

Offering Memorandum

20 UNIT NON-RENT CONTROLLED
APARTMENT BUILDING

INCREDIBLE CURRENT CAP RATE OF 5% & 14.4 GRM WITH UPSIDE TO 6.1% CAP
2001 PEYTON AVE, BURBANK CA 91504



20 Unit Non-Rent Controlled Apartment Building

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01

Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

OFFERING SUMMARY

ADDRESS	2001 Peyton Ave Burbank CA 91504
COUNTY	Los Angeles
MARKET	Burbank
SUBMARKET	San Fernando Valley
BUILDING SF	9,232 SF
LAND SF	19,166 SF
NUMBER OF UNITS	20
YEAR BUILT	1960
APN	2468-016-004
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$5,995,000
PRICE PSF	\$649.37
PRICE PER UNIT	\$299,750
OCCUPANCY	8 UNITS
NOI (CURRENT)	\$299,892
NOI (Pro Forma)	\$366,588
CAP RATE (CURRENT)	5.00 %
CAP RATE (Pro Forma)	6.1%
GRM (CURRENT)	14.4
GRM (Pro Forma)	12.4

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2022 Population	24,973	178,748	455,272
2022 Median HH Income	\$90,476	\$78,630	\$78,929
2022 Average HH Income	\$129,762	\$113,368	\$114,703



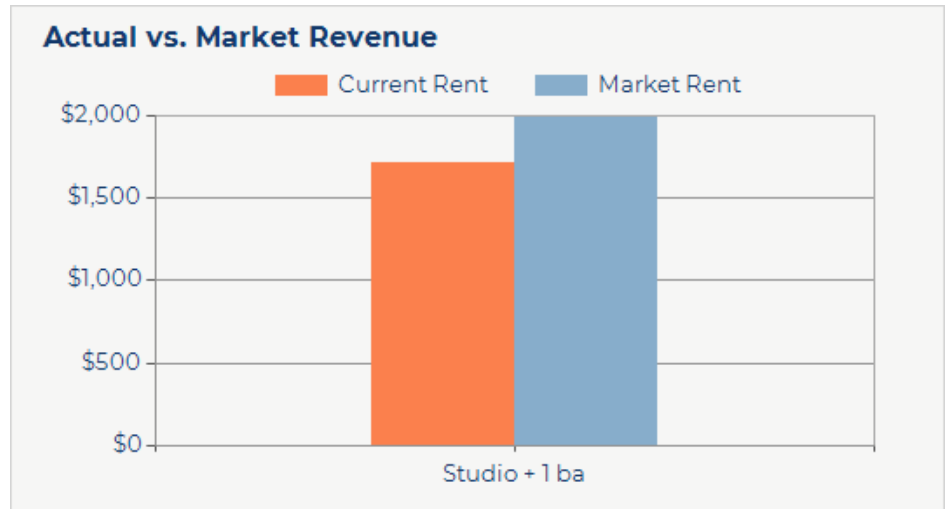
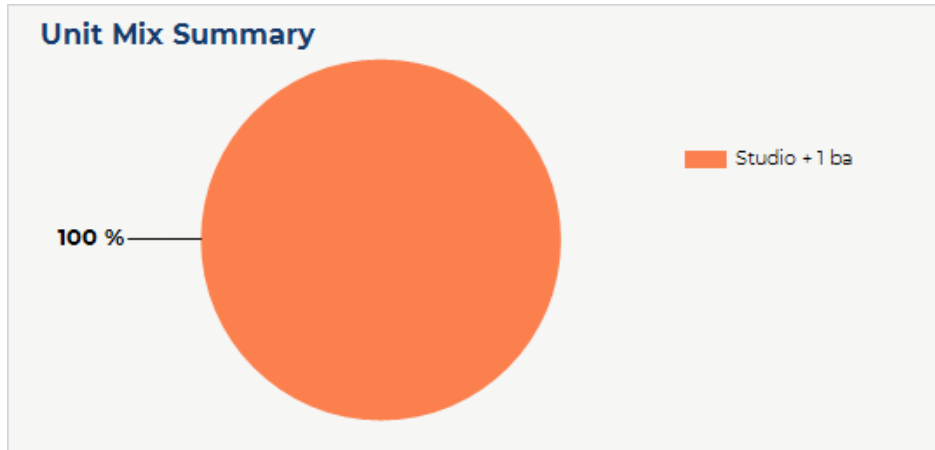
Summary

This is an excellent opportunity to invest in a rare non-rent controlled 20-unit building in the prime Burbank area, priced at only \$299k per door for renovated units. The property boasts an incredible current cap rate of 5% and a GRM of 14.4 with upside potential to reach a 6.1% cap rate and a 12.4 GRM on proforma. 12 fully renovated vacancies with permits offering substantial value-add opportunities for any forward-thinking investor. Additionally, the large lot size of approximately 19,166 SF provides ample parking spaces as well as potential for future upside by adding multiple ADUs (Accessory Dwelling Units). Non-LA-City rent-controlled asset allowing significant 8.8% annual rent increases (5%+CPI) for future upside. All vacancies have been completely renovated with permits and boast a high-end aesthetic with new cabinets, flooring, modern lighting, new bathrooms, stainless steel appliances, as well as major exterior capital improvements. Amenities include a renovated courtyard with seating areas and a fire pit, on-site laundry facilities, and parking for convenience. Prime Burbank location just minutes away from media giants such as Warner Bros Studios, Walt Disney Studios, and Burbank Town Center Shopping Mall.

- Rare Non-Rent Controlled 20-unit building in prime Burbank available for just 299k/door
- Incredible Current Cap Rate of 5% and 14.4 GRM with upside to 6.1% Cap Rate and 12.4 GRM on Proforma
- 12 fully renovated vacancies for immediate upside and lease-up
- Easy to rent unit mix of all large studio 1 bath units with full-sized kitchens
- Large 19,166 SF Lot with ample parking spaces
- Potential to add multiple ADUs for future upside



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
Studio + 1 ba	20	\$1,717	\$34,342	\$1,995	\$39,900
Totals/Averages	20	\$1,717	\$34,342	\$1,995	\$39,900



Burbank

Investing in apartments in Burbank is a wise decision due to the city's thriving economy and its status as home to several major media companies, including Warner Bros. and Walt Disney Studios. With an abundance of job opportunities coupled with Burbank's proximity to Los Angeles, residents enjoy both urban conveniences and suburban charm. In addition, the area boasts a resilient real estate market that continues to appreciate steadily over time, making it an attractive location for long-term investments. Furthermore, the city offers excellent schools and recreational facilities for families seeking a comfortable living environment within close proximity of major retail centers such as The Americana at Brand and Glendale Galleria. Overall, investing in Burbank apartments provides an outstanding opportunity for individuals looking for a safe investment with strong potential returns while offering quality lifestyles for tenants.





02

Property Description

Property Features

PROPERTY FEATURES

NUMBER OF UNITS	20
BUILDING SF	9,232
LAND SF	19,166
YEAR BUILT	1960
# OF PARCELS	1
ZONING TYPE	BUR4*
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	20
PARKING RATIO	1:1
WASHER/DRYER	Laundry Room

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Owner
ELECTRIC	Tenant
SEWER	Owner

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Flat
STYLE	Art-Deco
LANDSCAPING	Front Lawn/ Garden





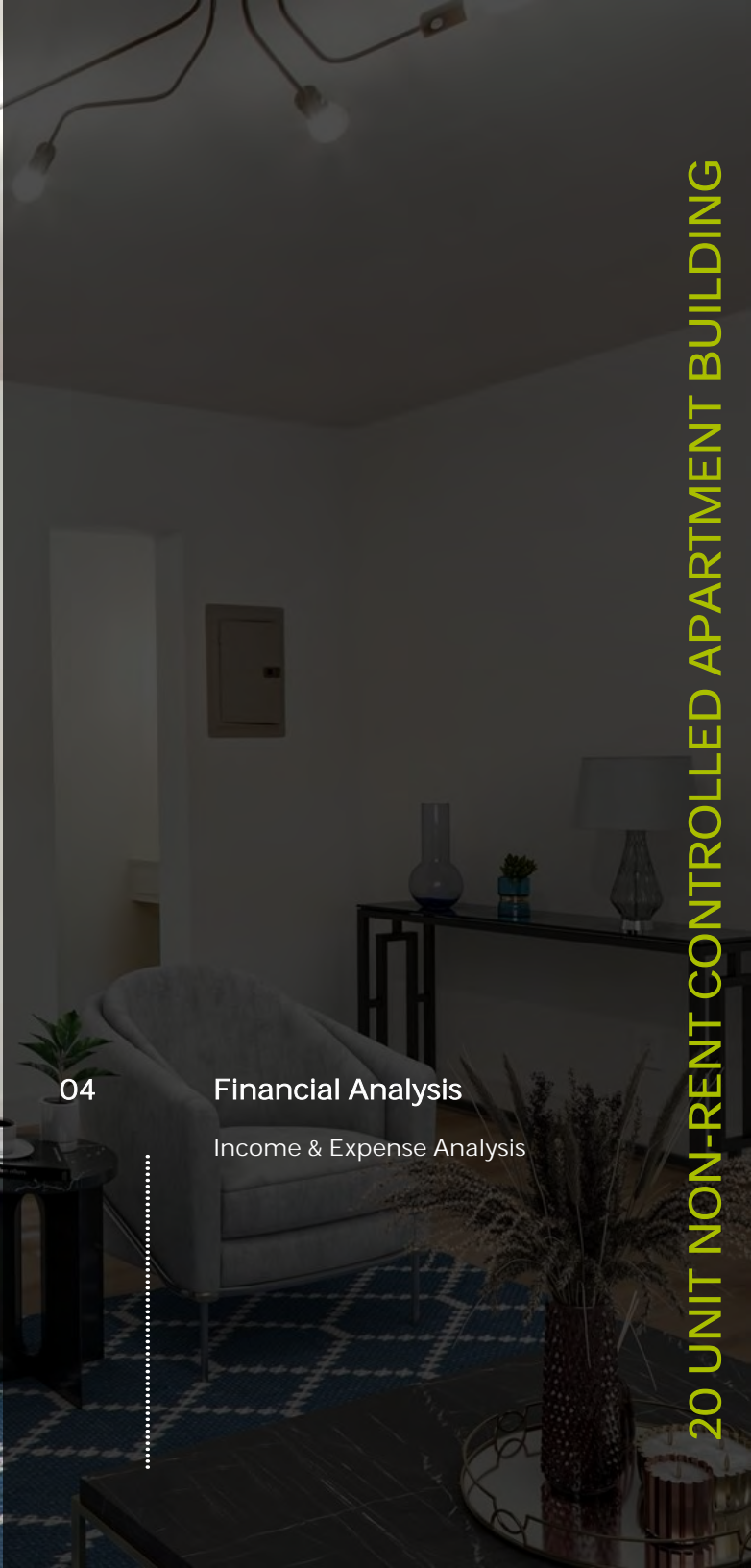
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Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent	Notes
1	Studio + 1 ba	\$1,095.00	\$1,995.00	
2	Studio + 1 ba	\$1,535.00	\$1,995.00	Partially Renovated
3	Studio + 1 ba	\$1,995.00	\$1,995.00	Vacant & fully renovated
4	Studio + 1 ba	\$1,995.00	\$1,995.00	Vacant & fully renovated
5	Studio + 1 ba	\$1,485.00	\$1,995.00	Partially Renovated
6	Studio + 1 ba	\$1,995.00	\$1,995.00	Vacant & fully renovated
7	Studio + 1 ba	\$1,155.00	\$1,995.00	
8	Studio + 1 ba	\$1,213.00	\$1,995.00	
9	Studio + 1 ba	\$1,995.00	\$1,995.00	Vacant & fully renovated
10	Studio + 1 ba	\$1,995.00	\$1,995.00	Vacant & fully renovated
11	Studio + 1 ba	\$1,995.00	\$1,995.00	Vacant & fully renovated
12	Studio + 1 ba	\$1,189.00	\$1,995.00	
13	Studio + 1 ba	\$1,995.00	\$1,995.00	Vacant & fully renovated
14	Studio + 1 ba	\$1,195.00	\$1,995.00	
15	Studio + 1 ba	\$1,995.00	\$1,995.00	Vacant & fully renovated
16	Studio + 1 ba	\$1,995.00	\$1,995.00	Vacant & fully renovated
17	Studio + 1 ba	\$1,995.00	\$1,995.00	Vacant & fully renovated
18	Studio + 1 ba	\$1,535.00	\$1,995.00	Partially Renovated
19	Studio + 1 ba	\$1,995.00	\$1,995.00	Vacant & fully renovated
20	Studio + 1 ba	\$1,995.00	\$1,995.00	Vacant & fully renovated
Totals/Averages		\$34,342.00	\$39,900.00	





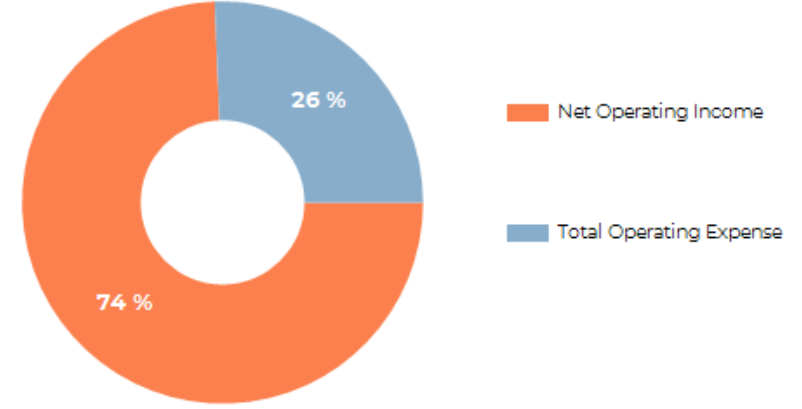
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Financial Analysis

Income & Expense Analysis

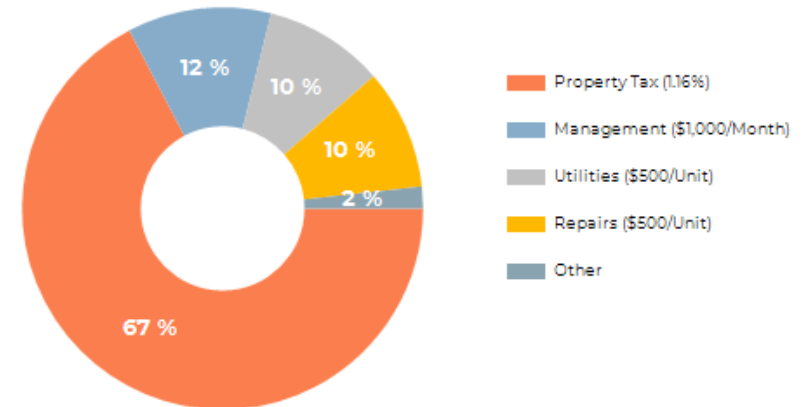
REVENUE ALLOCATION
CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$412,104	99.1 %	\$478,800	99.3 %
Landry	\$3,600	0.9 %	\$3,600	0.7 %
Gross Potential Income	\$415,704		\$482,400	
Vacancy (3%)	-\$12,470	3.0 %	-\$12,470	2.6 %
Effective Gross Income	\$403,234		\$469,930	
Less Expenses	\$103,342	25.62 %	\$103,342	21.99 %
Net Operating Income	\$299,892		\$366,588	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Property Tax (1.16%)	\$69,542	\$3,477	\$69,542	\$3,477
Utilities (\$500/Unit)	\$10,000	\$500	\$10,000	\$500
Repairs (\$500/Unit)	\$10,000	\$500	\$10,000	\$500
Pest Control (\$50/Month)	\$600	\$30	\$600	\$30
Gardening (\$100/Month)	\$1,200	\$60	\$1,200	\$60
Management (\$1,000/Month)	\$12,000	\$600	\$12,000	\$600
Total Operating Expense	\$103,342	\$5,167	\$103,342	\$5,167
Expense / SF	\$11.19		\$11.19	
% of EGI	25.62 %		21.99 %	

DISTRIBUTION OF EXPENSES
CURRENT



* Expenses are estimated



05

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,662	175,773	436,687
2010 Population	23,425	177,858	444,937
2022 Population	24,973	178,748	455,272
2027 Population	24,822	182,113	459,704
2022 African American	707	5,096	17,017
2022 American Indian	251	2,081	5,183
2022 Asian	3,873	18,190	45,129
2022 Hispanic	7,600	68,052	163,062
2022 Other Race	3,223	36,079	89,938
2022 White	13,050	90,879	236,394
2022 Multiracial	3,842	26,227	61,079
2022-2027: Population: Growth Rate	-0.60 %	1.85 %	0.95 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	723	7,859	20,682
\$15,000-\$24,999	591	4,297	11,634
\$25,000-\$34,999	426	4,091	11,135
\$35,000-\$49,999	683	5,845	15,217
\$50,000-\$74,999	1,410	9,708	25,447
\$75,000-\$99,999	1,206	8,217	22,415
\$100,000-\$149,999	1,681	11,397	30,588
\$150,000-\$199,999	1,023	6,486	16,587
\$200,000 or greater	1,563	8,713	23,410
Median HH Income	\$90,476	\$78,630	\$78,929
Average HH Income	\$129,762	\$113,368	\$114,703

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,030	65,001	168,570
2010 Total Households	8,727	63,835	166,084
2022 Total Households	9,305	66,614	177,118
2027 Total Households	9,320	68,431	180,236
2022 Average Household Size	2.66	2.65	2.54
2000 Owner Occupied Housing	4,365	27,316	67,178
2000 Renter Occupied Housing	4,446	35,908	95,778
2022 Owner Occupied Housing	4,618	27,543	68,447
2022 Renter Occupied Housing	4,687	39,071	108,671
2022 Vacant Housing	422	3,109	9,736
2022 Total Housing	9,727	69,723	186,854
2027 Owner Occupied Housing	4,715	28,272	70,163
2027 Renter Occupied Housing	4,605	40,159	110,073
2027 Vacant Housing	443	3,221	9,835
2027 Total Housing	9,763	71,652	190,071
2022-2027: Households: Growth Rate	0.15 %	2.70 %	1.75 %



Source: esri

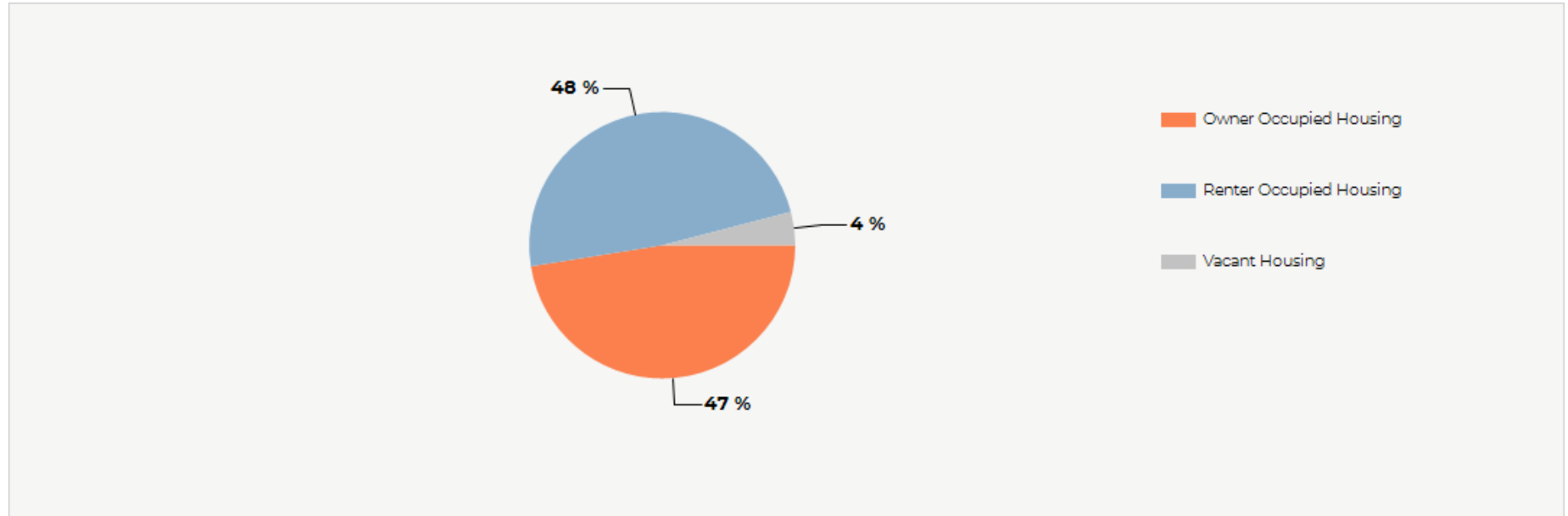
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,888	13,894	38,151
2022 Population Age 35-39	1,834	13,695	36,518
2022 Population Age 40-44	1,830	12,600	32,948
2022 Population Age 45-49	1,627	11,689	29,148
2022 Population Age 50-54	1,765	12,228	30,224
2022 Population Age 55-59	1,761	11,572	28,730
2022 Population Age 60-64	1,562	10,781	27,520
2022 Population Age 65-69	1,308	9,037	23,685
2022 Population Age 70-74	1,051	7,318	18,634
2022 Population Age 75-79	789	5,350	12,920
2022 Population Age 80-84	490	3,432	8,378
2022 Population Age 85+	492	3,222	8,068
2022 Population Age 18+	20,391	144,831	371,576
2022 Median Age	41	39	39

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,664	\$75,188	\$76,147
Average Household Income 25-34	\$109,976	\$101,595	\$102,135
Median Household Income 35-44	\$104,386	\$91,827	\$91,115
Average Household Income 35-44	\$143,345	\$127,491	\$129,633
Median Household Income 45-54	\$117,135	\$101,664	\$100,985
Average Household Income 45-54	\$158,182	\$137,558	\$138,962
Median Household Income 55-64	\$110,202	\$94,706	\$92,019
Average Household Income 55-64	\$151,305	\$131,237	\$130,361
Median Household Income 65-74	\$76,225	\$64,585	\$65,212
Average Household Income 65-74	\$111,760	\$96,048	\$98,594
Average Household Income 75+	\$82,412	\$64,729	\$71,125

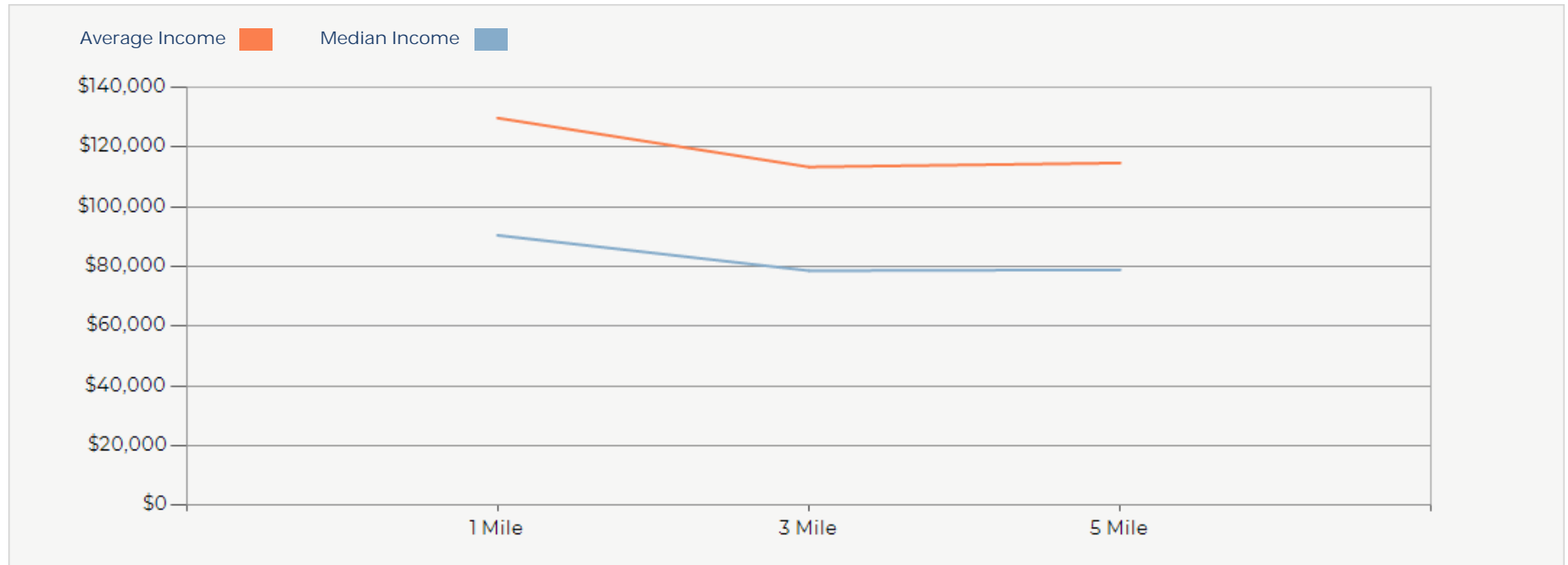
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	2,070	14,542	37,351
2027 Population Age 35-39	1,951	14,037	37,035
2027 Population Age 40-44	1,799	13,378	34,644
2027 Population Age 45-49	1,778	12,389	31,579
2027 Population Age 50-54	1,590	11,538	28,117
2027 Population Age 55-59	1,670	11,804	28,593
2027 Population Age 60-64	1,592	10,826	26,316
2027 Population Age 65-69	1,380	9,789	24,487
2027 Population Age 70-74	1,147	8,167	20,880
2027 Population Age 75-79	871	6,328	15,565
2027 Population Age 80-84	625	4,472	10,565
2027 Population Age 85+	549	3,868	9,522
2027 Population Age 18+	20,555	149,624	379,882
2027 Median Age	42	41	40

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,291	\$86,548	\$86,184
Average Household Income 25-34	\$125,620	\$120,430	\$120,207
Median Household Income 35-44	\$124,658	\$108,972	\$108,533
Average Household Income 35-44	\$171,115	\$150,654	\$153,179
Median Household Income 45-54	\$132,896	\$115,423	\$115,123
Average Household Income 45-54	\$177,990	\$158,484	\$160,915
Median Household Income 55-64	\$124,822	\$110,191	\$108,546
Average Household Income 55-64	\$170,766	\$152,118	\$152,561
Median Household Income 65-74	\$91,874	\$80,099	\$80,956
Average Household Income 65-74	\$136,343	\$116,585	\$120,270
Average Household Income 75+	\$104,585	\$80,968	\$89,022

2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



20 Unit Non-Rent Controlled Apartment Building

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