

MATTHEWS™

OFFERING MEMORANDUM



333 S REXFORD DR
BEVERLY HILLS, CA 90212



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Exclusively Listed By:

NABIL AWADA

Vice President & Associate Director

DIR: +1 (310) 844-9362

MOB: +1 (310) 469-2974

nabil.awada@matthews.com

License No. 02046840 (CA)

DAVID HARRINGTON

BROKER OF RECORD

Broker Lic. No.: 01320460 (CA)

Firm Lic. No.: 02168060 (CA)

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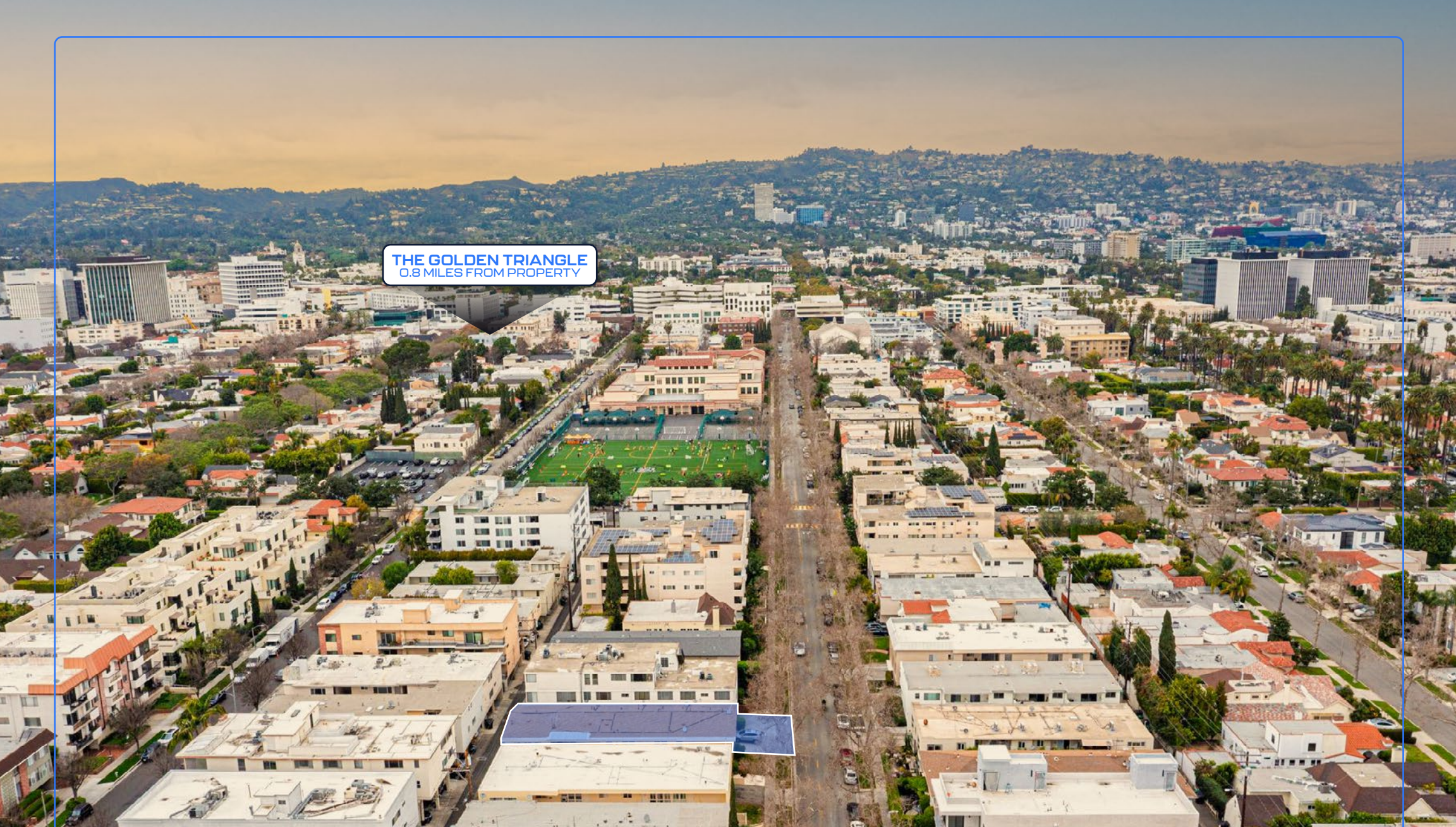
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THE GOLDEN TRIANGLE
0.8 MILES FROM PROPERTY

PROPERTY OVERVIEW

333 S REXFORD DR | BEVERLY HILLS, CA 90212



THE OPPORTUNITY

Matthews™ is pleased to present 333 S Rexford Drive, an 8-unit opportunity in the heart of Beverly Hills. This multifamily asset is located on a premier, tree-lined street south of Wilshire Boulevard. This mid-century building offers a serene setting for high-quality tenants seeking the quintessential Beverly Hills lifestyle.

Boasting a **90 Walk Score ("Walker's Paradise")**, the ±6,370 square foot building sits on a ±6,070 square foot lot and is zoned R4. Units are separately metered for gas and electricity.

333 S Rexford Drive features a desirable unit mix of (2) 2Bed/1Bath and (6) 1Bed/1Bath units.

The property offers exceptional parking, a rare luxury for the area—with 10 total spaces. Investor risk is mitigated by significant recent capex including recently completed seismic retrofit work. With **one unit delivered vacant** and others tastefully upgraded, this asset provides an immediate value-add opportunity with an additional **46% rental upside** in a globally recognized submarket.





INVESTMENT HIGHLIGHTS

- **90 Walk Score:** High-demand "Walk-to-Dining" location south of Wilshire Blvd.
- **Immediate Value-Add:** (1) unit delivered vacant for immediate market-rate leasing or renovation and 46% rental upside on current in-place rents.
- **Abundant Parking:** 10 total spaces (1.25 per unit), a significant competitive advantage in Beverly Hills.
- **Recent CapEx/Renovations:** Seismic retrofitting completed and newly painted building and upgrades in select units, electrical mains upgraded in 2021.
- **Immediate Capital Preservation:** No Measure ULA 'Mansion Tax' applies in the city Beverly Hills.



NEIGHBORHOOD & LIFESTYLE

The "South of Wilshire" pocket is one of Southern California's most coveted submarkets, blending quiet residential charm with global luxury.

- **South Beverly Drive:** Just steps away from "local" favorites like Urth Caffé, South Beverly Grill, and Bottega Louie.
- **The Golden Triangle:** Located less than a mile from the world-class retail of Rodeo Drive.
- **Recreation:** Immediate proximity to Roxbury Memorial Park and Beverly Gardens Park.
- **Education:** Access to the prestigious Beverly Hills Unified School District (Beverly Vista Middle School).
- **Transit:** Blocks from the upcoming Metro D Line (Purple) Extension at Wilshire/Rodeo, connecting to Century City and DTLA.



333 S REXFORD DR | BEVERLY HILLS, CA 90212
INTERIOR PHOTOS - UNIT 5

EREWHON

LaLaLand



 **BEVERLY HILLS MEDICAL PLAZA PHARMACY**

 **WHOLE FOODS MARKET**

 **The Los Angeles Country Club**
Country Club

± 60,209 VPD

2

Wilshire Blvd ± 36,489 VPD

 **Beverly Hills High School**
±1,173 Students

Rodeo Drive

GUCCI POTTERYBARN ALLSAINTS
PRADA BURBERRY LONDON ENGLAND
BALENCIAGA Crate&Barrel
YURMAN lululemon
EQUINOX

Cartier
LOUIS VUITTON DAVID
dijan menswear performance jewelry

 **LA | FITNESS**

Subject Property

 **Horace Mann Elementary School**
±533 Students

Westfield Century City

macy's Chamberlain Coffee tocaya
LUSH FRESH HANDMADE COSMETICS
KENDRA SCOTT 鼎泰豐 DIN TAI FUNG

W Olympic Blvd ± 41,899 VPD

 **Le Parc Condominiums**
±176 Units

 **FACTOR'S FAMOUS DELI**

 **THE MILKY WAY**

goop kitchen

FOX ENTERTAINMENT STUDIOS

 **Hillcrest Country Club**
Country Club

 **Canfield Avenue Elementary**
±296 Students

 **Rancho Park Golf Course**
Golf Course



FINANCIAL OVERVIEW

333 S REXFORD DR | BEVERLY HILLS, CA 90212

FINANCIAL OVERVIEW

8 Units	1955 Year Built	6,370 Building SF	6,070 Lot Size (SF)	4331-011-009 APN	R4 Zoning
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INVESTMENT SUMMARY

PRICE	PRICE/UNIT	PRICE/SF	CURRENT		MARKET	
			CAP RATE	GRM	CAP RATE	GRM
\$3,400,000	\$425,000	\$534	4.23%	15.12	7.07%	10.34

UNIT MIX & SCHEDULED INCOME

TOTAL UNITS	UNIT MIX	UNIT MIX %	AVG SF	CURRENT			MARKET		
				AVG RENT	AVG RENT PSF	MONTHLY RENT	AVG RENT	AVG RENT PSF	MONTHLY RENT
6	1+1	75%	750	\$2,329	\$3.11	\$13,977	\$3,200	\$4.27	\$19,200
2	2+1	25%	950	\$2,379	\$2.50	\$4,758	\$4,100	\$4.32	\$8,200
Total Monthly Rent						\$18,735	\$27,400		
Total Annual Rent						\$224,821	\$328,800		

ANNUAL OPERATING SUMMARY

	CURRENT		MARKET	
Gross Potential Rent	\$224,821	Current Rent	\$328,800	46% Upside
Less Vacancy	-\$6,745	-3%	-\$9,864	-3%
Gross Operating Income	\$218,076		\$318,936	
Expenses	\$74,419	33.10%	\$78,454	23.86%
Net Operating Income	\$143,657	\$17,957	\$240,482	\$30,060
Loan Payments	\$118,146		\$118,146	
Pre-Tax Cash Flow	\$24,511	1.53%	\$122,337	7.34%
Plus Principal Reduction	\$23,359		\$23,359	
Total Return Before Taxes	\$48,870	2.93%	\$145,695	8.75%

PRO FORMA ANNUAL OPERATING EXPENSES

	PRO FORMA ESTIMATES	CURRENT	PER UNIT	% OF SGI	MARKET	PER UNIT	% OF SGI
Real Estate Taxes	1.20% of Purchase Price	\$40,630	\$5,079	17.9%	\$40,630	\$5,079	12.4%
Property Management Fee	4.0% x GOI	\$8,723	\$1,090	3.9%	\$12,757	\$1,595	3.9%
Insurance	\$0.85 Per SF	\$5,440	\$680	2.4%	\$5,440	\$680	1.7%
General & Administrative		\$750	\$94	0.3%	\$750	\$94	0.2%
Landscaping		\$1,750	\$219	0.8%	\$1,750	\$219	0.5%
Pest Control		\$200	\$25	0.1%	\$200	\$25	0.1%
Repairs & Maintenance		\$4,000	\$500	1.8%	\$4,000	\$500	1.2%
Utilities - Trash-Water-Sewer		\$11,217	\$1,402	5.0%	\$11,217	\$1,402	3.4%
Utilities - Gas		\$1,150	\$144	0.5%	\$1,150	\$144	0.3%
Utilities - Electricity		\$559	\$70	0.2%	\$559	\$70	0.2%
Total Expenses		\$74,419	\$9,302	33.10%	\$78,454	\$9,807	23.86%

RENT ROLL

UNIT #	UNIT MIX	SF	CURRENT RENT	CURRENT RENT / SF	MARKET RENT	MARKET RENT / SF	LOSS TO LEASE	UPSIDE (%)
1	2+1	950	\$2,739	\$2.88	\$4,100	\$4.32	-\$1,361	50%
2	1+1	750	\$1,966	\$2.62	\$3,200	\$4.27	-\$1,234	63%
3	2+1	950	\$2,020	\$2.13	\$4,100	\$4.32	-\$2,080	103%
4	1+1	750	\$1,913	\$2.55	\$3,200	\$4.27	-\$1,287	67%
5	1+1	750	\$3,000	\$4.00	\$3,200	\$4.27	-\$200	7%
6	1+1	750	\$2,550	\$3.40	\$3,200	\$4.27	-\$650	25%
7	1+1	750	\$1,952	\$2.60	\$3,200	\$4.27	-\$1,248	64%
8	1+1	750	\$2,595	\$3.46	\$3,200	\$4.27	-\$605	23%
Totals	8	6,400	\$18,735		\$27,400		-\$8,665	46%
Averages		800	\$2,342	\$2.96	\$3,425	\$4.28	-\$1,083	

Vacant Unit: Highlighted Blue

FINANCING - NEW LOAN

Loan Amount	\$1,734,000	Interest Rate	5.50%
Down Payment (49%)	\$1,666,000	LTV	51%
Amortization Period	30-years	Yearly Payment	\$118,146
Debt Coverage Limit	1.20x	Monthly Payment	\$9,845



SALES COMPARABLES

333 S REXFORD DR | BEVERLY HILLS, CA 90212

SALES COMPS - BEVERLY HILLS

	ADDRESS	UNITS	YEAR BUILT	BUILDING AREA (SF)	LOT AREA (SF)	PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM	SOLD DATE	UNIT MIX
S	333 S Rexford Drive Beverly Hills, CA 90212	8	1955	6,370	6,070	\$3,400,000	\$425,000	\$534	4.23%	15.12	TBD	(2) - 2+1 (6) - 1+1
1	419 S Rexford Drive Beverly Hills, CA 90212	8	1954	5,511	6,077	\$3,995,000	\$499,375	\$725	4.50%	14.75	3/11/26	(8) - 1+1
2	344 S Elm Drive Beverly Hills, CA 90212	6	1955	6,962	6,070	\$3,100,000	\$516,667	\$445	4.36%	14.89	2/10/26	(1) - 3+2 (2) - 2+2 (3) - 1+1
3	9741 W Olympic Blvd Beverly Hills, CA 90212	6	1937	7,156	7,803	\$3,335,000	\$555,833	\$466	4.20%	15.77	12/18/25	(2) - 2+1 (4) - 1+1
4	9850-9860 W Olympic Blvd Beverly Hills, CA 90212	12	1938	11,434	13,478	\$4,875,000	\$406,250	\$426	4.45%	14.37	6/4/25	(12) - 1+1
5	308 S Reeves Drive Beverly Hills, CA 90212	8	1939	5,606	6,070	\$3,652,000	\$456,500	\$651	5.00%	13.82	4/15/25	(4) - 1+1 (4) - Studio

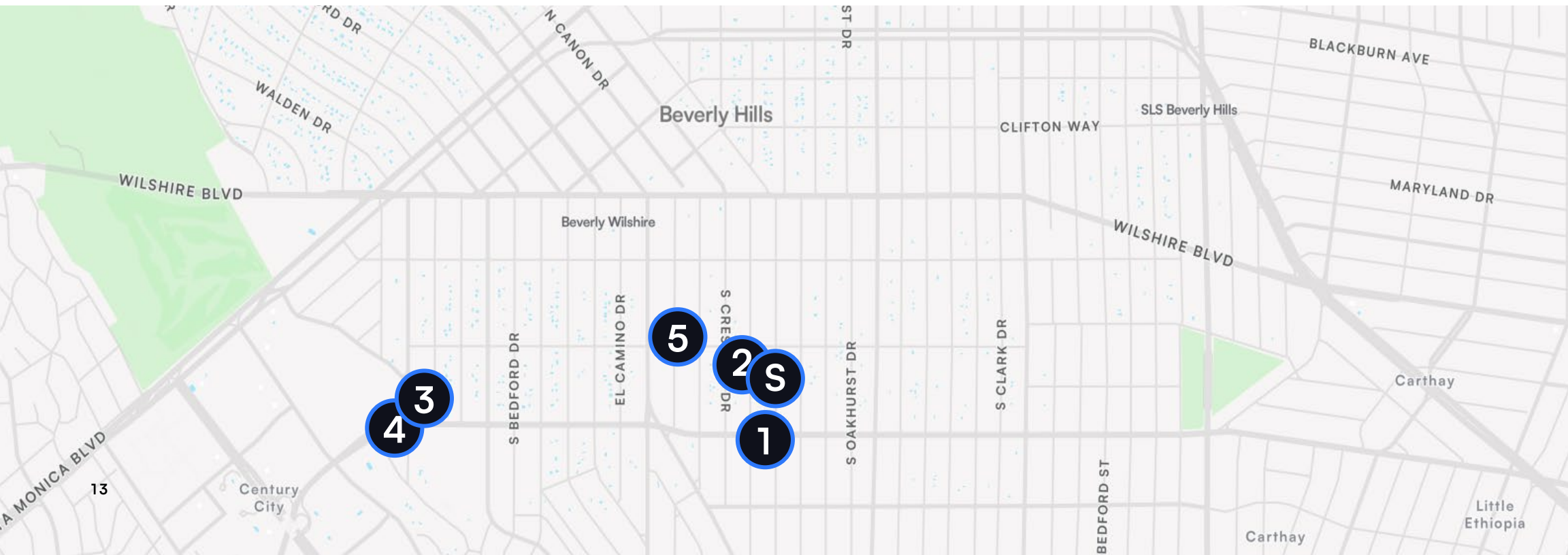
Average

\$486,925

\$543

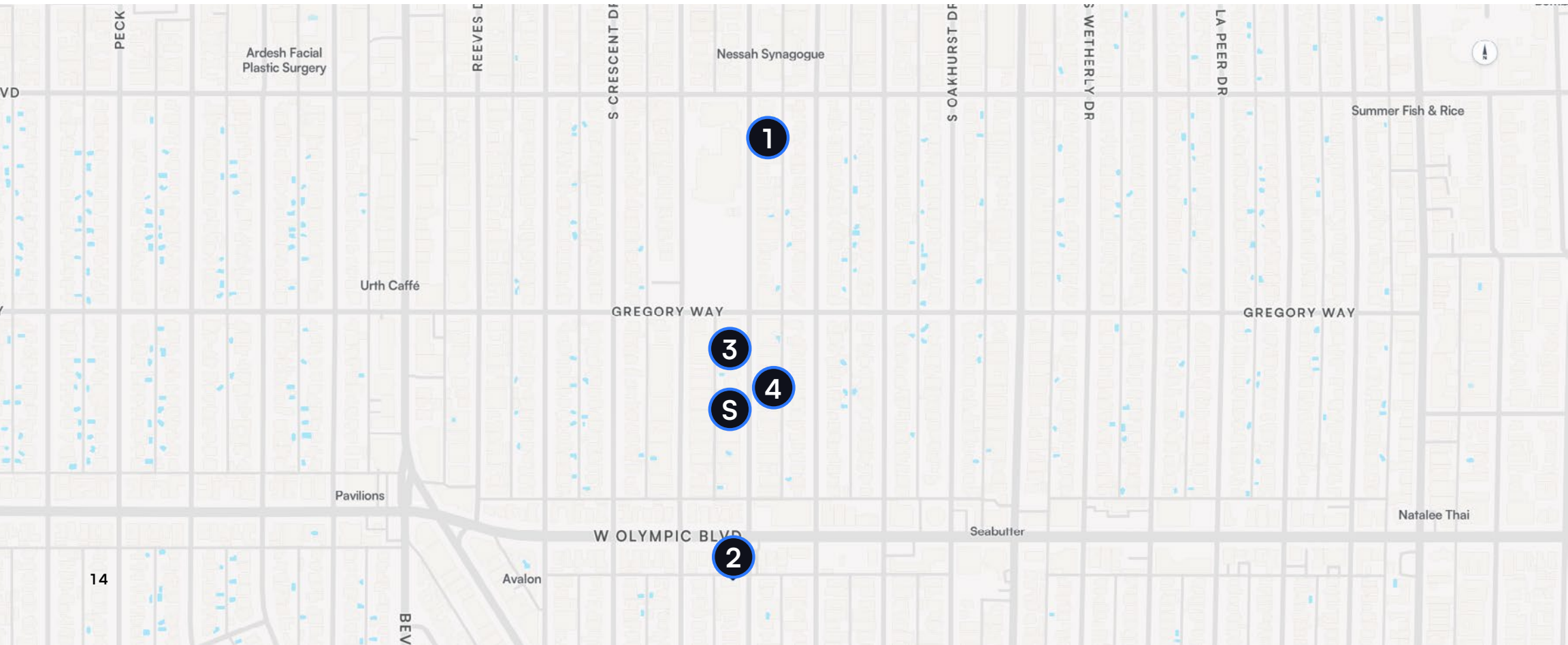
4.50%

14.72



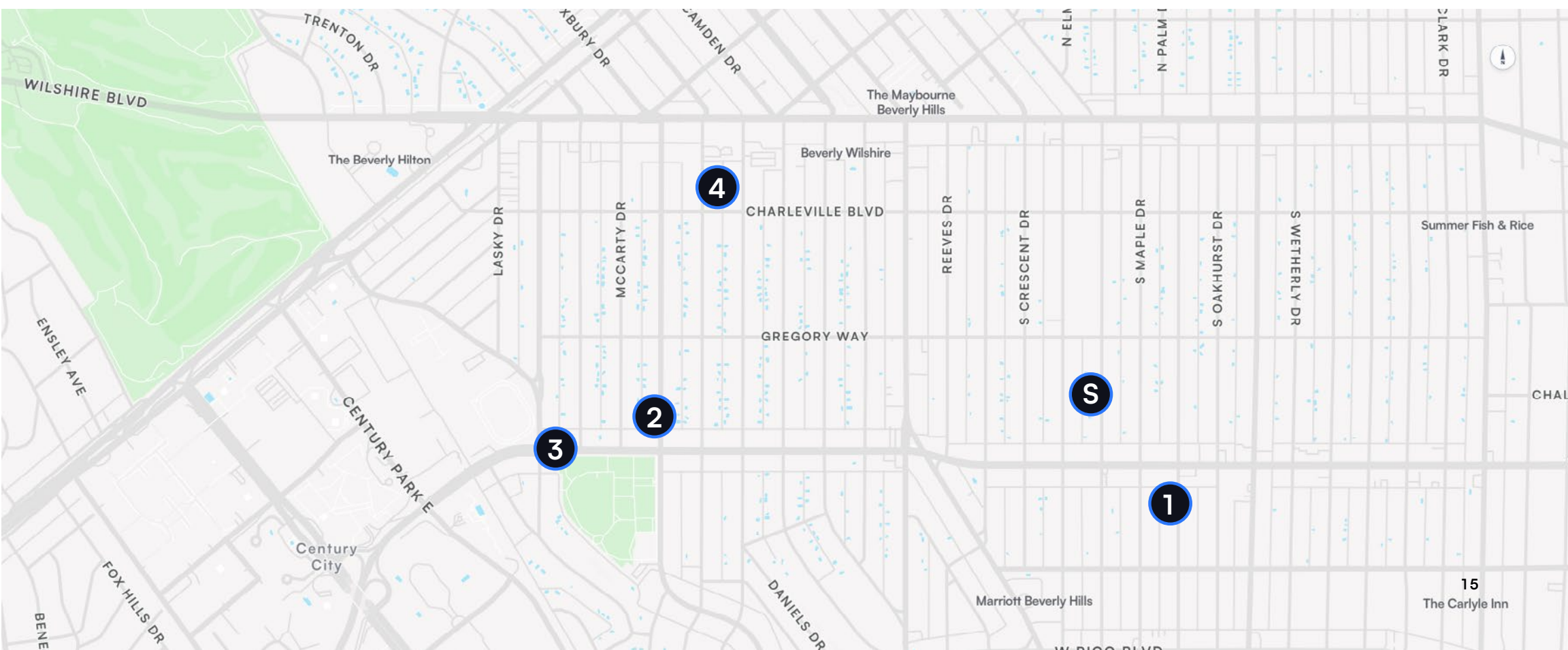
ONE BEDROOM - RENT COMPARABLES

	ADDRESS	YEAR BUILT	FLOORPLAN	AVG UNIT SIZE	RENT PER UNIT	RENT PSF
S	333 S Rexford Drive, Beverly Hills, CA 90212	1955	1+1	750 SF	\$2,329	\$3.11
1	220 S Rexford Drive, Beverly Hills, CA 90212	1940	1+1	750 SF	\$2,950	\$3.93
2	419 S Rexford Drive, Beverly Hills, CA 90212	1954	1+1	700 SF	\$2,995	\$4.28
3	317 S Rexford Drive, Beverly Hills, CA 90212	1962	1+1	800 SF	\$3,095	\$3.87
4	328 S Rexford Drive, Beverly Hills, CA 90212	1956	1+1	800 SF	\$3,195	\$3.99
Average				763 SF	\$3,059	\$4.02



TWO BEDROOM - RENT COMPARABLES

	ADDRESS	YEAR BUILT	FLOORPLAN	AVG UNIT SIZE	RENT PER UNIT	RENT PSF
S	333 S Rexford Drive, Beverly Hills, CA 90212	1955	2+1	950 SF	\$2,379	\$2.50
1	439 S Palm Drive, Beverly Hills, CA 90212	1937	2+1	900 SF	\$3,900	\$4.33
2	9667 W Olympic Blvd, Beverly Hills, CA 90212	1947	2+1	950 SF	\$3,900	\$4.11
3	9770 W Olympic Blvd, Beverly Hills, CA 90212	1939	2+1	940 SF	\$3,750	\$3.99
4	9617 Charleville Blvd, Beverly Hills, CA 90212	1934	2+1	950 SF	\$3,975	\$4.18
Average				935 SF	\$3,881	\$4.15





MARKET OVERVIEW

333 S REXFORD DR | BEVERLY HILLS, CA 90212

Total Population
31,027

Annual Visitors
7.5 MILLION

Tourism Economic Impact
\$2.2B

Los Angeles GDP
\$1.29T

The “South of Wilshire” pocket is widely regarded as one of Southern California’s most coveted and supply-constrained submarkets, defined by its unique blend of quiet residential charm and global luxury. Positioned in the heart of Beverly Hills, the area benefits from exceptional walkability and immediate access to premier lifestyle amenities along South Beverly Drive, including local favorites such as Urth Caffé, South Beverly Grill, and Bottega Louie. Less than a mile from the iconic Golden Triangle and the world-renowned retail and dining of Rodeo Drive, South of Wilshire continues to attract affluent residents and long-term investment interest. The neighborhood is further supported by proximity to major recreational spaces like Roxbury Memorial Park and Beverly Gardens Park, as well as access to the prestigious Beverly Hills Unified School District, including Beverly Vista Middle School. Enhanced regional connectivity is on the horizon with the upcoming Metro D Line (Purple) Extension at Wilshire/Rodeo, which will strengthen access to Century City and Downtown Los Angeles. Together, these attributes reinforce South of Wilshire’s position as a premier residential enclave with enduring demand and strong market fundamentals.

BEVERLY HILLS

LOS ANGELES, CA

Greater Los Angeles stands as a dynamic economic and cultural hub, with an estimated 2024 population of over 9,757,000—up more than 26,000 from 2023—driven by international migration and a recovering job market attracting younger, urban-oriented professionals. Los Angeles’ continued draw as a global gateway underscores its appeal for long-term residence and investment.

income of about \$91,000, rising steadily on the strength of high-wage industries like tech, healthcare, and entertainment. While housing affordability is a challenge, high incomes and wealth concentration sustain consumer spending and housing demand, making the diverse market resilient for developers and investors.

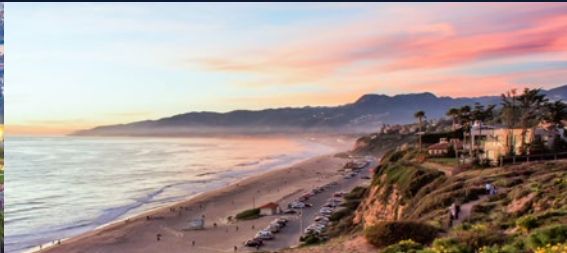
The metro shows significant economic scale, with a 2024 median household

Total Population
3,770,958

Annual Visitors
50 Million

Tourism Economic Impact
\$157.3 Billion

GDP
\$1.29+ Billion



Transportation

The Ports of Los Angeles and Long Beach form the largest container port complex in the Western Hemisphere, processing over 10 million TEUs in 2024, including 743,417 containers in the latest monthly count. Serving as the main entry point for goods from Asia—especially China, at about 40% of total volume—the ports anchor one of the nation’s largest logistics and warehousing hubs, supporting over 1 million regional jobs.

Once goods arrive, they move quickly across North America via extensive air, rail, and road networks. Los Angeles International Airport, one of the world’s busiest, handled over 75 million passengers and 2.7 million metric tons of cargo in 2023, ranking among the top five U.S. freight airports.

The freeway system—including I-5, I-10, I-405, and US-101—links Southern California to major West Coast and national corridors, supporting both



Port Cargo Volume
10.3 Million TEUs*

* Twenty-Foot Equivalent Units



Airport Economic Impact
\$126.6 Billion Annually



Transportation
& Warehousing
241,700 Employees



Annual Ridership
311 Million (Total Metro System)



commuting and long-haul trucking. Public transit is expanding, with the Los Angeles Metro operating over 100 miles of rail lines and upcoming projects like the D Line Extension and Inglewood Transit Connector, while Metrolink connects the city to surrounding counties, boosting regional workforce mobility.

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MOB: +1 (310) 469-2974

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **333 S Rexford Dr, Beverly Hills, CA 90212** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

MATTHEWS™