

5 UNITS IN BURBANK, CA 91505



652 N WHITNALL HWY

STEADY INCOME IN HIGH-DEMAND AREA

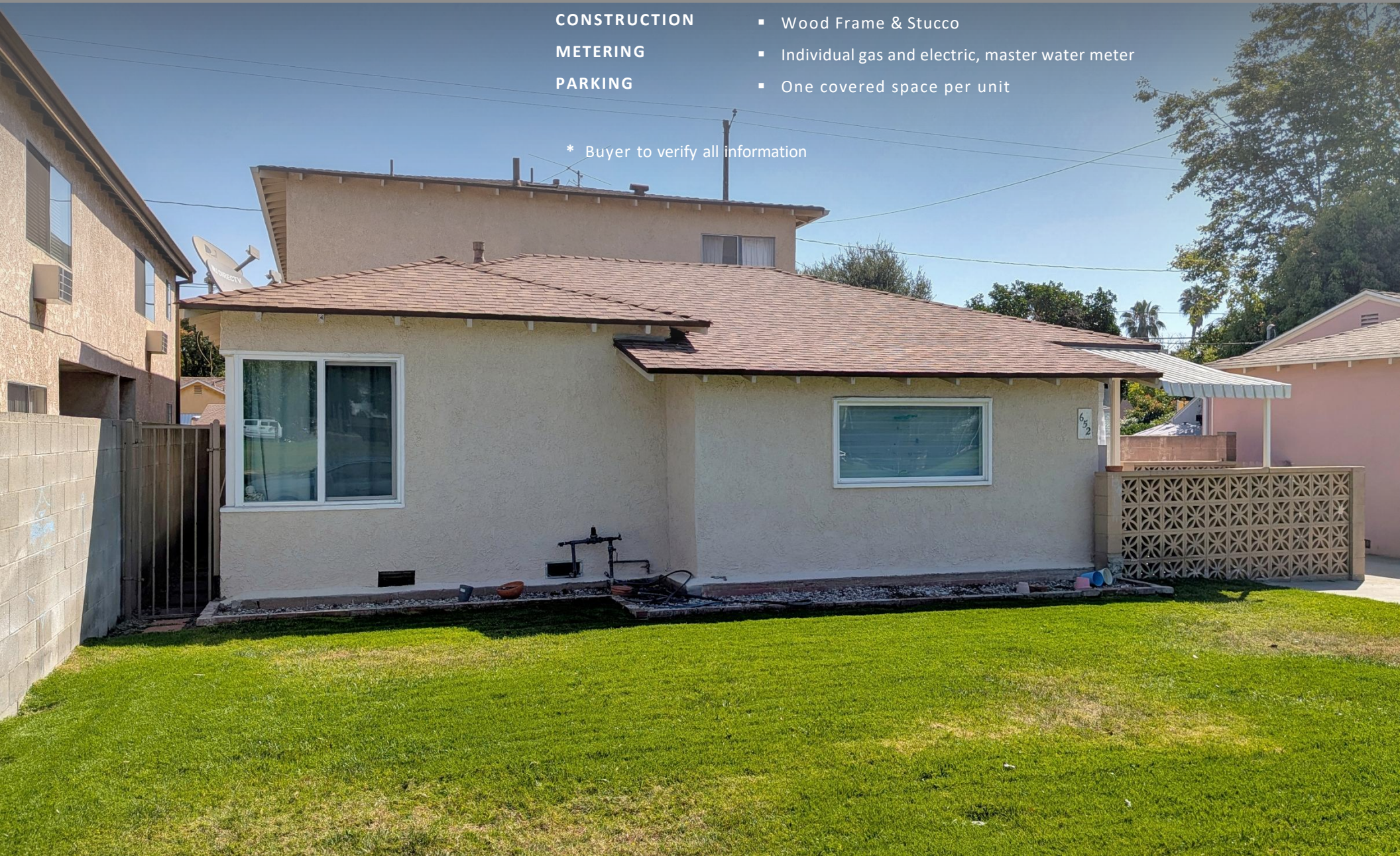
CENTURY 21
COMMERCIAL

CENTURY 21
Village Realty

SUMMARY

UNITS	▪ 5 Units
YEAR BUILT	▪ 1937 Front House – 1964 Rear Units
GROSS SF	▪ 3,140
LAND SF	▪ 5,675
PARCEL NUMBER	▪ 2480-018-029
ZONING	▪ BUR4*
CONSTRUCTION	▪ Wood Frame & Stucco
METERING	▪ Individual gas and electric, master water meter
PARKING	▪ One covered space per unit

* Buyer to verify all information





OVERVIEW

652 N Whitnall Hwy presents the opportunity to acquire a well-maintained 5-unit multifamily property in a desirable Burbank rental corridor with strong long-term demand fundamentals. The property features a predominantly two-bedroom unit mix, supporting stable occupancy and broad tenant appeal. Current ownership has completed meaningful capital improvements, including soft-story seismic retrofit work and reroofing of the building, helping reduce future capital expenditure concerns for incoming ownership. Investors will benefit from consistent in-place income, manageable scale, and future upside potential in a supply-constrained Southern California rental market. Convenient access to major employment centers, studios, Downtown Burbank, transportation routes, and neighborhood amenities further enhances the property's long-term investment appeal.

- **Two-bedroom dominant unit mix**
- **Building reroofed during current ownership**
- **Soft-story seismic retrofit completed**
- **Strong in-place income with future upside potential**
- **Select units substantially renovated during ownership**
- **One Parking space per unit**
- **On-site laundry facilities**
- **Convenient access to employment centers and transportation routes**



FINANCIAL ANALYSIS

MONTHLY RENT SCHEDULE

PRICING

OFFERING PRICE		\$1,699,000
PRICE/UNIT		\$339,800
PRICE/SF		\$541.08
GRM	13.57	11.51
CAP RATE	4.86%	6.08%
	Current	Market

Unit#	Type	Est. Unit SF	Current	Current Total	Market	Market Total
1, 2 & 3	2/1		\$ 2,228	\$ 6,685	\$ 2,817	\$ 8,450
4	1/1		\$ 2,100	\$ 2,100	\$ 2,200	\$ 2,200
5	0/1		\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600
	Laundry		\$ 50	\$ 50	\$ 50	\$ 50
Scheduled Monthly Rent				\$ 10,435		\$ 12,300

ANNUALIZED INCOME		CURRENT	MARKET
Scheduled Gross Income		\$ 125,220	\$ 147,600
Less Vacancy	3%	\$ 3,757	\$ 4,428
Gross Operating Income		\$ 121,463	\$ 143,172

ANNUALIZED EXPENSES		CURRENT	MARKET
Real Estate Taxes	<i>Estimate</i>	\$ 19,624	\$ 19,624
Insurance	<i>Current</i>	\$ 10,081	\$ 10,081
Water/Sewer		\$ 1,391	\$ 1,391
Utilities		\$ 763	\$ 763
Trash		\$ -	\$ -
Landscaping		\$ 938	\$ 938
Maintenance/Repair	5%	\$ 6,073	\$ 7,159

Total Expenses		\$ 38,870	\$ 39,956
Expenses/Unit		\$ 7,774	\$ 7,991
Expenses/SF		\$ 12	\$ 13
% of GOI		32%	28%

RETURN		CURRENT	MARKET
NOI		\$ 82,593	\$ 103,216

THE ASSET

Units	5
Year Built	1937
Gross SF	3,140
Lot SF	5,675
APN	2480-018-029

RENT ROLL

Unit #	Type	Estimated SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Occupied	Status
1	2/1	884	\$ 2,540.00	\$ 2.87	\$ 2,950.00	\$ 3.34	Yes	Month to month
2	2/1	650	\$ 2,350.00	\$ 3.62	\$ 2,750.00	\$ 4.23	Yes	Month to month
3	2/1	650	\$ 1,795.00	\$ 2.76	\$ 2,750.00	\$ 4.23	Yes	Month to month
4	1/1	550	\$ 2,100.00	\$ 3.82	\$ 2,300.00	\$ 4.18	Yes	Month to month
5	0/1	400	\$ 1,600.00	\$ 4.00	\$ 1,600.00	\$ 4.00	Yes	Year Long Lease
Total Monthly Rent			\$ 10,385.00		\$ 12,350.00			
Laundry Income			\$ 50.00		\$ 50.00			
Total Monthly Income			\$ 10,435.00		\$ 12,400.00			
Scheduled Gross Income			\$125,220.00		\$148,800.00			



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