



For Sale – Residential Multi Family Income – 20 Units

719-729 E. CHEVY CHASE DRIVE – GLENDALE, CA 91205



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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

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Property Overview

An exceptional investment opportunity in Glendale—this 20-unit property spans a generous 30,129-square-foot lot with a gross living area of 19,001 square feet. Featuring eight one-bedrooms, ten two-bedrooms, and two three-bedrooms, each unit offers covered parking and on-site laundry. Recent capital improvements—new roof, updated electrical panels, and repaved asphalt—enhance stability and minimize future costs. With a prime location and a versatile unit mix, this property promises strong returns and long-term value.



Property Details

Address:	719-729 E. Chevy Chase Drive Glendale, CA 91205
NOI:	\$275,158
Price/Unit	\$275k
GRM:	12.69
APN:	5676-005-016
Building Size:	±19,001 Sq Ft
Land Size:	±30,129 Sq Ft
Year Built:	1950
Zoning:	GLR4YY
Neighborhood:	Chevy Chase Manor

- Additional Features:**
- On-Site Laundry Room
 - Assigned Covered Parking Space (1 per unit)
 - New Electrical Panels & Subpanels
 - New Roof
 - Newly Repaved Asphalt

Offering Price	Cap Rate
\$5,500,000	5%

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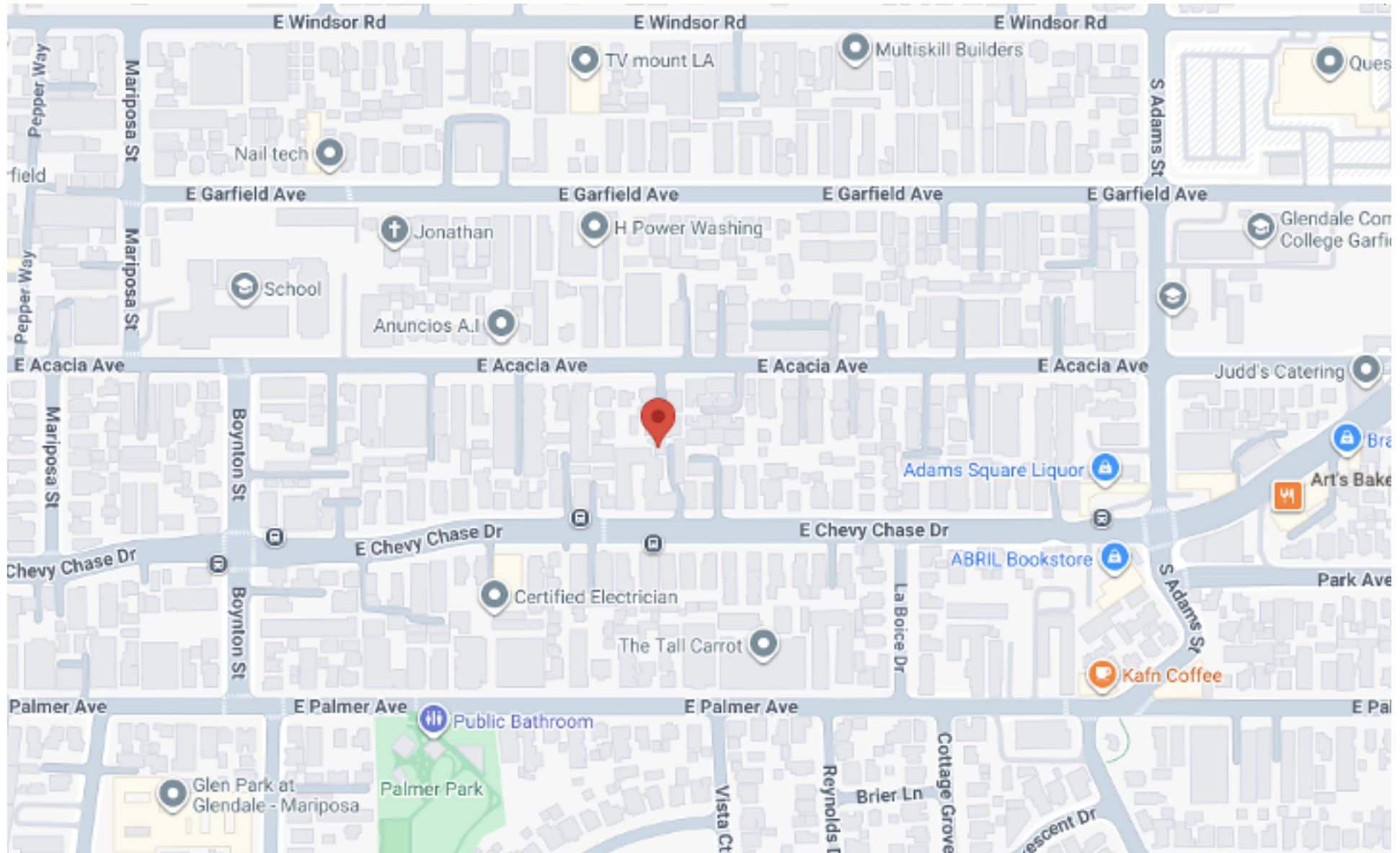




Maps

719-729 E. CHEVY CHASE DRIVE GLENDALE, CA 91205

719-729 E. Chevy Chase Drive Glendale, CA 91205





Financial Overview

719-729 E. CHEVY CHASE DRIVE GLENDALE, CA 91205

Rent Roll (full occupancy latest rent rate)

UNIT#	CURRENT RENT
719 A	\$1,710.00
719 B	\$1,605.00
719 C	\$1,795.00
719 D	\$1,795.00
721 A	\$1,915.00
721 B	\$1,610.00
721 C	\$1,850.00
721 D	\$1,605.00
723 A	\$2,025.00
723 B	\$1,784.00

UNIT#	CURRENT RENT
723 C	\$1,950.00
723 D	\$1,620.00
725 A	\$1,303.00
725 B	\$2,060.00
727 A	\$1,865.00
727 B	\$2,195.00
729 A	\$1,835.00
729 B	\$1,955.00
729 C	\$1,890.00
729 D	\$1,895.00

20-Units	Total: \$36,262.00
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Operating Expenses

MONTHLY RENTS	EXTRAPOLATED	EXPENSE CATEGORIES	2025 EXPENSES	2024 EXPENSES	2023 EXPENSES
\$36,262	\$435,144	Cleaning & Maintenance	\$14,768.00	\$19,349.00	\$12,143.00
		Rental (Laundry Machines)	\$2,100.00	\$2,100.00	\$2,030.00
		Insurance	\$37,824.00	\$6,158.00	\$5,742.00
		Legal & Professional Fees	\$5,444.00	\$3,695.00	\$3,682.00
		Repairs	\$28,625.00	\$26,126.00	\$8,246.00
		Property Tax	\$50,556.00	\$49,514.00	\$48,545.00
		Utilities	\$9,888.00	\$9,149.00	\$9,577.00
		Mgmt & Maint. Fees	\$22,910.00	\$20,194.00	\$19,606.00
		General Operating Exps	\$1,104.00	\$1,791.00	\$1,586.00
		CA FTB Tax Fee	\$1,600.00	\$800.00	\$800.00
		TOTAL EXPENSES		\$174,819.00	\$138,876.00

PROPERTY EXPENSE NOTES	
2025	Insurance costs increased significantly after State Farm stopping insuring apartment buildings in California. Annual premiums had been \$6158.00. New annual cost is greater than 600% of State Farm's premium. Repairs remained high in 2025 due to insurance required upgrades; including driveway repaving (\$12,300.00).
2024	Cleaning & Maintenance costs were much higher due to 4 vacancies, with subsequent painting of the entire units prior to renting to new residents. Painting expenses associated with these vacancies was \$6,750.00.
2023	N/A



Market Overview

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County Overview

Los Angeles County, the most populous county in the United States, is a sprawling region of nearly 10 million residents. Encompassing 88 cities, including the city of Los Angeles, this diverse and dynamic area serves as a global epicenter for business, culture, technology, and innovation. With its extensive infrastructure, vibrant economy, and unparalleled quality of life, Los Angeles County offers a wealth of opportunities for commercial real estate investors.

Los Angeles County's commercial real estate market is robust and diverse, offering opportunities across various property types, including office, industrial, retail, and multifamily sectors. The county's economic strength, coupled with its strategic location, drives strong demand for commercial properties. Emerging submarkets, such as Downtown Los Angeles and Silicon Beach, are experiencing significant growth and development. Investors can find a mix of historic buildings, modern office spaces, industrial parks, and prime retail locations, catering to diverse business needs.



City Overview

Glendale, California: Situated as the third-largest city in Los Angeles County, Glendale serves as a premier economic engine and a strategic residential hub within the Tri-Cities market. This "Jewel City" is defined by its robust corporate landscape, acting as a global center for the entertainment and technology sectors with major anchors such as DreamWorks Animation, The Walt Disney Company, and Dine Brands Global (IHOP and Applebee's) maintaining a significant presence. The city's economic resilience is bolstered by a diverse tax base and a business-friendly environment that continues to attract high-profile retail developments, most notably the Americana at Brand and the Glendale Galleria, which together form one of the highest-grossing retail districts in Southern California. Residents benefit from a central location with immediate access to the 134, 2, and 5 Freeways, providing a seamless commute to Downtown Los Angeles, Burbank, and Pasadena. With its reputation for safety, award-winning schools, and a sophisticated urban-suburban balance, Glendale remains a high-demand submarket for investors, characterized by low vacancy rates and a sophisticated demographic with a median household income exceeding \$88,000. This stable yet evolving environment ensures that assets like 719-729 E. Chevy Chase Drive are positioned within a community that prioritizes long-term value and high quality of life.

Transportation

Transportation in Glendale is defined by its strategic "Gateway" location, offering a sophisticated blend of traditional freeway access and a highly developed local transit network. As of 2026, the city continues to enhance its reputation as one of the most accessible submarkets in the Tri-Cities area.

Regional Freeway Access

Glendale is encircled by four major arteries, making it a focal point for regional logistics and commuting:

- **The 134 (Ventura Freeway):** Connects the city east-to-west, providing direct access to Pasadena and the San Fernando Valley.
- **The 2 (Glendale Freeway):** Offers a rapid, scenic route south into Silver Lake, Echo Park, and Downtown Los Angeles.
- **The I-5 (Golden State Freeway):** Serves as the primary north-south corridor for the state, linking Glendale to the Burbank media district and beyond.
- **The 210 (Foothill Freeway):** Accessible via the northern neighborhoods, connecting to the San Gabriel Valley and inland empire.

Public Transit & The Glendale Beeline

The city is home to the **Glendale Transportation Center (GTC)**, a historic multimodal hub that serves as a vital link for the region.

- **Metrolink & Amtrak:** The GTC provides frequent rail service via the **Antelope Valley Line** and **Ventura County Line**, connecting residents to LA Union Station in under 20 minutes. The **Pacific Surfliner** also services this station, offering coastal travel from San Diego to San Luis Obispo.

- **The Beeline:** Glendale's proprietary bus system, the **Beeline**, operates 12 distinct routes designed to bridge the gap between residential neighborhoods and commercial cores like the Galleria and Americana at Brand. It is widely regarded for its cleanliness and reliability.
- **LA Metro:** Extensive Metro bus lines intersect the city, and the **Metro Micro** on-demand pilot program has expanded in 2026 to provide "first-mile/last-mile" shuttle service within specific zones.

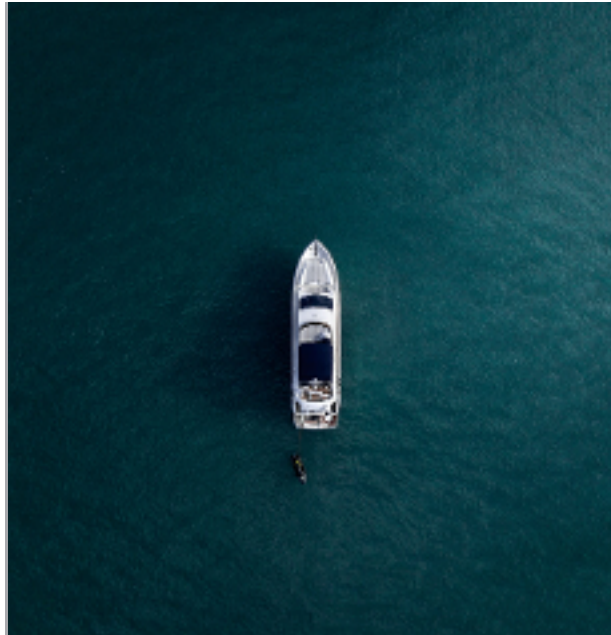
Walkability and Micromobility

In recent years, Glendale has pivoted toward "active transportation" to reduce traffic density in its downtown core.

- **Walkability:** The Downtown area and the Brand Boulevard corridor boast high walk scores, with the city investing in **decorative crosswalks**, enhanced lighting, and wider sidewalks to support a "park-once" lifestyle.
- **Biking Infrastructure:** The city is currently finalizing the **Garden River Bridge**, a major pedestrian and bicycle span over the LA River, which will connect Glendale Narrows to Griffith Park. This is part of a broader 2026 initiative to expand protected bike lanes along North Verdugo Road and other key north-south corridors.



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