

CONFIDENTIAL OFFERING MEMORANDUM
A SPANISH COLONIAL REVIVAL FOURPLEX

214 – 216 & 214½ – 216½
N. LA PEER DR. | BEVERLY HILLS, CA 90211

Steven H. Weiss

Executive Vice President
818.905.2400 Ext. 1634
sweiss@naicapital.com
Cal DRE Lic. #00680554

Michael Dixon

Senior Vice President
818.742.1617
mdixon@naicapital.com
Cal DRE Lic. #01004121

Jakob Friedman

Senior Associate
818.742.1658
jfriedman@naicapital.com
Cal DRE Lic. #02163017

NAI Capital

15821 Ventura Blvd.
Suite #320
Encino, CA 91436
818.905.2400

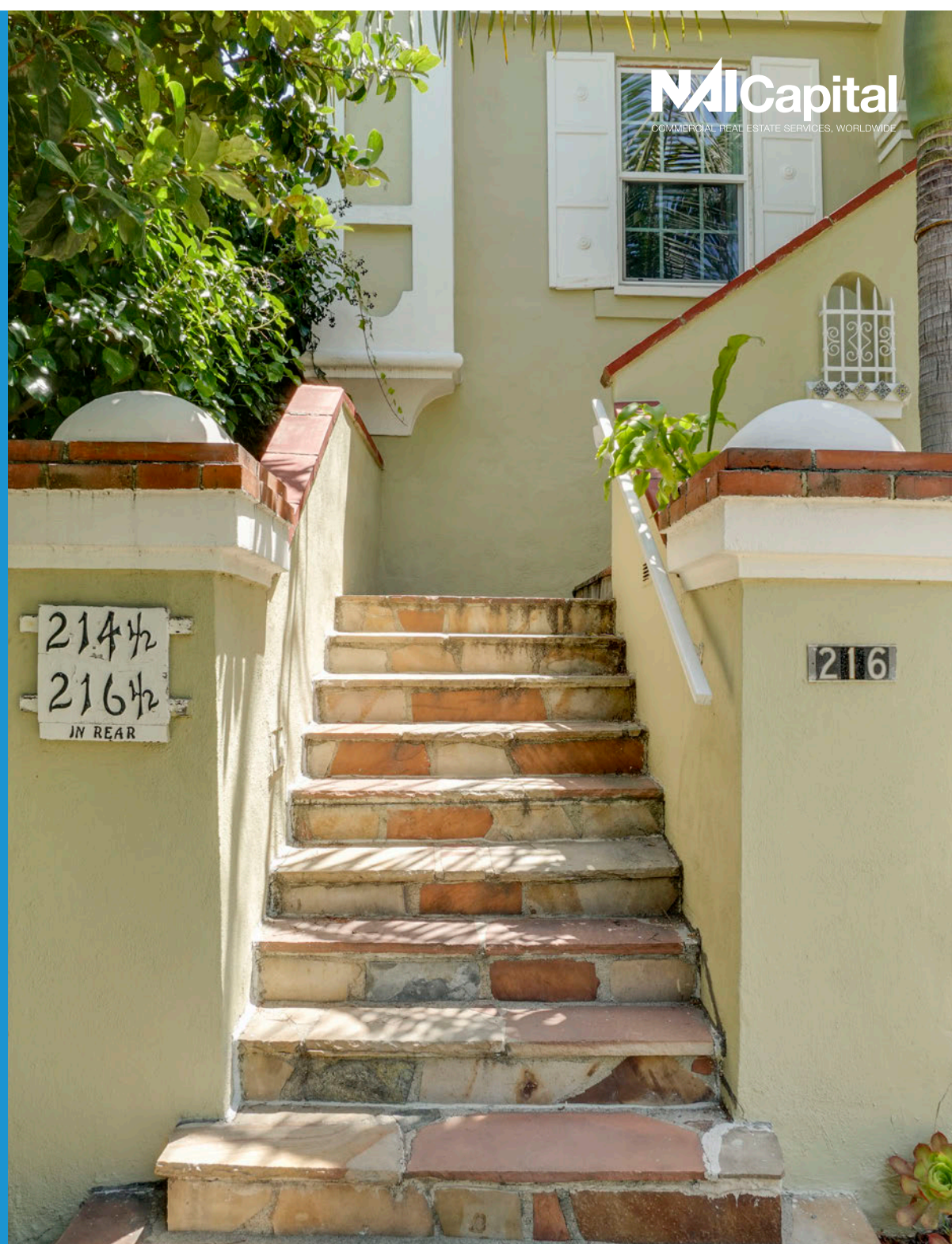
NAI Capital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

INSIDE THIS OFFERING

A rare opportunity to acquire an architecturally significant, character-driven multifamily investment within one of Southern California's most coveted submarkets, Beverly Hills, CA. Offering substantial in-place income and meaningful rental upside.

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A TROPHY ASSET IN PRIME BEVERLY HILLS

LIST PRICE: \$3,150,000
\$787,500/UNIT · \$594/SF

NAI Capital Commercial, Inc. has been exclusively retained to represent **214-216 & 214½-216½ North La Peer Drive**, a four-unit, character-defining 1934 Spanish Colonial Revival property situated on one of **Beverly Hills'** most desirable residential corridors. The asset comprises two three-bedroom front residences paired with two one-bedroom rear units — one of which has been recently renovated. A classic configuration that affords investors both stable cash flow and substantial upside.

Positioned within the prestigious **Beverly Hills 90211 corridor** between Burton Way and Wilshire Boulevard, the property offers institutional-quality location dynamics with the irreplaceable character of pre-war Beverly Hills architecture.

PROPERTY AT A GLANCE

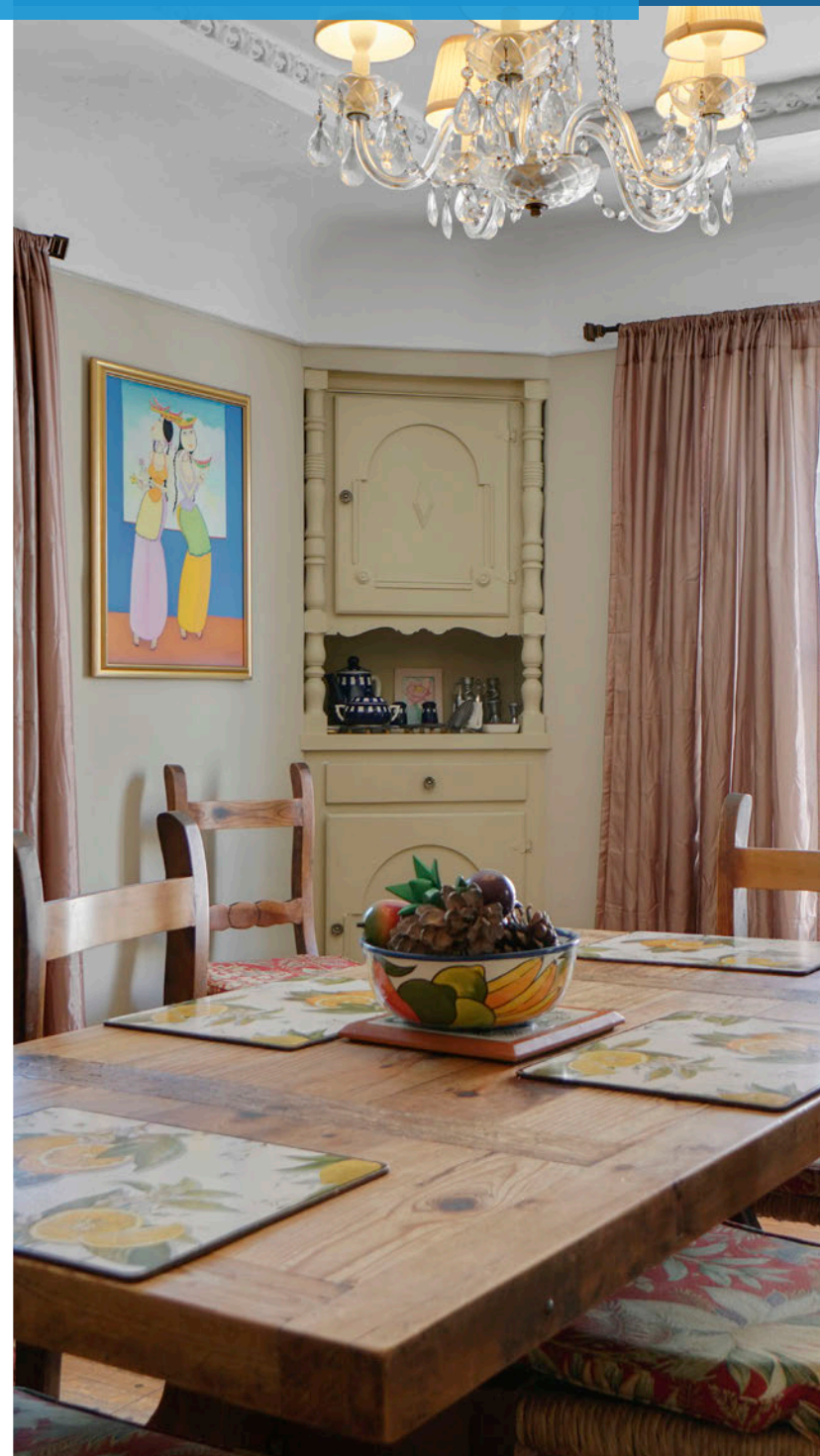
| | |
|---------------|------------------------------------|
| Address | 214-216 & 214½-216½ N. La Peer Dr. |
| City / Zip | Beverly Hills, 90211 |
| Asset Class | Multifamily |
| Configuration | 4-Unit Fourplex |
| Year Built | 1934 |
| Building SF | ±5,300 |
| Architecture | Spanish Revival |
| Parking | 4-Car Garage |



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IRREPLACEABLE BEVERLY HILLS LOCATION

Situated in the heart of Beverly Hills within the prestigious 90211 zip code — a submarket consistently ranked among the strongest-performing multifamily corridors in Los Angeles County. Walking distance to the Beverly Hills Triangle, Rodeo Drive, the Beverly Wilshire, the Peninsula, and Cedars-Sinai.



TROPHY ARCHITECTURE & PEDIGREE

An authentic 1934 Spanish Colonial Revival featuring hand-painted Catalan cement tile floors, stained and leaded glass, carved-plaster fireplace, exposed wood beams, and decorative wrought iron — defining attributes increasingly scarce in the Beverly Hills market.



SUBSTANTIAL MARK-TO-MARKET UPSIDE

Comprehensive market analysis indicates the two front 3BD/2BA residences are operating significantly below market. A pro-forma stabilization to market rents represents projected income growth of approximately 46%, materially strengthening the property’s cash flow.



RECENT CAPITAL INVESTMENT & IN-UNIT LAUNDRY

One of the rear units has been recently renovated and the three bedroom units feature washer/dryer hookups — a highly desirable amenity that supports premium rents and tenant retention in the Beverly Hills rental market.



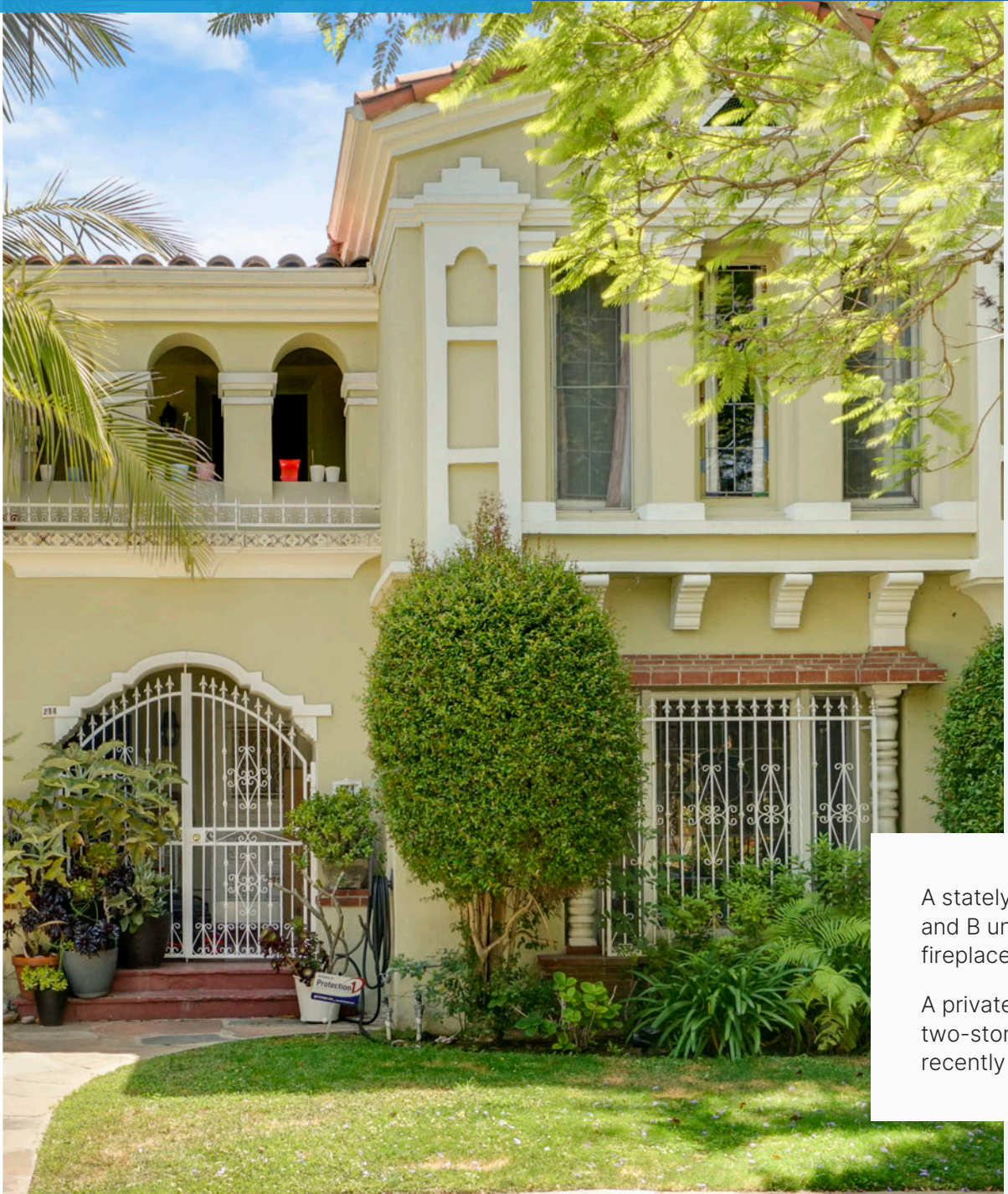
OWNER-USER & 1031 EXCHANGE FLEXIBILITY

The configuration accommodates investors as well as an owner-occupant in one of the front residences — an attractive structure for principals seeking lifestyle-plus-yield in a tax-advantaged exchange vehicle.



INSULATED SUBMARKET FUNDAMENTALS

Surrounding capital investment — including The One Beverly Hills, the Four Seasons, the Waldorf Astoria, and the Peninsula Beverly Hills — reinforces long-term appreciation tailwinds and tenant demand within the immediate Beverly Hills trade area.



PROPERTY OVERVIEW

| | |
|---------------------|------------------------------------|
| Property Address | 214-216 & 214½-216½ N. La Peer Dr. |
| Municipality | Beverly Hills, CA 90211 |
| Asset Class | Multifamily |
| Configuration | Fourplex |
| Architectural Style | Spanish Colonial Revival |
| Year Built | 1934 |
| Total Units | 4 |
| Approx. Building SF | ±5,300 |
| Stories | Two |
| Parking | 4-Car Garage |
| Roof | Flat |
| Foundation | Concrete / Raised |

A stately two-story Spanish Colonial **in the heart of Beverly Hills**. Units A and B unfold around tiled foyers, formal living rooms with carved-plaster fireplaces and exposed beams, and gracious dining rooms.

A private courtyard separates the front residences from a secondary two-story structure containing Units C and D — one of which has been recently renovated.

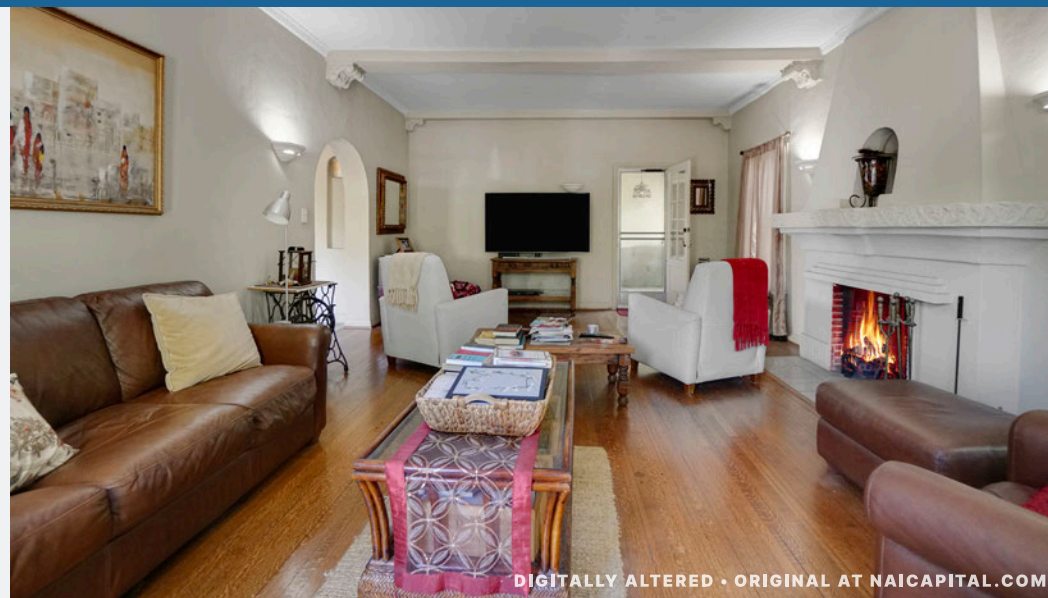
IN-PLACE & MARKET PERFORMANCE

LIST PRICE
\$3,150,000

PRICE / UNIT
\$787,500

PRICE / SF
\$594

TOTAL UNITS
4



RENT ROLL – CURRENT VS. MARKET

| Unit | Configuration | SF | In-Place Rent | Market Rent | Increase | Term |
|----------------|--------------------------------|--------|---------------|-------------|----------|----------------------|
| A | 3 BD / 2 BA · Front Residence | 2,100 | \$4,750 | \$7,500 | \$2,750 | Month-to-Month |
| B | 3 BD / 2 BA · Front Residence | 2,100 | \$4,530 | \$7,500 | \$2,970 | Month-to-Month |
| C | 1 BD / 1 BA · Rear (Renovated) | 550 | \$2,500 | \$2,750 | \$250 | Lease Exp. 7/31/2026 |
| D | 1 BD / 1 BA · Rear | 550 | \$2,275 | \$2,500 | \$225 | Month-to-Month |
| Monthly Totals | | ±5,300 | \$14,055 | \$20,250 | \$6,195 | |

MARK-TO-MARKET ANALYSIS

Comparable 3 BD residential leases within the **Beverly Hills** 90211 corridor are currently transacting in the \$7,500–\$9,000 range. The two front units present material below-market exposure. Renovated 1 BD units in the submarket clear \$2,750–\$3,500. A stabilized rent roll yields gross scheduled **income of \$243,000** — a 44% lift over in-place — at conservative market rents.

OPERATING PRO FORMA

OPERATING STATEMENT

| | In-Place | Market |
|------------------------|-----------|-----------|
| Gross Scheduled Income | \$168,660 | \$243,000 |

OPERATING EXPENSES

| | | |
|---|-------------------|-------------------|
| Property Taxes (1.25% of purchase price) | (\$39,375) | (\$39,375) |
| Insurance | (\$15,204) | (\$4,500) |
| Utilities | (\$8,530) | (\$8,530) |
| Repairs & Maintenance | (\$9,627) | (\$9,627) |
| Legal & Accounting | (\$5,525) | (\$5,525) |
| Total Operating Expenses | (\$78,261) | (\$67,557) |
| Net Operating Income | \$85,339 | \$168,153 |

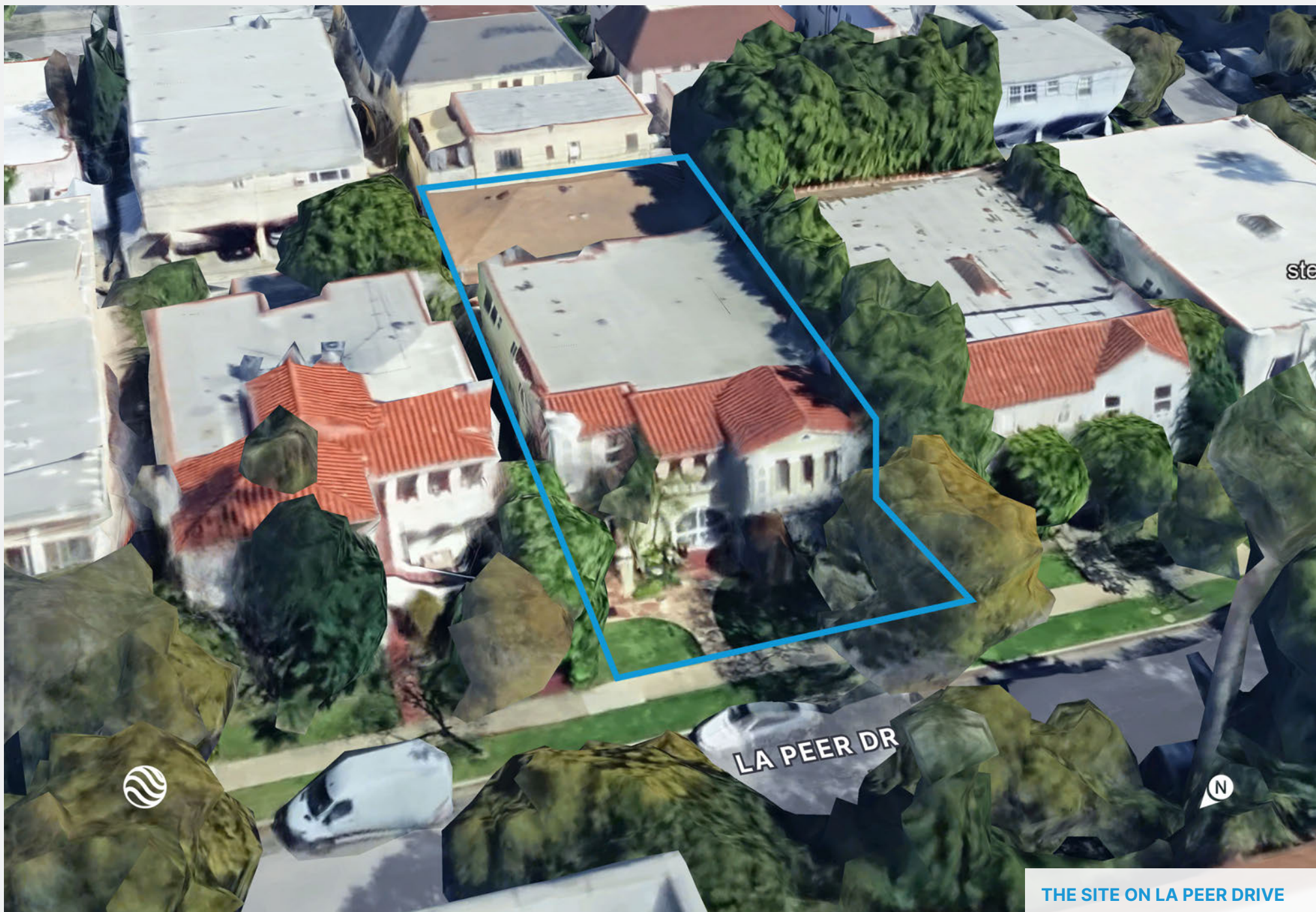
INVESTMENT RETURNS

| | | |
|-----------------------------|-----------|--------|
| Gross Rent Multiplier (GRM) | 18.68x | 12.96x |
| Price per Unit | \$787,500 | |
| Price per Square Foot | \$594 | |



UNDERWRITING NOTES

Property taxes reflect estimated reassessment at the listed purchase price (1.25% mil rate, Beverly Hills). Operating expenses reflect the property's actual current figures and assume a self-managed operation, excluding third-party property management. Market rents reflect a conservative underwrite against current 90211 comparable leases. No allowance has been made for tenant turnover costs, leasing commissions, or capital reserves beyond routine items.



THE SITE ON LA PEER DRIVE

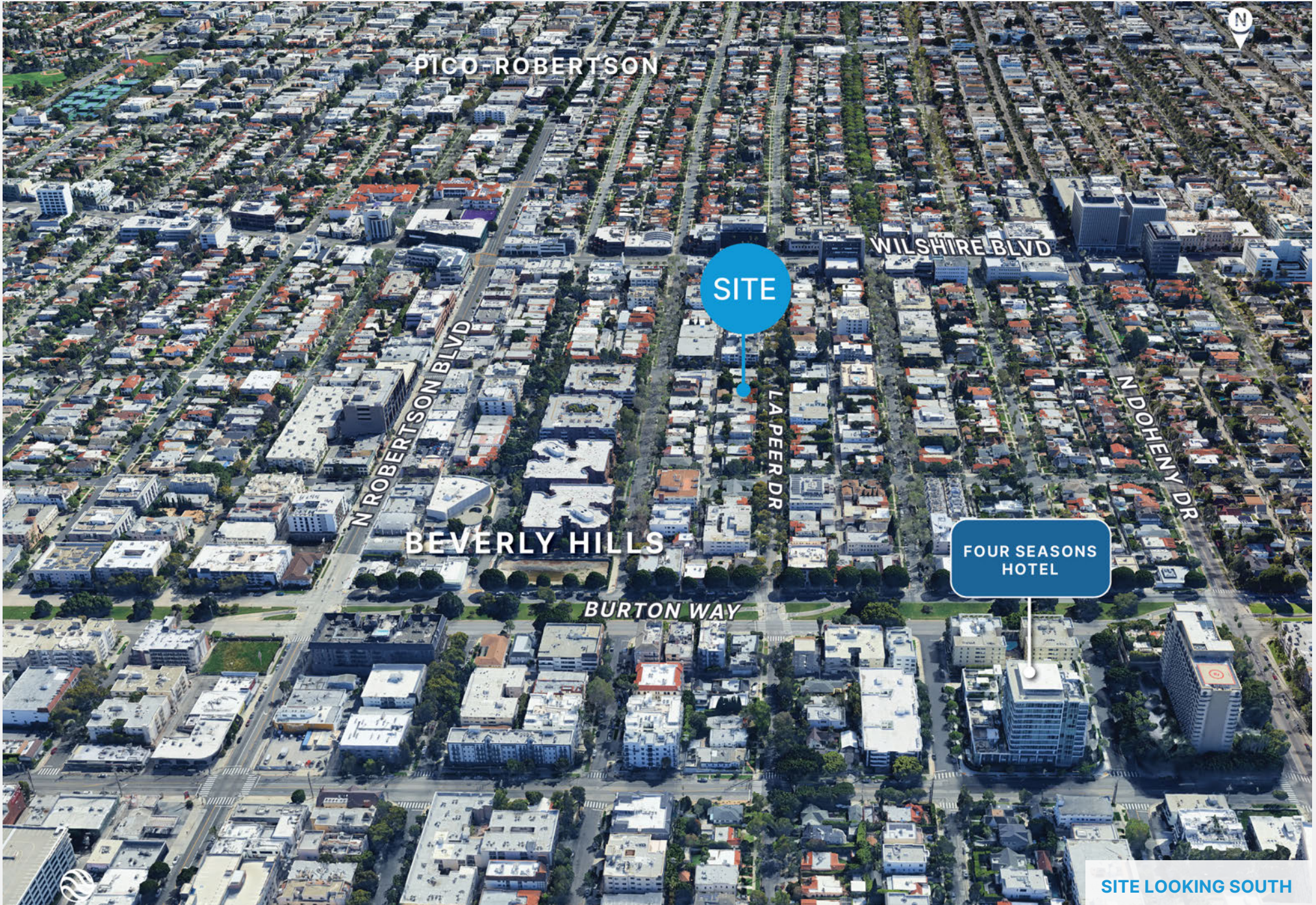




SITE LOOKING WEST



SITE LOOKING NORTH



SITE LOOKING SOUTH



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EXTERIOR | SPANISH COLONIAL REVIVAL



FRONT RESIDENCES • UNITS A & B | ORIGINAL CHARACTER, INTACT



RECENT SALES COMPARABLES

A survey of recent Beverly Hills multifamily transactions of comparable vintage, configuration, and scale — all closed between December 2024 and August 2025.

| Address | Units | Year | Building SF | Sale Price | \$ / Unit | \$ / SF |
|-------------------------|------------|-------------|--------------|--------------------|--------------------|--------------|
| 144 S. Spalding Dr. | 4.0 | 1936 | 5,142 | \$3,330,000 | \$832,500 | \$647 |
| 251 N. La Peer Dr. | 2.0 | 1935 | 4,431 | \$2,750,000 | \$1,375,000 | \$621 |
| 138 N. La Peer Dr. | 2.0 | 1934 | 3,978 | \$2,715,000 | \$1,357,500 | \$683 |
| 149-151 S. Rexford Dr. | 4.0 | 1968 | 5,508 | \$3,000,000 | \$750,000 | \$545 |
| 327 N. Swall Dr. | 5.0 | 1932 | 7,352 | \$3,225,000 | \$645,000 | \$439 |
| 148 S. Maple Dr. | 4.0 | 1937 | 4,977 | \$2,650,000 | \$662,500 | \$533 |
| Comp Set Average | 3.4 | — | 5,249 | \$2,868,000 | \$1,096,750 | \$578 |
| Subject Property | 4.0 | 1934 | 5,300 | \$3,150,000 | \$787,500 | \$594 |

COMP SET ANALYSIS

Comparable Beverly Hills multifamily transactions over the trailing twelve months range from \$2,650,000 to \$3,330,000, with sale prices clustering between \$533 and \$683 per square foot.

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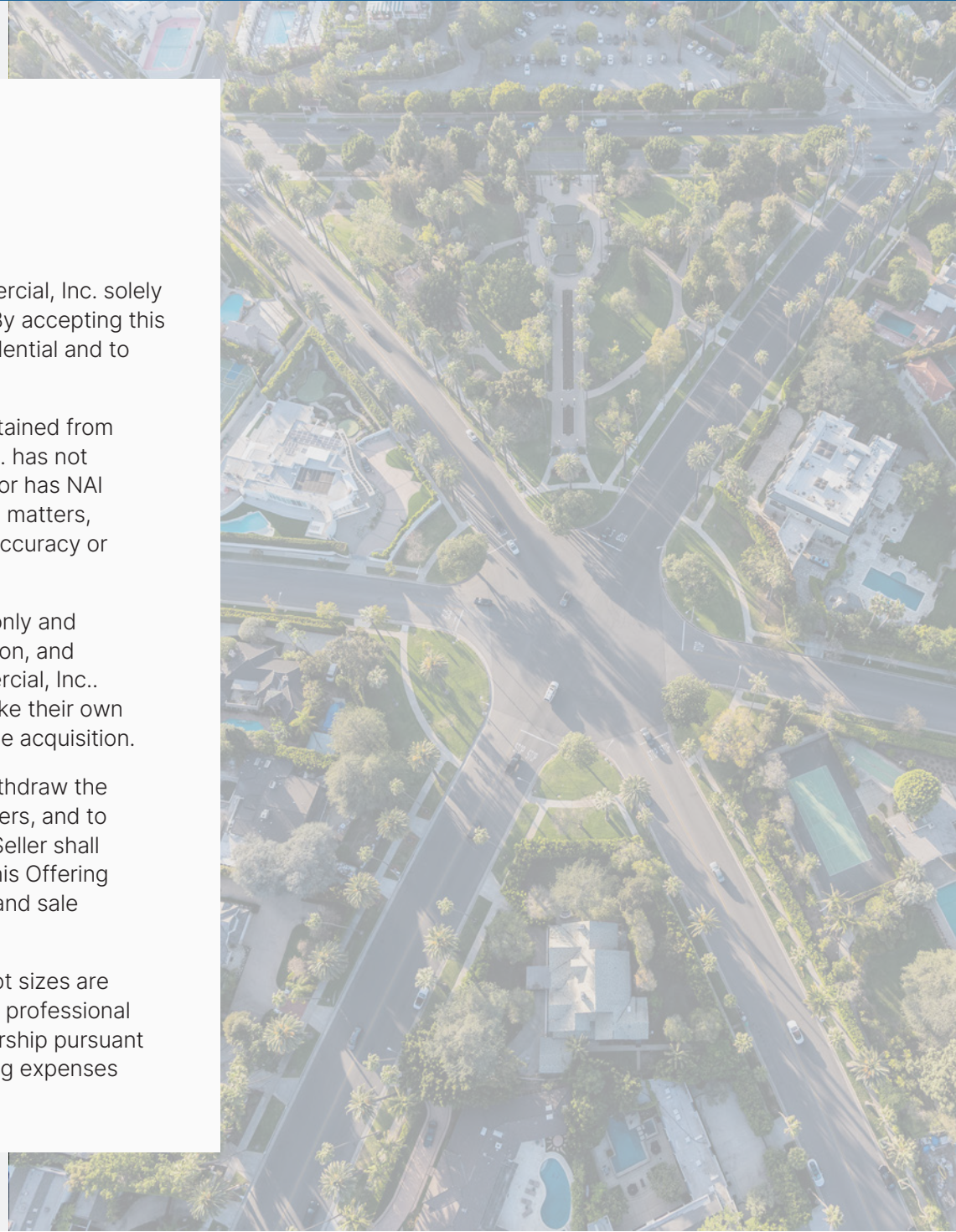
This Offering Memorandum has been prepared by NAI Capital Commercial, Inc. solely for use by prospective purchasers of the property described herein. By accepting this Memorandum, the recipient agrees to keep its contents strictly confidential and to use it solely for the purpose of evaluating the Subject Property.

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, NAI Capital Commercial, Inc. has not verified, and will not verify, any of the information contained herein, nor has NAI Capital Commercial, Inc. conducted any investigation regarding these matters, and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and NAI Capital Commercial, Inc.. Actual results may vary materially. Prospective purchasers should make their own independent investigations, projections, and conclusions regarding the acquisition.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Subject Property from the market at any time, to reject any and all offers, and to negotiate with one or more prospective purchasers at any time. The Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer unless and until a written purchase and sale agreement has been fully executed and delivered.

Photographs are representational. Square footage, dimensions, and lot sizes are approximate. Buyer is responsible for verifying all information through professional inspection. Property taxes will be reassessed upon a change of ownership pursuant to California Proposition 13. Tenancies, leases, rent rolls, and operating expenses should be independently verified.



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Exclusively Represented By:

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sweiss@naicapital.com
Cal DRE Lic. #00680554

Michael Dixon
Senior Vice President
818.742.1617
mdixon@naicapital.com
Cal DRE Lic. #01004121

Jakob Friedman
Senior Associate
818.742.1658
jfriedman@naicapital.com
Cal DRE Lic. #02163017

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Suite #320
Encino, CA 91436
818.905.2400

For tours, financial details, or to submit a Letter of Intent,
kindly direct all inquiries to the exclusive listing team at NAI Capital Commercial, Inc.