



# 12012 Crest Court

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Paint Your Picture

**Beverly Hills, CA 90210**

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**6 BED | 6 BATH | 6,100 SF | 15,806 SF LOT**

## 12012 Crest Court

Situated right off Mulholland in the exclusive gated community of The Summit, 12012 Crest Court showcases classical finishes, luxury and timeless design at its highest level. Inspired by French Country estates, this home features 6 bedrooms, 6 baths, and a 3 car garage.

South-facing to capture the spectacular sunsets, 12012 Crest Court sits upon 16,000 sq ft of flat land, beautifully landscaped to make the most out of its massive canyon and ocean views.

All of this within the peace of mind and convenience of living in The Summit of Beverly Hills.

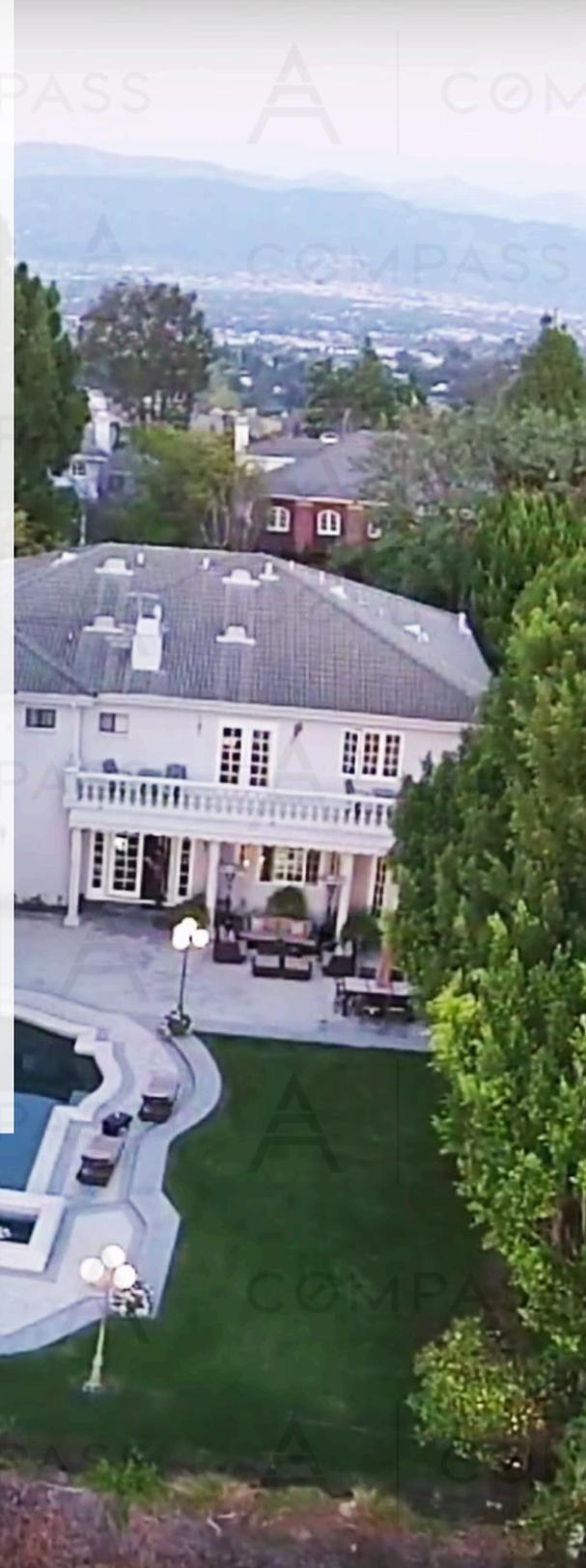
## Important Info

### Condition:

Original condition from the late 80's, ready for renovation and your personal touch.

### Highlights:

- Ocean views
- Completely flat lot
- Formal floor plan
- Original upscale finishes
- Staff Quarters



# Sales in The Summit



## 11951 Pinnacle Pl - \$8.55M

6 Bed | 6 Bath | 5,820 sf | 23,936 sf lot

**Sold for \$1,469/sf** and on the eastern edge of the Summit, with views of the Valley, this property is set very far back from the street.



## 12071 Crest Ct - \$8.05M

5 Bed | 6.5 Bath | 6,586 sf | 28,932 sf lot

**Sold for \$1,222/sf** this home was built in 1988 in a similar style to 12012 Crest Ct and interior decor as well with Views of the Valley.



## 12038 Crest Ct - \$8.1M

5 Bed | 6 Bath | 5,986 sf | 15,009 sf lot

**Sold for \$1,353/sf** this home completed a full remodel is proven case study in the value of turnkey properties in the Summit.

# Sales Analysis

## 12012 Crest Ct and the three most recent sales in The Summit



**12012 Crest Ct**



**11951 Pinnacle Pl**



**12071 Crest Ct**



**12038 Crest Ct**

	12012 Crest Ct	11951 Pinnacle Pl	12071 Crest Ct	12038 Crest Ct
Price	\$6.595M	\$8.55M	\$8.05M	\$8.10M
Size	6,100 sq ft	5,820 sq ft	6,586 sq ft	5,986 sq ft
\$/SF	\$1,081/sq ft	\$1,469/sq ft	\$1,222/sq ft	\$1,353/sq ft
Land	<b>Entirely Flat</b>	Terraced	Mostly Flat	Entirely Flat
Lot	15,806 sq ft	23,936 sq ft	28,932 sq ft	15,009 sq ft
\$/SF Lot	\$410/sq ft Lot	\$357/sq ft Lot	\$278/sq ft Lot	\$540/sq ft Lot
View	<b>Canyon &amp; Ocean</b>	Valley & Canyon	Valley & Canyon	Canyon & Ocean
Condition	In Need of Remodel	In Need of Remodel	In Need of Remodel	Turnkey

# Walk Into Equity

## Acquisition

**\$6.595M**

- 6,100 sq ft
- \$1,081/sq ft
- 6 bed / 6 bath
- 15,806 sq ft Lot
- \$417/sq ft Lot

## Remodel

**\$381k**

- \$62.5/sq ft
- \$381k total
- new floors
- painting
- new cabinetry
- replace finishes

## Upside

**\$1M - \$1.25M**

- List in 2018
- List at \$8.20M
- \$1,345/sq ft

## Walk Into Equity

- \$6.595M purchase price
- \$381K remodel cost
- \$6.97M in total cost
- \$8.0 - \$8.2M valuation
- **\$1M - \$1.25M in equity**

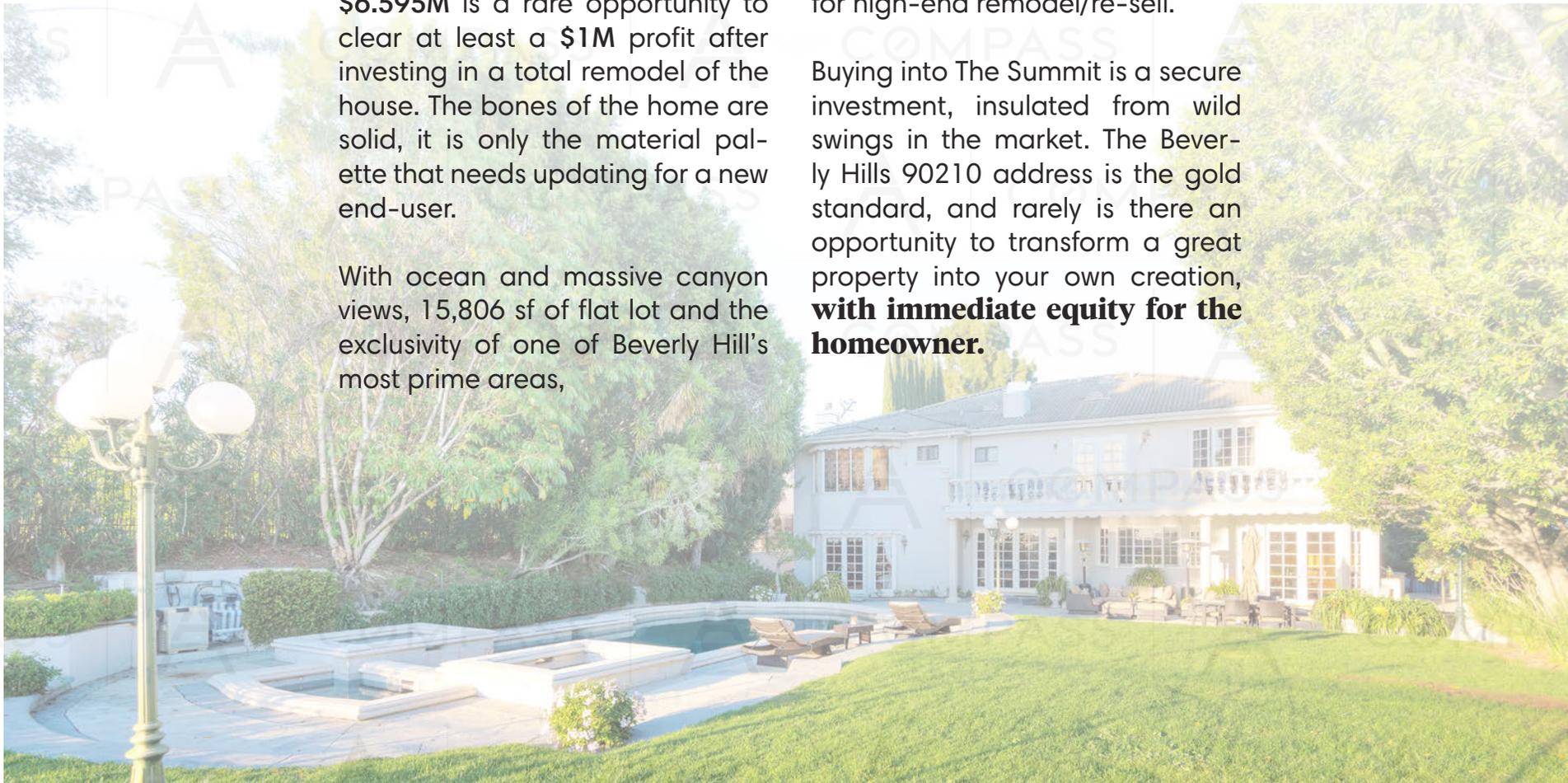
# Living at The Top

Purchasing 12012 Crest Ct at **\$6.595M** is a rare opportunity to clear at least a **\$1M** profit after investing in a total remodel of the house. The bones of the home are solid, it is only the material palette that needs updating for a new end-user.

With ocean and massive canyon views, 15,806 sf of flat lot and the exclusivity of one of Beverly Hill's most prime areas,

12012 Crest Ct is the best choice for high-end remodel/re-sell.

Buying into The Summit is a secure investment, insulated from wild swings in the market. The Beverly Hills 90210 address is the gold standard, and rarely is there an opportunity to transform a great property into your own creation, **with immediate equity for the homeowner.**



# Submit Offers



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Ari is a Beverly Hills native with the keen sense and network to find his clients the right deal at the right time. While his own experiences prior to Compass span a multitude of different industries: social media marketing, real estate and mobile app building—the fine thread that runs through each endeavor is always an entrepreneurial spirit, a candor that guides client dilemmas into creative solutions. He is a man obsessed with connecting people to what they want. With a masterful control of communication and savvy in flexing business acumen and social network at the optimal time, Ari is a real estate force here to serve the community he calls home.