

120 S. DOHENY DRIVE
BEVERLY HILLS, CA

OFFERING MEMORANDUM



COLDWELL BANKER COMMERCIAL WESTMAC
1515 SOUTH SEPULVEDA BOULEVARD, LOS ANGELES, CA 90025 | TEL: 310.478.7700 | FAX 310.479.3989



PROPERTY INFORMATION

| | |
|----------------------------|---|
| LOCATION: | 120 South Doheny Drive Beverly Hills, CA 90211 |
| BUILDING SIZE: | ± 5,360 square feet |
| BUILDING STRUCTURE: | Concrete block. |
| LAND SIZE: | ± 4,373 square feet. |
| PARKING: | Eight (8) spaces (<i>tandem</i>). Abundant parking available in adjacent parking structure. |
| APN: | 4331-023-022. |
| ZONING: | BHC3. |
| YEAR BUILT: | 1957 (<i>complete renovation in 2001</i>). |
| SALES PRICE: | \$4,000,000. |
| COMMENTS: | <ul style="list-style-type: none">🌀 Beautifully appointed building with high-end finishes.🌀 Ideal for owner-user.🌀 Excellent curb appeal.🌀 Located in world famous Beverly Hills.🌀 Walking distance to restaurants and amenities. |

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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WESTMAC

INVESTMENT HIGHLIGHTS:

This is a very rare opportunity to purchase a “one-of-a-kind” office building in a premier location within 150 feet of Wilshire Boulevard. The property is currently comprised of two floors of beautifully appointed office space. The space includes highend improvements and finishes as well as skylights and operable windows.

The property was renovated in 2001. The building is meticulously maintained.

120 S. Doheny Drive is ideal for an owner-user or investor seeking cash flow in a trophy location.

ABOUT BEVERLY HILLS:

Beverly Hills is a city within Los Angeles County, California founded in 1906. The city is home to over 40,000 residents making it one of the most affluent cities in California and is also home to numerous Hollywood celebrities. This vibrant metropolis attracts over 40 million visitors per year.

Beverly Hills is bordered on the Northwest by the Los Angeles Neighborhood of Bel-Air and the Santa Monica Mountains, on the East by West Hollywood, the Carthay neighborhood of Los Angeles, and the Fairfax District of Los Angeles, and on the South by Beverly Wood.

City attractions and destinations include City Hall, world-famous Rodeo Drive Shopping Center, Spanish Steps and Los Angeles Country Club.

The area’s “Platinum Triangle” of affluent neighborhoods is formed by the city of Beverly Hills and the Los Angeles neighborhoods of Bel Air and Holmby Hills.

INCOME / EXPENSES

EXPENSES ESTIMATED (ANNUAL)

| | |
|------------------------|----------|
| Real Estate Taxes: | \$56,250 |
| Insurance: | \$2,106 |
| Repairs & Maintenance: | \$3,000 |
| Utilities: | \$33,000 |
| Property Management: | \$5,000 |
| Total: | \$99,356 |



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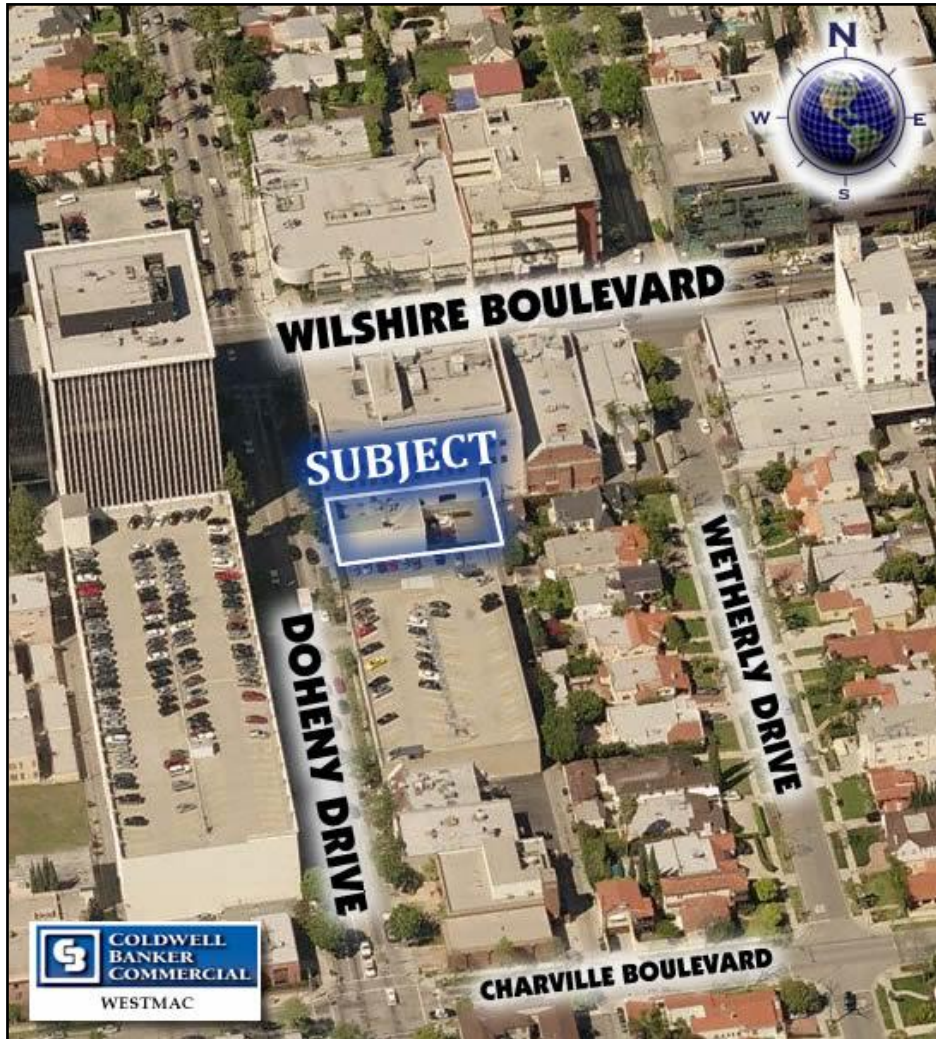
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AERIAL



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AREA MAP



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PROPERTY IMAGES



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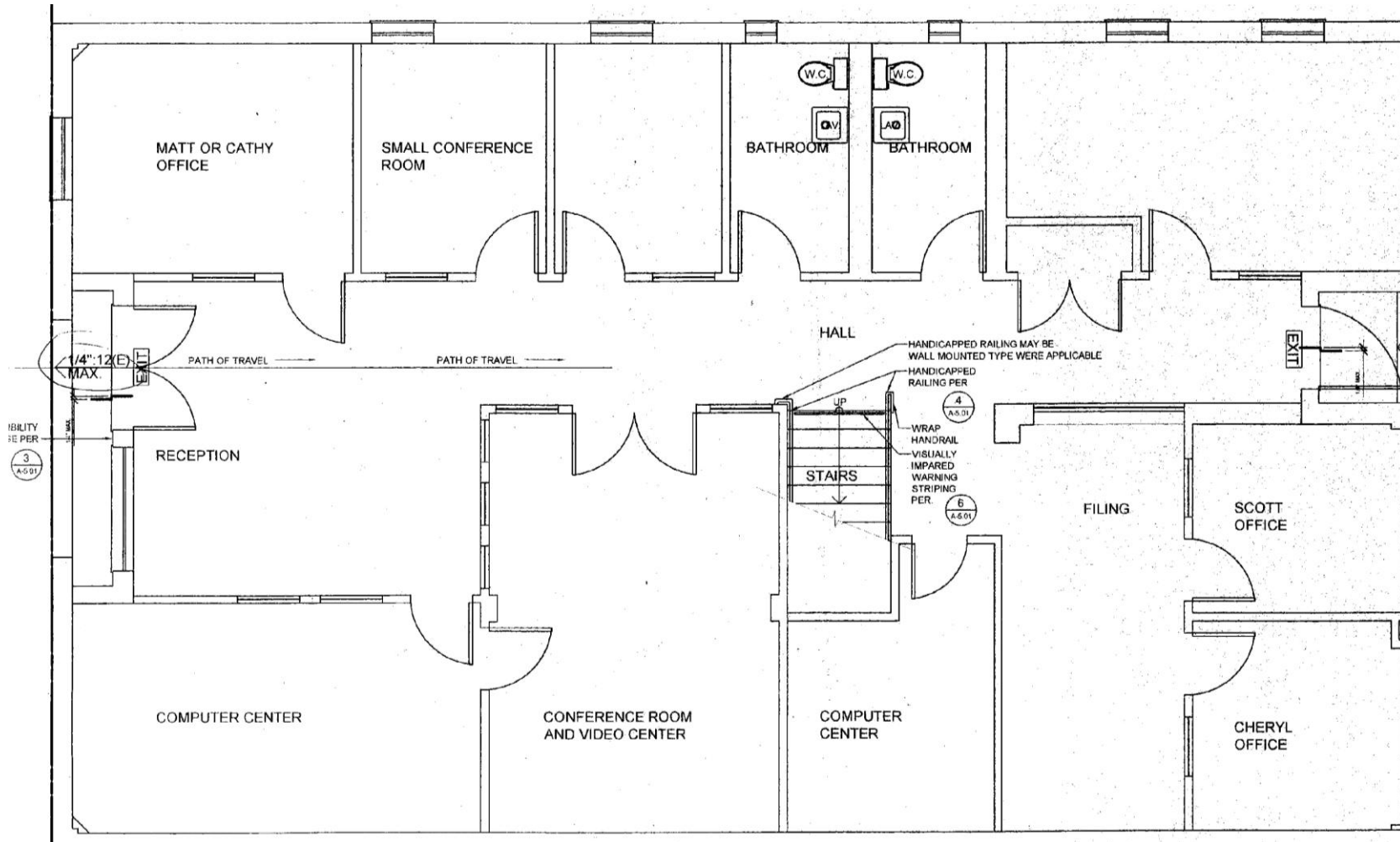
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FIRST FLOOR PLAN



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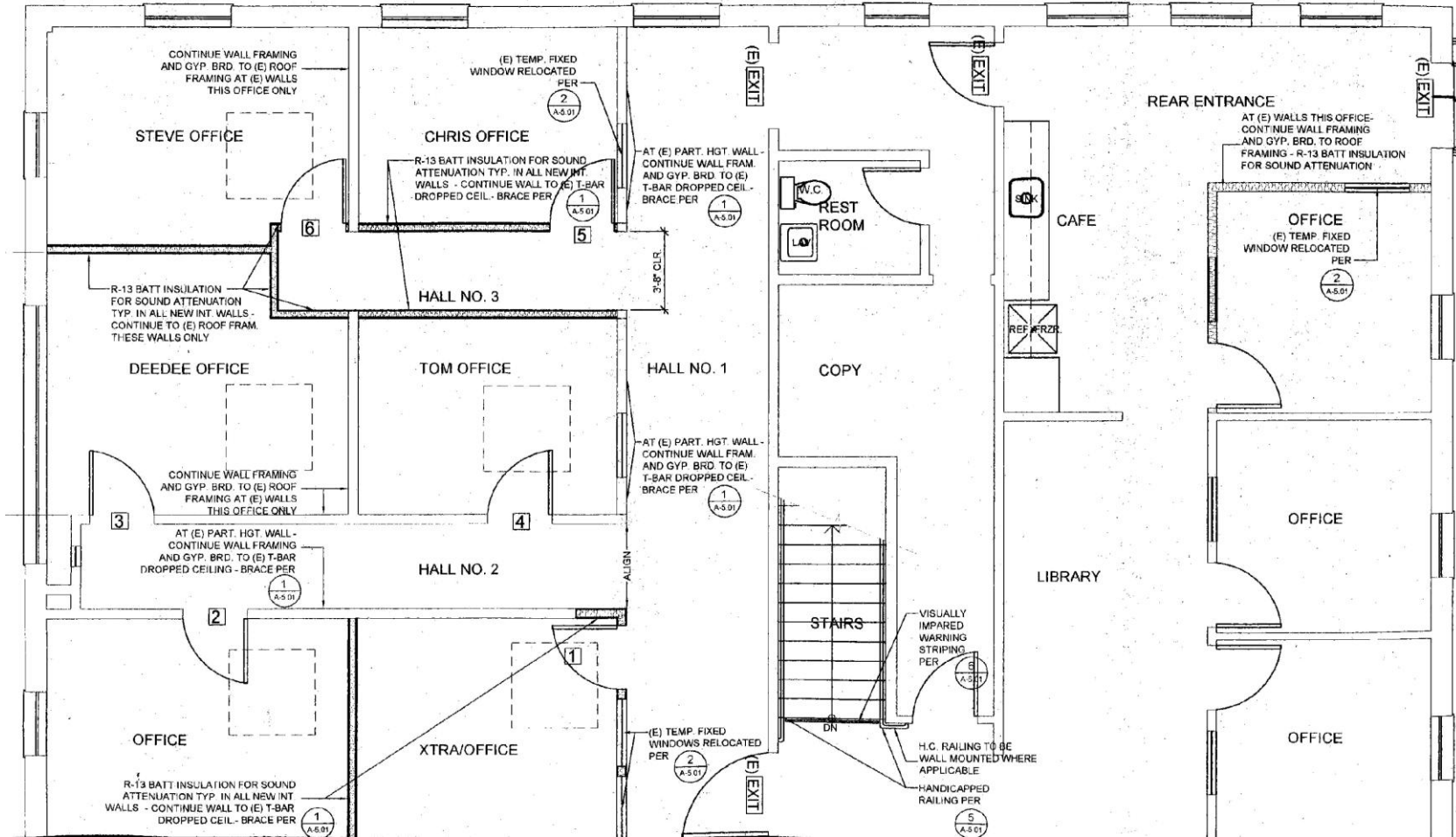
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SECOND FLOOR PLAN



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