

1138 N PARISH PLACE

BURBANK, CALIFORNIA 91506

Marcus & Millichap
THE RAYMUNDO GROUP



\$1,995,000 | 6 MULTIFAMILY UNITS

**DESIRABLE CORNER LOCATION IN BURBANK NEAR BURBANK EMPIRE CENTER
NEW MAIN ELECTRICAL PANEL, SUBPANELS, AND ROOF | BURBANK ALLOWS HIGHER ANNUAL RENT
INCREASES AND IMPROVED LANDLORD PRIVILEGES COMPARED TO LA CITY**

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1138 N PARISH PLACE, BURBANK, CA 91506

INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

- Corner Location in Burbank, Blocks from Burbank Empire Center Shopping Mall
- Fully Upgraded Property — New Electrical Main Panel and Subpanels, New Roof, New Asphalt, and Remodeled Interiors
- Not Subject to Los Angeles Rent Control -- Burbank's Rent Legislation Allows for Higher Rent Increases and is More Favorable to Owners When Compared to LA City
- Recently Passed SB 721 Inspection (Buyer to Verify)
- All Units Include New Flooring, New Windows, New AC Units, and New Kitchens
- Newly Installed Laundry Room and New Security Camera System
- Considered a "Very Walkable" with a Walk Score of 83
- Convenient Access to Several Major Studio Employers – Walt Disney Imagineering, Disney Studios, Warner Bros. Studios, Universal Studios, Dreamworks Animation, and Nickelodeon Studios



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase the 1138 N Parish Place, a 6-unit multifamily property located in Burbank, CA. Occupying a corner lot with high visibility along Victory Boulevard, the two buildings attract tenants who appreciate convenient access to the Burbank Empire Center, Downtown Burbank, and the Burbank Town Center.

Every unit has been upgraded, featuring new wood flooring, new vinyl windows, new AC units, and remodeled kitchens. The entire property has been updated with a new main electrical panel, new subpanels and breakers, a new roof, new asphalt, a new laundry room, and a new security system. The property also recently passed the SB 721 elevated walkways inspection (Buyer to verify).

Dubbed the "Media Capital of the World," the city of Burbank is home to a vast contingent of entertainment employers, which allows tenants convenient commutes to studios. Notable media production campuses in and around Burbank include Disney Studios, Walt Disney Imagineering, Warner Bros. Studios, Universal Studios, Nickelodeon Studios, Cartoon Network, and Dreamworks Animation. In addition to the Burbank Town Center Shopping Mall, several other retail and dining destinations are conveniently accessible to tenants, including the Empire Center, Costco, Ikea, and the Americana at Brand lifestyle center.



1138 N PARISH PLACE

BURBANK, CA 91506

LISTING PRICE

\$1,995,000

PRICE/UNIT

\$332,500

PRICE/SF

\$639

THE OFFERING

Price	\$1,995,000
Down Payment	100% / \$1,995,000
Price/Unit	\$332,500
Price/SF	\$639
Number of Units	6
Rentable Square Feet	3,120 SF
Number of Buildings	2
Number of Stories	2
Year Built	1955
Lot Size	5,563 SF

VITAL DATA

CAP Rate - Current	4.74%
GRM - Current	13.55
Net Operating Income - Current	\$94,658
CAP Rate - Pro Forma	5.45%
GRM - Pro Forma	12.27
Net Operating Income - Pro Forma	\$108,813

PROPERTY DETAILS

THE OFFERING

Property Address:	1138 N Parish Place Burbank, CA 91506
Assessor's Parcel Number:	2438-024-022
Zoning:	BUR4

SITE DESCRIPTION

Number of Units:	6
Number of Buildings:	2
Number of Stories:	2
Year Built:	1955
Rentable Square Feet:	3,120 SF
Lot Size:	5,563 SF
Type of Ownership:	Fee Simple

CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Asphalt
Roof:	Pitched/Flat



OFFERING PRICE:

\$1,995,000

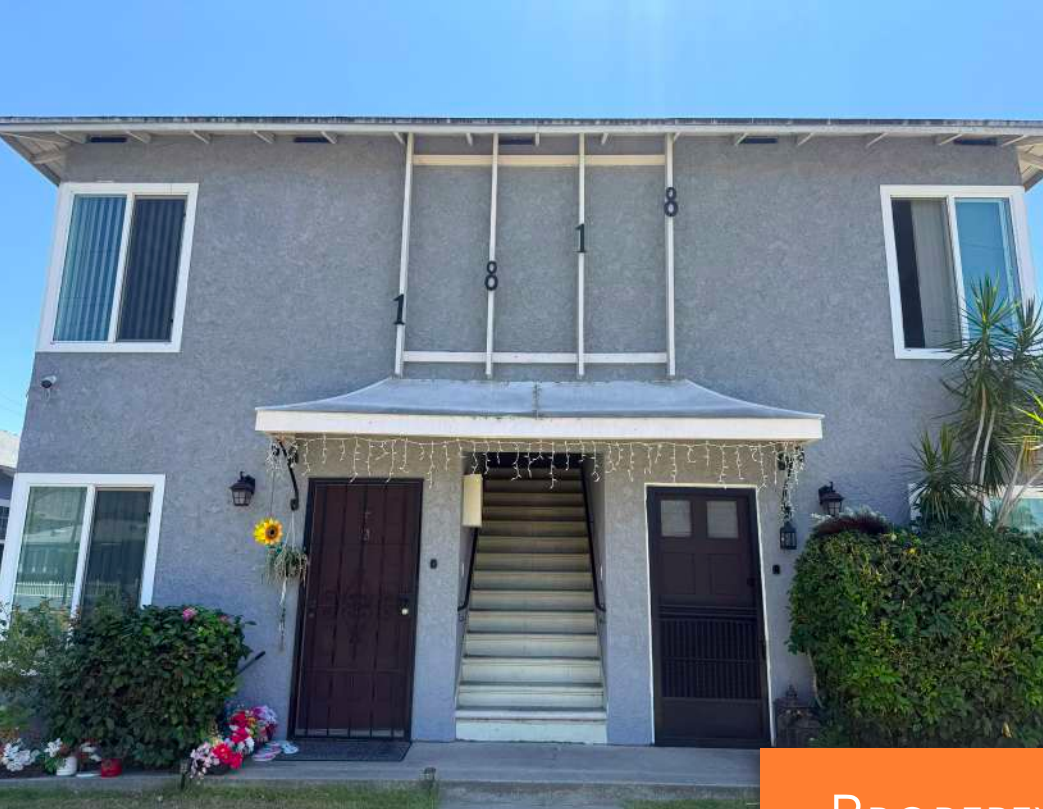
PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents

UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
6	1 Bdr 1 Bath	520
6	TOTAL	3,120

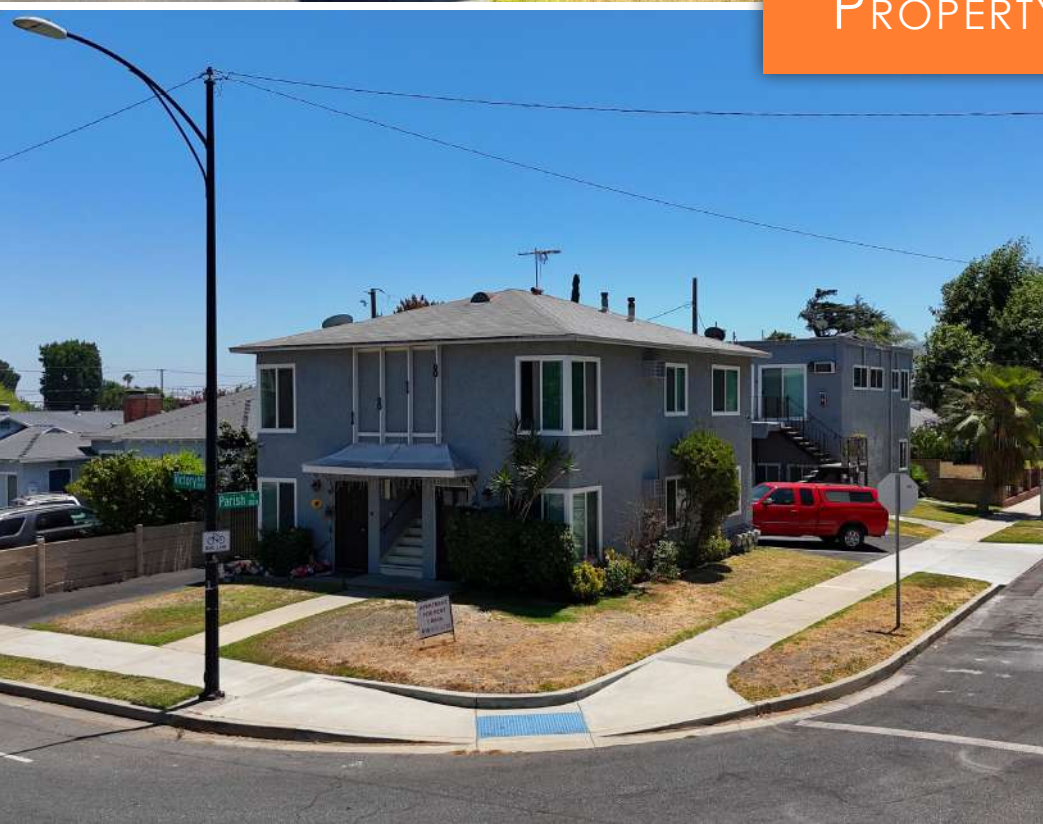
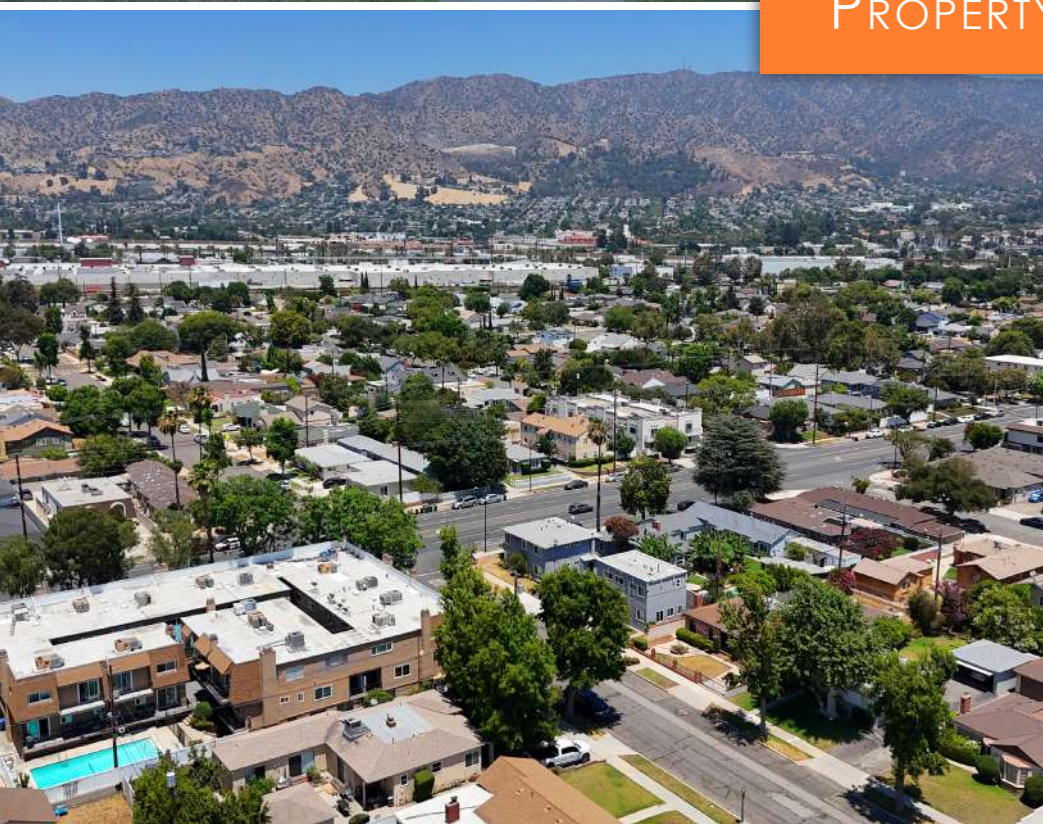




PROPERTY PHOTOS



PROPERTY PHOTOS



1138 N PARISH PLACE, BURBANK, CA 91506

LOCATION OVERVIEW

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Burbank, California

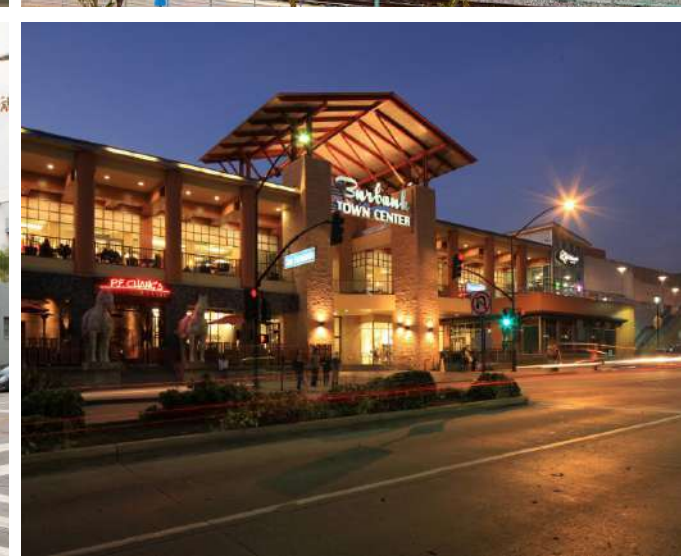
Exciting • Entertainment • Great Location • Upscale • Dining • Shopping • Tourism

THE EPICENTER
OF HOLLYWOOD'S
ENTERTAINMENT
INDUSTRY—AND
ONE OF THE LA
AREA'S BEST
PLACES TO LIVE.

Located between La Tuna Canyon Park and the iconic Griffith Park, Burbank houses some of the biggest heavy-hitters in Hollywood. Burbank is home to Walt Disney Studios and Warner Brothers Studios. Soundstages and backlots are on the south side of town, and companies representing every aspect of media production from cameras to catering have set up shop in town. Drove of industry professionals live in Burbank for the convenient access to their workplaces. However, you certainly don't have to be in the industry to enjoy Burbank because this SoCal town has more than enough to offer.

For residents, the vibe in Burbank is relaxed and bohemian. You'll find locals hiking along Wildwood Canyon Trailhead or enjoying an outdoor concert at the Starlight Bowl. A world-class selection of dining caters to the tastes of the populace from indulgent potato balls at the renowned Porto's Bakery and Café to classic Californian cuisine paired with awe-inspiring views at Castaway Burbank. Go to Magnolia Park for eclectic clothing stores and cozy coffee shops filled with writers typing their next screenplay. Galleries, museums, live theatre, and concerts of every description inject high culture into the community. Just minutes from Hollywood and other SoCal destinations, you'll have access to a range of amenities.

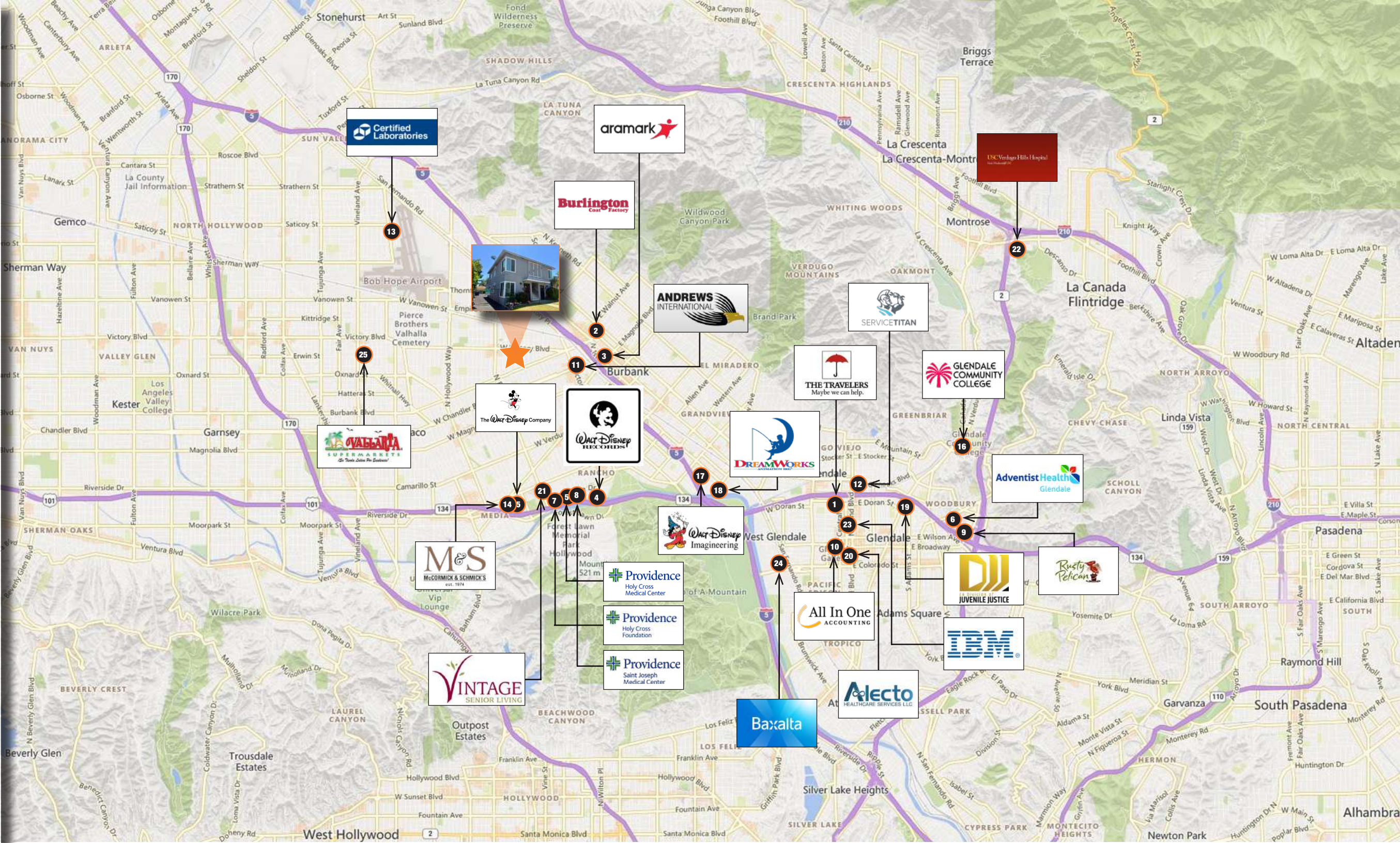
SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET, HOMES.COM, MARCUS&MILLICHAP



MAJOR EMPLOYERS

1	Travelers Insurance Company	5,037
2	Burlington Coat Factory	4,187
3	Aramark LLC	4,180
4	Walt Disney Records	2,990
5	Providence Holy Cross Medical Center	2,561
6	Glendale Adventist Medical Center	2,550
7	Providence Holy Cross Foundation	2,000
8	Providence Saint Joseph Medical Center	2,000
9	Rusty Pelican Restaurants Inc	1,983
10	All In One Inc	1,904
11	Andrews International Inc	1,700
12	Service Titan Inc.	1,567
13	Certified Laboratories LLC	1,503
14	McCormick & Schmick Holdings	1,433
15	Walt Disney Company	1,381
16	Glendale Community College	1,180
17	Walt Disney Imagineering	1,011
18	Dreamworks Animation	975
19	Juvenile Justice Division California Youth Authority	903
20	Alecto Healthcare Services LLC	900
21	Vintage Senior Management Inc	832
22	USC Verdugo Hills Hospital LLC	750
23	International Business Machine Corporation	700
24	Baxalta US Inc	681
25	Vallarta Food Enterprises Inc	613

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	25,717	203,117	445,051
2025 Estimate			
Total Population	25,557	200,772	439,984
2020 Census			
Total Population	26,670	206,678	451,422
2010 Census			
Total Population	25,189	201,306	436,804
Daytime Population			
2025 Estimate	59,551	397,095	659,838
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	10,302	86,164	187,606
2025 Estimate			
Total Households	10,213	84,772	184,642
Average (Mean) Household Size	2.5	2.4	2.5
2020 Census			
Total Households	10,056	82,179	179,123
2010 Census			
Total Households	9,455	77,310	167,294
Growth 2025-2030	0.9%	1.6%	1.6%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	10,662	90,380	196,979
2025 Estimate	10,571	88,898	193,836
Owner Occupied	4,672	30,276	66,947
Renter Occupied	5,572	54,511	117,709
Vacant	358	4,126	9,193
Persons in Units			
2025 Estimate Total Occupied Units	10,213	84,772	184,642
1 Person Units	27.7%	32.7%	33.1%
2 Person Units	31.4%	31.9%	31.5%
3 Person Units	18.5%	15.9%	15.6%
4 Person Units	15.1%	12.1%	11.7%
5 Person Units	4.5%	4.5%	4.7%
6+ Person Units	2.7%	2.9%	3.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	15.3%	14.3%	15.3%
\$150,000-\$199,999	13.4%	10.3%	10.1%
\$100,000-\$149,999	19.2%	17.9%	17.8%
\$75,000-\$99,999	12.6%	12.4%	12.1%
\$50,000-\$74,999	13.3%	13.6%	13.9%
\$35,000-\$49,999	7.0%	8.9%	8.8%
\$25,000-\$34,999	4.3%	5.9%	6.0%
\$15,000-\$24,999	6.1%	6.4%	6.5%
Under \$15,000	8.7%	10.3%	9.7%
Average Household Income	\$123,231	\$114,366	\$115,293
Median Household Income	\$99,388	\$90,603	\$91,341
Per Capita Income	\$49,230	\$47,967	\$48,922
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	25,557	200,772	439,984
Under 20	21.0%	18.7%	18.7%
20 to 34 Years	20.5%	23.5%	23.4%
35 to 39 Years	8.2%	8.5%	8.6%
40 to 49 Years	15.0%	14.1%	13.9%
50 to 64 Years	20.3%	19.1%	19.1%
Age 65+	15.1%	16.2%	16.2%
Median Age	40.0	41.0	41.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	18,892	151,829	333,307
Elementary (0-8)	4.4%	6.5%	7.4%
Some High School (9-11)	4.1%	5.6%	5.5%
High School Graduate (12)	17.0%	17.7%	17.6%
Some College (13-15)	25.0%	20.2%	18.9%
Associate Degree Only	9.9%	9.6%	8.8%
Bachelor's Degree Only	27.9%	27.9%	28.7%
Graduate Degree	11.7%	12.4%	12.9%
Population by Gender			
2025 Estimate Total Population	25,557	200,772	439,984
Male Population	48.8%	49.4%	49.6%
Female Population	51.2%	50.6%	50.4%



POPULATION

In 2025, the population in your selected geography is 439,984. The population has changed by 0.73 since 2010. It is estimated that the population in your area will be 445,051 five years from now, which represents a change of 1.2 percent from the current year. The current population is 49.6 percent male and 50.4 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 40.0. The population density in your area is 5,601 people per square mile.



HOUSEHOLDS

There are currently 184,642 households in your selected geography. The number of households has changed by 10.37 since 2010. It is estimated that the number of households in your area will be 187,606 five years from now, which represents a change of 1.6 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$91,341, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 64.31 since 2010. It is estimated that the median household income in your area will be \$110,033 five years from now, which represents a change of 20.5 percent from the current year.

The current year per capita income in your area is \$48,922, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$115,293, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 234,897 people in your selected area were employed. The 2010 Census revealed that 66.7 of employees are in white-collar occupations in this geography, and 15.8 are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



HOUSING

The median housing value in your area was \$966,045 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 65,931.00 owner-occupied housing units and 101,363.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 40.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.8 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.4 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.3 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 23.2 percent in the selected area compared with the 19.6 percent in the U.S.



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PRICING & FINANCIAL ANALYSIS

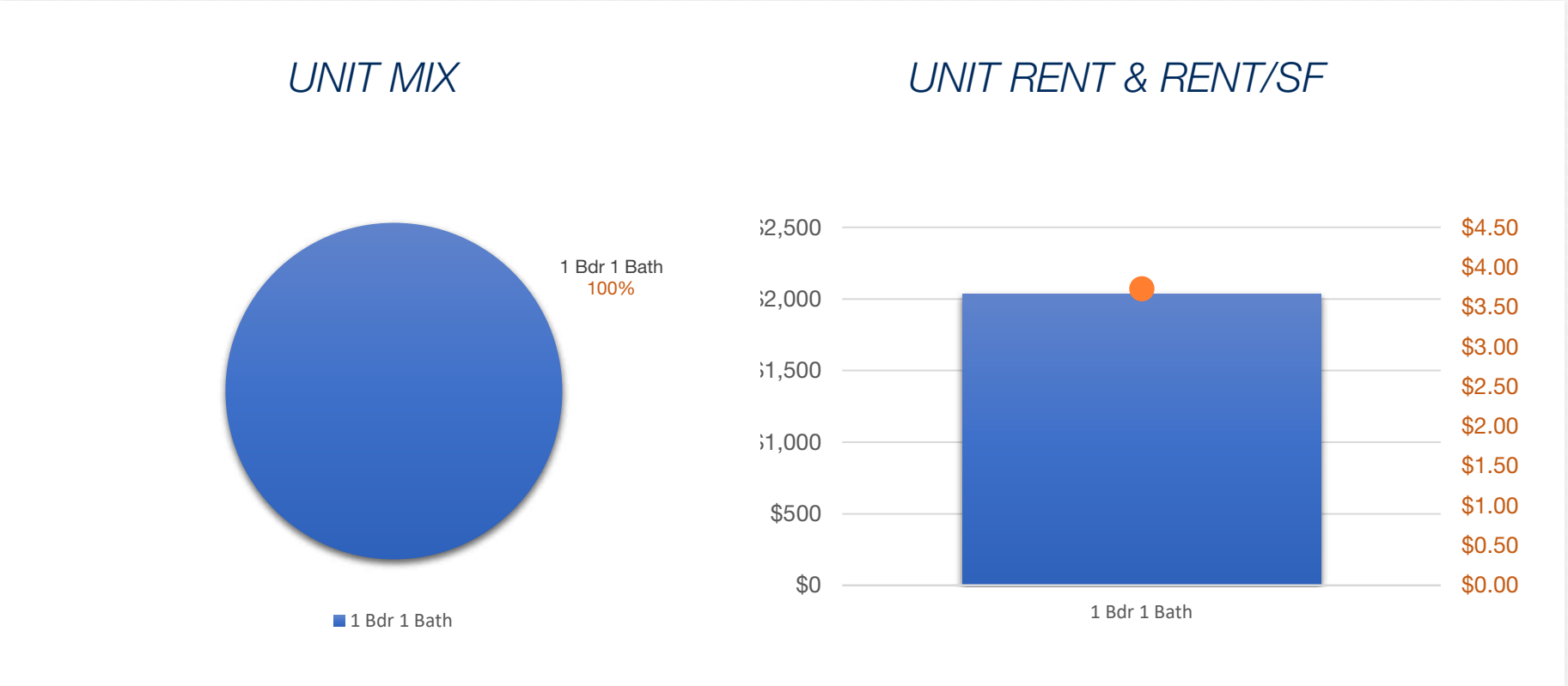
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
6	1 Bdr 1 Bath	520	\$1,900-\$2,300	\$3.91	\$12,190	\$2,195-\$2,345	\$4.32	\$13,470
6	TOTAL	3,120			\$12,190			\$13,470



INCOME & EXPENSES

<i>INCOME</i>	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$146,280	\$24,380	\$161,640	\$26,940
Additional Income	\$900	\$150	\$900	\$150
GROSS POTENTIAL INCOME	\$147,180	\$24,530	\$162,540	\$27,090
Vacancy/Collection Allowance (GPR)	3.0% / \$4,388	\$731	3.0% / \$4,849	\$808
EFFECTIVE GROSS INCOME	\$142,792	\$23,799	\$157,691	\$26,282
<i>EXPENSES</i>	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$21,897	\$3,649	\$21,897	\$3,649
Insurance	\$4,680	\$780	\$4,680	\$780
Utilities	\$5,645	\$941	\$5,645	\$941
Repairs & Maintenance	\$3,000	\$500	\$3,000	\$500
Trash	\$1,572	\$262	\$1,572	\$262
Management Fee	\$7,140	\$1,190	\$7,885	\$1,314
Reserves & Replacements	\$1,200	\$200	\$1,200	\$200
Landscaping	\$1,200	\$200	\$1,200	\$200
Pest Control	\$300	\$50	\$300	\$50
Unit Turnover	\$1,500	\$250	\$1,500	\$250
TOTAL EXPENSES	\$48,133	\$8,022	\$48,878	\$8,146
Expenses per SF	\$15.43		\$15.67	
% of EGI	33.7%		31.0%	
NET OPERATING INCOME	\$94,658	\$15,776	\$108,813	\$18,135

Rent Roll

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 1	1 Bdr 1 Bath	520	\$1,900	\$3.65
Unit 2	1 Bdr 1 Bath	520	\$1,900	\$3.65
Unit 3	1 Bdr 1 Bath	520	\$1,900	\$3.65
Unit 4	1 Bdr 1 Bath	520	\$1,950	\$3.75
Unit 5	1 Bdr 1 Bath	520	\$2,300	\$4.42
Unit 6	1 Bdr 1 Bath	520	\$2,240	\$4.31
	Total	Vacant		
6	Total	Occupied	3,120	\$12,190
6	Total		3,120	\$12,190

Financial Overview

Property Details	
Location	1138 N Parish Place Burbank, CA 91506
Price	\$1,995,000
Down Payment	100% / \$1,995,000
Number of Units	6
Price/Unit	\$332,500
Rentable Square Feet	3,120 SF
Price/SF	\$639
CAP Rate - Current	4.74%
CAP Rate - Pro Forma	5.45%
GRM - Current	13.55
GRM - Pro Forma	12.27
Year Built	1955
Lot Size	5,563 SF
Type of Ownership	Fee Simple

Annualized Operating Data

Income	Current	Pro Forma
Gross Potential Rent	\$146,280	\$161,640
Other Income	\$900	\$900
Gross Potential Income	\$147,180	\$162,540
Less: Vacancy / Deductions (GPR)	\$4,388	\$4,849
Effective Gross Income	\$142,792	\$157,691
Less: Expenses	\$48,133	\$48,878
Net Operating Income	\$94,658	\$108,813

Expenses	Current	Pro Forma
Real Estate Taxes	\$21,897	\$21,897
Insurance	\$4,680	\$4,680
Utilities	\$5,645	\$5,645
Repairs & Maintenance	\$3,000	\$3,000
Trash	\$1,572	\$1,572
Management Fee	\$7,140	\$7,885
Reserves & Replacements	\$1,200	\$1,200
Landscaping	\$1,200	\$1,200
Pest Control	\$300	\$300
Unit Turnover	\$1,500	\$1,500
Total Expenses	\$48,133	\$48,878
Expenses / Unit	\$8,022	\$8,146
Expenses / SF	\$15.43	\$15.67
% of EGI	33.7%	31.0%

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
6	1 Bdr 1 Bath	520	\$1,900-\$2,300	\$12,190
6	TOTAL	3,120		\$12,190

1138 N PARISH PLACE, BURBANK, CA 91506

PROPERTY DESCRIPTION

Marcus & Millichap

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PROPERTY SUMMARY

THE OFFERING

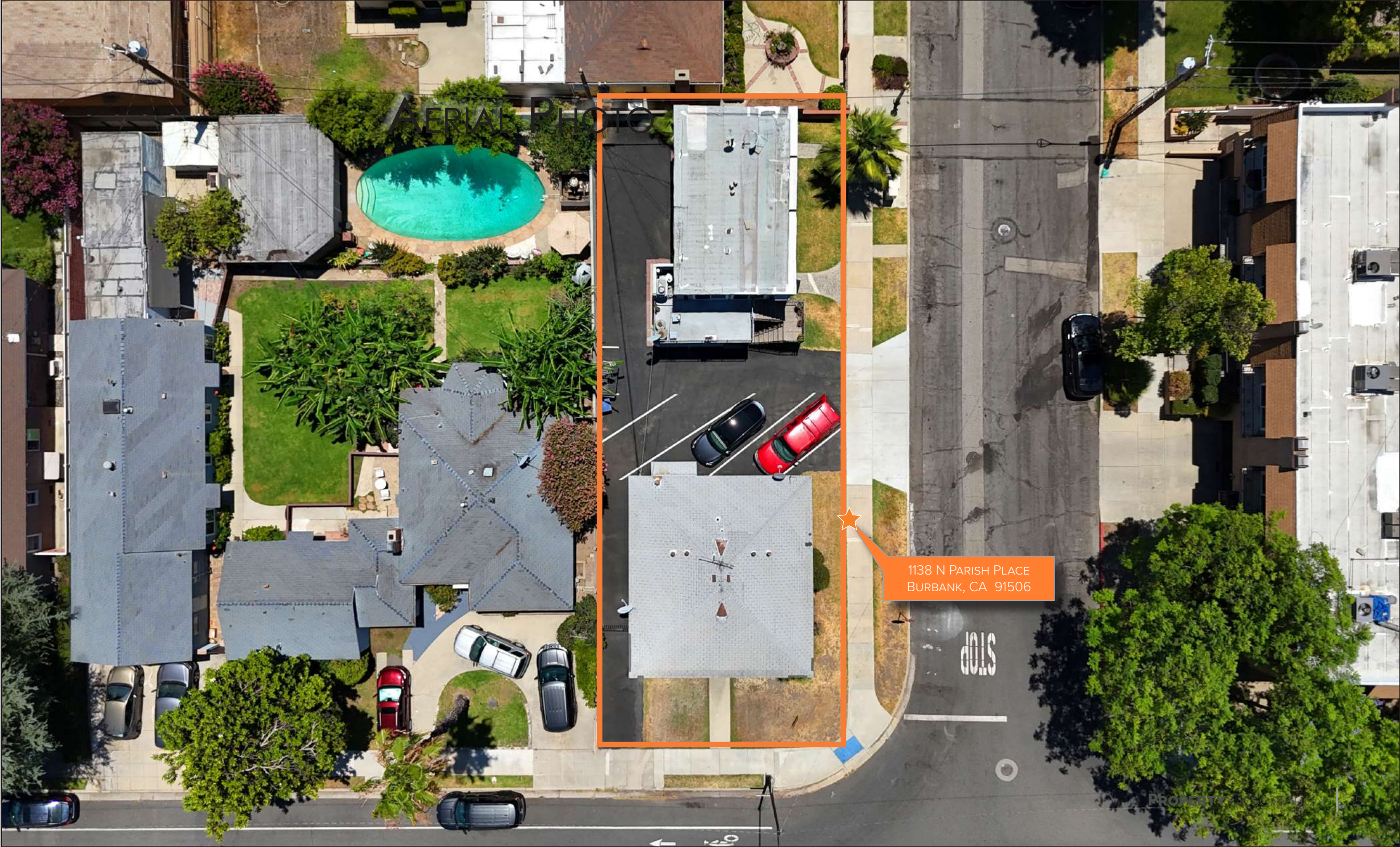
Property Address	1138 N Parish Place Burbank, CA 91506
Assessor's Parcel Number	2438-024-022
Zoning	BUR4

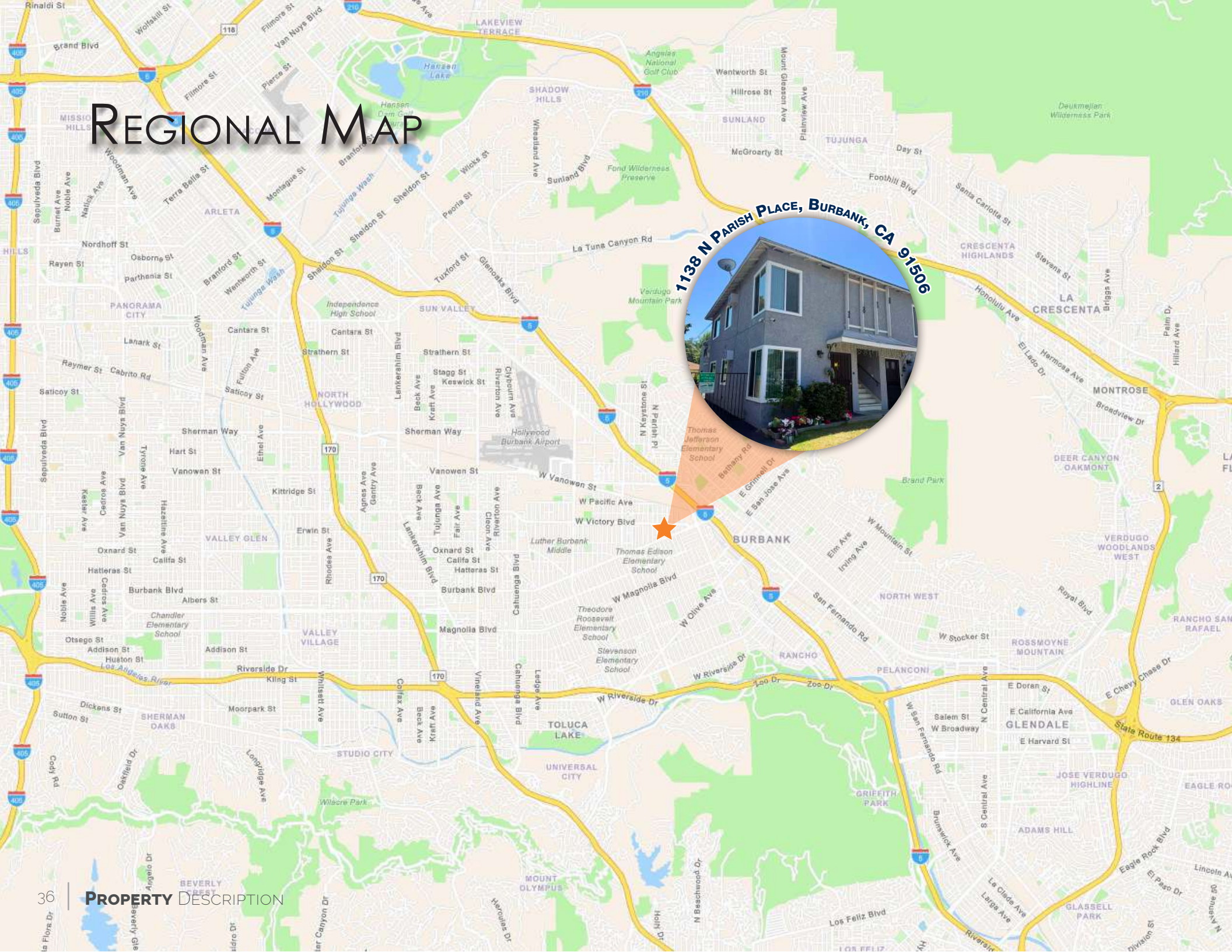
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Number of Units	6
Number of Buildings	2
Number of Stories	2
Year Built	1955
Rentable Square Feet	3,120 SF
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Type of Ownership	Fee Simple

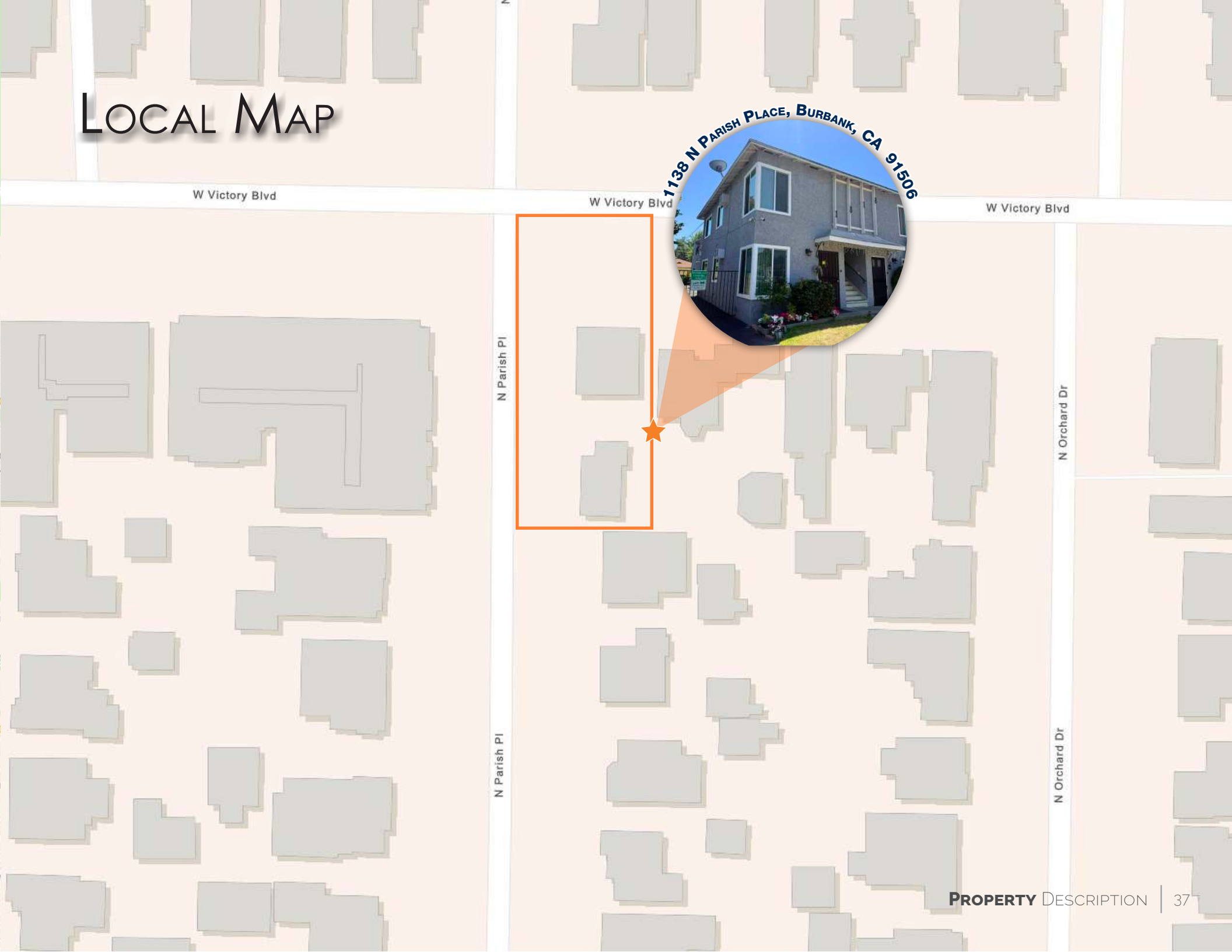
CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Asphalt
Roof	Pitched/Flat





REGIONAL MAP



LOCAL MAP

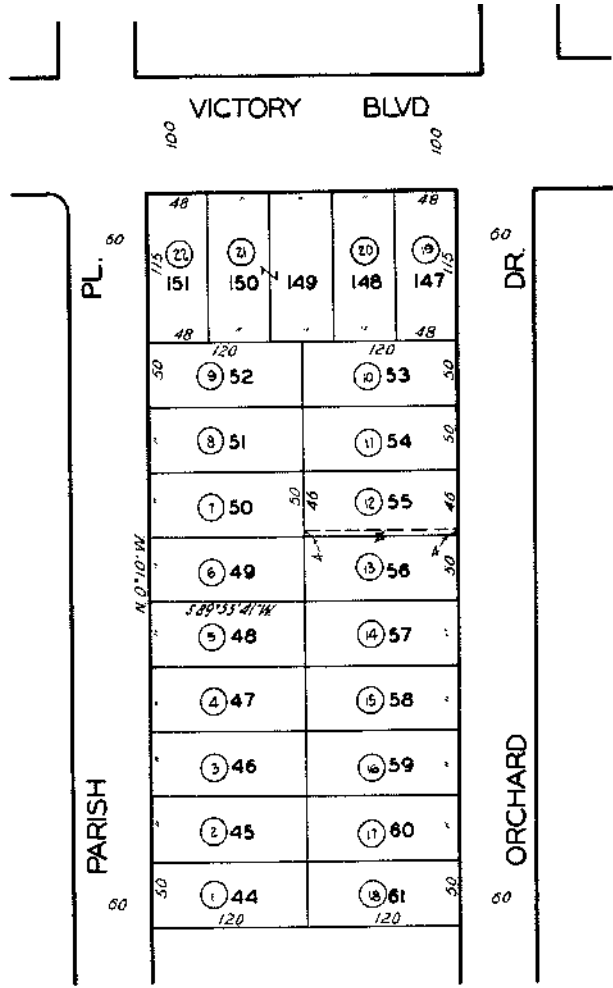
PARCEL MAP

2438 24
SCALE 1" = 80'



CODE 2530

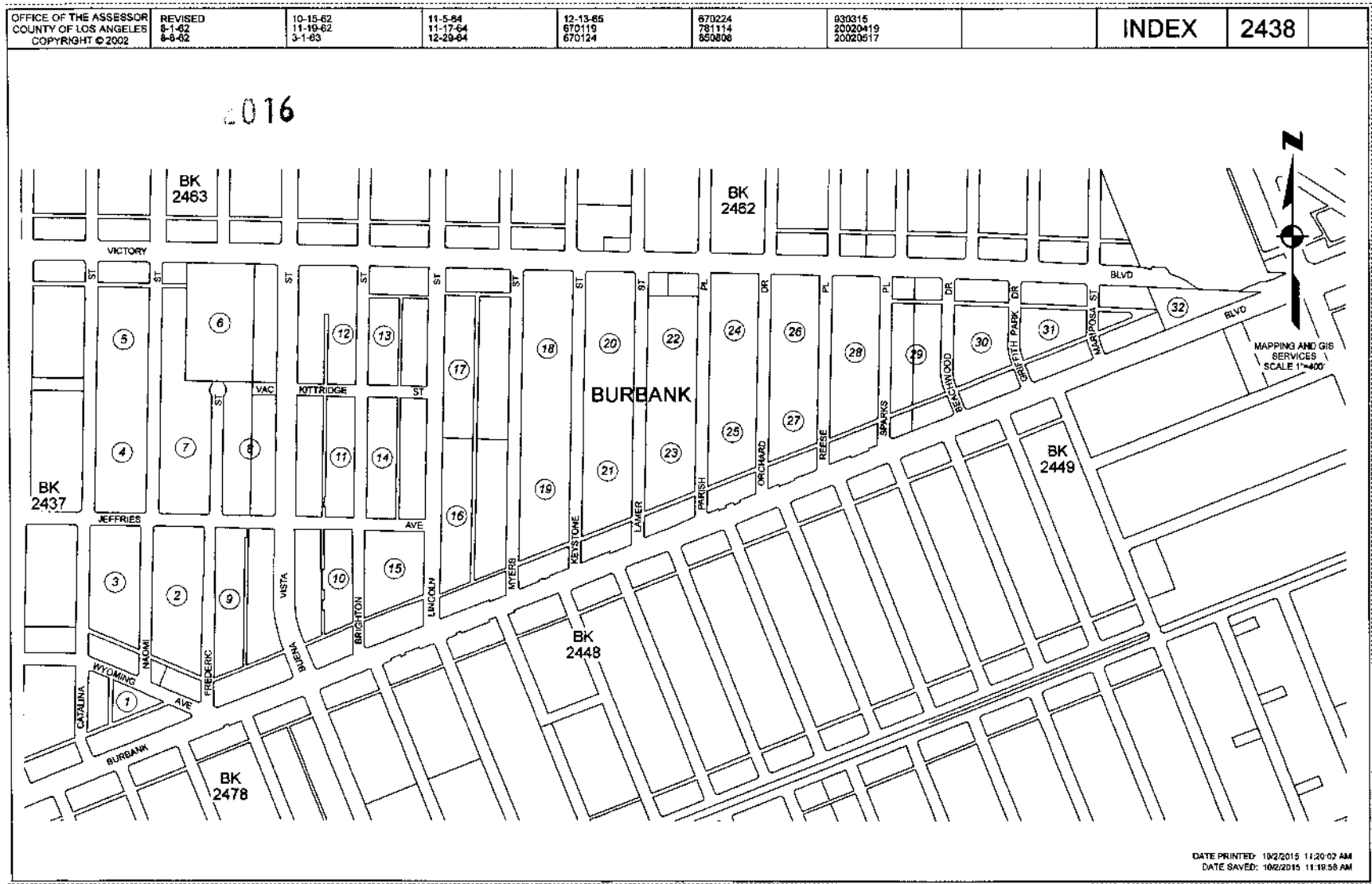
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ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

INDEX MAP



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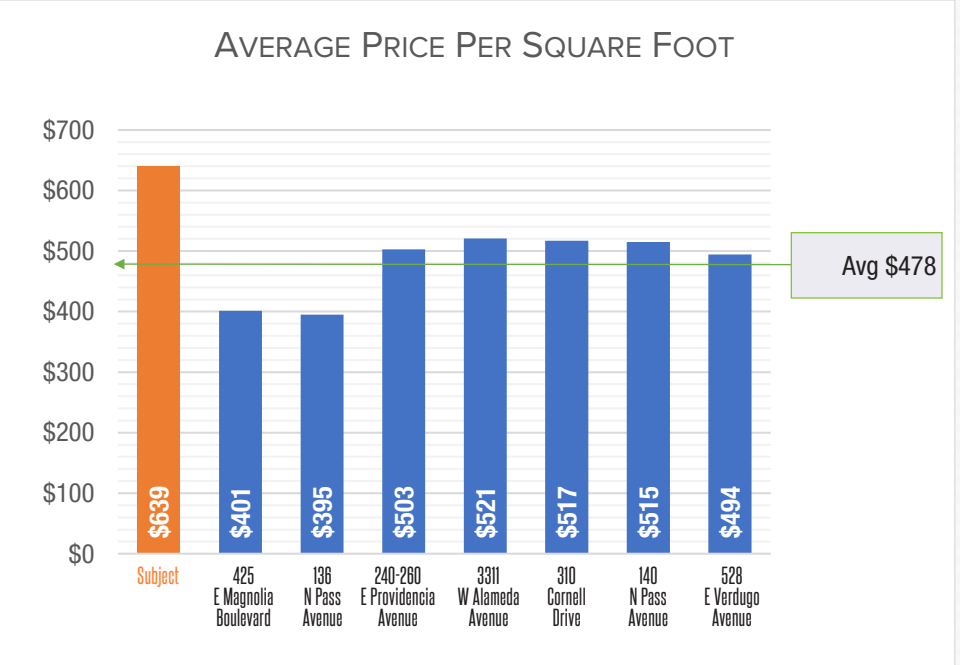
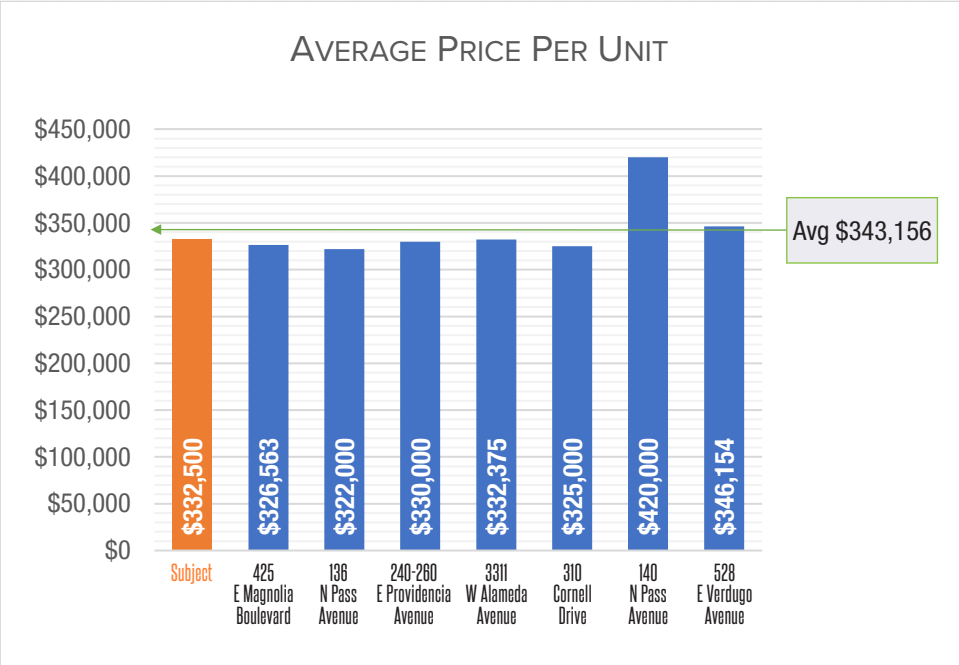
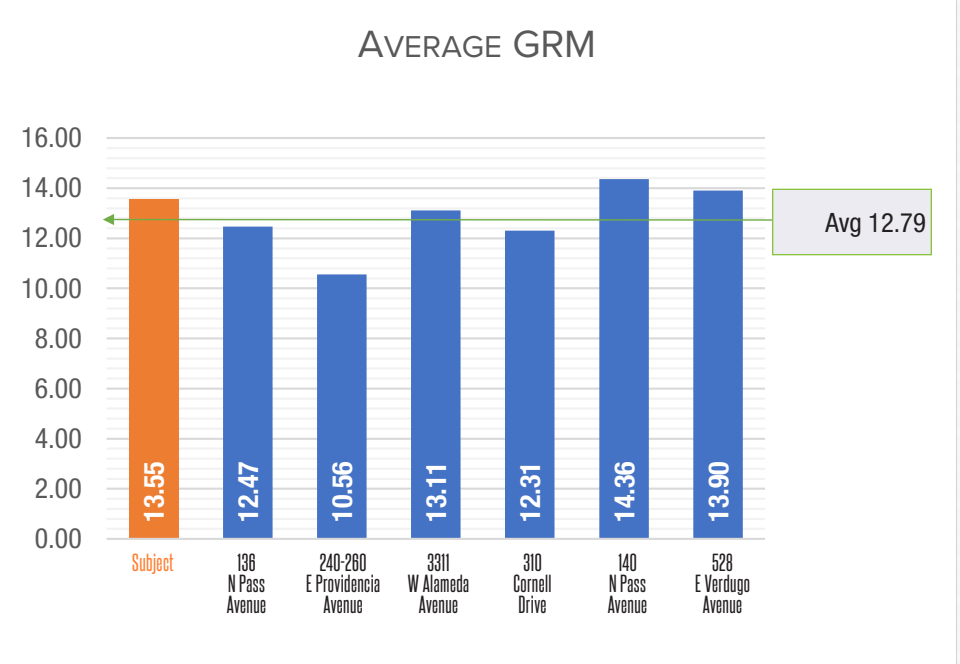
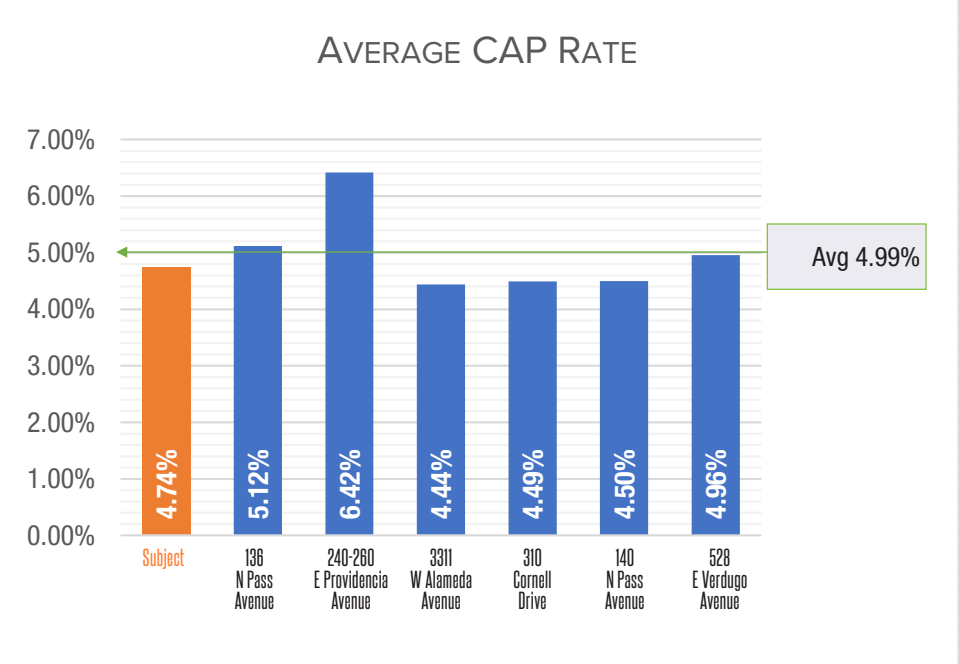
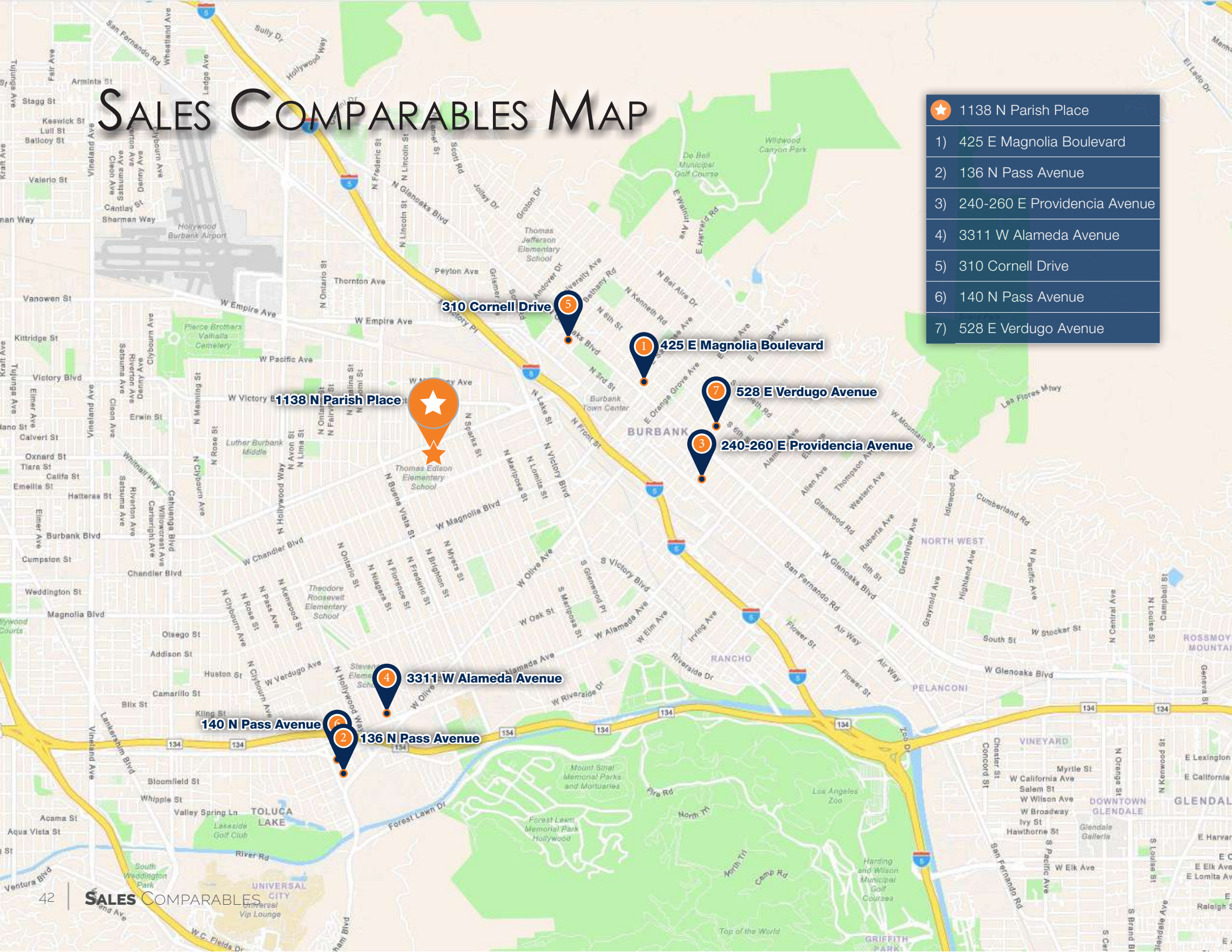
1138 N PARISH PLACE, BURBANK, CA 91506

SALES COMPARABLES

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**1138 N Parish Place
Burbank, CA 91506**

Subject Property

Total No. of Units: 6
Year Built: 1955
Rentable SF: 3,120 SF
Lot Size: 5,563 SF
Listing Price: \$1,995,000
Price/Unit: \$332,500
Price/SF: \$639
CAP Rate: 4.74%
GRM: 13.55

No. of Units	Unit Type
6	1 Bdr 1 Bath



**425 E Magnolia Boulevard
Burbank, CA 91501**

Close of Escrow: 06/17/26
Total No. of Units: 8
Year Built: 1954
Rentable SF: 6,508 SF
Lot Size: 9,186 SF
Sales Price: \$2,612,500
Price/Unit: \$326,563
Price/SF: \$401

No. of Units	Unit Type
8	1 Bdr 1 Bath



**136 N Pass Avenue
Burbank, CA 91505**

Close of Escrow: 05/28/26
Total No. of Units: 5
Year Built: 1941
Rentable SF: 4,077 SF
Lot Size: 5,663 SF
Sales Price: \$1,610,000
Price/Unit: \$322,000
Price/SF: \$395
CAP Rate: 5.12%
GRM: 12.47

No. of Units	Unit Type
4	1 Bdr 1 Bath
1	2 Bdr 1 Bath



**240-260 E Providencia Avenue
Burbank, CA 91502**

Close of Escrow: 03/11/26
Total No. of Units: 15
Year Built: 1951
Rentable SF: 9,841 SF
Lot Size: 17,821 SF
Sales Price: \$4,950,000
Price/Unit: \$330,000
Price/SF: \$503
CAP Rate: 6.42%
GRM: 10.56

No. of Units	Unit Type
12	1 Bdr 1 Bath
2	2 Bdr 1 Bath
1	2 Bdr 2 Bath

4



3311 W Alameda Avenue
Burbank, CA 91505

Close of Escrow: 10/24/25
Total No. of Units: 8
Year Built: 1954
Rentable SF: 5,108 SF
Lot Size: 8,264 SF
Sales Price: \$2,659,000
Price/Unit: \$332,375
Price/SF: \$521
CAP Rate: 4.44%
GRM: 13.11

No. of Units	Unit Type
7	1 Bdr 1 Bath
1	2 Bdr 1 Bath

5



310 Cornell Drive
Burbank, CA 91504

Close of Escrow: 09/19/25
Total No. of Units: 6
Year Built: 1952
Rentable SF: 3,770 SF
Lot Size: 7,402 SF
Sales Price: \$1,950,000
Price/Unit: \$325,000
Price/SF: \$517
CAP Rate: 4.49%
GRM: 12.31

No. of Units	Unit Type
5	1 Bdr 1 Bath
1	2 Bdr 1 Bath

6



140 N Pass Avenue
Burbank, CA 91505

Close of Escrow: Under Contract
Total No. of Units: 5
Year Built: 1941
Rentable SF: 4,077 SF
Lot Size: 5,691 SF
Sales Price: \$2,100,000
Price/Unit: \$420,000
Price/SF: \$515
CAP Rate: 4.50%
GRM: 14.36

No. of Units	Unit Type
4	1 Bdr 1 Bath
1	2 Bdr 1 Bath

7



528 E Verdugo Avenue
Burbank, CA 91501

Close of Escrow: On Market
Total No. of Units: 13
Year Built: 1966
Rentable SF: 9,106 SF
Lot Size: 8,550 SF
Sales Price: \$4,500,000
Price/Unit: \$346,154
Price/SF: \$494
CAP Rate: 4.96%
GRM: 13.90

No. of Units	Unit Type
10	1 Bdr 1 Bath
3	2 Bdr 2 Bath

Sales Comparables Summary

		Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1		425 E Magnolia Boulevard Burbank, CA 91501	6/17/2026	8	1954	\$2,612,500	\$326,563	\$401	N/A	N/A
2		136 N Pass Avenue Burbank, CA 91505	5/28/2026	5	1941	\$1,610,000	\$322,000	\$395	5.12%	12.47
3		240-260 E Providencia Avenue Burbank, CA 91502	3/11/2026	15	1951	\$4,950,000	\$330,000	\$503	6.42%	10.56
4		3311 W Alameda Avenue Burbank, CA 91505	10/24/2025	8	1954	\$2,659,000	\$332,375	\$521	4.44%	13.11
5		310 Cornell Drive Burbank, CA 91504	9/19/2025	6	1952	\$1,950,000	\$325,000	\$517	4.49%	12.31
6		140 N Pass Avenue Burbank, CA 91505	Under Contract	5	1941	\$2,100,000	\$420,000	\$515	4.50%	14.36
7		528 E Verdugo Avenue Burbank, CA 91501	On Market	13	1966	\$4,500,000	\$346,154	\$494	4.96%	13.90
A V E R A G E S						\$343,156	\$478	\$478	4.99%	12.79
★		1138 N Parish Place Burbank, CA 91506	Subject Property	6	1955	\$1,995,000	\$332,500	\$639	4.74%	13.55



1138 N PARISH PLACE, BURBANK, CA 91506

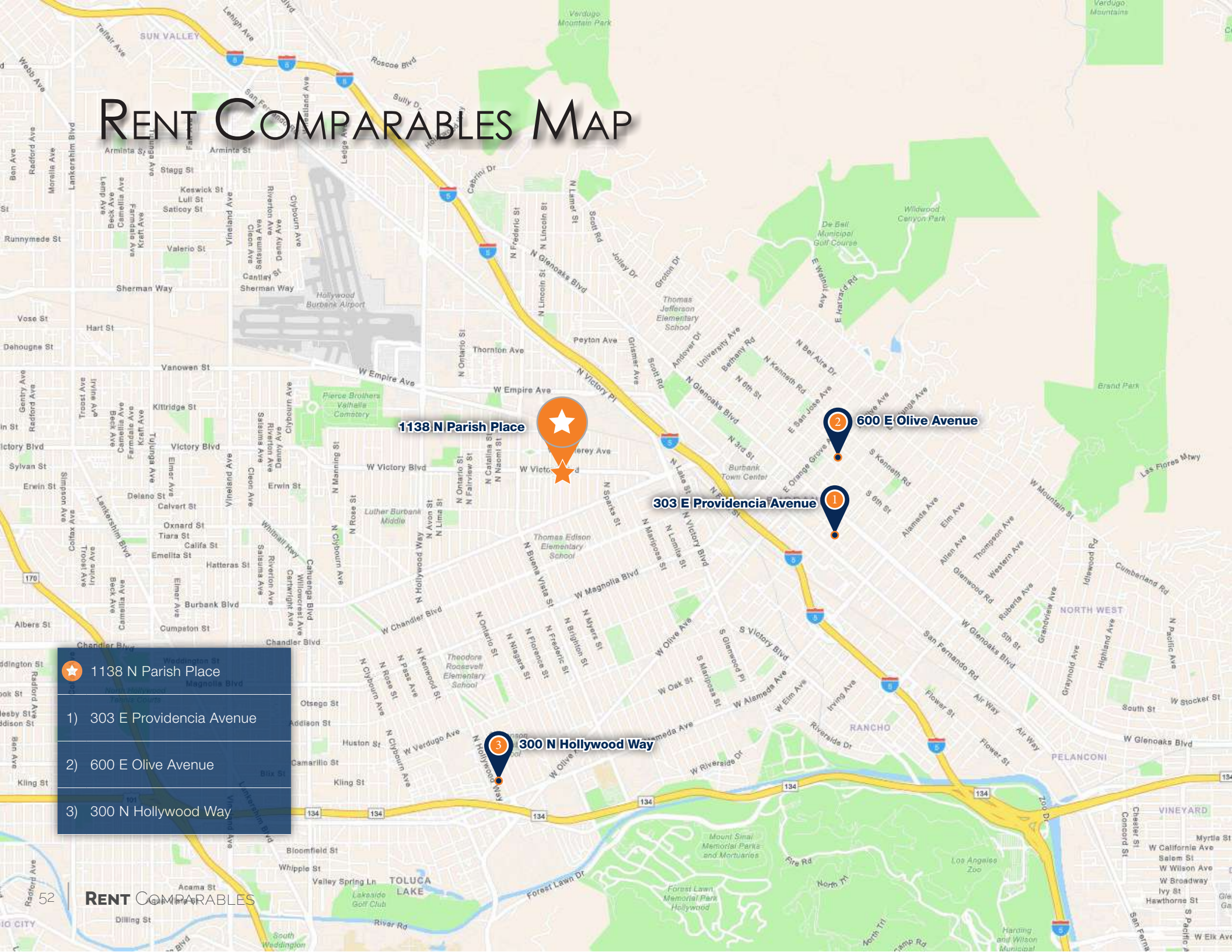
RENT COMPARABLES

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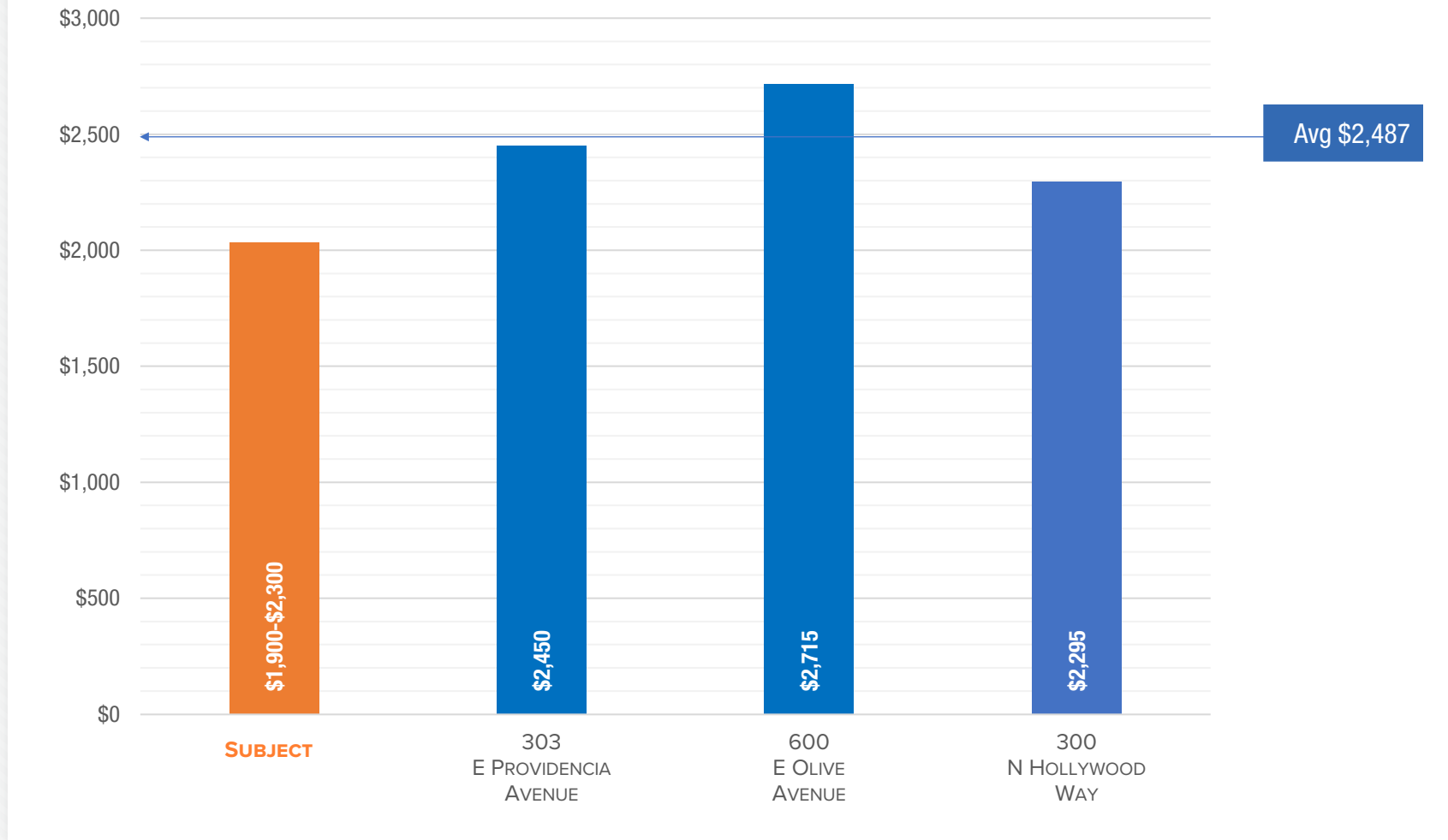
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RENT COMPARABLES MAP



AVERAGE RENTS - 1 BEDROOM UNITS





**1138 N Parish Place
Burbank, CA 91506**

Total No. of Units		6	
Year Built		1955	
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	520	\$1,900-\$2,300	\$3.91



**303 E Providencia Avenue
Burbank, CA 91502**

Total No. of Units		9	
Year Built		1984	
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	860	\$2,450	\$2.85

Amenities
Property features wood flooring, white appliances, fireplaces, ceiling fans, and on-site laundry.



**600 E Olive Avenue
Burbank, CA 91501**

Total No. of Units		63	
Year Built		1973	
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	860	\$2,450	\$2.85

Amenities
Property features wood flooring, stainless steel appliances, quartz countertops, mini-split HVAC units, a swimming pool, and on-site laundry.



**300 N Hollywood Way
Burbank, CA 91505**

Total No. of Units		18	
Year Built		1948	
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	500	\$2,295	\$4.59

Amenities
Property features wood flooring, granite countertops, wall AC units, and on-site laundry.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	 303 E Providencia Avenue Burbank, CA 91502	9	1984	1 Bdr 1 Bath	860	\$2,450	\$2.85
2	 600 E Olive Avenue Burbank, CA 91501	63	1973	1 Bdr 1 Bath	617	\$2,715	\$4.40
3	 300 N Hollywood Way Burbank, CA 91505	18	1948	1 Bdr 1 Bath	500	\$2,295	\$4.59
A V E R A G E S				1 Bedroom	659	\$2,487	\$3.77
★	 1138 N Parish Place Burbank, CA 91506	6	1955	1 Bdr 1 Bath	520	\$1,900-\$2,300	\$3.91





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1138 N PARISH PLACE, BURBANK, CA 91506

Exclusively Listed By:

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