

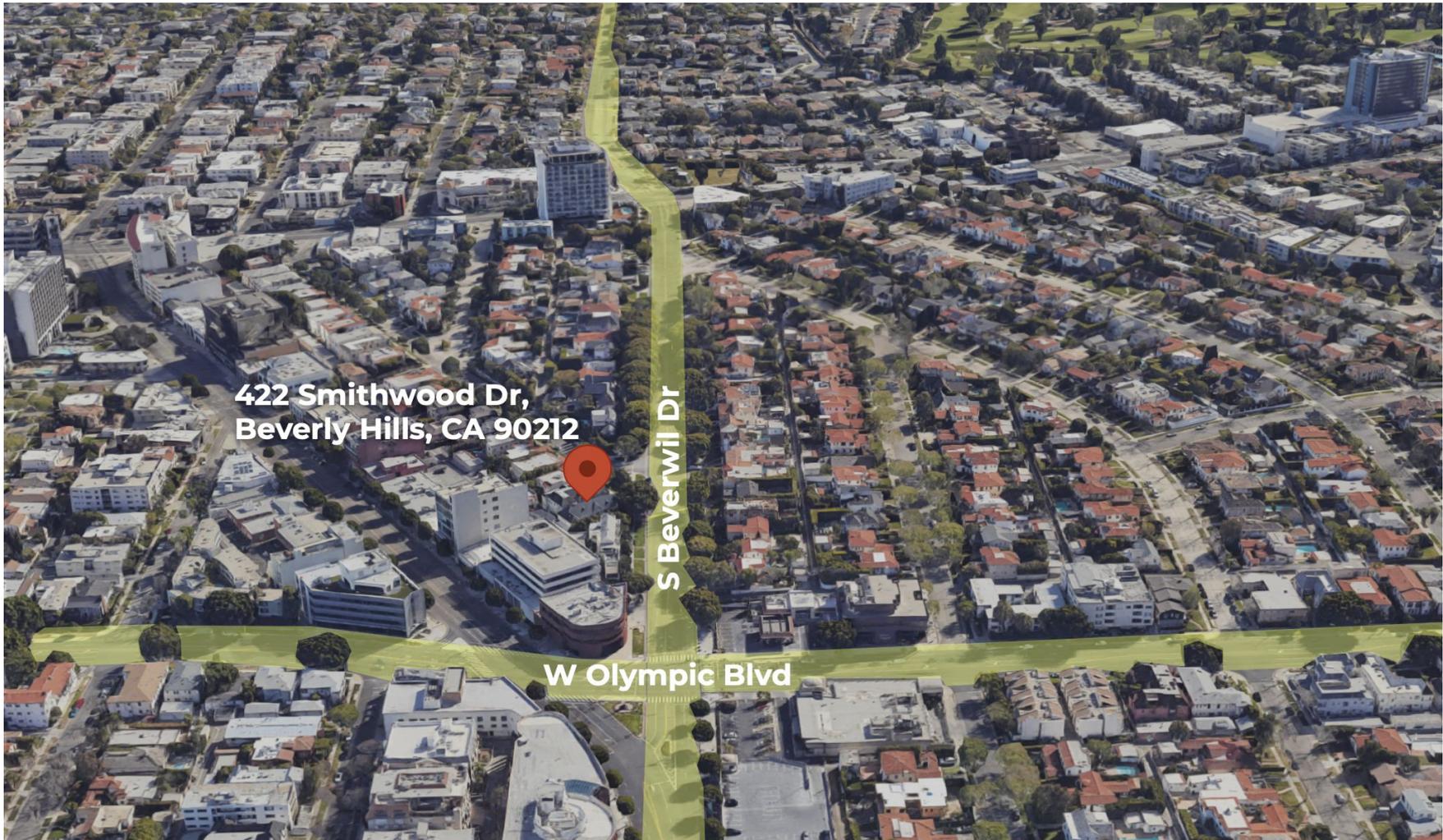
OFFERING MEMORANDUM



MaserCondoSales

**BEVERLY
HILLS**

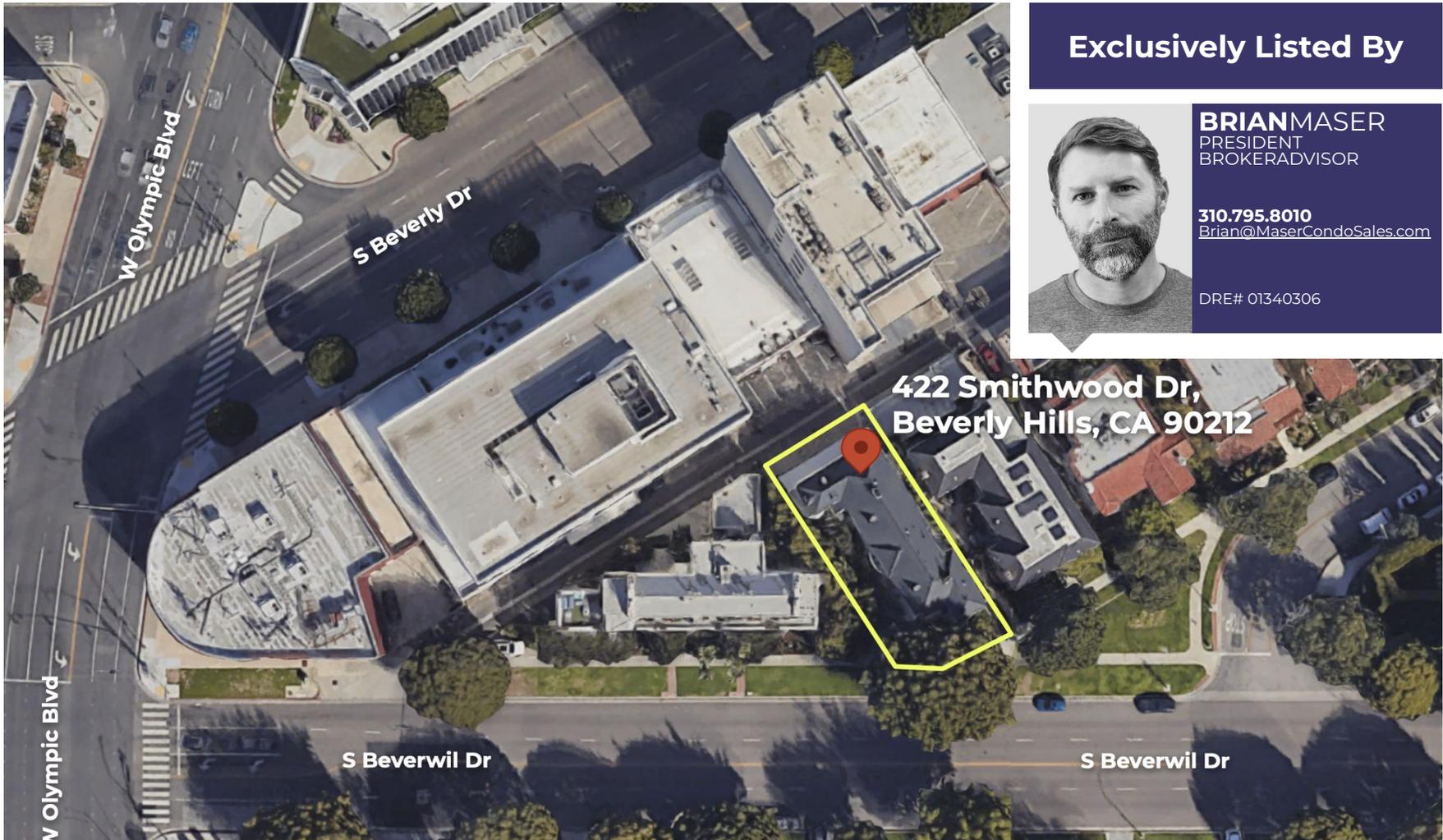
422 Smithwood Dr
Beverly Hills, California 90212



422 Smithwood Dr,
Beverly Hills, CA 90212

S Beverwil Dr

W Olympic Blvd



Exclusively Listed By



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**422 Smithwood Dr,
Beverly Hills, CA 90212**



TABLE OF CONTENTS

THE OFFERING	PAGE 4
FEATURES & DESCRIPTIONS	PAGE 5
PROPERTY OVERVIEW	PAGE 8
• FLOORPLAN A	PAGE 9
• FLOORPLAN B	PAGE 10
• FLOORPLAN C	PAGE 11
• PHOTOS	PAGE 12
LOCATION OVERVIEW - REGIONAL	PAGE 13
• LOCAL	PAGE 14
• NEIGHBORHOOD PHOTOS	PAGE 15
INVESTMENT OPPORTUNITY	PAGE 16

THE OFFERING



ASKING PRICE **\$6,250,000**

Maser Properties is pleased to present this Beverly Hills Investment Opportunity. Do not miss this pride of ownership triplex, made up of three luxury Beverly Hills townhomes. Property has been completely renovated restoring all of its original Beverly Hills charm and character, showcasing its classical exterior with new modern interiors. Property will be delivered vacant creating unique opportunity for owner user scenario or highest possibly current market rents. Super luxury living in a great location only minutes away from Rodeo Drive.

FEATURES & DESCRIPTIONS

3 units total. Each with 2-bedroom suits and 2.5 bathrooms

Remodeling was designed by the multiple international award-winning Laguna Beach design firm of Hootan and Associates

All work permitted and approved by the City of Beverly Hills

All construction was done by Pyramids Construction

All bedrooms have walk-in closets

All new fiberglass high-end custom-made windows by Energy Star Qualified Milgard Ultra TM Series 650 fiberglass energy performance rated. Limited lifetime warranty with U-factor 0.31/1.76 Double Argon (0.030) with a solar heat gain coefficient rating of 0.20, visibility transmittance of 0.43 and air Leakage rating of 0.3 to 1.5.

There over 100 new windows

High ceilings

Walls and attics are fire rated

Each unit designed to a different theme

FEATURES & DESCRIPTIONS

Unit C has a private screened in patio.

Unit C has a second side patio

Unit B has a private second floor balcony with a view of the front yard

Landscaping was designed and implemented by the landscaper Arturo Santiago Designs whose clients include Lululemon, Kreation Juicery, etc.

Designer grade new landscaping and lighting

Built a new retaining wall to resolve drainage problems with the northern neighbor

Took almost all walls down to studs

New electricity throughout including new sub panels

New plumbing throughout including new connection to the City conveyance system

New gas connections and earthquake shut-off

New seismic “soft-story” retrofit, approved by the City

FEATURES & DESCRIPTIONS

Complete new lighting and designer grade light fixtures throughout with designer grade light fixtures

5 garage spaces with new” quiet” gate opening systems and backup battery.

Ample street parking

New storage racks in each garage

New tankless water heaters

Newer AC

New custom two-tone cabinets and hardware in each kitchen

New high-end LG and Samsung kitchen appliances

Custom Calcutta quartz countertops and backsplash with waterfall, professionally installed

New designer grade faucets and hardware throughout (Grohe, Hansgrohe, etc.)

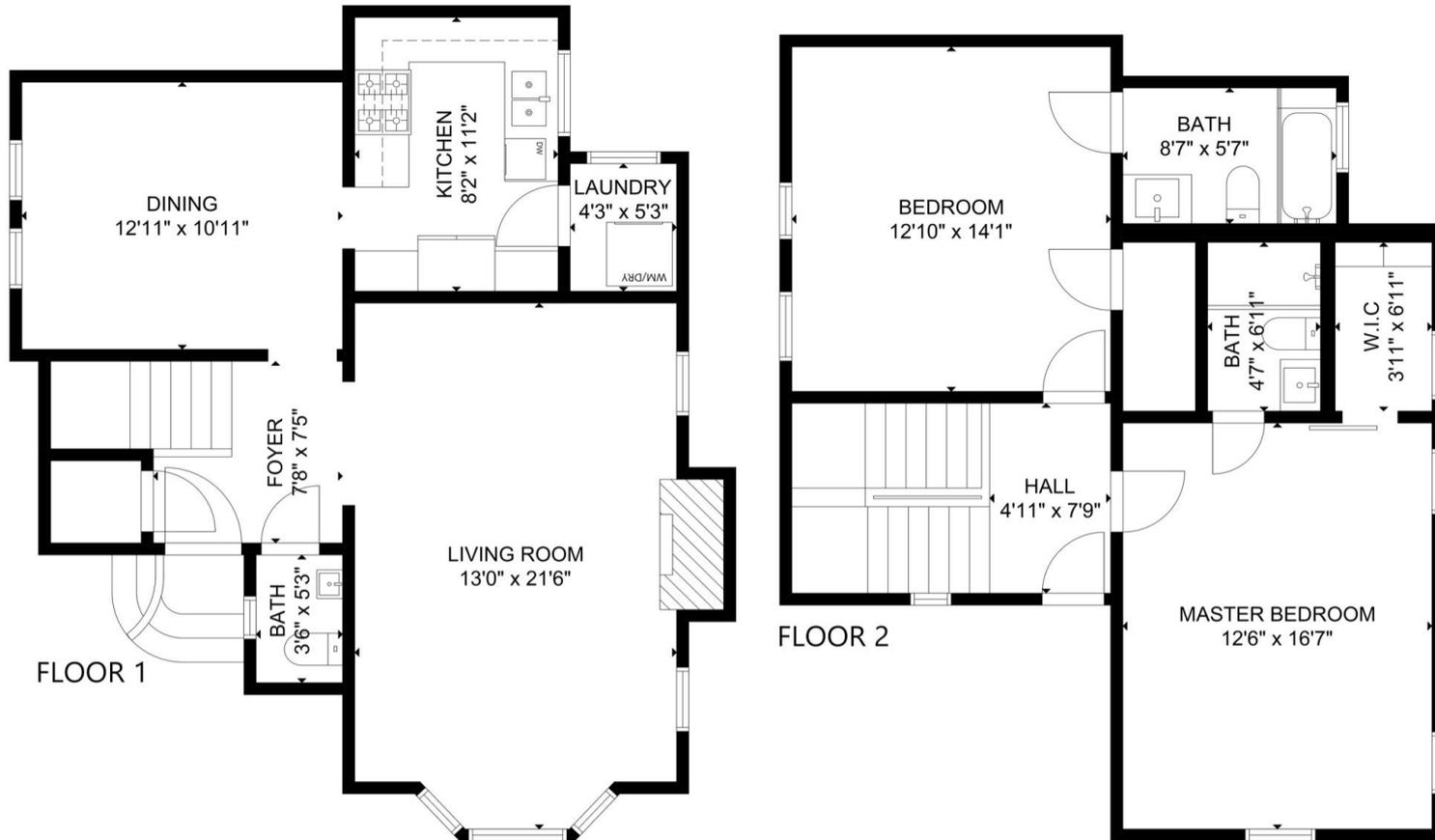
New skylights in each stairway

New stairways

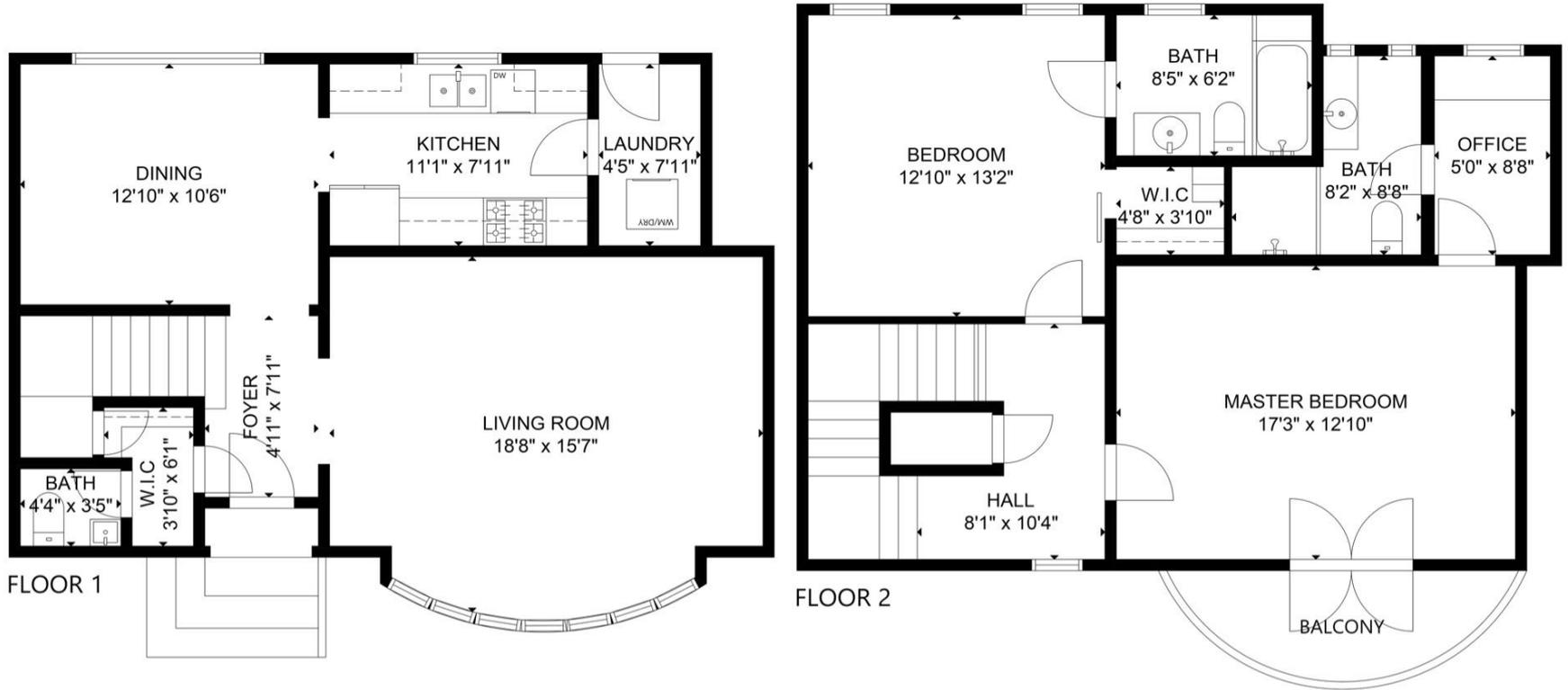
PROPERTY OVERVIEW

	UNIT A	UNIT B	UNIT C	COMBINED
Asking Price				\$6,250,000
Lot Square Feet				6,077
Type	TOWNHOME	TOWNHOME	TOWNHOME	MULTI FAMILY
Zoning	BHR4YY	BHR4YY	BHR4YY	BHR4YY
Building Size	1427	1465	1879	4,771
Year Built				1937
Beds	2	2	2	6
Baths	2.5	2.5	2.5	7.5

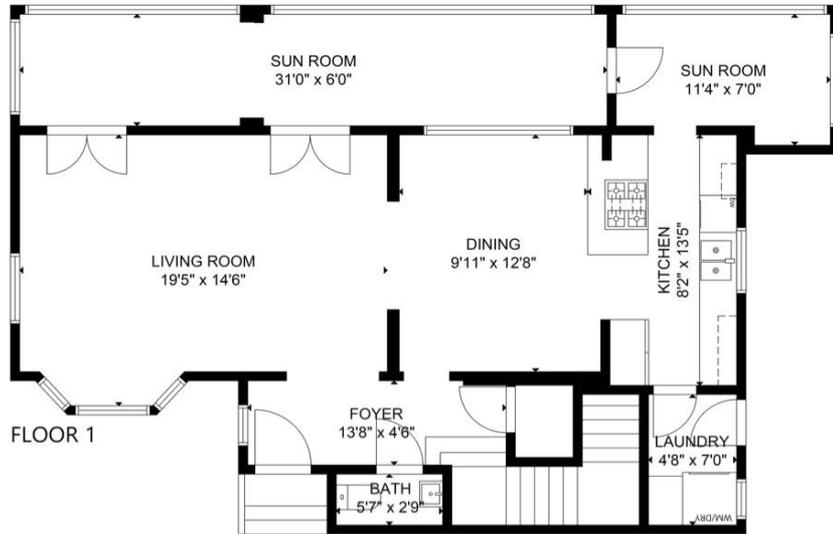
PROPERTY OVERVIEW - UNIT A



PROPERTY OVERVIEW - UNIT B



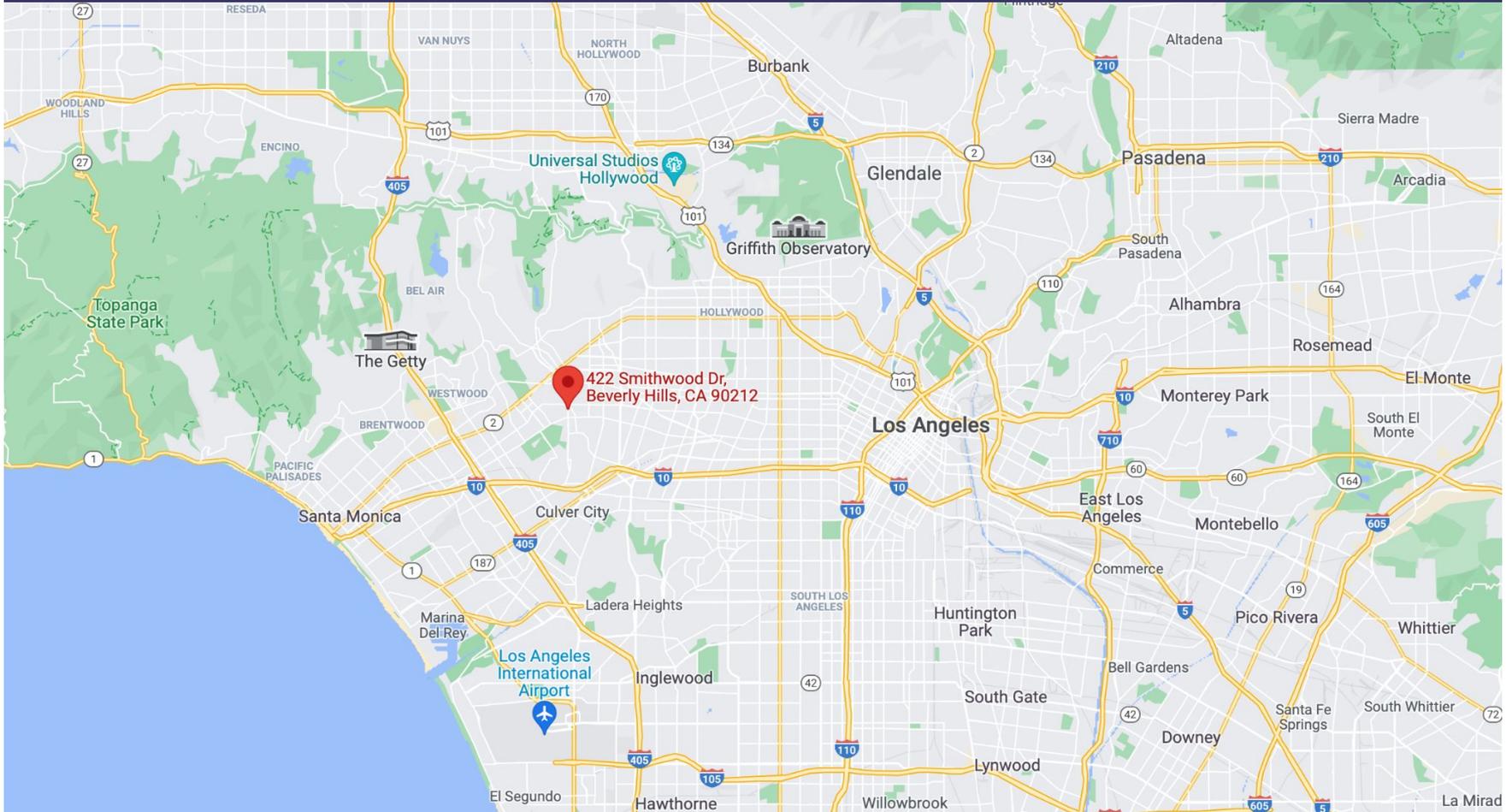
PROPERTY OVERVIEW - UNIT C



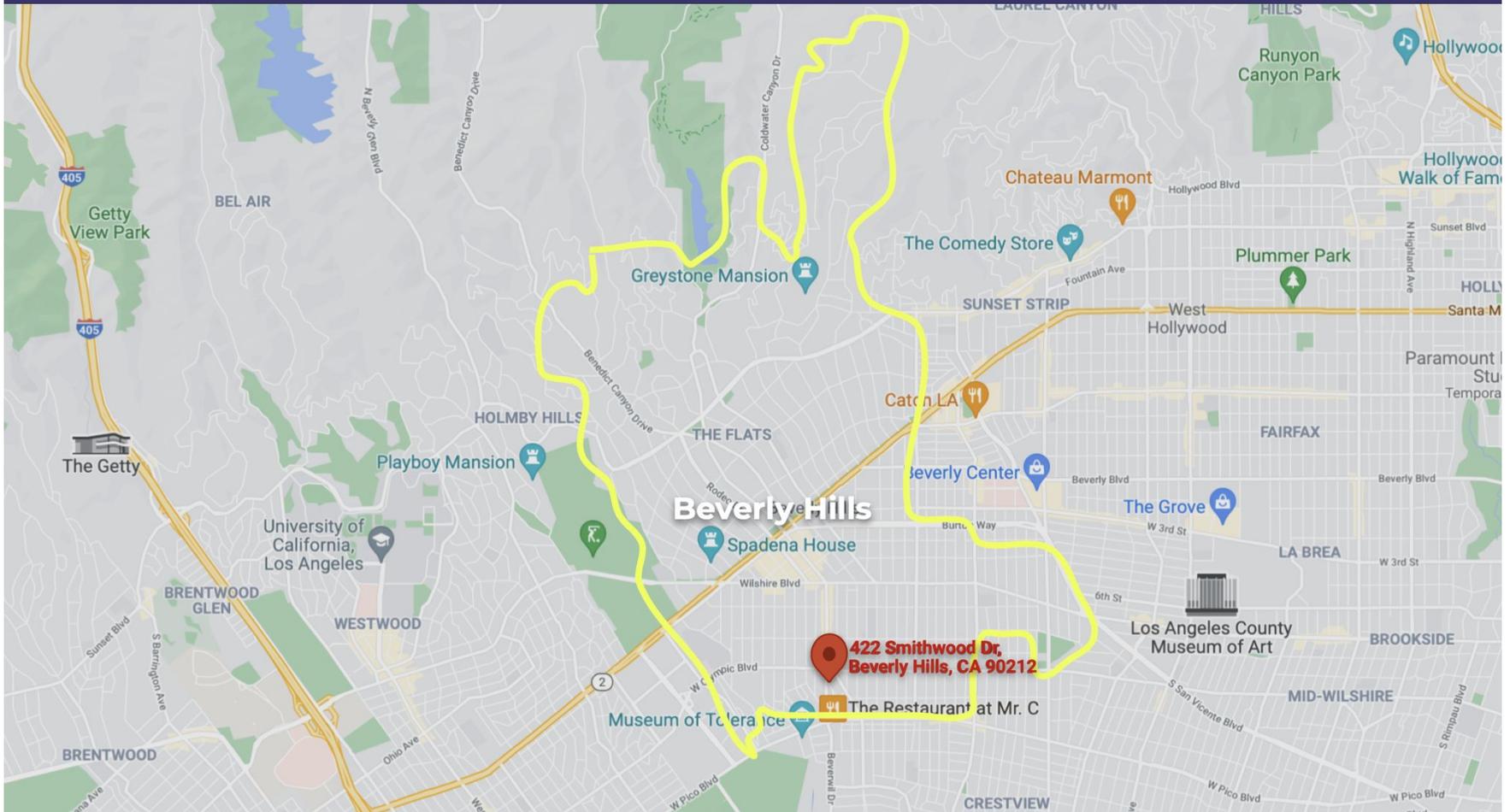
PROPERTY OVERVIEW (PHOTOS)



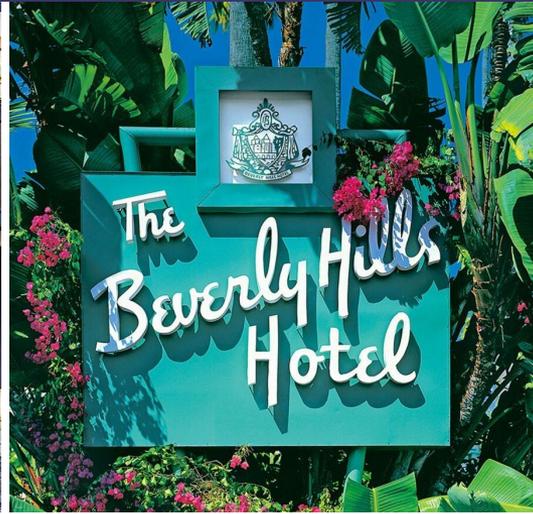
LOCATION OVERVIEW - REGIONAL MAP



LOCATION OVERVIEW - LOCAL MAP



LOCATION OVERVIEW BEVERLY HILLS



INVESTMENT OPPORTUNITY

Asking Price

Gross Potential Rent

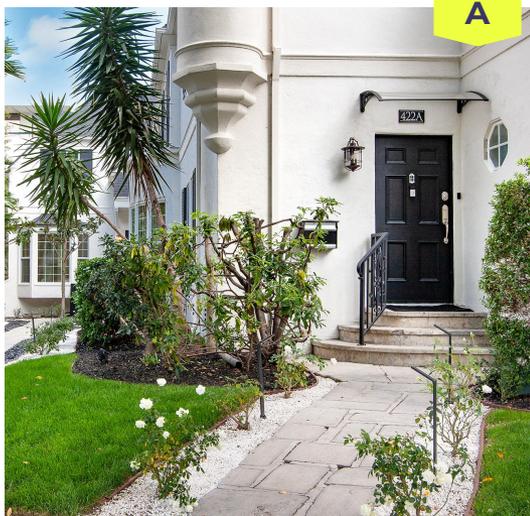
GRM

Vacancy

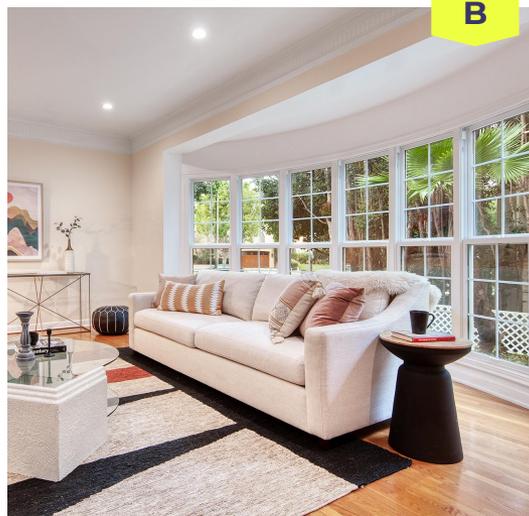
Effective Gross Revenue

Cap Rate

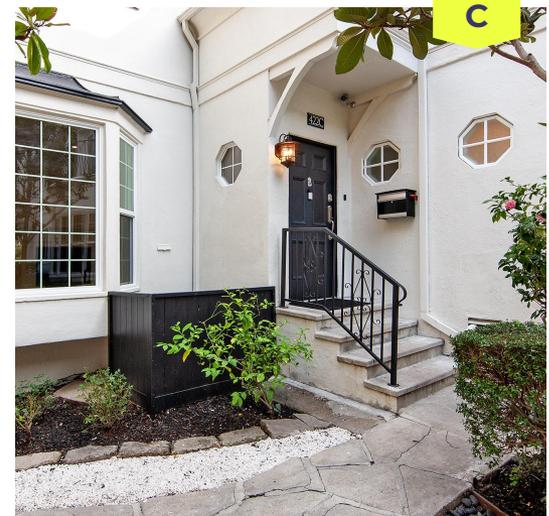
UNIT A	UNIT B	UNIT C	COMBINED
			\$6,250,000
\$5,690/MO	\$6,690/MO	\$7,690/MO	\$240,840/YR
			25.85X GRM
			DELIVERED VACANT
			\$240,840/YR
			2.52%



A



B



C