND DRYER • SUBTERRANEAN PARKING

2000 N BEACHWOOD DR

MARKETING PACKAGE

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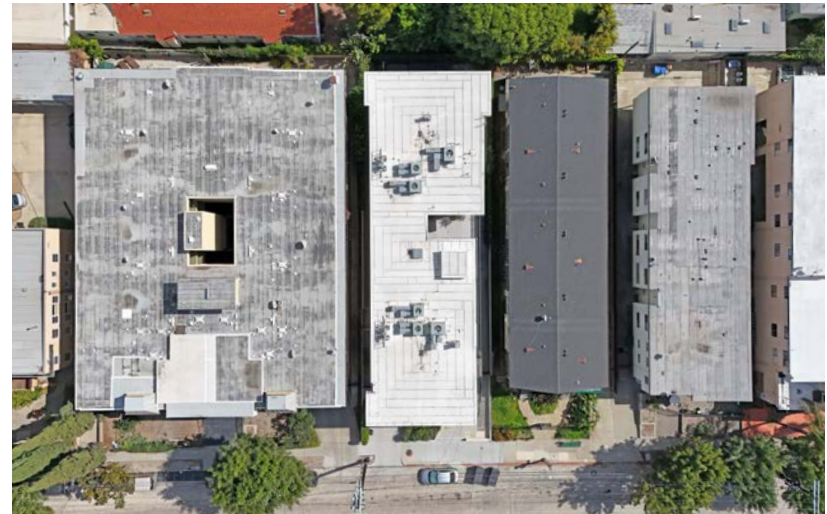
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EXCLUSIVELY LISTED BY



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EXECUTIVE SUMMARY

2000 N BEACHWOOD DR

APN: 5586-013-004

OFFERING PRICE

\$3,850,000

CAP RATE

5.11%

GRM

13.02

PRICE PER UNIT

\$641,667

PRICE PER SF

\$543.55

VITAL DATA

Units	6
Gross Square Feet	7,083 SF
Lot Size	7,502 SF
Occupancy	100%
Year Built	2025
Zoning	R3-1XL

UNIT MIX

4	1 Bedroom / 1 Bathroom
2	2 Bedroom / 2 Bathroom

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a six (6) unit apartment building located at 2000 N Beachwood Dr in Los Angeles, California. The subject property is located in a prime Hollywood Hills location, just north of Franklin Ave and situated on the iconic Beachwood Dr.

The Hollywood Hills submarket is a highly desirable residential area in Los Angeles known for hillside living, scenic views, and proximity to major entertainment and employment centers. The neighborhood is home to roughly 21,000 residents with a median age in the low-40s and median household incomes exceeding \$100,000, reflecting an affluent and highly educated population. Residents benefit from nearby amenities including hiking and recreation at Griffith Park, as well as dining and retail in Franklin Village and along the Sunset Strip. Multifamily inventory is limited due to hillside topography and restrictive zoning, with most housing consisting of single-family residences, supporting strong rental demand and stable occupancy for the relatively small number of multifamily properties in the submarket.

Completed in 2025, this newly-constructed property in Hollywood Hills offers six modern units on iconic Beachwood Drive and is not subject to Los Angeles rent control, with a Certificate of Occupancy issued in 2025. The property features a desirable unit mix of four one-bedroom units and two townhouse-style two-bedroom units, with all units offering private balconies. Interiors include central HVAC, hardwood-style flooring, stainless steel appliances, in-unit washer/dryers, spacious bedrooms, and abundant natural light. Amenities include subterranean parking, elevator access, and a private backyard furnished with an outdoor dining table and lounge chairs. Residents benefit from immediate access to the 101 Freeway, the Los Angeles Metro B Line at Hollywood/Vine Station, nearby hiking at Griffith Park, and entertainment and dining throughout Hollywood.

2000 N Beachwood Dr offers a rare, fully occupied new construction asset in the Hollywood Hills featuring pride of ownership, modern design, strong curb appeal, and positive cash flow.



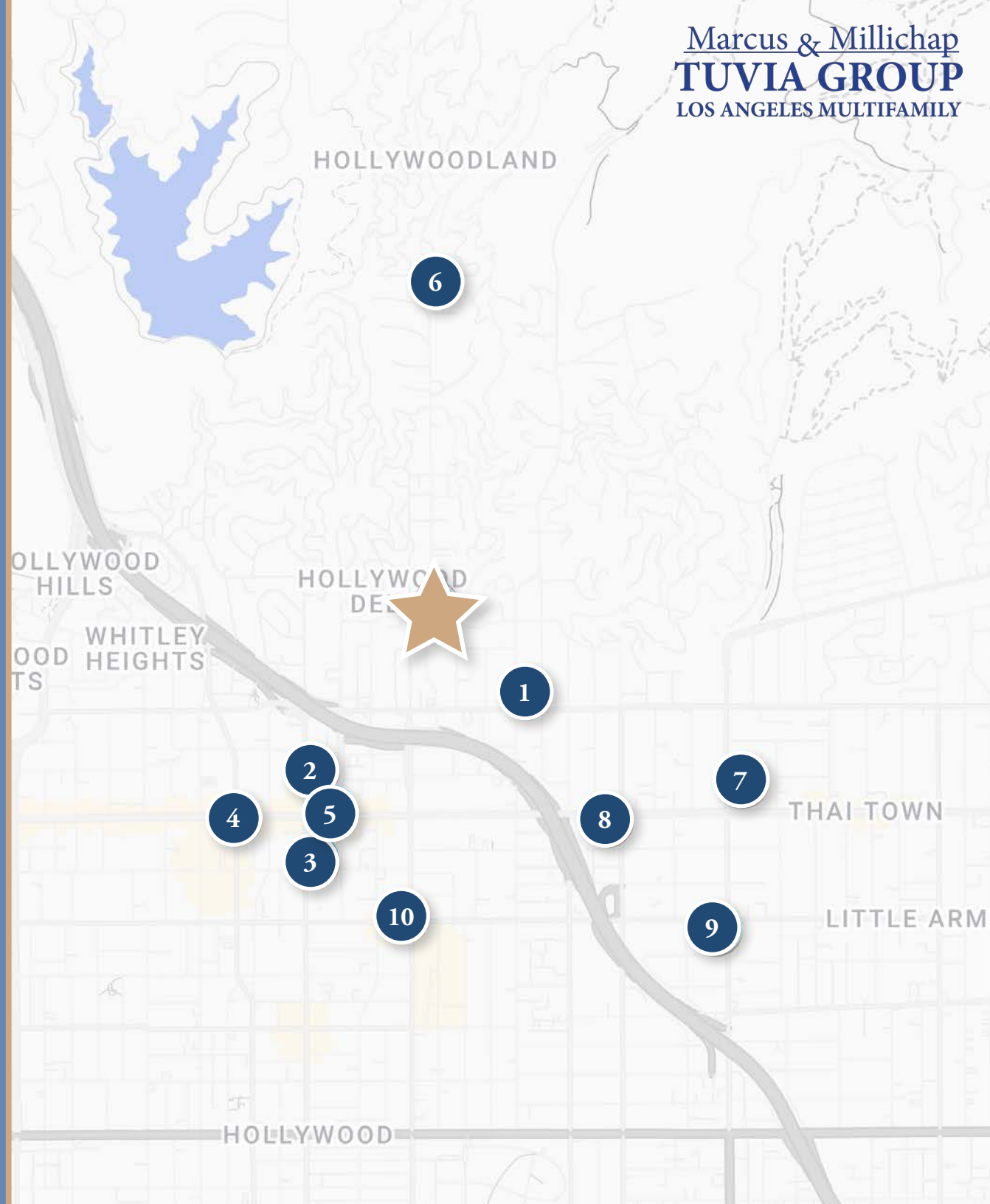
INVESTMENT HIGHLIGHTS

- ✔ Prime Hollywood Hills Location
- ✔ New Construction Completed in 2025 - Not Subject to LA Rent Control
- ✔ Rare Hollywood Hills New Construction
- ✔ Situated on Beachwood Drive, One of LA's Most Popular and Historic Streets Known for its Hillside Charm
- ✔ Good Unit Mix - Four (4) One-Bedroom and Two (2) Two-Bedroom Units
- ✔ Two-Bedroom Units are Townhouse-Style Units and have Two (2) Balconies Each
- ✔ All Units have a Private Balcony
- ✔ Features a Private Backyard Furnished with Outdoor Dining Table and Lounge Chairs
- ✔ High-End Aesthetic, Modern Design
- ✔ Units have Central HVAC, Hardwood-Style Floors Throughout, Spacious Bedrooms, Ample Closet Space, Washer/Dryer, Stainless Steel Appliances, and Plenty of Natural Light
- ✔ Subterranean Parking Available
- ✔ Elevator Access for Tenants
- ✔ Dominant Access to Commercial Corridors - Beachwood Dr, Franklin Ave, Hollywood Blvd, and Vine St
- ✔ Immediate Access to the 101 Freeway
- ✔ Conveniently Located Near the Metro B Line (Hollywood/Vine Station), Providing Easy Access to Various Parts of LA
- ✔ Nearby Ferndell Nature Trail and Griffith Park Trails for Outdoor Activities
- ✔ Within Minutes from Hollywood Entertainment District - Offering Easy Access to Hollywood Walk of Fame, Amoeba Music, Hollywood Pantages Theatre, Equinox Hollywood, Musso & Frank Grill, Hollywood Palladium, Shake Shack, AVALON Hollywood & Bardot, and the W Hollywood
- ✔ Close Proximity to Many Nearby Amenities such as Beachwood Cafe Hollywood, Gelson's Hollywood, Cara Restaurant, Target, Coffee Confessionals, Marshalls, Ralphs, Upright Citizens Brigade Theatre Comedy Club, Daily Planet Book Store, Van Leeuwen Ice Cream, For the Win, La Poubelle Bistro & Bar, and the Griffith Observatory



NEARBY RETAIL & AMENITIES

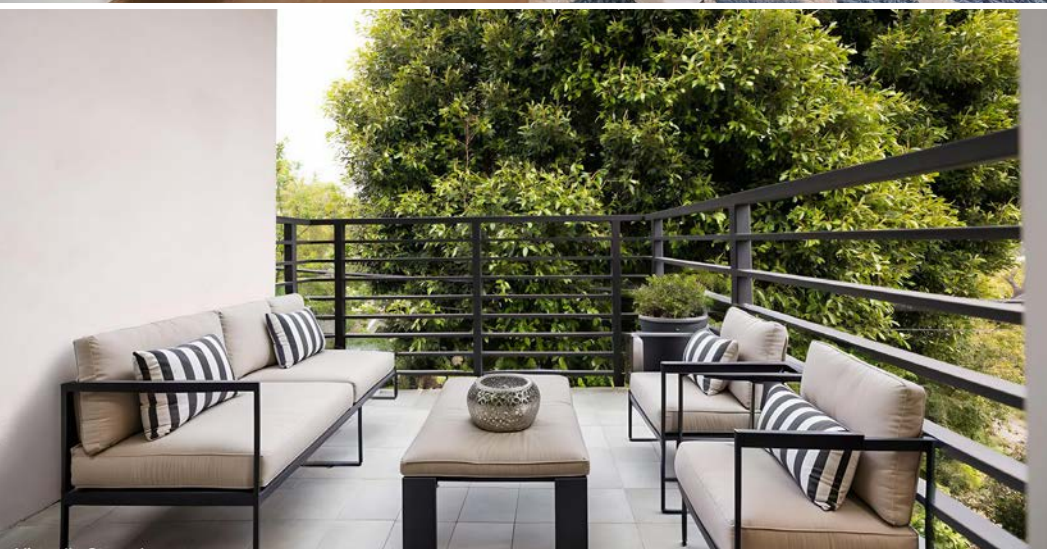
1. Gelson's Hollywood - 5877 Franklin Ave
2. Capitol Records Building - 1750 Vine St
3. Trader Joe's - 1600 Vine St
4. Hollywood Walk of Fame - Hollywood Blvd/Vine St
5. Hollywood Pantages Theatre - 6233 Hollywood Blvd
6. Beachwood Cafe Hollywood - 2695 Beachwood Dr
7. Cara Restaurant - 1730 N Western Ave
8. Coffee Confessionals - 5718 Hollywood Blvd
9. Target - 5500 Sunset Blvd
10. SUGARFISH by sushi nozawa - 6115 Sunset Blvd





Marcus & Millichap
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LOS ANGELES MULTIFAMILY







Hollywood Palladium

1

Amoeba Music

2

Metro Hollywood/Vine Station

3

W Hollywood

4

Hollywood Pantages Theatre

5

Capitol Records Building

6

Ovation Hollywood Shopping Center

El Capitan Theatre

7

8

9

Dolby Theatre

10



RENT ROLL DETAIL

UNIT	UNIT TYPE	COMMENTS	UNIT SF	CURRENT		MARKET	
				RENT	RENT/SF	RENT	RENT/SF
101	Two Bed / Two Bath			\$4,595		\$5,800	
102	Two Bed / Two Bath			\$5,750		\$5,800	
103	One Bed / One Bath			\$3,500		\$3,750	
104	One Bed / One Bath			\$3,495		\$3,750	
105	One Bed / One Bath			\$3,650		\$3,750	
106	One Bed / One Bath			\$3,650		\$3,750	
Total			7,083 SF	\$24,640	\$3.49	\$26,600	\$3.76

PRICING DETAIL

SUMMARY		
List Price		\$3,850,000
Down Payment	35%	\$1,347,500
Number of Units		6
Price Per Unit		\$641,667
Price Per SqFt		\$543.55
Gross SqFt		7,083 SF
Lot Size		7,502 SF
Year Built		2025

RETURNS	CURRENT	MARKET
CAP Rate	5.11%	5.68%
GRM	13.02	12.06
Cash-on-Cash	1.66%	3.29%
Debt Coverage Ratio	1.13	1.25

FINANCING		1ST LOAN
Loan Amount	65%	\$2,502,500
Loan Type		New
Interest Rate		5.70%
Amortization		30 Years
Year Due		2031

UNITS	UNIT TYPE	CURRENT	MARKET
4	One-Bedroom	\$3,574	\$3,750
2	Two-Bedroom	\$5,173	\$5,800

INCOME	CURRENT	MARKET
Gross Scheduled Rent	\$295,680	\$319,200
Less: Vacancy/Deductions	3.0% \$8,870	3.0% \$9,576
Total Effective Rental Income	\$286,810	\$309,624
Other Income: Pet Fee	\$600	\$600
Effective Gross Income	\$287,410	\$310,224
Less: Expenses	31.6% \$90,684	29.5% \$91,597
Net Operating Income	\$196,725	\$218,627
Cash Flow	\$196,725	\$218,627
Debt Service	\$174,294	\$174,294
Net Cash Flow After Debt Service	1.66% \$22,431	3.29% \$44,333
Principal Reductions	\$32,492	\$34,393
Total Return	4.08% \$54,923	5.84% \$78,726

EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$46,200	\$46,200
Insurance*	\$10,392	\$10,392
Utilities*	\$4,464	\$4,464
Repairs & Maintenance	\$1,800	\$1,800
Telephone & Internet*	\$2,238	\$2,238
Elevator*	\$1,890	\$1,890
Trash Removal*	\$6,924	\$6,924
Landscaping	\$2,400	\$2,400
Cleaning*	\$1,980	\$1,980
Operating Reserves	\$900	\$900
Management Fee	\$11,496	\$12,409
Total Expenses	\$90,684	\$91,597
Expenses/Unit	\$15,114	\$15,266

* Denotes Actual Expense(s).

SALES COMPARABLES



SALES COMPARABLES



2000 BEACHWOOD DR
LOS ANGELES, CA 90068

PRICING INFORMATION

List Price	\$3,850,000
Number of Units	6
Price/Unit	\$641,667
Price/SF	\$543.55
Cap Rate	5.11%
GRM	13.02
Lot SF	7,502 SF
Year Built	2025

UNIT MIX

4	1 Bed / 1 Bath
2	2 Bed / 2 Bath



242 N DILLON ST
LOS ANGELES, CA 90026

PRICING INFORMATION

Sale Price	\$4,625,000
COE Date	12/24/2025
Number of Units	5
Price/Unit	\$925,000
Price/SF	\$370.98
Cap Rate	6.14%
GRM	13.75
Lot SF	6,320 SF
Year Built	2025

UNIT MIX

3	4 Bed / 4 Bath
1	4 Bed / 4.5 Bath
1	5 Bed / 5.5 Bath



3910 KENTUCKY DR
LOS ANGELES, CA 90068

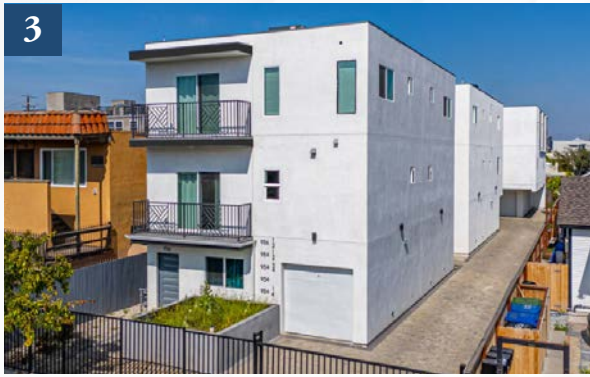
PRICING INFORMATION

Sale Price	\$5,150,000
COE Date	12/12/2025
Number of Units	8
Price/Unit	\$643,750
Price/SF	\$581.53
Cap Rate	-
GRM	-
Lot SF	12,197 SF
Year Built	2023

UNIT MIX

7	2 Bed / 3 Bath
1	3 Bed / 3 Bath

SALES COMPARABLES



954 KINGSLEY DR
LOS ANGELES, CA 90029

PRICING INFORMATION

Sale Price	\$3,725,000
COE Date	11/6/2025
Number of Units	6
Price/Unit	\$620,833
Price/SF	\$388.91
Cap Rate	6.72%
GRM	12.49
Lot SF	7,681 SF
Year Built	2025

UNIT MIX

3	3 Bed / 3 Bath
2	4 Bed / 3 Bath
1	4 Bed / 4 Bath



1227 N JUNE ST
LOS ANGELES, CA 90038

PRICING INFORMATION

Sale Price	\$3,300,000
COE Date	9/25/2025
Number of Units	4
Price/Unit	\$825,000
Price/SF	\$540.54
Cap Rate	5.49%
GRM	14.04
Lot SF	4,871 SF
Year Built	2024

UNIT MIX

1	2 Bed / 3 Bath
3	4 Bed / 5 Bath



966 SANBORN AVE
LOS ANGELES, CA 90029

PRICING INFORMATION

Sale Price	\$3,925,000
COE Date	3/20/2025
Number of Units	4
Price/Unit	\$981,250
Price/SF	\$501.85
Cap Rate	5.57%
GRM	13.72
Lot SF	5,424 SF
Year Built	2024

UNIT MIX

1	2 Bed / 2 Bath
1	3 Bed / 2 Bath
1	3 Bed / 2.5 Bath
1	4 Bed / 3.5 Bath

SALES COMPARABLES



724 N KINGSLEY DR
LOS ANGELES, CA 90029

PRICING INFORMATION

Sale Price	\$3,832,000
COE Date	2/12/2025
Number of Units	6
Price/Unit	\$638,667
Price/SF	\$414.32
Cap Rate	6.65%
GRM	12.00
Lot SF	8,772 SF
Year Built	2024

UNIT MIX

2	4 Bed / 2 Bath
2	4 Bed / 4 Bath
2	5 Bed / 5 Bath



2640 N BEACHWOOD DR
LOS ANGELES, CA 90068

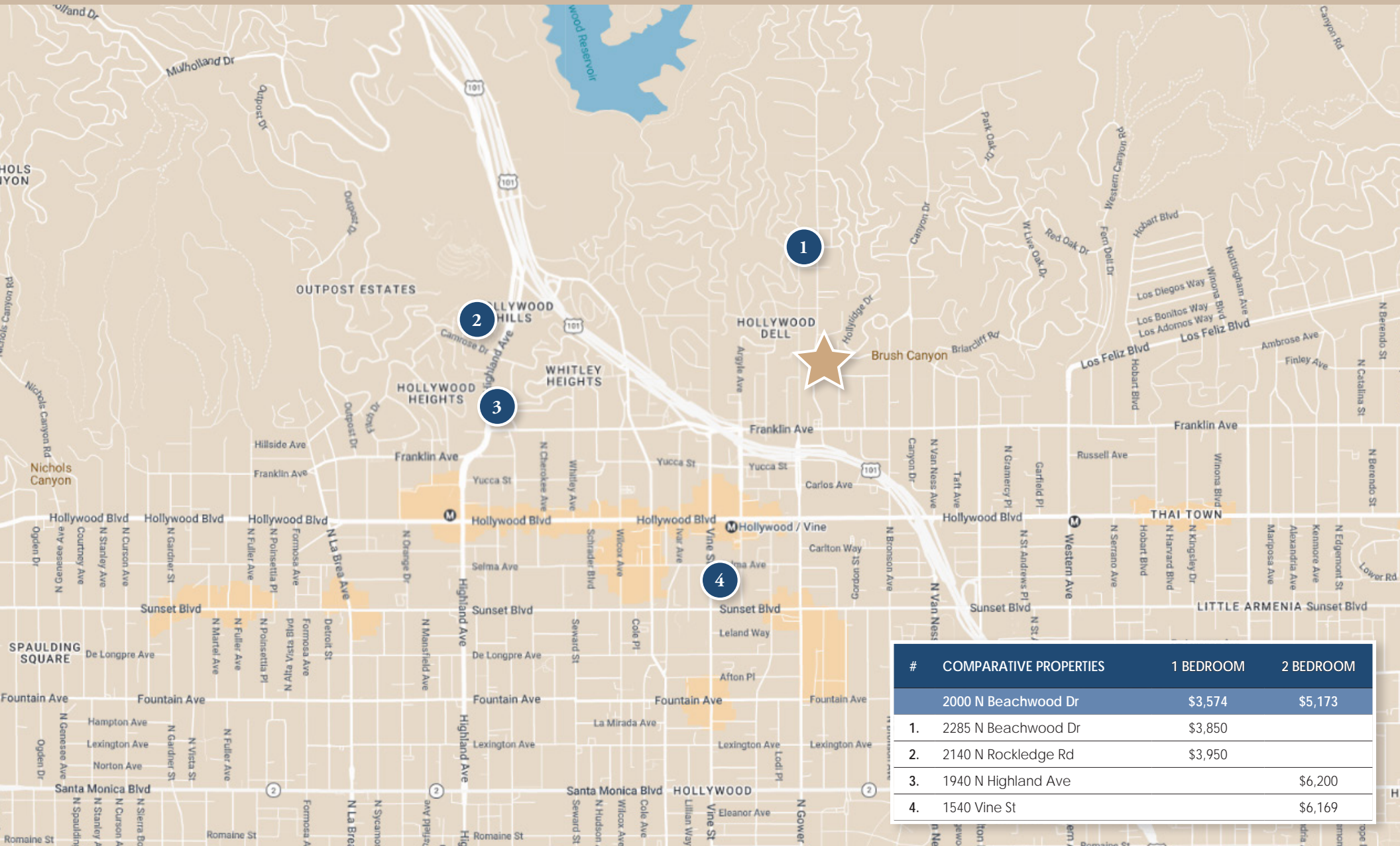
PRICING INFORMATION

Sale Price	\$2,800,000
COE Date	6/21/2024
Number of Units	4
Price/Unit	\$700,000
Price/SF	\$457.52
Cap Rate	4.25%
GRM	14.73
Lot SF	8276
Year Built	2005

UNIT MIX

1	2 Bed / 1 Bath
1	2 Bed / 2 Bath
2	3 Bed / 3.5 Bath

RENT COMPARABLES



#	COMPARATIVE PROPERTIES	1 BEDROOM	2 BEDROOM
	2000 N Beachwood Dr	\$3,574	\$5,173
1.	2285 N Beachwood Dr	\$3,850	
2.	2140 N Rockledge Rd	\$3,950	
3.	1940 N Highland Ave		\$6,200
4.	1540 Vine St		\$6,169

RENT COMPARABLES

SUBJECT PROPERTY		1 BEDROOM	2 BEDROOM
	2000 N Beachwood Dr Los Angeles, CA 90068	\$3,574	\$5,173
#	RENT COMPARABLES	1 BEDROOM	2 BEDROOM
1	 2285 N Beachwood Dr Los Angeles, CA 90068	\$3,850	
2	 2140 N Rockledge Rd Los Angeles, CA 90068	\$3,950	
3	 1940 N Highland Ave Los Angeles, CA 90068		\$6,200
4	 1540 Vine St Los Angeles, CA 90028		\$6,169
AVERAGE		\$3,900	\$6,185

HOLLYWOOD HILLS

A Trendy, Upscale Submarket With Old Hollywood History

LOCATION HIGHLIGHTS

Hollywood Hills has an estimated population of approximately 21,000–23,000 residents with a median age in the low-40s, reflecting an established, professional resident base. Average individual income is approximately \$102,000+, while median household income generally ranges between \$100,000 and \$140,000 — both significantly above Los Angeles and national averages. The submarket demonstrates high educational attainment and strong workforce participation, supporting sustained purchasing power and housing demand.

The submarket is predominantly composed of low-density single-family residences and luxury hillside estates. Due to topography and zoning constraints, large-scale ground-up development is limited. New construction activity primarily consists of custom luxury rebuilds and modern infill homes. Multifamily inventory exists but is modest relative to surrounding Hollywood. Larger mixed-use and higher-density multifamily developments are typically concentrated along major corridors in adjacent Hollywood rather than within the Hills proper, where development pipelines remain constrained.

Hollywood Hills offers immediate access to premier outdoor and cultural amenities including Griffith Park, the Hollywood Sign, and the Hollywood Bowl. Residents benefit from proximity to Sunset Strip nightlife, boutique dining, entertainment venues, and major employment centers in Hollywood and central Los Angeles, combining privacy and scenic views with urban accessibility.



Average Household
Income of \$140,105



Strong Rental Housing
Demand Across All
Sectors



Population of 302,343 Within
a Three (3) Mile Radius

Beachwood Drive

HOLLYWOOD HILLS MARKET OVERVIEW

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WALK SCORE

VERY WALKABLE

Most errands can be accomplished on foot

66

TRANSIT SCORE

GOOD TRANSIT

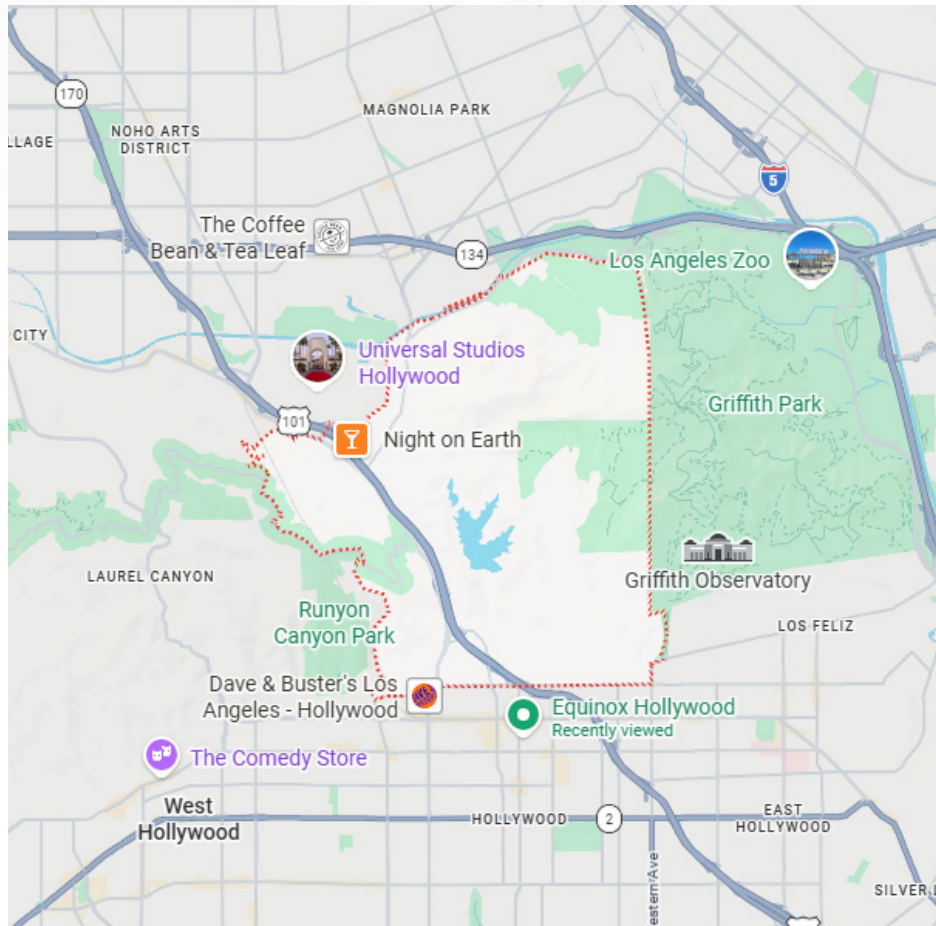
Many nearby public transportation options

47

BIKE SCORE

SOMEWHAT BIKEABLE

Minimal bike infrastructure



The Hollywood Hills submarket is an affluent, low-density residential enclave in central Los Angeles with an estimated population of roughly 21,000–23,000 residents and a median age in the low-40s. Average household income is generally estimated between \$140,000 and \$170,000 annually, with median household income near \$105,000–\$120,000, reflecting strong earning power and high educational attainment relative to citywide benchmarks.

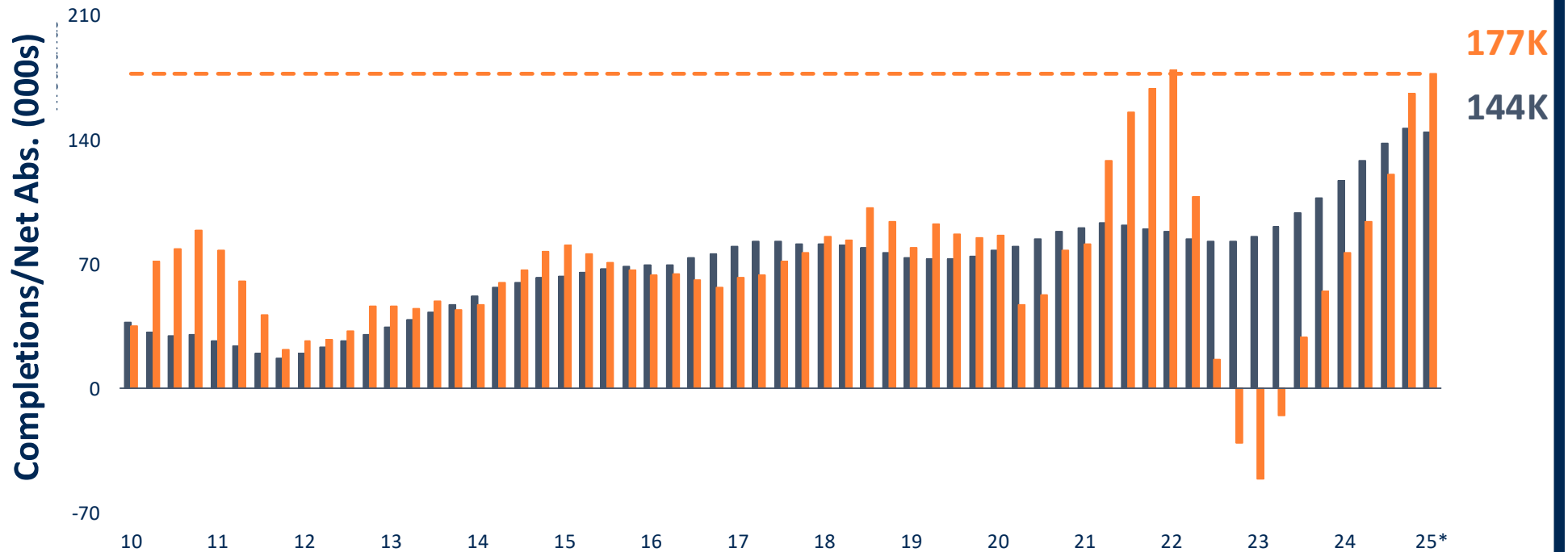
Housing is predominantly single-family homes and luxury hillside estates, with limited large-scale ground-up development due to terrain and zoning constraints. Multifamily inventory exists but remains modest compared to adjacent Hollywood. Most new activity within the Hills consists of high-end custom rebuilds and small infill projects, while larger mixed-use and higher-density multifamily developments are typically concentrated along major corridors in neighboring Hollywood.

The submarket benefits from premier lifestyle amenities including Griffith Park, the Hollywood Sign, and the Hollywood Bowl, along with proximity to Sunset Strip dining, entertainment venues, and major employment centers. The combination of privacy, views, and central access continues to support long-term demand and pricing resilience.

MARKET OVERVIEW

U.S. Apartment Demand Outpacing New Supply; Trend Suggests Continued Performance Gains

■ Completions ■ Net Absorption



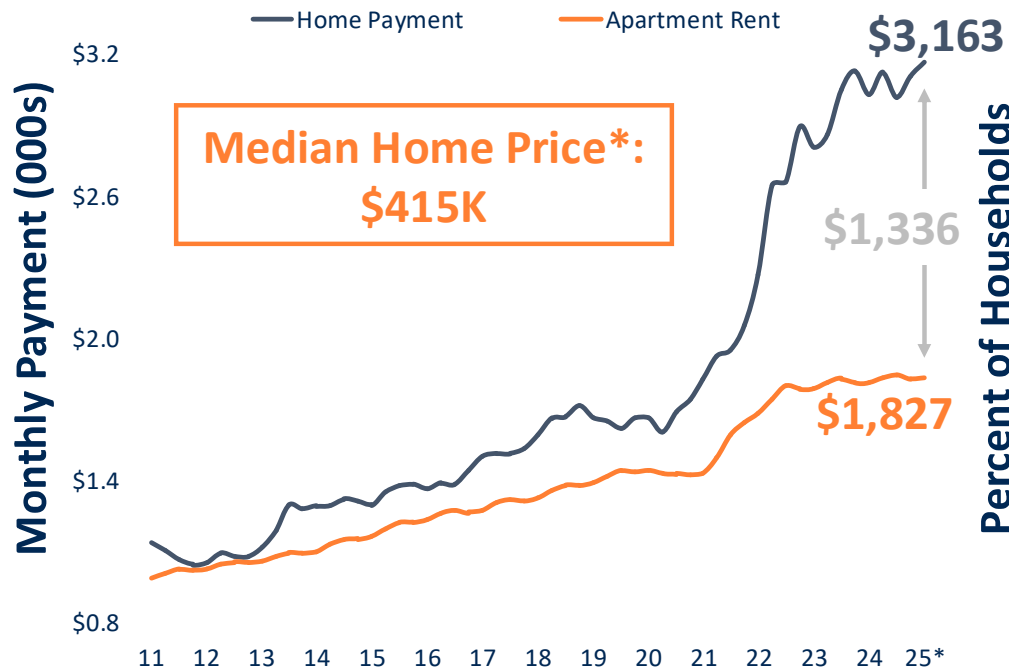
* Through 1Q
Trailing 4-quarter average
Sources: Marcus & Millichap Research Services, RealPage, Inc.

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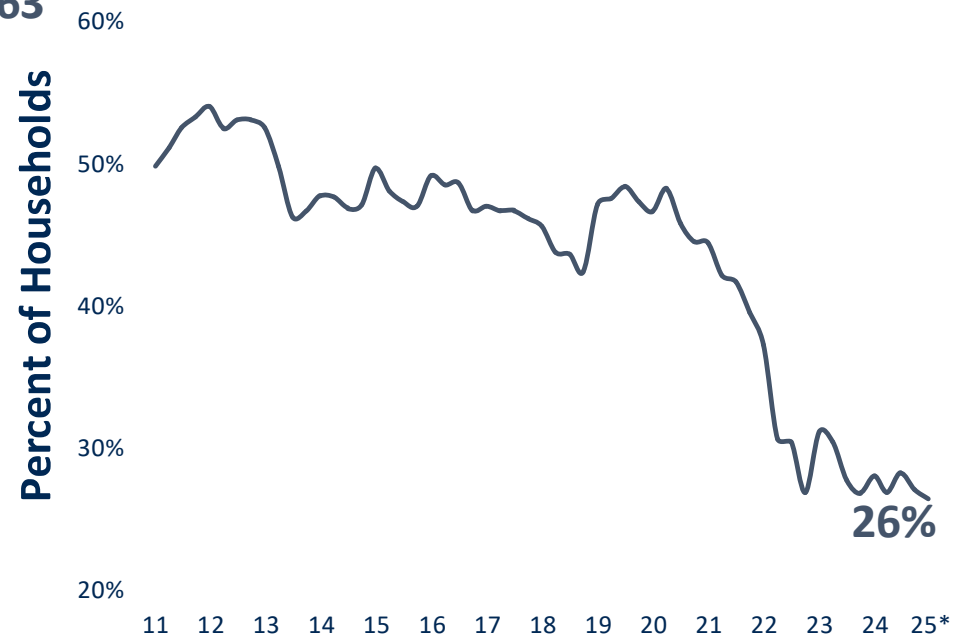
MARKET OVERVIEW

Affordability Gap Widened; Loan Qualification Remains A Significant Barrier

Affordability Gap Between Home Payment and Apartment Rent



Share of Households That Qualify For Loan on Median-Priced Home

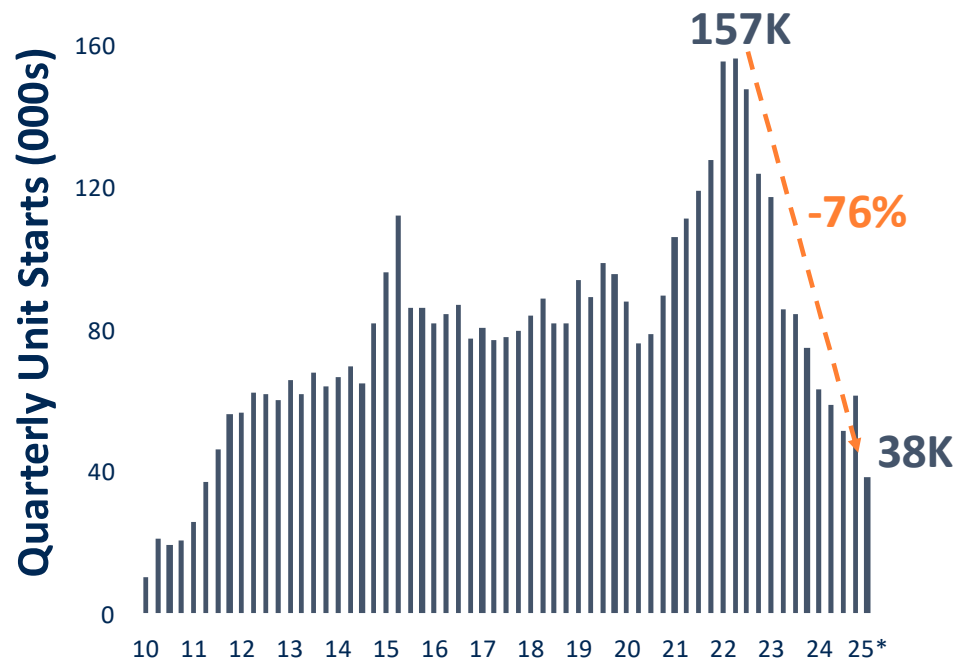


* Through 1Q; median single-family home price as of March
Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

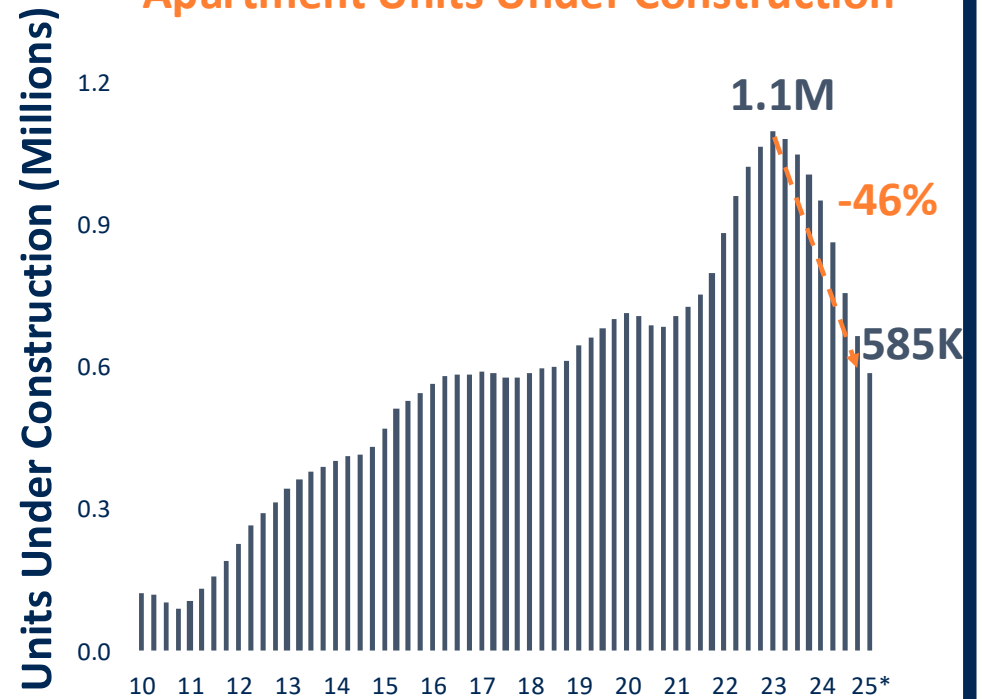
MARKET OVERVIEW

Substantial Decline In Multifamily Construction Supports Strengthening Performance Outlook

New Multifamily Starts



Apartment Units Under Construction



* Through 1Q
Sources: Marcus & Millichap Research Services, RealPage, Inc.

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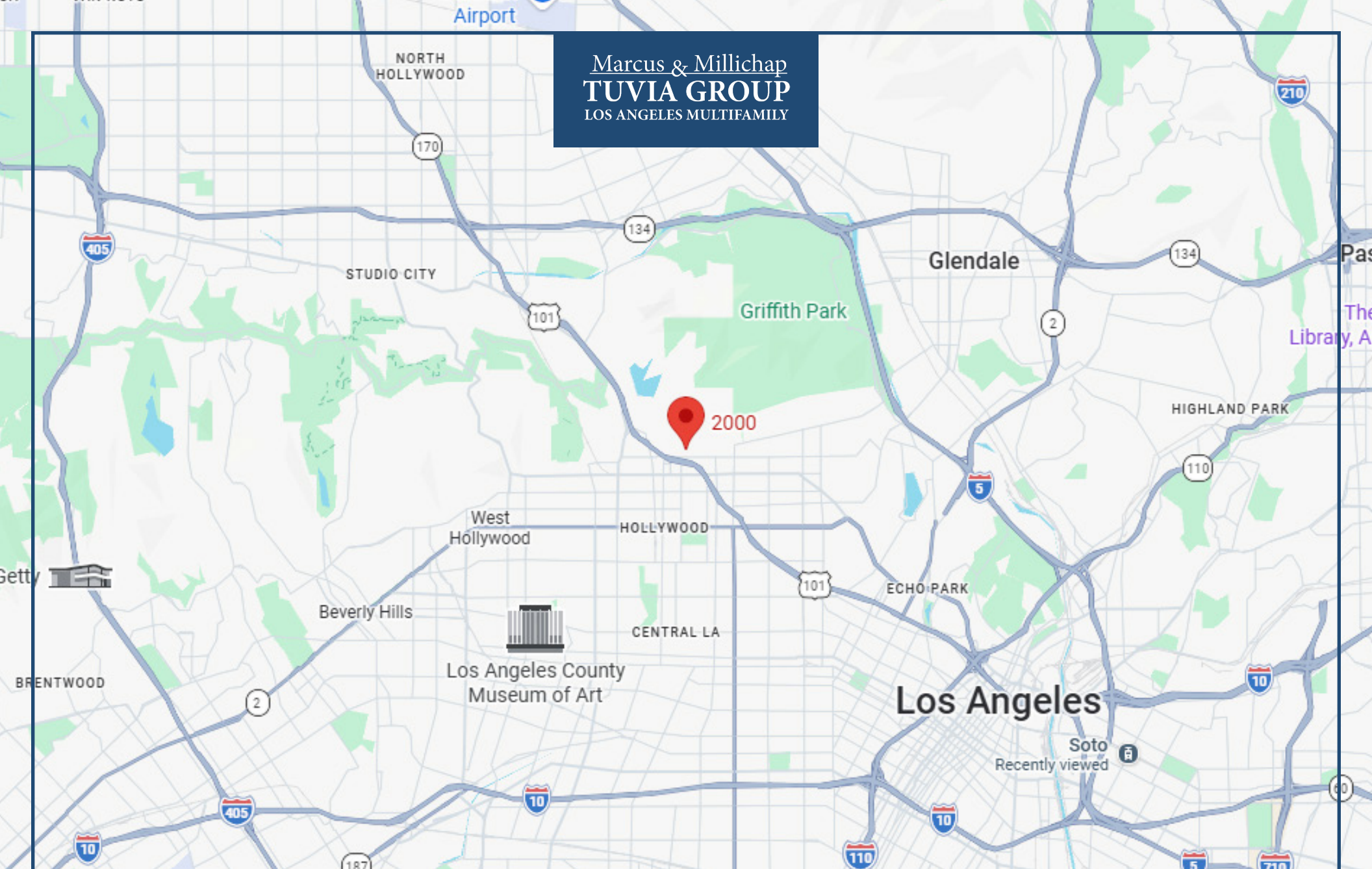
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