

5 UNITS IN BURBANK, CA 91505



652 N WHITNALL HWY

STEADY INCOME IN HIGH-DEMAND AREA

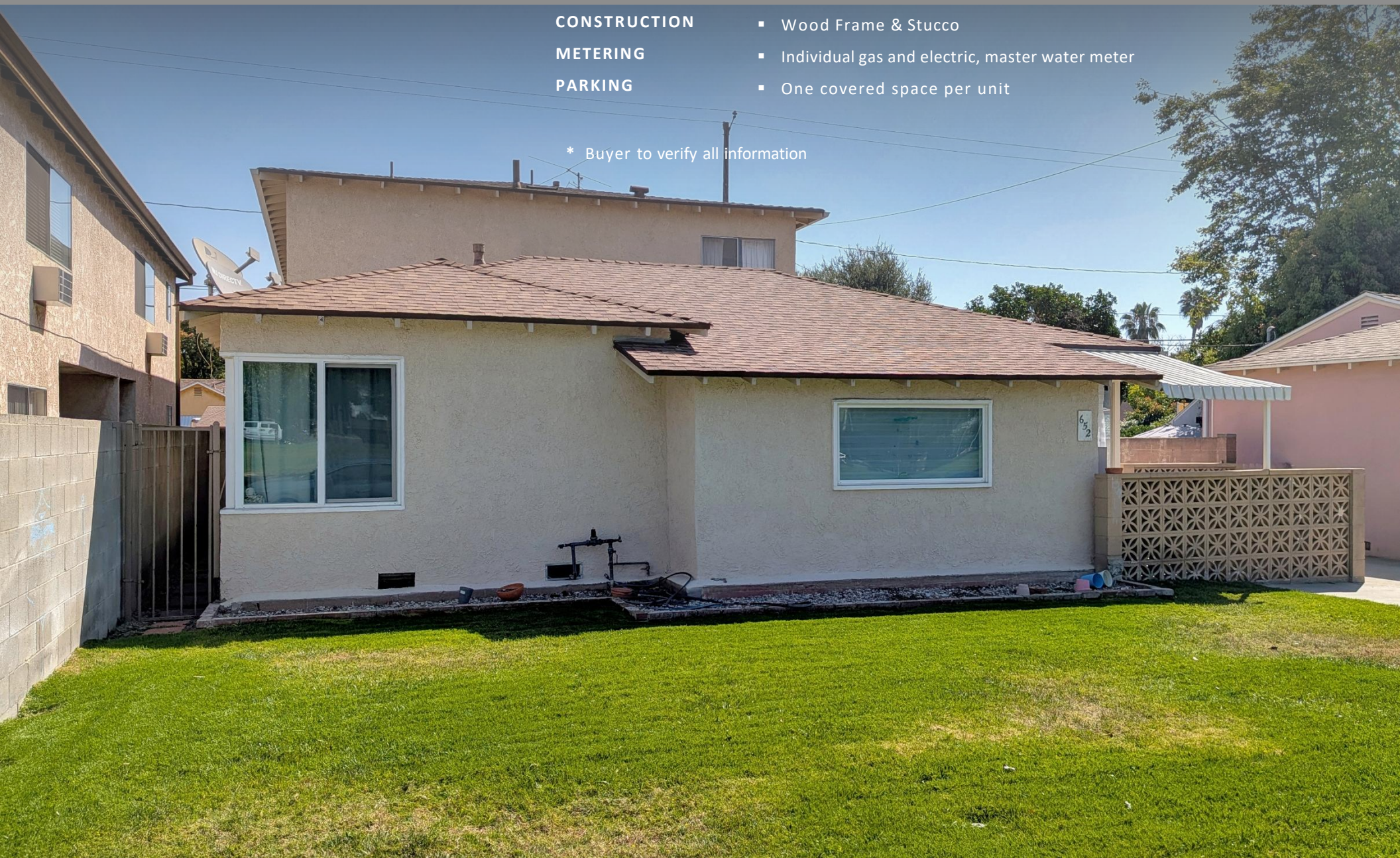
CENTURY 21
COMMERCIAL

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 Whithall 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

PRICING

OFFERING PRICE		\$1,649,000
PRICE/UNIT		\$329,800
PRICE/SF		\$525.16
GRM	13.17	11.17
CAP RATE	5.01%	6.26%
	Current	Market

THE ASSET

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

MONTHLY RENT SCHEDULE

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

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			



**MARY
BALDRY**

626.344.6410
marybaldry@gmail.com
DRE: 01927691



**NICK
BALDRY**

626.344.6233
njbaldry@gmail.com
DRE: 01958991

**CENTURY 21
COMMERCIAL®**

CENTURY 21®
Village Realty

Broker Lic#02119245. Bentock Incorporated dba CENTURY 21 Village Realty does not guarantee the accuracy of room dimensions, square footage, lot size, or other information regarding the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to verify that information through personal inspection with appropriate professionals. All rights reserved. CENTURY 21® and the CENTURY 21 Logo are registered service marks owned by Century 21 Real Estate LLC. Bentock Incorporated dba CENTURY 21 Village Realty fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.