



**DAVID N.
SCHULTZ, INC.**

REAL ESTATE INVESTMENTS
PROPERTY MANAGEMENT

**Exclusive
New
Listing**

433 N. Louise Street, Glendale



Presented by: David N. Schultz, Inc.

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License #01198189, Corp. License #00529228

Summary Property Information:

Address:	433 N. Louise Street Glendale, CA 91206
Number of Units:	16
Year Built:	1985
Lot Size:	14,064 sq.ft.
Est. Gross Building Area:	17,432 sq.ft.
Est. Net Rentable Area:	13,386 sq.ft.
Parcel Number:	5643-005-159
Parking Spaces:	27 total spaces

Listing Highlights and Instructions:

Excellent location in Downtown Glendale just east of Brand Blvd.

Great unit mix of four one bedrooms and twelve two bedroom two bathroom units

Gated parking, 27 total spaces

Most units with upgraded flooring and countertops

All units have central HVAC, fireplaces in 14 of 16 units

Do not disturb tenants or go on property. Call listing agent with questions

433 N. Louise Street, Glendale

Financial Summary:

List Price:	\$6,100,000
Annual Scheduled Income:	\$434,028 Current \$477,000 Market
Gross Rent Multiplier:	14.05 Current 12.79 Market
Price Per Unit:	\$381,250
Capitalization Rate:	4.33% Buyer's 1 st Year 4.85% Market
Price Per Sq.Ft.	\$350.00



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

433 N. Louise Street Rent Schedule

Unit Number	Unit Type	Est. Sq.Ft.	Total Monthly Rent	Current Rent/Sq.Ft.	Market Rent	Market Rent/Sq.Ft.
201	1+1	620	1,975	3.19	2,100	3.39
202	2+2	893	2,450	2.74	2,600	2.91
203	2+2	887	2,300	2.59	2,600	2.93
204	2+2	1,159	2,450	2.11	2,750	2.37
205	2+2	750	2,343	3.12	2,550	3.40
206	2+2	830	2,400	2.89	2,550	3.07
207	2+2	875	2,500	2.86	2,600	2.97
208	1+1	650	1,995	3.07	2,100	3.23
301	1+1	620	1,950	3.15	2,100	3.39
302	2+2	893	2,396	2.68	2,600	2.91
303	2+2	887	2,595	2.93	2,600	2.93
304	2+2	1,159	2,750	2.37	2,750	2.37
305	2+2	893	2,343	2.62	2,600	2.91
306	2+2	745	1,412	1.90	2,550	3.42
307	2+2	875	2,500	2.86	2,600	2.97
308	1+1	650	1,810	2.78	2,100	3.23
Totals:		13,386	36,169		39,750	
Averages:				2.70		2.97

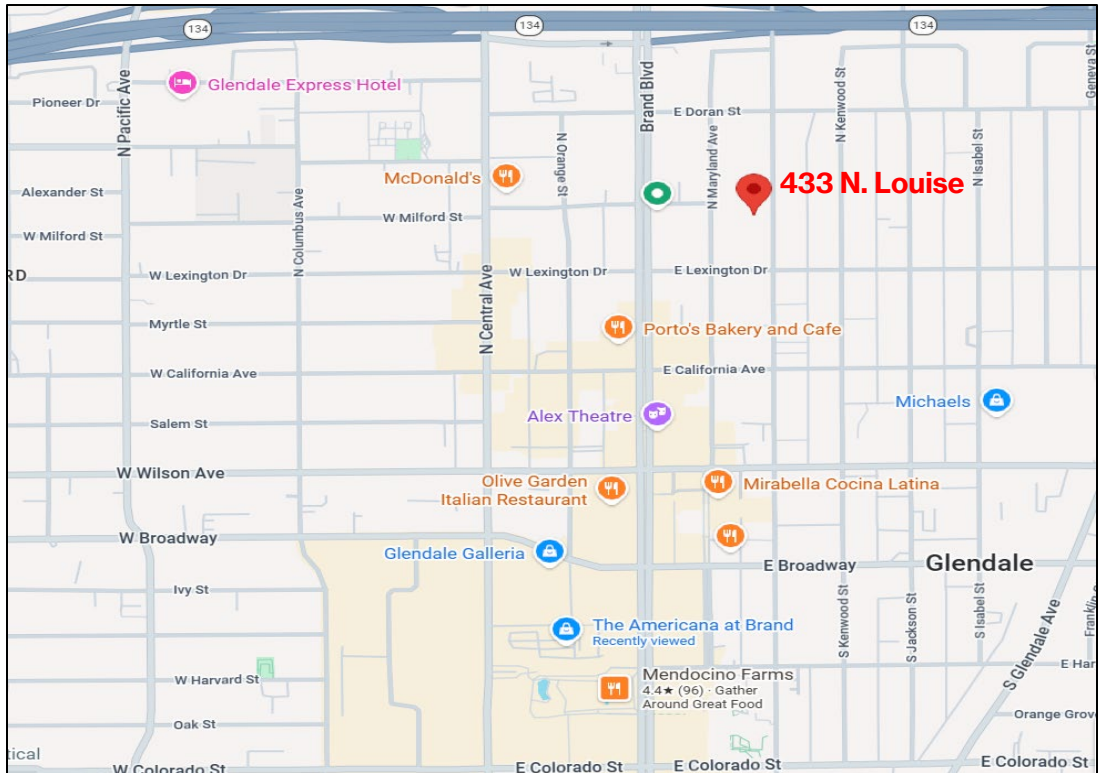
Notes: Unit 306 currently occupied by onsite manager with rental allowance.

433 N. Louise Street, Glendale: Income/Expense Analysis

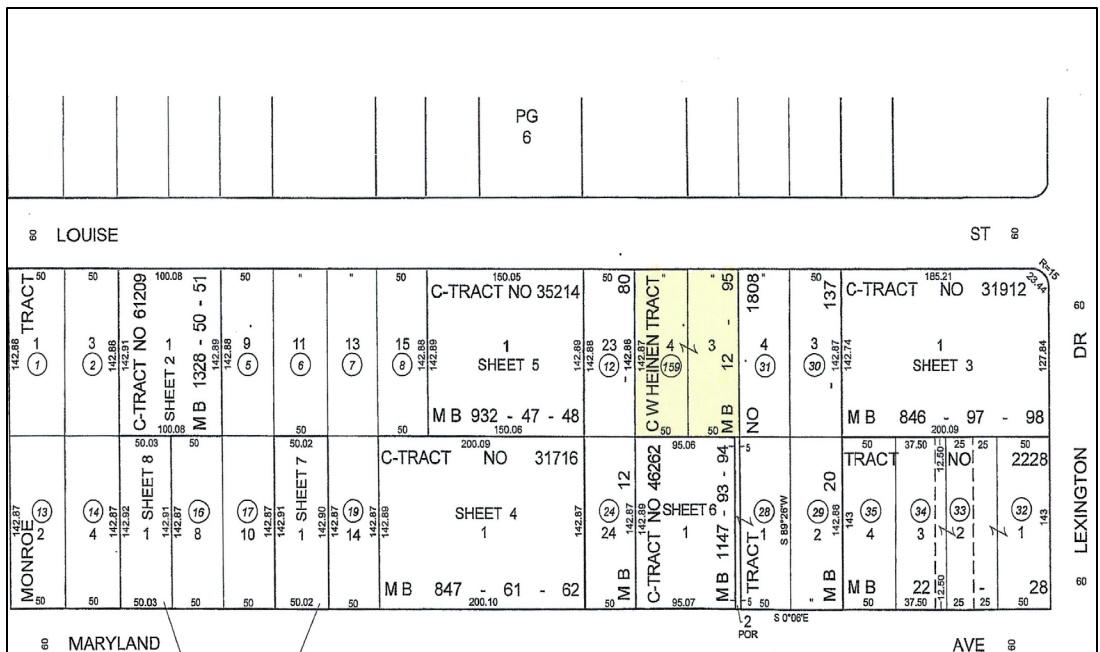
	2026 Budget	Buyer's Budget	Market rents Budget
INCOME			
Scheduled Gross Income	434,028	440,000	477,000
Other Income (laundry, misc)	3,400	3,400	3,400
Less: Vacancy (estimated 3%)	(13,021)	(13,200)	(14,310)
Effective Gross Income	424,407	430,200	466,090
Operating Expenses FIXED			
Taxes	52,000	68,089	72,000
Insurance	10,000	10,000	10,000
Utilities, Rubbish	19,000	19,000	19,000
Resident Manager	19,000	18,500	18,500
Gardening	6,000	5,000	5,000
Licns, Leg, Adv, & Acctg	5,000	4,500	4,500
Property Management Fees	21,220	-	-
Other Fixed Expenses	2,000	2,000	2,000
Total FIXED Expenses	134,220	127,089	131,000
Operating Expenses VARIABLE			
Exterior Maint & Rep	10,000	5,000	5,000
Cleaning	1,200	1,200	1,200
Interior Painting	7,000	6,000	6,000
Window Coverings	1,000	1,000	1,000
Interior Maint & Rep	15,000	12,000	12,000
Supplies, Misc	1,000	1,000	1,000
Other Variable Expenses	1,000	1,000	1,000
Replacements	20,000	12,000	12,000
Total VARIABLE Expenses	56,200	39,200	39,200
TOTAL OPERATING EXPENSES	190,420	166,289	170,200
NET OPERATING INCOME	233,987	263,911	295,890

433 N. Louise Street, Glendale

Location Map



Parcel Map



433 N. Louise Street, Glendale Property Photos





