

3650 W Clark, Burbank 91505 STATUS: Active

LIST PRICE: \$2,149,000

Hollywood Way and Clark

LISTING ID: SR26086739

PARCEL #: 2480017027

SQFT(src): 5,856

LOT(src): 6,484/0.1489 (A)

DAM / CDAM: 0/0

SLC: Standard

GROSS EQUITY:

PRESENT LOANS AMOUNT:

HAVE:

COUNTY: Los Angeles



DESCRIPTION

Discover an exceptional investment opportunity in the heart of Magnolia Park, one of Burbank's most sought-after neighborhoods - close to Whitnall Highway Park and 1 block away from highly rated Roosevelt Elementary School. This well-maintained 5-unit building offers spacious, oversized units in a desirable all-electric property, ideal for modern, efficient living. Tenants enjoy the convenience of off-street parking along with close proximity to major studios, making this location especially appealing to entertainment professionals. Just moments away, Magnolia Park's vibrant mix of popular restaurants, charming cafés, and unique boutique shops creates a lively, walkable community atmosphere. Renowned local favorites like Porto's Bakery are nearby, adding to the area's strong tenant appeal. With easy access to public transportation and major commuter routes, this property combines comfort, convenience, and long-term rental demand. Whether you're expanding your portfolio or securing a stable income-producing asset, this Magnolia Park gem delivers on location, lifestyle, and value.

EXCLUSIONS:

INCLUSIONS:

AREA: 610 - Burbank

SUB TYPE: APT/A

LEVELS: Two

SENIOR COMMUNITY?: No

SQFT STUDIO AVG:

ENTRY/LEVEL: 1/1

NUMBER OF UNITS TOTAL: 5

RENT CONTROL?: Yes

SQFT 1 BED AVG:

ENTRY LOCATION: 1

NUMBER OF BUILDINGS TOTAL: 1

FENCE?:

SQFT 2 BED AVG:

UTILITIES: Electricity

PROPERTY ATTACHED?: Yes

SEWER: Public Sewer

SQFT 3 BED AVG:

Connected, Sewer Connected, Water Connected

YEAR BUILT(src): 1964 (ASR)

PROBATE AUTHORITY:

PRICE PER SQFT: \$366.97

ANALYSIS

GROSS SCHEDULE INCOME: \$153,600
VACANCY ALLOWANCE \$/:%: /
GROSS OPERATING INCOME:
OPERATING EXPENSE \$/:%: \$44,328/
NET OPERATING INCOME: \$109,272
LAND DOLLAR VALUE \$/:%: /

GROSS SPENDABLE INCOME:
LOAN PAYMENT(ANNUAL):
GROSS MULTIPLIER: 14
CAP RATE:
IMPROVEMENTS TOTAL \$/:%: /
PERSONAL PROPERTY \$/:%: /

INCOME

NUMBER OF RENTED GARAGES:
GARAGE RENTAL RATE:
GARAGES RENTAL INCOME:
OTHER INCOME 1:
OTHER INCOME 2:

LAUNDRY INCOME:
LAUNDRY INCOME OWN/LEASE?:
INCOME OTHER DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: \$43,440
ELECTRIC: \$1,476
GAS: \$0
LICENSES:
FURNITURE REPLACEMENT:
TRASH: \$3,468
CABLE TV:
OTHER EXPENSE:

GARDENER: \$1,440
INSURANCE: \$7,968
MAINTENANCE:
WORKMAN'S COMP:
PROFESSIONAL MANAGEMENT: \$0
WATER/SEWER: \$1,488

OTHER EXPENSE DESCRIPTION:

TERMS

POSSESSION: Close Of Escrow
LISTING TERMS: Cash, Cash to New Loan, Conventional
FINANCIAL INFO AS OF:

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

Table with columns: UNITS, BEDS, BATHS, GARAGE, FURNISHED?, ACTUAL RENT, TOTAL RENT, PRO FORMA, # OF UNITS WITH SEPARATE ELECTRIC, GAS METERS, WATER METERS. Rows 1-5.

INTERIOR

FIREPLACE: None
COOLING: Central Air
HEATING: Central

ROOM TYPE: INTERIOR:

FLOORING: ACCESSIBILITY:

APPLIANCES: Electric Oven, Electric Range
LAUNDRY: Community

EXTERIOR

POOL: None
CONSTR MTRLS:
VIEWS: Neighborhood
EXTERIOR:

SPA: None
DOORS:
WINDOWS:
DIRECTION FACES: Northeast
FENCING:

ARCH STYLE: Traditional
FOUNDATION DTLS:
PROP CONDITION: Turnkey
OTHER STRUCTURES:
SECURITY:

ROOF: Flat
LOT: 0-1 Unit/Acre, Landscaped
COMMON WALLS: 2+ Common Walls
COMMUNITY: Sidewalks, Storm Drains, Street Lights
DISCLOSURES: Rent Control

GARAGE AND PARKING

UNCOVERED SPACES:
PARKING: **Carpport, Garage**

PARKING TOTAL: **5**

GARAGE SPACES: **2**

CARPORNT SPACES: **3**

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

LAND

LAND LEASE?: **No**
COMMON INTEREST: **None**
ZONING:
TAX LOT: **166**
TAX BLOCK:
TAX TRACT #: **9666**

LAND LEASE AMOUNT:
ASSESSMENTS:
ELEVATION:
LOT SIZE DIM:

HOA NAME:
HOA NAME 2:
HOA NAME 3:
HOA PHONE:
SUBDIVISION:
BUILDER NAME:

HOA FEE: **\$0**
HOA FEE 2:
HOA FEE 3:
BUILDER MODEL:
TAX TRACT:

LISTING

BAC:
BAC REMARKS:
DUAL/VARI. COMP?: **No**

LIST AGRMT: **Exclusive Right To Sell**
INTERNET?/ADDRESS?: **Yes/Yes**

LIST SERVICE: **Full Service**
AD NUMBER:
INTERNET, AVM?/COMM?:
Yes/Yes

LIST CONTRACT DT: **04/22/26**
ON MARKET DATE: **04/22/26**
MOD TIMESTAMP: **04/23/26**
EXPIRED DATE: **10/22/26**

CONTINGENCY:
PRIVATE REMARKS:

Owner will be doing a 1031 exchange. Buyer to cooperate. Drive by only. Insoection with accepted offer only. Sold AS-IS. No repairs or credits will be given. Listed rents are as of 6/1/26.

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Bill Toth**
SHOW CONTACT PHONE: **8184342110**
SHOWING INSTRUCTIONS: **drive by only. Please do not go on property.**
DIRECTIONS: **Hollywood Way and Clark**

LOCK BOX LOCATION:
LOCK BOX DESCRIPTION: **None**

OWNER'S NAME:

AGENT

LISTING AGENT: **Bill Toth**
CO-LISTING AGENT:

LISTING AGENT State Lic.: **01023622**
CO-LISTING AGENT State Lic.:

LISTING AGENT MLS ID: **F154536190**
CO-LISTING AGENT MLS ID:

CONTACT PRIORITY

1.LO PHONE: **818-569-0210**
2.LA CELL: **818-434-2110**
3.LA DIRECT: **818-569-0210**
4.LA TOLL FREE: **1877ASKTOTH**
5.LA VOICEMAIL: **818-569-0210**
6.LA EMAIL: **bill@billtoth.com**

OFFICE

LIST OFFICE: **First Class Real Estate**
LIST OFFICE PH: **818-569-0210Ext:0**

LIST OFFICE State Lic.: **01519420**
LIST OFFICE FAX: **818-569-3713**

LIST OFFICE MLS ID: **F8479001**

CO-LIST OFFICE:
CO-LIST OFFICE PH:

CO-LIST OFFICE State Lic.:
CO-LIST OFFICE FAX:

CO-LIST OFFICE MLS ID: