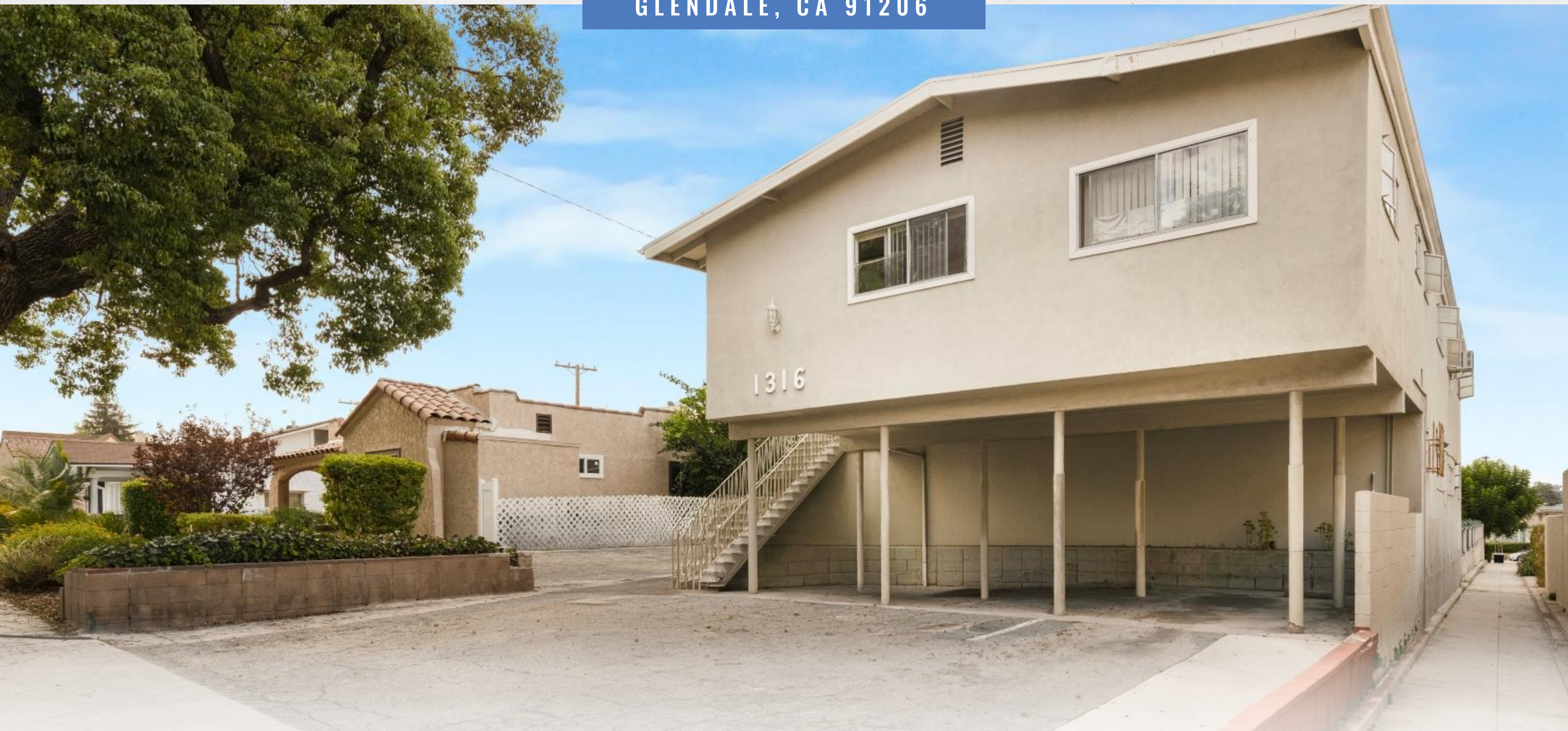
1316 BARRINGTON WAY

GLENDALE, CA 91206



Strong Glendale Location with Access to Major Employment & Amenities

Value-Add Upside with Two Vacant Units & Potential ADU Opportunity

VARTANIAN COMMERCIAL REAL ESTATE | LYONSTAHL INVESTMENT REAL ESTATE

1316 BARRINGTON WAY GLENDALE, CA 91206

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VARTANIAN COMMERCIAL REAL ESTATE | LYON STAHL INVESTMENT REAL ESTATE

01 Property Summary

SUMMARY

PRICING

OFFERING PRICE		**$1,650,000**
PRICE/UNIT		$330,000
PRICE/SF		$441.18
GRM	13.51	**12.53**
CAP RATE	4.48%	**5.05%**
	Current	**Market**

THE ASSET

Units	5
Year Built	1959
Gross SF	3,740
Lot SF	4,664
APN	5645-027-010
Floors	2

Property Snapshot

5-Units in Glendale's 91206 Zip Code

Vartanian CRE is pleased to present 1316 Barrington Way, a five-unit multifamily investment opportunity located in the desirable 91206 submarket of Glendale. Built in 1959, the property consists of three one-bedroom/one-bathroom units and two two-bedroom/one-bathroom units situated on a 4,664-square-foot lot, with approximately 3,740 square feet of building area.


GLENDALE GALLERIA
macy's
JCPenney
COACH
DICK'S SPORTING GOODS
GUCCI
FIVE GUYS BURGERS and FRIES
CHIPOTLE MEXICAN GRILL
IN-N-OUT BURGER
AMERICANA AT BRAND
BALENCIAGA
ALLSAINTS
SAINT LAURENT PARIS
GUCCI
lululemon athletica
TESLA
BARNES &NOBLE
NORDSTROM
TIFFANY&Co.
MAJOR STUDIOS
Walt Disney Imagineering
DreamWorks STUDIOS
nickelodeon
DOWNTOWN GLENDALE
legalzoom
NORTH AMERICAN TITLE COMPANY
Arista GLENDALE
ALEX THEATRE
Nestlé Good Food, Good Life

INVESTMENT OVERVIEW

Vartanian CRE is pleased to present 1316 Barrington Way, a five-unit multifamily investment opportunity located in the desirable 91206 submarket of Glendale. Built in 1959, the property consists of three one-bedroom/one-bathroom units and two two-bedroom/one-bathroom units situated on a 4,664-square-foot lot, with approximately 3,740 square feet of building area.

The property offers investors an attractive opportunity to acquire a well-located apartment asset with immediate value-add potential. Two of the five units are currently vacant, providing new ownership with the flexibility to renovate, reposition, and lease the units at current market rents. The vacancies also create the opportunity for an owner-user or investor seeking to implement improvements without disrupting the entire tenant base.

Residents benefit from a strong parking ratio, with eight total parking spaces arranged within four tandem carport parking areas. The property also features on-site laundry facilities and is separately metered for gas and electricity. The combination of one- and two-bedroom floor plans allows the property to appeal to a broad range of renters seeking housing within Glendale.

An additional component of the investment opportunity is the potential to explore the development of an accessory dwelling unit within the existing front carport area. Subject to applicable zoning requirements and City of Glendale approvals, this area may provide future ownership with the ability to increase the property's rentable square footage and create an additional income-producing unit (Buyer to Verify).

Positioned within the established 91206 neighborhood of Glendale, 1316 Barrington Way offers convenient access to a wide range of shopping, dining, employment, and entertainment destinations. The property is located near Downtown Glendale, The Americana at Brand, Glendale Galleria, and several of the city's primary commercial corridors, while also benefiting from convenient access to major freeways and surrounding employment centers. With two vacant units, ample on-site parking, potential ADU upside, and a desirable Glendale location, 1316 Barrington Way presents investors with a compelling opportunity to acquire a multifamily asset with both immediate and long-term value creation potential.


1316


1316


1316

02 Financial Analysis

RENT ROLL

Unit #	Type	Current Rent	Market Rent	Notes
A	1+1	$1,700	$2,000	
B	2+1	$2,450	$2,450	Vacant
C	2+1	$1,950	$2,450	
D	1+1	$2,000	$2,000	
E	1+1	$2,000	$2,000	Vacant
Totals:		**$10,100**	**$10,900**	

** Vacant Units Shown at Market Rental Rate**

***Brokers do not represent the accuracy of any of this information.

Buyer to conduct own investigation of all information provided.***

FINANCIAL ANALYSIS

PRICING

OFFERING PRICE		**$1,650,000**
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GRM	13.51	**12.53**
CAP RATE	4.48%	**5.05%**
	Current	**Market**

PROPOSED FINANCING

Down	51.5%	$850,000
Loan		$800,000
Ammort Years		30
Interest Rate		6.00%
Payments		($4,796)

Estimated Expenses

Seller Stated Expenses

MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
2	2+1	$2,200	$4,400	$2,450	$4,900
3	1+1	$1,900	$5,700	$2,000	$6,000
Total Scheduled Rent			**$10,100**		**$10,900**
Laundry Income			$75		$75
Monthly Scheduled Gross Income			$10,175		$10,975

ANNUALIZED INCOME		Current		Market
Scheduled Gross Income		**$122,100**		**$131,700**
Less: Vacancy/Deductions	3%	($3,636)	3%	($3,924)
Effective Rental Income		**$118,464**		**$127,776**

ANNUALIZED EXPENSES		Current	Market
*Taxes: Rate	*1.086%*	$17,915	$17,915
*Insurance		$5,610	$5,610
*Utilities		$6,300	$6,300
*Maintenance/Repair		$3,785	$3,785
**Trash		$3,600	$3,600
*Off-Site Mgmt	*4.0%*	$4,884	$4,884
*Reserves	*1.0%*	$1,221	$1,221
*Gardening		$1,200	$1,200
ESTIMATED EXPENSES		**$44,515**	**$44,515**
Expenses/Unit		$8,903	$8,903
Expenses/SF		$11.90	$11.90
% of GOI		36.5%	33.8%

RETURN		Current		Market
NOI		**$73,949**		**$83,261**
Less Debt		($57,557)		($57,557)
Cashflow	1.9%	$16,393	3.0%	$25,705
Principal Paydown		$10,119		$10,119
Total Return Before Taxes	3.1%	$26,512	4.2%	$35,824

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C/O Derrick Vartanian & Daniel Pirian
1316 Barrington Way
Glendale, CA 91206

Prepared for:
Property Address:

8/28/2026
Quote #1

Loan Options	Option 1 3-Year Fixed	Option 2 5-Year Fixed	Option 3 Floating Bridge-ARM
Purchase Price	$1,650,000	$1,650,000	$1,650,000
Loan Amount	$800,000	$800,000	$860,000
Down Payment	$850,000	$850,000	$790,000
Loan-to-Value	48%	48%	52%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20
Current Interest Rate	**6.00%**	**6.00%**	**6.44%**
Index	N/A	N/A	1 Mo. SOFR CME
Margin	N/A	N/A	2.75%
Floor / Ceiling	N/A	N/A	5.44% / 14.44%
Loan Term	3	5	10
Interest-Only Period	**N/A**	**N/A**	**3 Years**
Amortization in Years	30	30	27
I/O Monthly Payment	**N/A**	**N/A**	**$4,615**
Monthly Payment	**$4,796**	**$4,796**	**$5,605**
Recourse	Yes	Yes	Yes
Impounds	No	No	3 Mo. Interest-Reserve
Pre-Payment Penalty	Years 1-2	Years 1-4	Year 1
	3-2%	5-4-3-2%	1%
Loan Fee	1%	1%	1.25%
Estimated Costs:			
Appraisal/Due Diligence	$6,500	$6,500	$8,500
Closing/Processing/Underwriting	Included Above	Included Above	Included Above

***Options 1-2: Vacancies need to be leased prior to COE**

Alternative fixed and adjustable rate options may be available upon request
Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

Rates and programs are subject to change without notice

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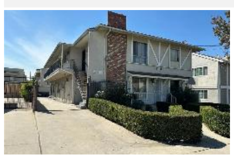
Market Comparables

SALES COMPARABLES

PHOTO		ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1	**1246 E Harvard Street** Glendale, CA 91205	6	1954	3,196	6,250	6 - 1+1	5/21/2026	**$1,350,000**	$225,000	$422.40	4.23%	15.14
	2	**404 Porter Street** Glendale CA 91205	6	1965	5,198	7,491	4 - 2+1 2 - 1+1	12/11/2025	**$1,925,000**	$320,833	$370.33	4.48%	14.31
	3	**1542 E Broadway** Glendale, CA 91205	8	1937	5,484	8,092	8 - 1+1	5/13/2026	**$2,090,000**	$261,250	$381.11	5.26%	12.12
	4	**1001 E Acacia Avenue** Glendale, CA 91205	11	1961	6,096	8,087	10 - 1+1 1 - Studio	8/14/2026	**$3,275,000**	$297,727	$537.24	4.88%	12.83
	5	**1300 E Broadway** Glendale, CA 91205	7	1962	6,042	6,890	3 - 1+1 3 - 2+1 1 - 2+2	5/21/2026	**$2,015,000**	$287,857	$333.50	N/A	N/A
	6	**810 E Lomita Ave** Glendale, CA 91205	6	1963	5,866	7,161	2 - 1+1 2 - 2+1 2 - 2+2	12/2/2025	**$2,000,000**	$333,333	$340.95	3.91%	16.36
		AVERAGES	**7**	**1957**	**5,314**	**7,329**				**$287,667**	**$397.59**	**4.55%**	**14.15**
	S	**Subject** **1316 Barrington Way** Glendale, CA 91206	5	1959	3,740	4,664	2 - 2+1 3 - 1+1	On Market	**$1,650,000**	$330,000	$441.18	4.48%	13.51

SALES COMPARABLES

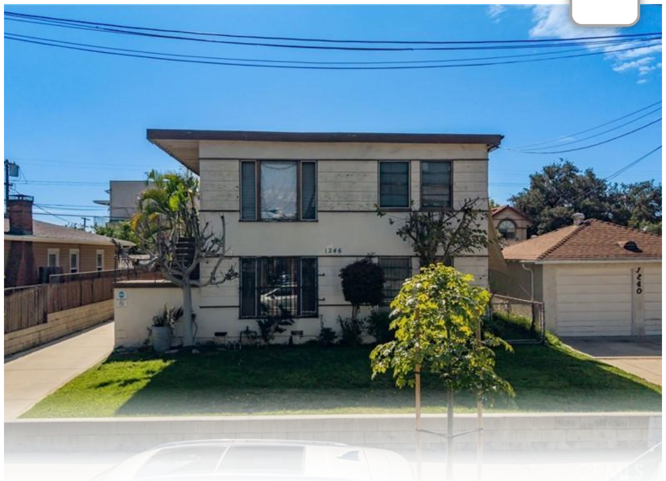
1316 Barrington Way
Glendale, CA 91206

S

SUBJECT		Units	Unit Type
Offering Price	**$1,650,000**	2	2+1
Price/Unit	$330,000	3	1+1
Price/SF	$441		
Cap Rate	4.48%		
GRM	13.51		
Total Units	5		
Year Built	1959		

1246 E Harvard Street
Glendale, CA 91205

1



COE	5/21/2026	Units	Unit Type
Sales Price	**$1,350,000**	6	1+1
Price/Unit	$225,000		
Price/SF	$422		
Cap Rate	4.23%		
GRM	15.14		
Total Units	6		
Year Built	1954		

404 Porter Street
Glendale CA 91205

2

COE	12/11/2025	Units	Unit Type
Sales Price	**$1,925,000**	4	2+1
Price/Unit	$320,833	2	1+1
Price/SF	$370		
Cap Rate	4.48%		
GRM	14.31		
Total Units	6		
Year Built	1965		

SALES COMPARABLES

1542 E Broadway
Glendale, CA 91205

3

COE	5/13/2026	Units	Unit Type
Sales Price	**$2,090,000**	8	1+1
Price/Unit	$261,250		
Price/SF	$381		
Cap Rate	5.26%		
GRM	12.12		
Total Units	8		
Year Built	1937		

1001 E Acacia Avenue
Glendale, CA 91205

4

COE	8/14/2026	Units	Unit Type
Sales Price	**$3,275,000**	10	1+1
Price/Unit	$297,727	1	Studio
Price/SF	$537		
Cap Rate	4.88%		
GRM	12.83		
Total Units	11		
Year Built	1961		

1300 E Broadway
Glendale, CA 91205

5

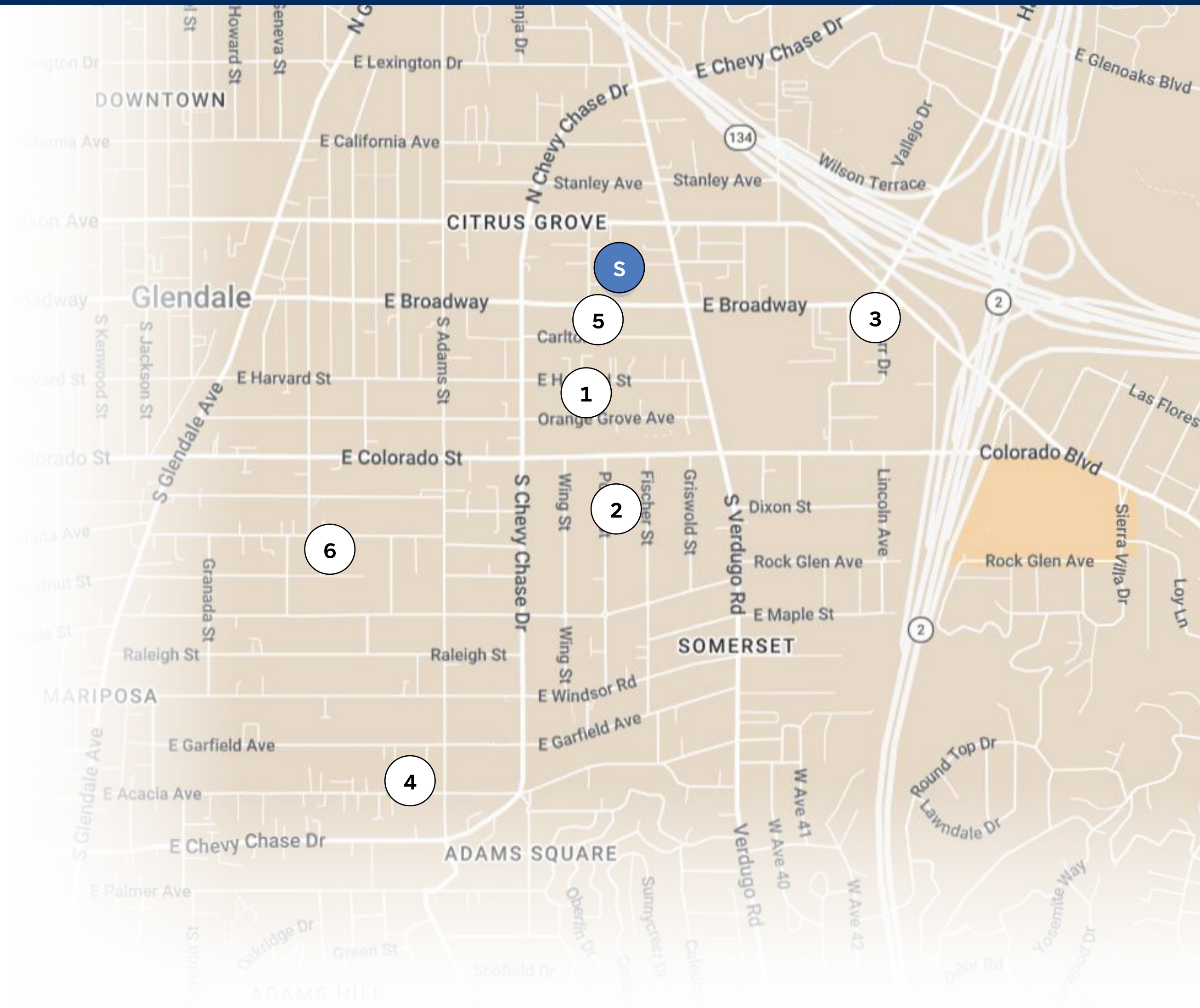
COE	5/21/2026	Units	Unit Type
Sales Price	**$2,015,000**	3	1+1
Price/Unit	$287,857	3	2+1
Price/SF	$333	1	2+2
Cap Rate	N/A		
GRM	N/A		
Total Units	7		
Year Built	1962		

SALES COMPARABLES

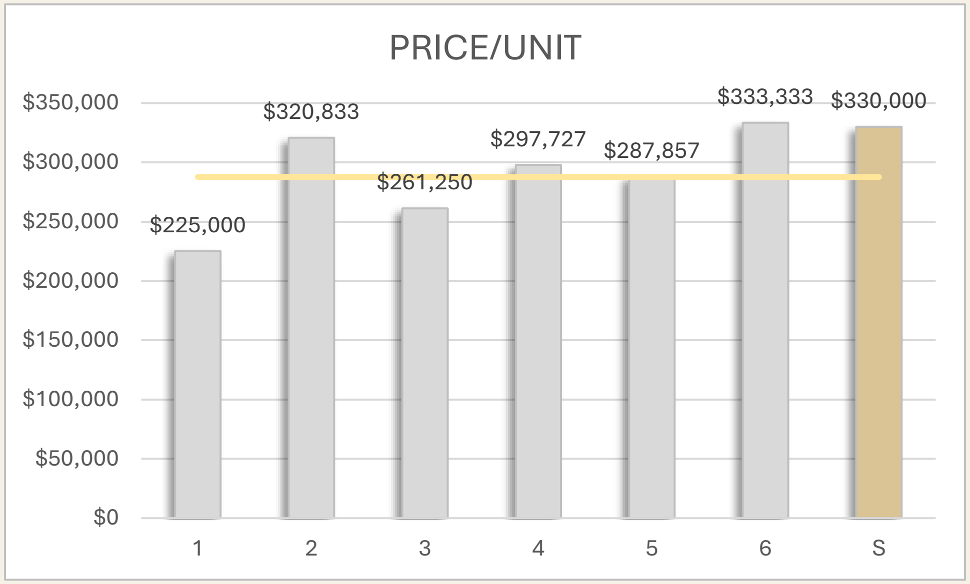
810 E Lomita Ave
Glendale, CA 91205

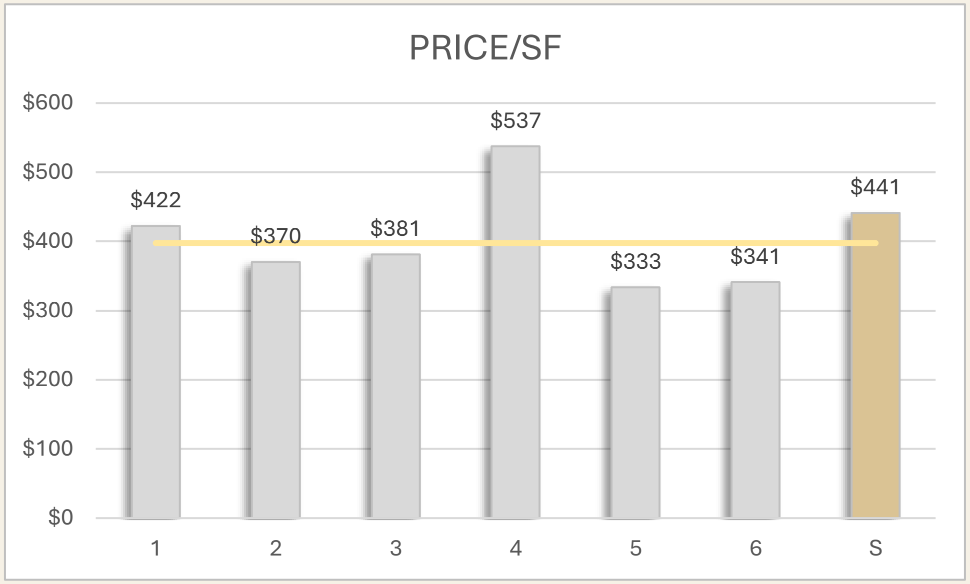
6

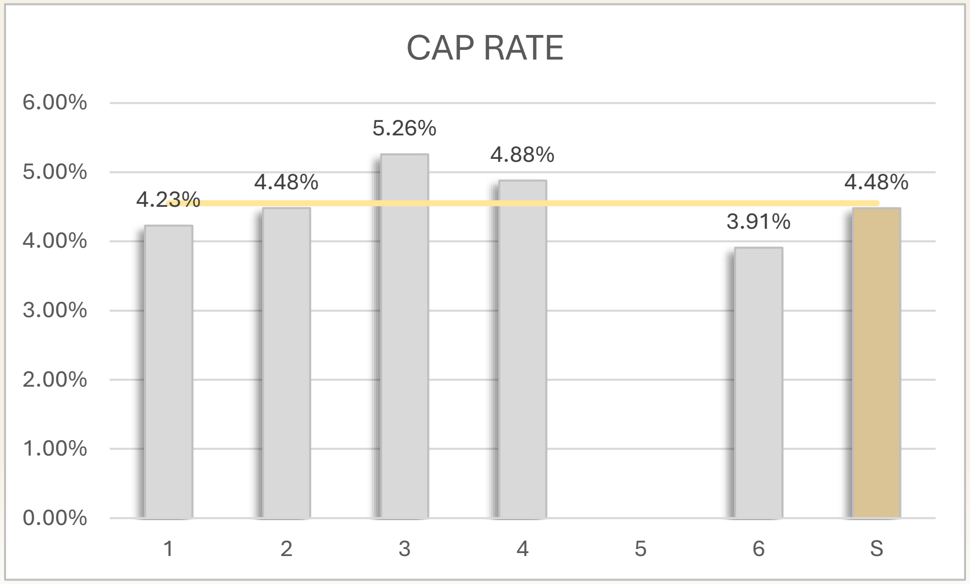
COE	12/2/2025	Units	Unit Type
Sales Price	**$2,000,000**	2	1+1
Price/Unit	$333,333	2	2+1
Price/SF	$341	2	2+2
Cap Rate	3.91%		
GRM	16.36		
Total Units	6		
Year Built	1963		

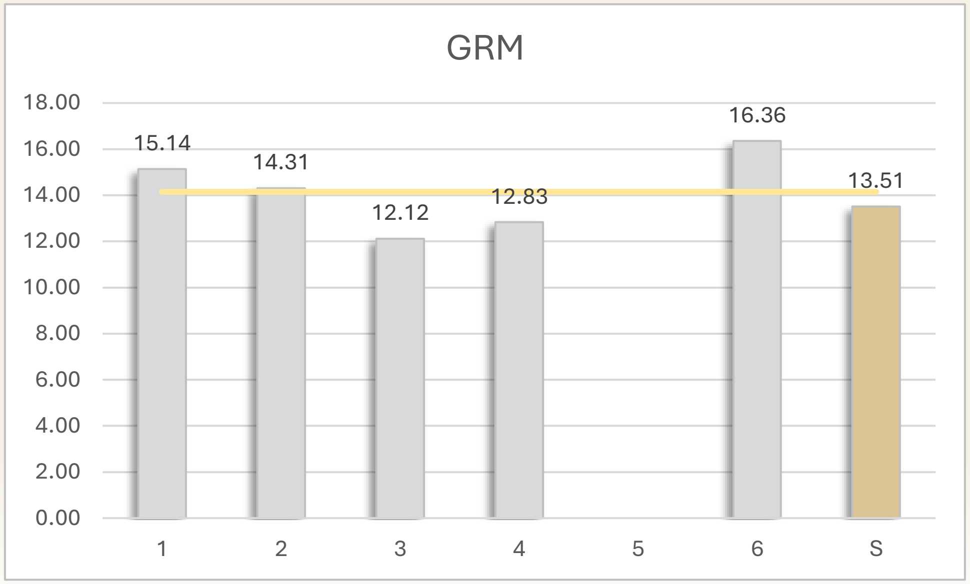


SALES COMPARABLES









04 Location Overview

GLENDALE, CA
LOCATION OVERVIEW

Located in a highly desirable Glendale location, the area offers residents convenient access to a diverse mix of shopping, dining, entertainment, employment, and recreational amenities. Downtown Glendale, The Americana at Brand, and Glendale Galleria are all nearby, providing an extensive selection of retail, restaurants, services, and entertainment options. The area also benefits from convenient access to major roadways, connecting residents to neighboring communities and major employment centers throughout the San Fernando Valley, Burbank, and greater Los Angeles.

Demographics	1 Mile	3 Miles	5 Miles
Population	48,867	217,158	498,161
Average Age	43	43	42
Households	19,602	83,156	196,838
Median Household Income	$67,296	$87,239	$95,041

REGIONAL CONNECTIVITY

ECONOMIC OVERVIEW

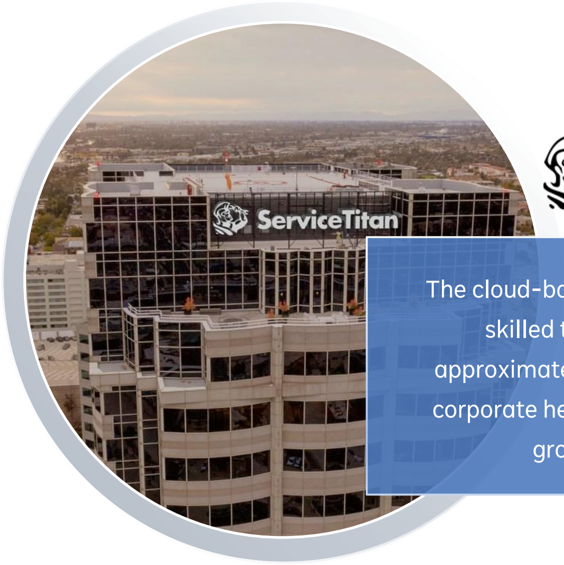
Glendale benefits from the strength and diversity of the greater Los Angeles economy, supported by a broad mix of entertainment, healthcare, retail, professional services, finance, technology, and media industries. The city's central location provides residents with convenient access to major employment centers throughout Glendale, Burbank, Pasadena, Downtown Los Angeles, and the San Fernando Valley, while its established residential neighborhoods and strong quality of life continue to support consistent housing demand.

A major economic driver for the area is the concentration of prominent corporate, healthcare, entertainment, and retail employers throughout Glendale and the surrounding region. Major institutions and employers such as Glendale Adventist Medical Center, Glendale Memorial Hospital, DreamWorks Animation in nearby Burbank, and the extensive retail and commercial centers throughout Glendale contribute to a diverse and resilient employment base. The proximity to major studios, hospitals, corporate offices, and commercial destinations further enhances Glendale's appeal as a desirable place to live and work.

Glendale

Strategic Location

Employment Hubs



ServiceTitan

The cloud-based software platform serves the skilled trades industry and employs approximately 2,700 people globally, with its corporate headquarters anchoring Glendale's growing technology sector

Adventist Health Glendale

legalzoom

DreamWorks SKG Studios

Public Storage

Headquartered in Glendale's historic Grand Central Creative Campus, Walt Disney Imagineering serves as the creative and engineering arm of The Walt Disney Company. The campus is home to more than 1,000 employees, including architects, engineers, designers, and creative professionals

Walt Disney Imagineering IMAGINATIONS

Stability & Growth

Diversified Employment Base Driving Demand

Glendale's economy is anchored by a diverse employment base spanning entertainment, healthcare, professional services, education, and technology. Major employers include Walt Disney Imagineering, DreamWorks Animation, LegalZoom, ServiceTitan, Adventist Health Glendale, and Glendale Community College. The city's concentration of creative, healthcare, and professional-service employers supports strong daytime population levels and sustained demand for office, retail, and multifamily housing.

Regional Retail Destination with Strong Consumer Draw

Retail demand is driven by Glendale's affluent consumer base, dense residential neighborhoods, and strong regional draw. Major shopping destinations such as The Americana at Brand and Glendale Galleria have established Glendale as one of Southern California's leading retail destinations, attracting visitors from across Los Angeles County.

glendale california

Employment Hubs

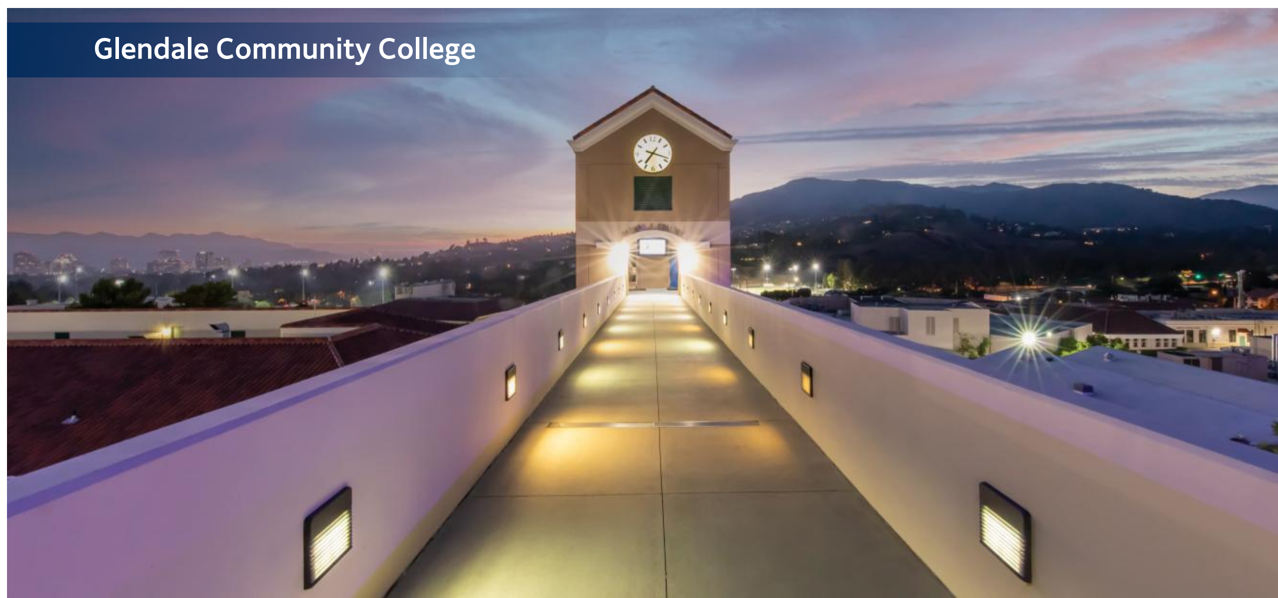
Stability & Growth

Local Landmarks

Glendale Galleria

The Americana

Alex Theatre


Glendale Community College

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DESIGN BY CRESC

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