

TROPHY PROPERTY  
BUILT 2009  
**WALKSCORE 85-  
VERY WALKABLE**

# Villa Bonita Condominiums

10 SEPARATELY  
PARCELED  
CONDOMINIUMS



*Villa  
Bonita  
Condominiums*



**1101  
EAST  
AVENUE**

**1101 EAST AVENUE - BURBANK, CA 91504**



**BRIDGE** | Investment  
Group

**KW** COMMERCIAL<sup>SM</sup>

**1101 EAST AVENUE | BURBANK, CA 91504**



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*Executive Summary*

# PROPERTY SUMMARY

<b>UNITS:</b>	▪ 10
<b>YEAR BUILT:</b>	▪ 2009
<b>GROSS SF:</b>	▪ 15,535
<b>LAND SF:</b>	▪ 17,905 (0.41 acres)
<b>PARCEL #:</b>	▪ 2459-030-019 thru 028
<b>CONST.:</b>	▪ Woodframe/Stucco
<b>METERING:</b>	▪ Indiv gas, electric & H/W
<b>PARKING:</b>	▪ 23 spaces
<b>ZONING:</b>	▪ Bur4
<b>WALKSCORE:</b>	▪ 85 – Very Walkable



## HIGHLIGHTS

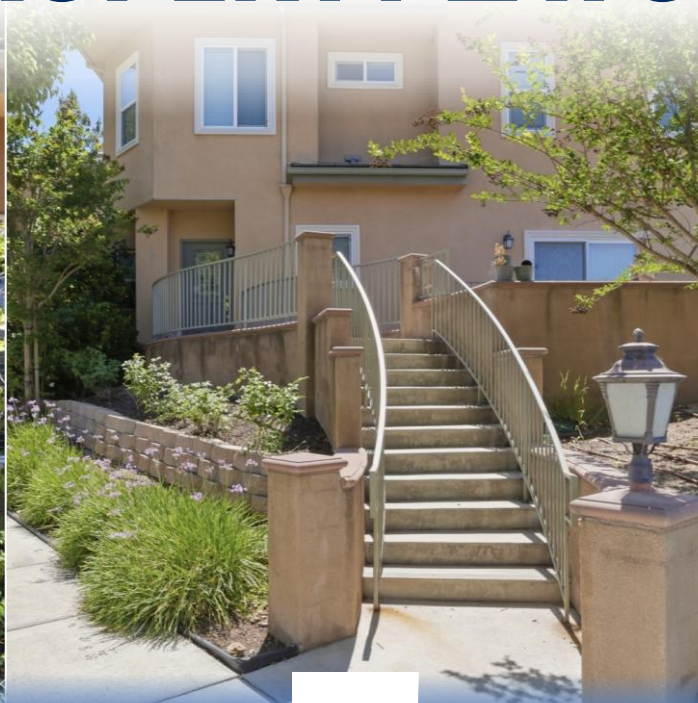
- Trophy Property, Built 2009
- 10 separately parceled condominiums
- Prime Central Burbank location
- 10 large units: 7- 2bed/2.5bath TH (average 1,338 sq ft); 3- 3bed/3bath TH (average 1,858 sq ft)
- Gated entrance & parking. 23 semi-subterranean spaces
- Each unit has washer/dryers, central A/C and heat, balconies and patios and a gas fireplace.



# PROPERTY LAYOUT



*Villa Bonita Condominiums*



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*10 Separately Parcelled Condominiums*

# PROPERTY OVERVIEW

“Villa Bonita Condominiums” are a pride of ownership, turnkey, two story over parking walk up, 10-unit condominium building. Constructed in 2009 with a flat, rolled composition shingled roof, some pitched concrete tile shingles, and a concrete pier foundation. The “Villa Bonita Condominiums” are 10 individually parceled condominiums that are currently rented to individual tenants. With 10 separate tax ID’s, a new owner can either continue to operate the project in its current form or sell the individual units as condos in the future.

Operating as 1101 East Avenue Association, these fully completed condominium units are all owned by the current owner and rented individually. Seller to provide all HOA, CC&R, Bylaws, Certification of completion, White-Slip Condo docs and any other pertinent recorded documents. Buyer to perform its own investigations during the contingency period and make independent verifications and approvals.

<b>Built</b>	2009	<b>Parking</b>	23 Gated Semi-Subterranean (2 Handicap)
<b>APN’s</b>	2459-030-019 thru 028	<b>Zoning</b>	BUR4
<b>Building SF</b>	15,535 SF	<b>Lot Size</b>	17,905 SF (0.41 AC)
<b>Unit Mix</b>	7 × 2Bed / 2–2.5 Bath TH (Avg. 1,338 SF) 3 × 3Bed / 3Bath TH (Avg. 1,858 SF)	<b>Utilities</b>	Individually metered for gas, electric & tankless hot water heaters.

**Amenities:** Luxury units, built as condominiums. High end finishes and stainless-steel appliances, including dishwashers. Granite counters, laminate flooring in common areas, carpeted bedrooms. All units have a patio or balcony; gas fireplace; and washer dryers in the unit. Additionally, all units are equipped with individual tankless-water heaters. Tenants enjoy gated entrance and parking. There is a wheelchair lift from the parking garage to the first floor.

**Rent Control:** As of early 2026, the City of Burbank does not have traditional rent control but operates under state law (AB 1482) and local "soft cap" ordinances, with city council moving toward a 4% annual rent increase cap. The current rules generally limit annual increases to the lesser of 5% plus the local Consumer Price Index (CPI) or 10%. **State Law (AB 1482): For properties not covered by stricter local measures, the state's Tenant Protection Act applies, limiting rent increases to 5% + CPI, or 10% total, whichever is lower.**



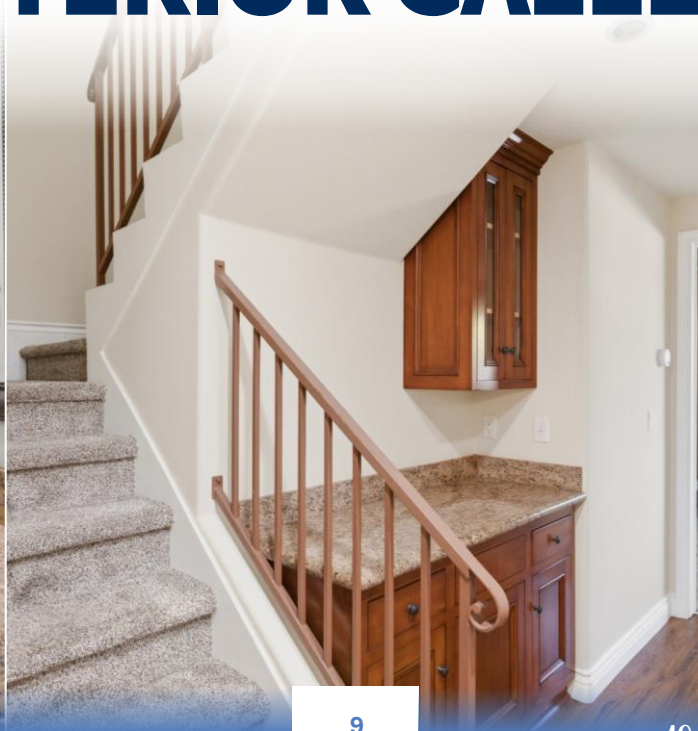


# INTERIOR GALLERY





# INTERIOR GALLERY



*Villa Bonita Condominiums*

*10 Separately Parcelled Condominiums*

# PRIME BURBANK LOCATION

DOWNTOWN BURBANK		

BURBANK TOWN CENTER		



**nickelodeon**

**Burbank High School**

**SPROUTS FARMERS MARKET**

**Ralphs**

**GLENOAKS BLVD**

**Villa Bonita Condominiums**

**GLENOAKS BLVD**





Q2

*Financial Analysis*

# FINANCIAL ANALYSIS

## PRICING

<b>OFFERING PRICE</b>	<b>\$7,500,000</b>	
PRICE/UNIT	\$750,000	
PRICE/SF	\$482.78	
GRM	15.60	<b>14.83</b>
CAP RATE	4.07%	<b>4.37%</b>
	Current	Market

## THE ASSET

Units	10	
Year Built	2009	
Gross SF	15,535	
Lot SF	17,905 (0.41 acres)	
APN	2459-030-019 thru 028	
Construction	Woodframe/Stucco	
Metering	Indiv gas, electric & H/W	
Parking	23 spaces: incl 2 HC	
Zoning	Bur4	

## MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
7	2/2.5 TH	\$3,653	\$25,569	\$3,950	\$27,650
3	3/3 TH	\$4,500	\$13,500	\$4,500	\$13,500
Scheduled Monthly Rent			\$39,069		\$41,150
Trash Reimb.			\$700		\$700
Water/Sewer RUBS			\$307		\$307
Monthly Scheduled Gross Income			\$40,076		\$42,157

## ANNUALIZED INCOME

	Current	Market
Scheduled Gross Income	\$480,915	\$505,887
Less Vacancy	3% (\$14,427)	3% (\$15,177)
Gross Operating Income	\$466,488	\$490,710

## ANNUALIZED EXPENSES

	Current	Market
Real Estate Taxes	1.159166% \$86,937	\$86,937
Direct Assessments	Actual \$3,626	\$3,626
Gardener	Current \$7,200	\$7,200
Insurance	2025 \$12,227	\$12,227
Water/Sewer	T12 \$7,441	\$7,441
Electric	T12 \$2,366	\$2,366
Phones	\$109/mo \$1,312	\$1,312
Outside Services*	Current \$5,342	\$5,342
Trash	Current \$8,572	\$8,572
Maintenance & Repairs	Est. 5% SGI \$24,046	\$25,294
Reserves	\$250 /unit/year \$2,500	\$2,500
<b>Total Expenses</b>	<b>\$161,569</b>	<b>\$162,818</b>
Expenses/Unit	\$16,157	\$16,282
Expenses/SF	\$10.40	\$10.48
% of GOI	34.6%	33.2%

## RETURN

	Current	Market
NOI	\$304,918	\$327,893

\* Fire alarm, wheelchair lift service, RUBS service fee.

# RENT ROLL






Unit #	Type	Estimated SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Occupied	Comments
101	3/3 TH	2,038	\$4,500	\$2.21	\$4,500	\$2.21	Yes	Patio. Tenant pays \$70 trash.
102	2/2.5 TH	1,281	\$3,774	\$2.95	\$3,950	\$3.08	Yes	Balcony. Tenant pays \$70 trash.
103	2/2.5 TH	1,296	\$3,407	\$2.63	\$3,950	\$3.05	Yes	Balcony. Tenant pays \$70 trash.
104	2/2.5 TH	1,296	\$3,780	\$2.92	\$3,950	\$3.05	Yes	Balcony. Tenant pays \$70 trash.
105	2/2.5 TH	1,281	\$3,500	\$2.73	\$3,950	\$3.08	Yes	Balcony. In Eviction. Tenant pays \$70 trash.
106	2/2.5 TH	1,333	\$3,340	\$2.51	\$3,950	\$2.96	Yes	Balcony. Tenant pays \$70 trash.
107	2/2.5 TH	1,448	\$3,950	\$2.73	\$3,950	\$2.73	Yes	Balcony. Tenant pays \$70 trash.
108	2/2.5 TH	1,432	\$3,818	\$2.67	\$3,950	\$2.76	Yes	Balcony. Tenant pays \$70 trash.
109	3/3 TH	1,862	\$4,500	\$2.42	\$4,500	\$2.42	Yes	Balcony. Tenant pays \$70 trash.
110	3/3 TH	1,675	\$4,500	\$2.69	\$4,500	\$2.69	Yes	Tenant pays \$70 trash.
<b>Total Monthly Rent</b>			<b>\$39,069</b>		<b>\$41,150</b>			
Trash Reimb.			\$700		\$700			
Water/Sewer RUBS			\$307		\$307			
<b>Total Monthly Income</b>			<b>\$40,076</b>		<b>\$42,157</b>			
<b>Scheduled Gross Income</b>			<b>\$480,915</b>		<b>\$505,887</b>			



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Market Comparables

# SALES COMPARABLES

PHOTO	ADDRESS	UNITS	BUILT	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	<b>1 638 E Tujunga Ave</b> Burbank, 91501	8	1989	8 - 2/2.5	2/27/2026	<b>\$4,700,000</b>	\$587,500	\$469.06	5.01%	14.46
	<b>2 215 N Cordova St</b> Burbank, Ca 91505	8	1988	2 - 1/1.5 TH 6 - 2/2.5 TH	1/7/2026	<b>\$4,039,000</b>	\$504,875	\$479.92	4.70%	14.91
	<b>3 4212 Greenbush Ave</b> Sherman Oaks, Ca 91423	6	2007	6 - 3/2	7/9/2025	<b>\$4,500,000</b>	\$750,000	\$336.32	4.72%	13.67
	<b>4 4374 Troost Ave</b> Studio City, Ca 91604	6	2011	6 - 2/2	1/3/2025	<b>\$4,650,000</b>	\$775,000	\$461.77	3.77%	16.61
<b>AVERAGES</b>		<b>7</b>	<b>1999</b>				<b>\$654,344</b>	<b>\$436.77</b>	<b>4.55%</b>	<b>14.91</b>
	<b>S Villa Bonita Condominiums</b> <b>1101 East Avenue</b> Burbank, Ca 90154	10	2009	7 - 2/2.5 TH 3 - 3/3 TH	<i>List Price</i>	<b>\$7,500,000</b>	\$750,000	\$482.78	4.07%	15.60

# SALES COMPARABLES

## 1101 East Avenue

Burbank, Ca 90154



SUBJECT		Units	Unit Type
Offering Price	\$7,500,000	7	2/2.5 TH
Price/Unit	\$750,000	3	3/3 TH
Price/SF	\$482.78		
Cap Rate	4.07%		
GRM	15.60		
Total Units	10		
Year Built	2009		

### NOTES

23 gated parking spaces.10 individual parcels.

## 638 E Tujunga Ave

Burbank, 91501



COE	2/27/2026	Units	Unit Type
Sales Price	\$4,700,000	8	2/2.5
Price/Unit	\$587,500		
Price/SF	\$469.06		
Cap Rate	5.01%		
GRM	14.46		
Total Units	8		
Year Built	1989		

### NOTES

16 subterranean parking.

## 215 N Cordova St

Burbank, Ca 91505



COE	1/7/2026	Units	Unit Type
Sales Price	\$4,039,000	2	1/1.5 TH
Price/Unit	\$504,875	6	2/2.5 TH
Price/SF	\$479.92		
Cap Rate	4.70%		
GRM	14.91		
Total Units	8		
Year Built	1988		

### NOTES

16 subterranean parking.

# SALES COMPARABLES

**4212 Greenbush Ave**  
Sherman Oaks, Ca 91423



COE	7/9/2025	Units	Unit Type
Sales Price	\$4,500,000	6	3/2
Price/Unit	\$750,000		
Price/SF	\$336.32		
Cap Rate	4.72%		
GRM	13.67		
Total Units	6		
Year Built	2007		

**NOTES**

6, 2-car garages. 6 individual parcels.

**4374 Troost Ave**  
Studio City, Ca 91604

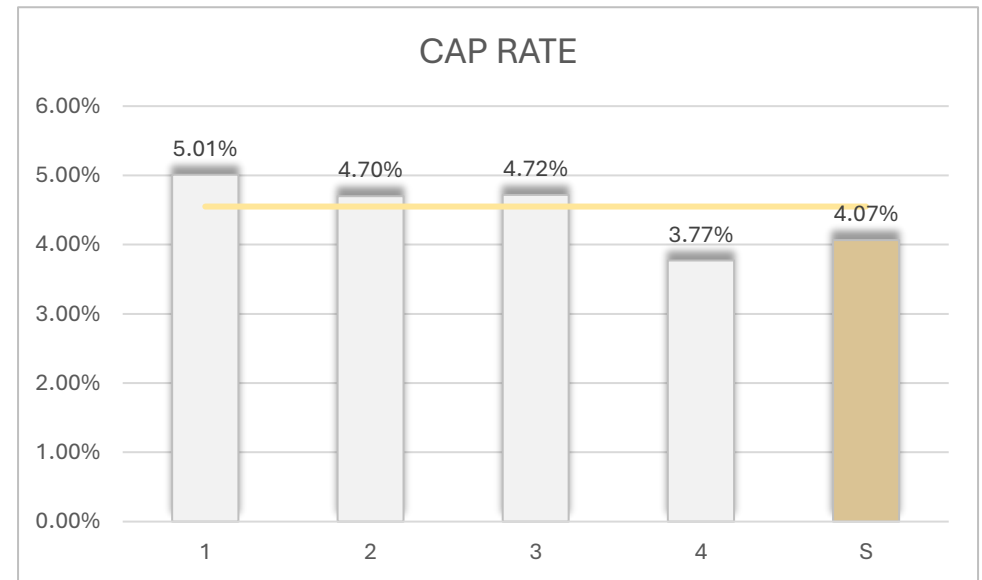
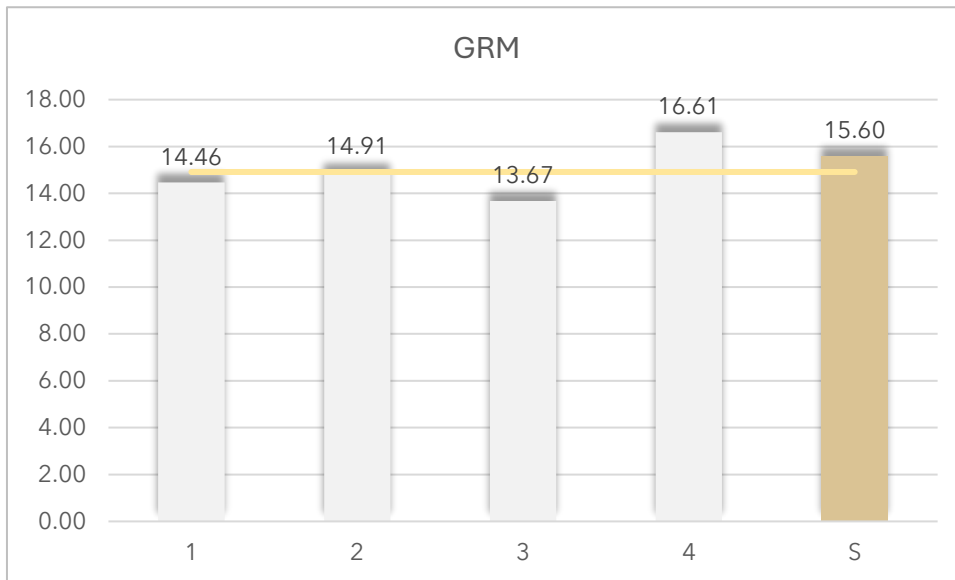
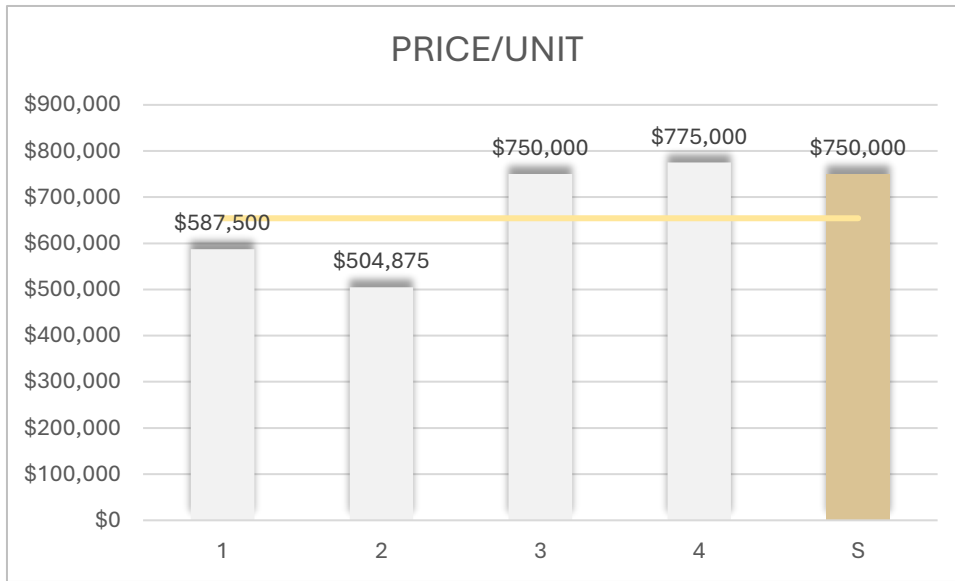


COE	1/3/2025	Units	Unit Type
Sales Price	\$4,650,000	6	2/2
Price/Unit	\$775,000		
Price/SF	\$461.77		
Cap Rate	3.77%		
GRM	16.61		
Total Units	6		
Year Built	2011		

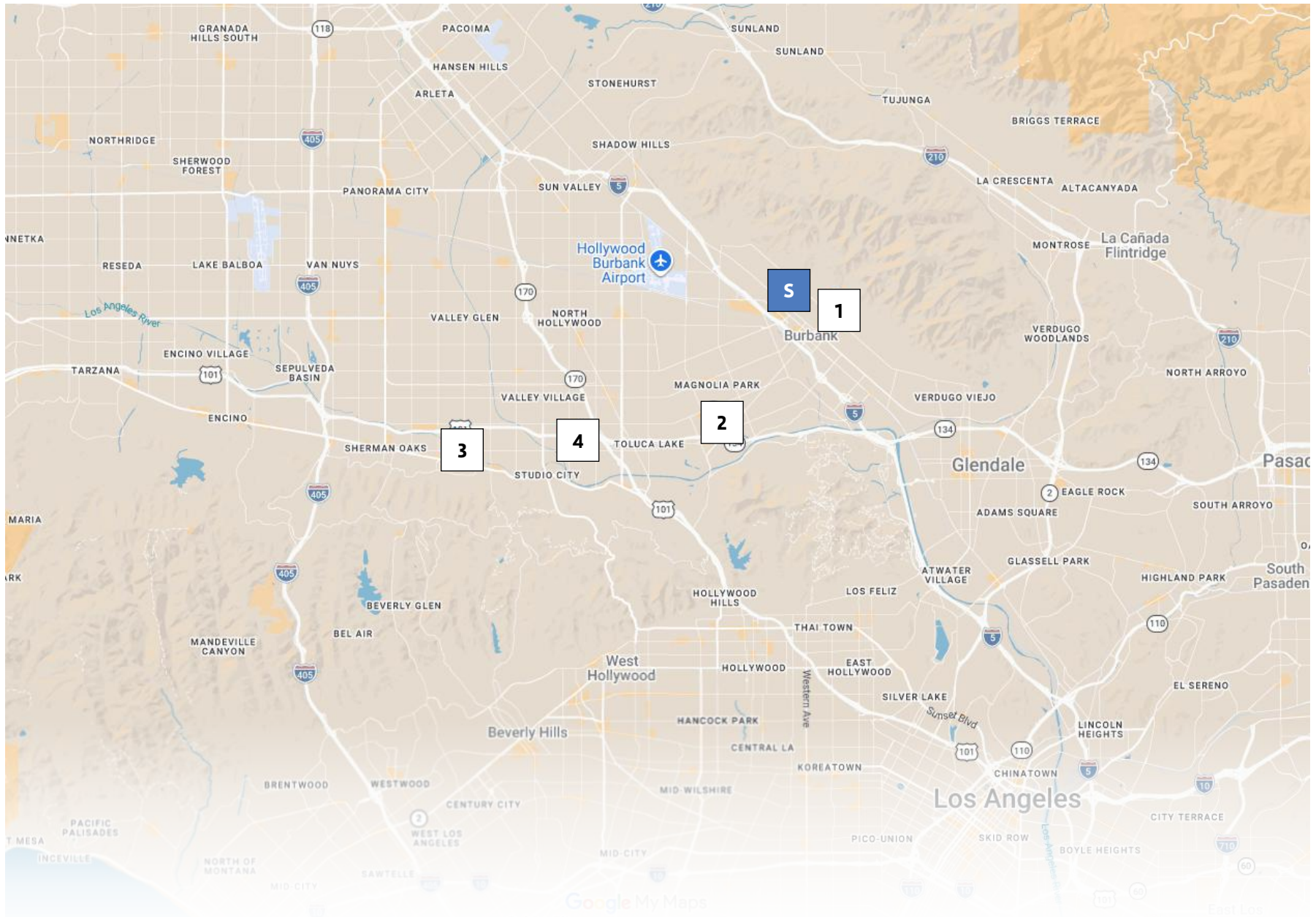
**NOTES**

15 parking spaces: 12 subterranean ; 3 carports. 6 individual parcels. 6 private elevators.

# SALES COMPARABLES



# SALES COMPARABLES





04

Location Overview

Delaware RD 400 E

East A 110

SCHOOL  
SPEED  
LIMIT  
15  
WHEN  
CHILDREN  
ARE PRESENT

# Media Row



**165,000**

RELATED JOBS



**4.1M**

ANNUAL VISITORS



**\$97,680**

AVG HH INCOME

The property is strategically positioned in the heart of Burbank's famed "Media Row," a global hub for television, film, and digital content production. The property sits within minutes of some of the most influential names in the entertainment industry, providing a built-in demand driver for high-quality rental housing. With over 76,000 jobs in entertainment and more than 1,000 media, post-production, and creative firms, the area is a powerful job engine and demand generator for quality housing.



# Area Connectivity

**BURBANK TOWN CENTER**

BURBANK TOWN CENTER	AMC THEATRES	macy's
sears	BED BATH & BEYOND	OLD NAVY
california PIZZA KITCHEN	FIVE GUYS <sup>®</sup> BURGERS and FRIES	IN-N-OUT BURGER

**SUBJECT**

Providence  
 THE BURBANK STUDIOS  
 WALT DISNEY Studios  
 WHOLE FOODS MARKET  
 WB  
 Lakeside GOLF CLUB  
 COMCAST NBCUNIVERSAL  
 NBC UNIVERSAL

**BURBANK EMPIRE CENTER**

BEST BUY	NORDSTROM rack	Walmart	Target
TJ-maxx	Marshalls	REI COOP	BevMo!
Olive Garden	SHARKY'S	OUTBACK STEAKHOUSE	BLAZE PIZZA

**NOHO ARTS DISTRICT**

Target	NOHO	Television Academy Foundation	KAISER PERMANENTE
FEDERAL	LAEMMLE	EL PORTAL	
THE FAT DOG	BYP	El Tejano	amazon fresh

COSTCO BUSINESS CENTER  
 AVBANK  
 NBCUniversal Television Asset Center  
 KAISER PERMANENTE

**NOHO WEST**

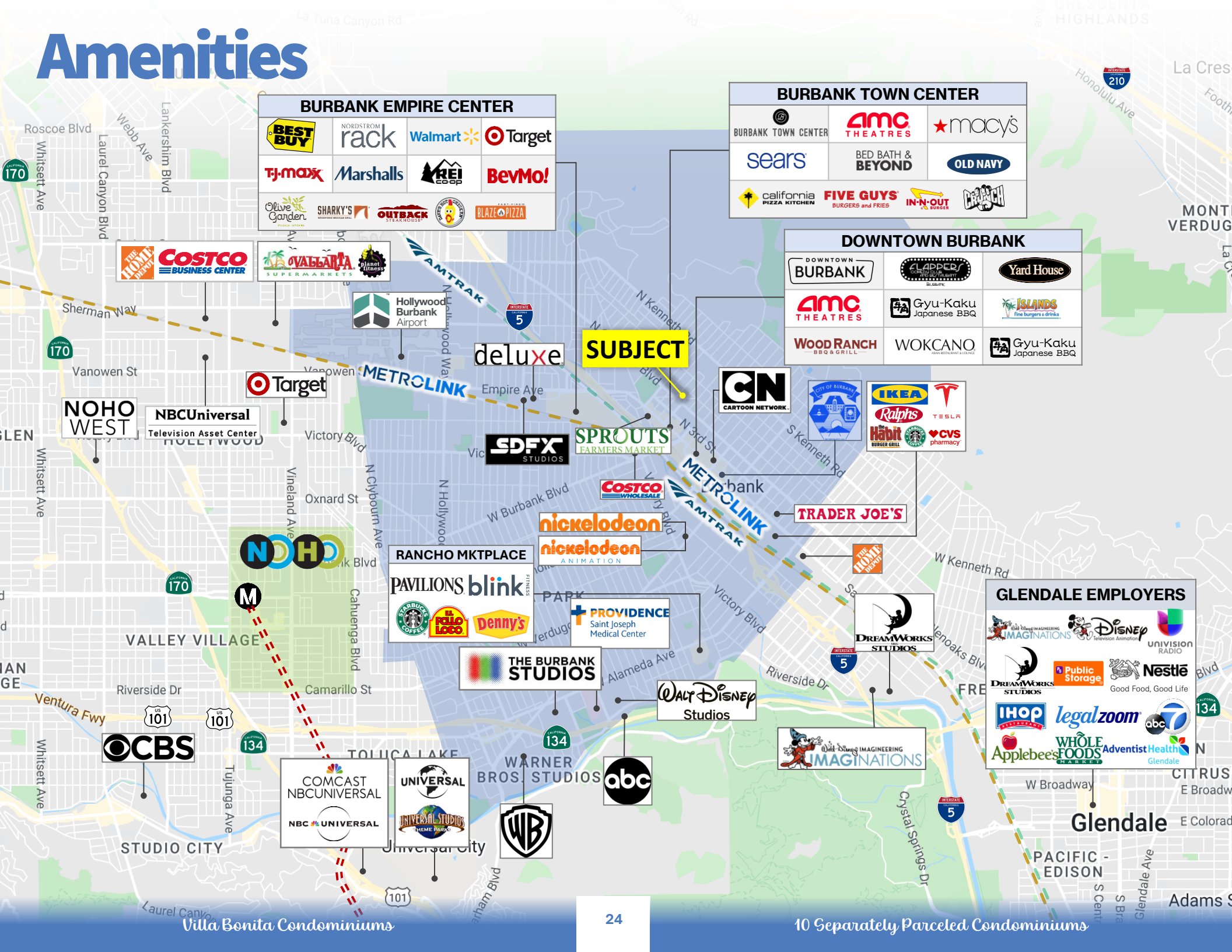
# Community Profile

Burbank draws about 4.1 million visitors annually, largely driven by media-related attractions and studio tours—a key contributor to rental demand among hospitality and tourism workers. California's Film & TV Tax Credit Program has acted as a significant economic driver statewide. Through Program 3.0, it generated \$26 billion in economic activity and supported over 197,000 cast and crew jobs in the state. A massive local employment base in entertainment ensures stable rental demand from industry professionals.

- **Studio Infrastructure:** A production hub with robust technical infrastructure; ONE Burbank high-speed fiber optics network.
- **Regional Amenities:** Burbank Hollywood Airport (named the best US airport by Fodor's Travel) and Metrolink; abundant shopping districts, entertainment and hotels.
- **Access to Labor:** Burbank draws from a skilled and qualified workforce of which 62% is college educated or higher.
- **Quality of Life:** An independent city, with its own police and fire, school district, transportation and utilities; 41 city parks and recreation facilities, distinguished Burbank Unified School District and attractive residential neighborhoods.



# Amenities



**BURBANK EMPIRE CENTER**


**BURBANK TOWN CENTER**


**DOWNTOWN BURBANK**


**SUBJECT**

**RANCHO MKTPLACE**

**PAVILIONS blink**

**GLENDALE EMPLOYERS**


Villa Bonita Condominiums

10 Separately Parcelled Condominiums

# Villa Bonita

## Condominiums

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