



OFFERING MEMORANDUM

1138 N Parish pl.
Burbank, CA 91506



COLDWELL BANKER
HALLMARK REALTY

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01 Executive Summary

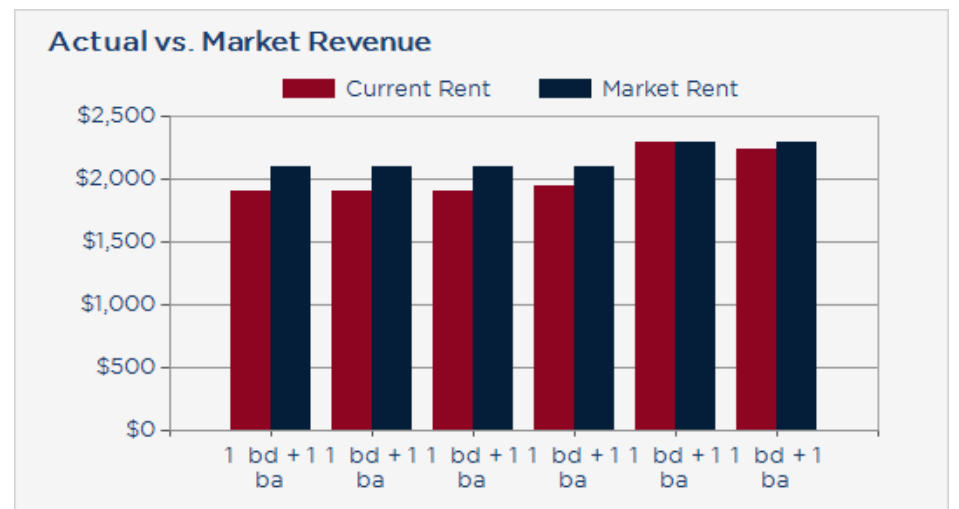
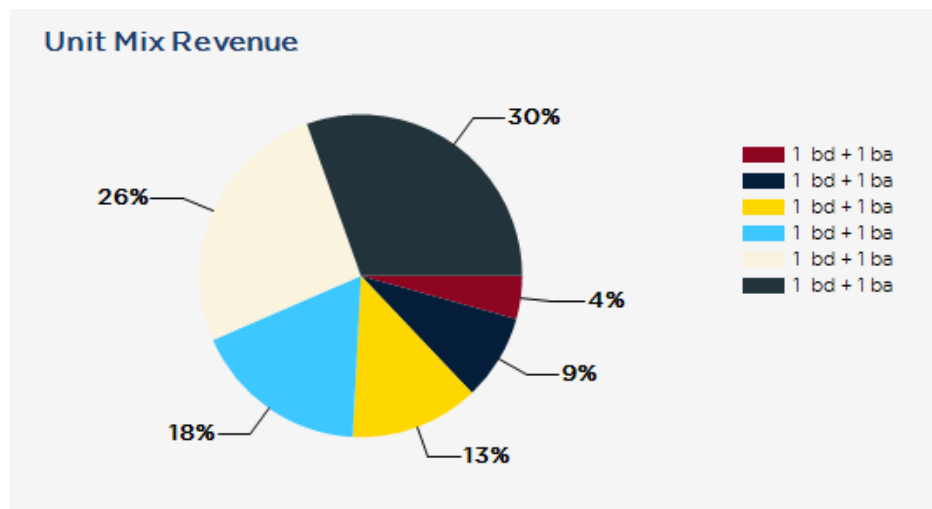
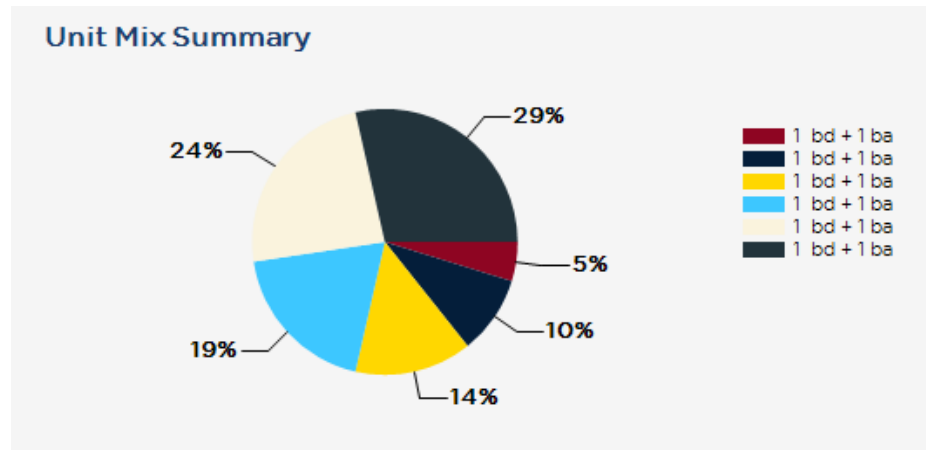
Investment Summary
Unit Mix Summary

OFFERING SUMMARY	
ADDRESS	1138 N Parish pl. Burbank CA 91506

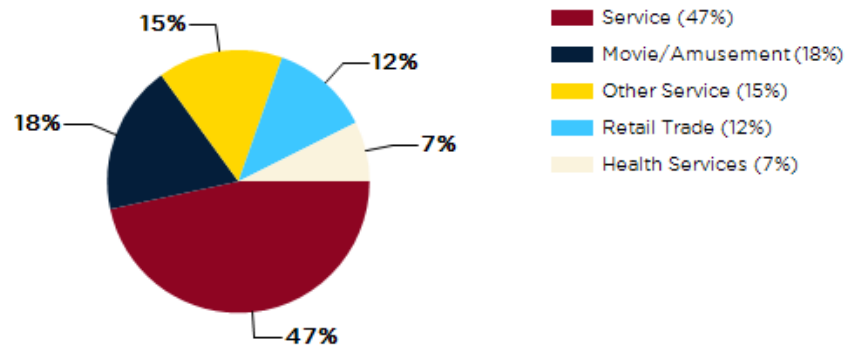
FINANCIAL SUMMARY	
PRICE	\$2,095,000
CAP RATE (CURRENT)	-0.58%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	25,853	202,064	439,936
2026 Median HH Income	\$101,050	\$88,705	\$90,131
2026 Average HH Income	\$136,832	\$127,086	\$133,862

		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	1	\$1,900	\$1,900	\$2,100	\$2,100
1 bd + 1 ba	2	\$1,900	\$3,800	\$2,100	\$4,200
1 bd + 1 ba	3	\$1,900	\$5,700	\$2,100	\$6,300
1 bd + 1 ba	4	\$1,950	\$7,800	\$2,100	\$8,400
1 bd + 1 ba	5	\$2,300	\$11,500	\$2,300	\$11,500
1 bd + 1 ba	6	\$2,240	\$13,440	\$2,300	\$13,800
Totals/Averages	21	\$2,102	\$44,140	\$2,205	\$46,300



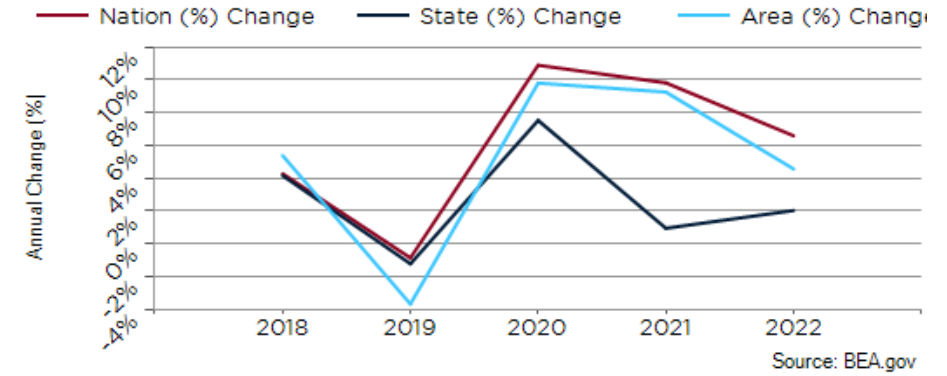
Major Industries by Employee Count



Largest Employers

Warner Bros. Discovery	10,890
The Walt Disney Company	10,700
Hollywood Burbank Airport	2,734
Providence St. Joseph Medical Center	2,574
Burbank Unified School District	2,200
City of Burbank	1,557
Nickelodeon	895
Netflix, Inc.	850

Los Angeles County GDP Trend



03

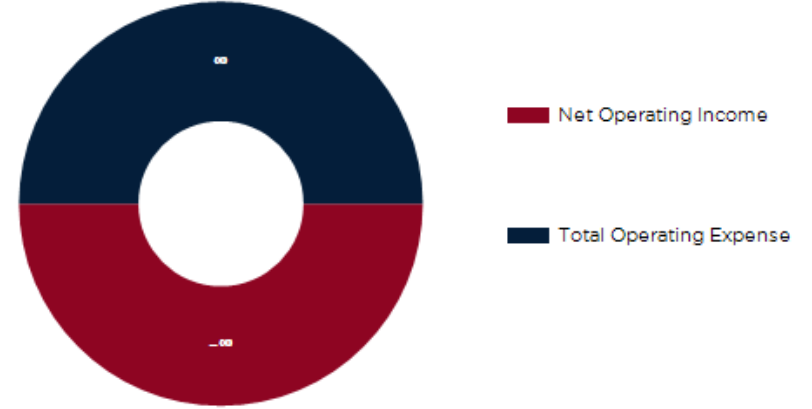
Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

REVENUE ALLOCATION PRO FORMA

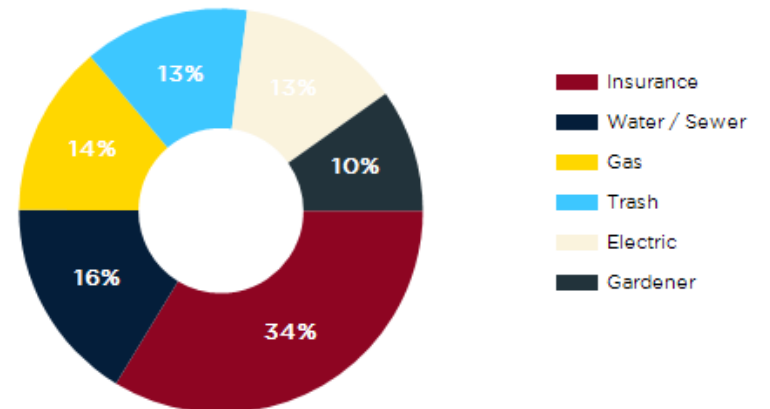
INCOME

Less Expenses	\$12,216
Net Operating Income	(\$12,216)



EXPENSES

Insurance	\$4,116
Trash	\$1,620
Gardener	\$1,200
Water / Sewer	\$2,000
Electric	\$1,600
Gas	\$1,680
Total Operating Expense	\$12,216

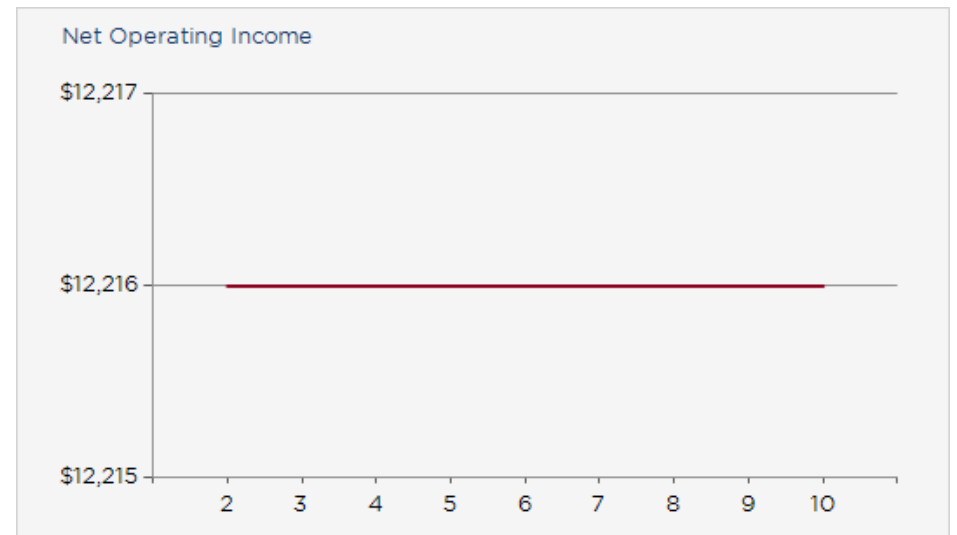


Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

GLOBAL	
Price	\$2,095,000

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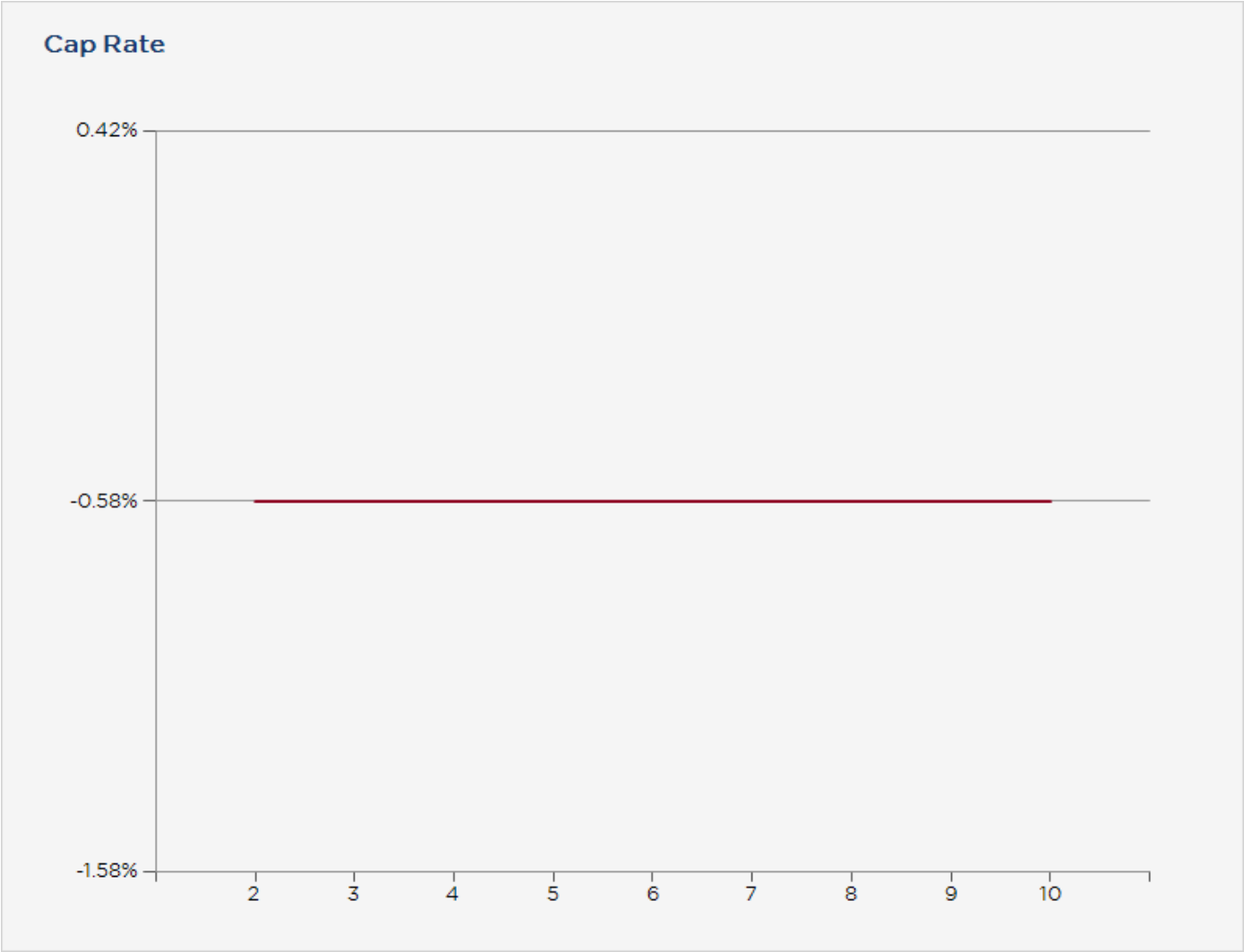
Calendar Year	PRO FORMA	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue									
Operating Expenses									
Insurance	\$4,116	\$4,116	\$4,116	\$4,116	\$4,116	\$4,116	\$4,116	\$4,116	\$4,116
Trash	\$1,620	\$1,620	\$1,620	\$1,620	\$1,620	\$1,620	\$1,620	\$1,620	\$1,620
Gardener	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Water / Sewer	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Electric	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600
Gas	\$1,680	\$1,680	\$1,680	\$1,680	\$1,680	\$1,680	\$1,680	\$1,680	\$1,680
Total Operating Expense	\$12,216	\$12,216	\$12,216	\$12,216	\$12,216	\$12,216	\$12,216	\$12,216	\$12,216
Net Operating Income	(\$12,216)	(\$12,216)	(\$12,216)	(\$12,216)	(\$12,216)	(\$12,216)	(\$12,216)	(\$12,216)	(\$12,216)



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

Calendar Year	PRO FORMA	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	-0.58%	-0.58%	-0.58%	-0.58%	-0.58%	-0.58%	-0.58%	-0.58%	-0.58%

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

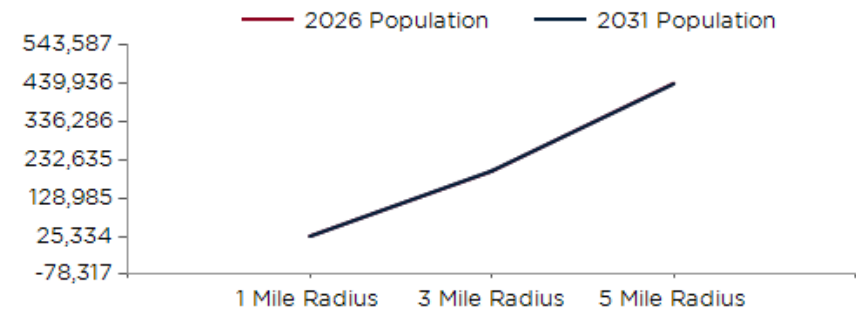


General Demographics

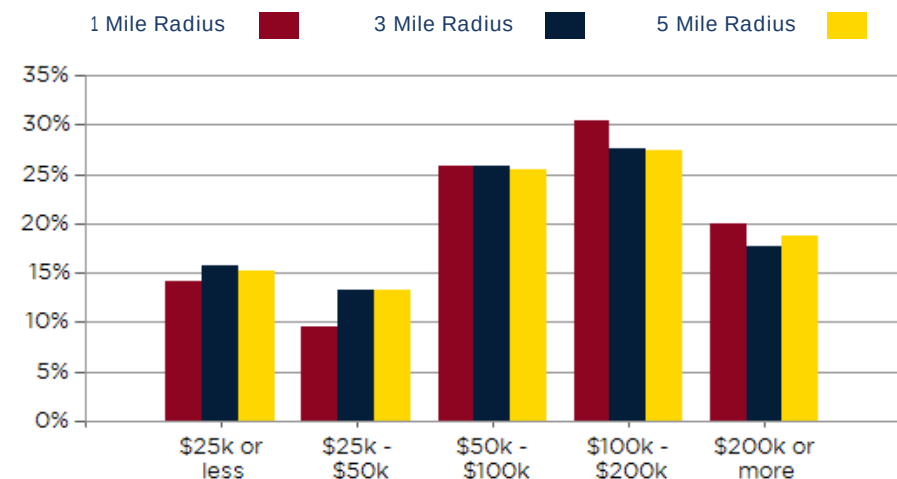
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,379	198,279	428,209
2010 Population	25,273	201,021	435,236
2026 Population	25,853	202,064	439,936
2031 Population	25,334	202,705	438,536
2026 African American	758	7,735	17,299
2026 American Indian	277	2,266	4,764
2026 Asian	3,598	20,180	43,044
2026 Hispanic	8,783	68,179	149,453
2026 Other Race	3,809	35,317	82,175
2026 White	12,920	107,593	233,436
2026 Multiracial	4,461	28,720	58,681
2026-2031: Population: Growth Rate	-2.00%	0.30%	-0.30%

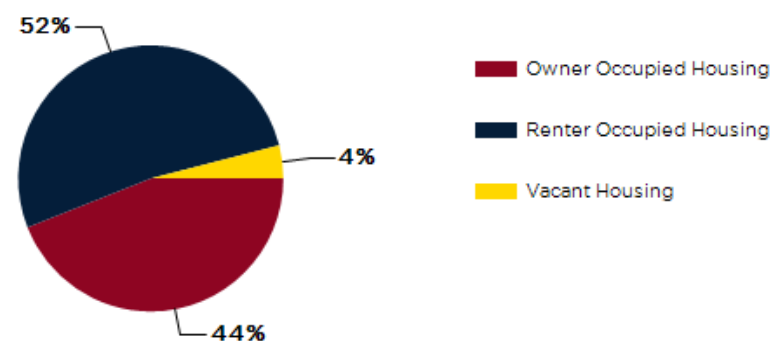
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	858	8,367	17,307
\$15,000-\$24,999	564	4,817	10,423
\$25,000-\$34,999	353	4,372	9,852
\$35,000-\$49,999	603	6,652	14,258
\$50,000-\$74,999	1,388	11,360	24,559
\$75,000-\$99,999	1,203	10,339	21,744
\$100,000-\$149,999	1,728	14,201	30,395
\$150,000-\$199,999	1,332	8,855	19,299
\$200,000 or greater	2,012	14,836	33,888
Median HH Income	\$101,050	\$88,705	\$90,131
Average HH Income	\$136,832	\$127,086	\$133,862



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

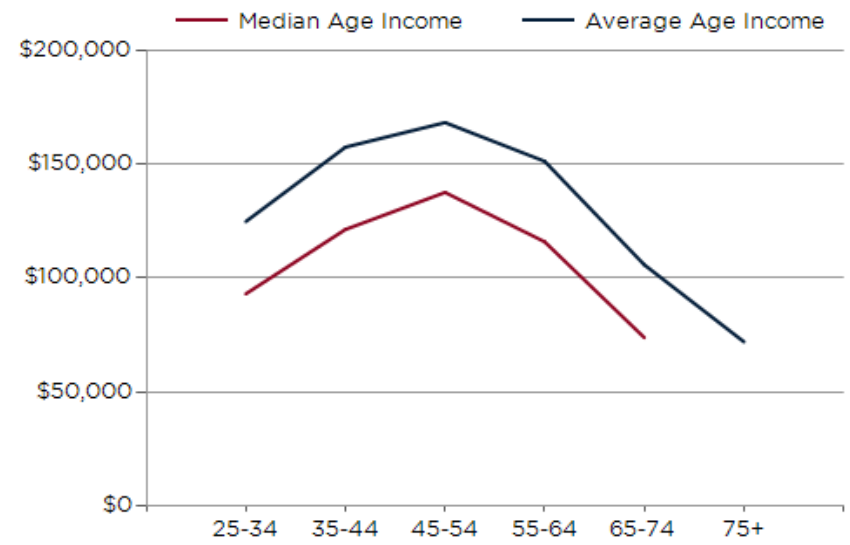
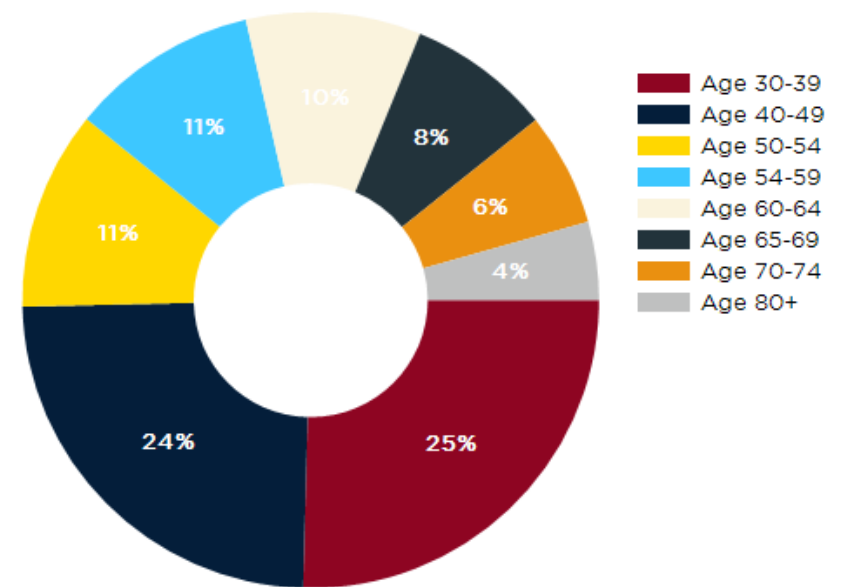


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,119	19,067	42,292
2026 Population Age 35-39	2,050	16,928	37,917
2026 Population Age 40-44	2,075	15,813	34,679
2026 Population Age 45-49	1,896	13,709	29,550
2026 Population Age 50-54	1,835	13,384	28,689
2026 Population Age 55-59	1,729	12,513	26,730
2026 Population Age 60-64	1,610	11,750	25,595
2026 Population Age 65-69	1,320	10,400	22,648
2026 Population Age 70-74	1,043	8,603	19,048
2026 Population Age 75-79	720	6,308	13,963
2026 Population Age 80-84	510	4,326	8,842
2026 Population Age 85+	480	4,070	8,481
2026 Population Age 18+	21,017	169,349	367,702
2026 Median Age	41	40	40
2031 Median Age	42	42	41

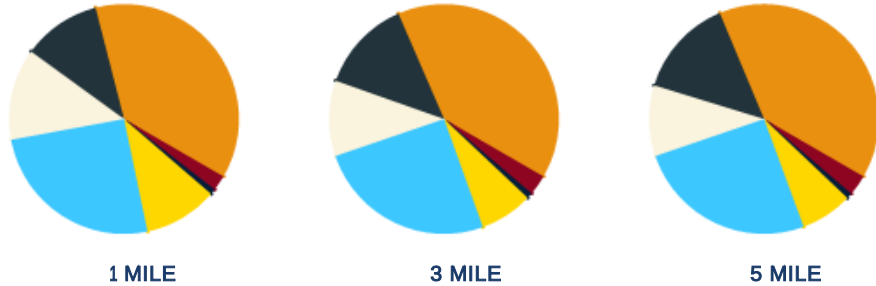
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,064	\$85,483	\$85,592
Average Household Income 25-34	\$124,934	\$114,539	\$117,751
Median Household Income 35-44	\$121,446	\$106,956	\$108,143
Average Household Income 35-44	\$157,713	\$146,700	\$153,805
Median Household Income 45-54	\$137,776	\$116,312	\$119,616
Average Household Income 45-54	\$168,546	\$157,232	\$167,730
Median Household Income 55-64	\$116,009	\$107,807	\$108,963
Average Household Income 55-64	\$151,483	\$147,934	\$154,911
Median Household Income 65-74	\$73,823	\$70,289	\$72,296
Average Household Income 65-74	\$105,895	\$105,204	\$112,379
Average Household Income 75+	\$71,981	\$72,898	\$79,976

Population By Age



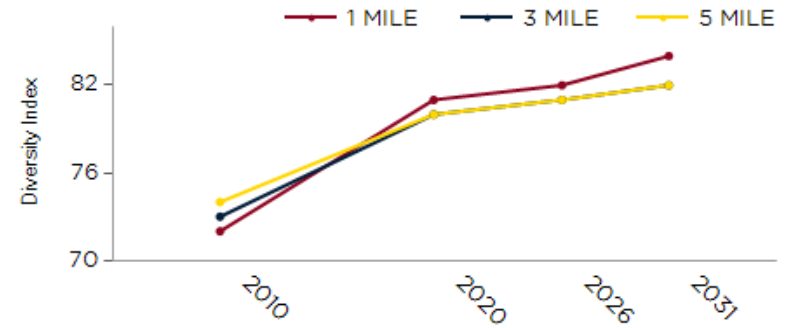
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	84	82	82
Diversity Index (current year)	82	81	81
Diversity Index (2020)	81	80	80
Diversity Index (2010)	72	73	74

POPULATION BY RACE



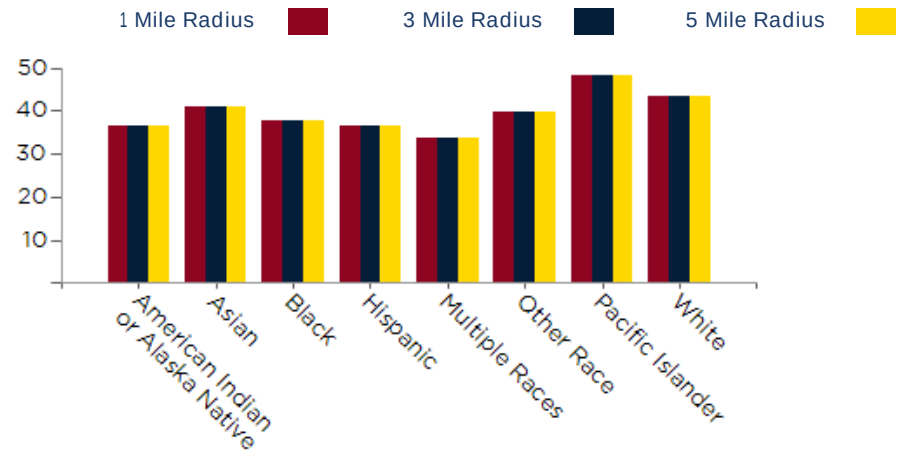
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	3%	3%
American Indian	1%	1%	1%
Asian	10%	7%	7%
Hispanic	25%	25%	25%
Multiracial	13%	11%	10%
Other Race	11%	13%	14%
White	37%	40%	40%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	37	38	38
Median Asian Age	41	41	41
Median Black Age	38	36	36
Median Hispanic Age	36	36	36
Median Multiple Races Age	34	36	36
Median Other Race Age	40	37	36
Median Pacific Islander Age	48	37	37
Median White Age	43	43	42

2026 MEDIAN AGE BY RACE



Rick Bonyadi

We are home to highly active real estate professionals with strong track records in productivity, market share and client satisfaction.

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Our years of experience has allowed for the creation of exclusive programs and distinctive tools and resources that promote the growth and development of superior productivity and powerful results for our clients.

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