



4101 West National Ave., Burbank, CA 91505 | \$1,600,000
FIRST TIME ON THE MARKET IN DECADES

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Property Information:

4101 West National Ave
Burbank, CA 91505

Highlights:

- Fantastic curb appeal
- Exceptional Burbank location
- 100% occupied
- Several building upgrades recently completed
- All two bedroom one bath units
- Strong rental market
- Rare small offering adjacent to Toluca Lake

Property Characteristics:

- 4 Units
 - All - Two Bedrooms, One Bath
- Built in 1946
- Building Sq Ft: 3,812
- Land Sq Ft: 6,591
- APN: 2485-008-033
- Some copper plumbing
- One of the four units has a split unit system
- New main line recently completed

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Income and Expenses:

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RENT ROLL				
Unit	Move-in date	Monthly Rent	Proforma Market *	Security Deposit
4101-downstairs	Jan-24	\$2,200	\$2,950 (fully updated)	none
4103-downstairs*	Jul-16	\$3,600	\$3,895	\$1,250
4105-upstairs	Jul-14	\$1,600	\$2,450	\$1,400
4107-upstairs	Dec-20	\$1,900	\$2,450	\$1,900

*includes work space on the Premises

Actual Expenses (Landlord)	
	Annual
Gardner	\$ 3,360.00
Burbank Water & Power	\$ 4,300.00
So Cal Gas	\$ 214.00
Pest Control	\$ 1,400.00
Taxes**	\$ 18,560.00
Insurance	\$ 4,250.00
Total Expenses	\$ 32,084.00

**Taxes are estimated at the asking price at a rate of 1.16%

Current SCGI	Proforma Annual Rent
\$111,600	\$140,940
Current GRM	Proforma GRM
13.81	11.35
Current Cap Rate	Proforma Cap Rate
4.97%	6.8%

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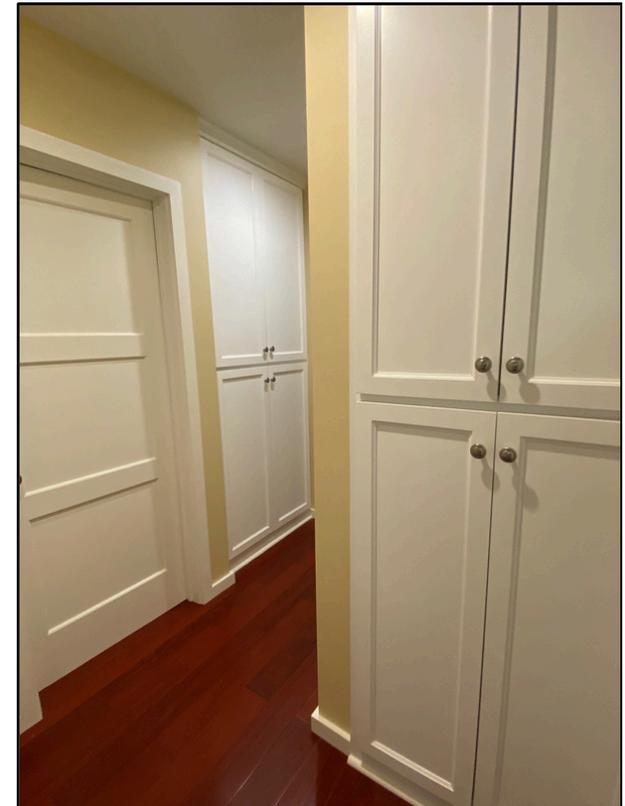
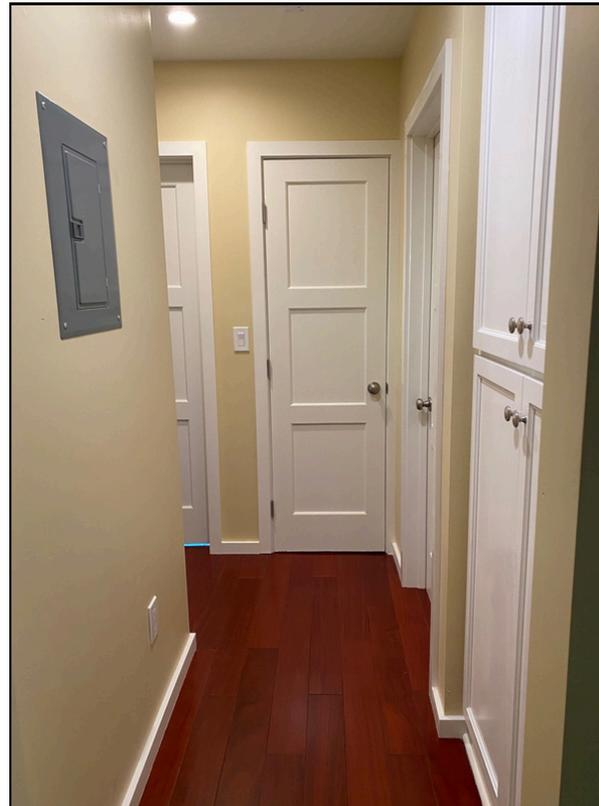
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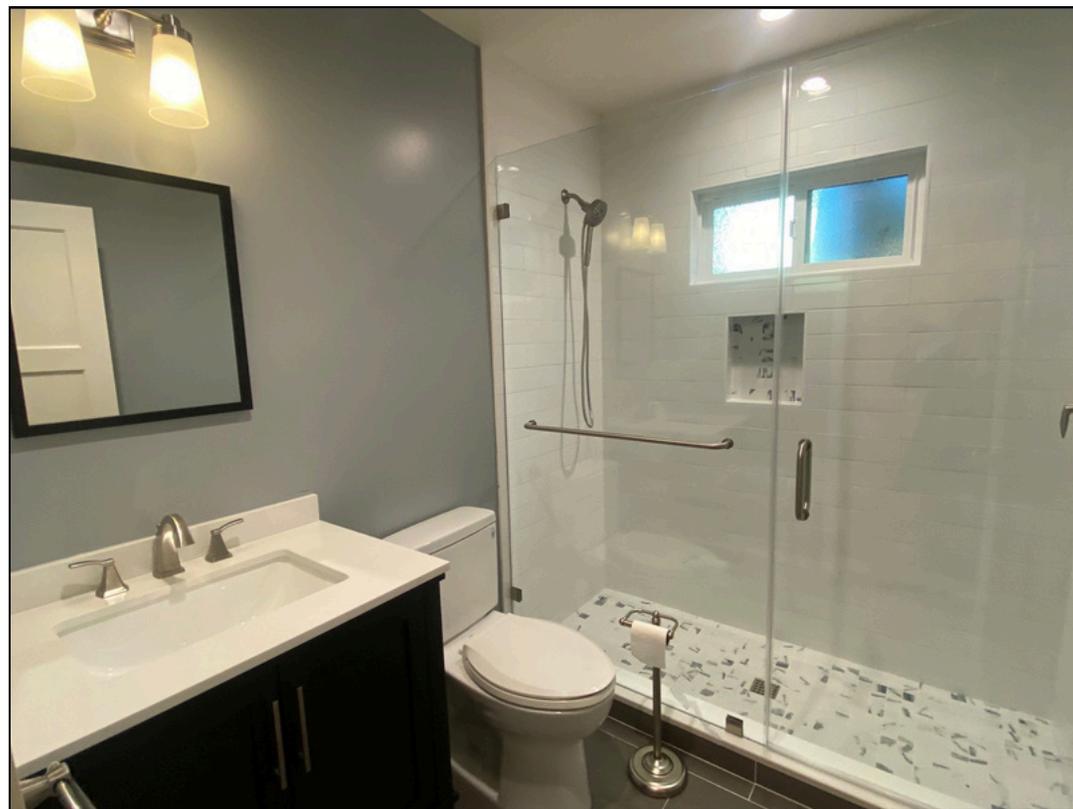
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