



**216 SOUTH GLENWOOD PLACE**  
**BURBANK, CA 91506**

 **BHGRE**  
**COMMERCIAL<sup>SM</sup>**



# Property Stats

**3,500**  
**Sq.Ft.**

BUILDING SIZE

**8,557**  
**Sq. Ft.**

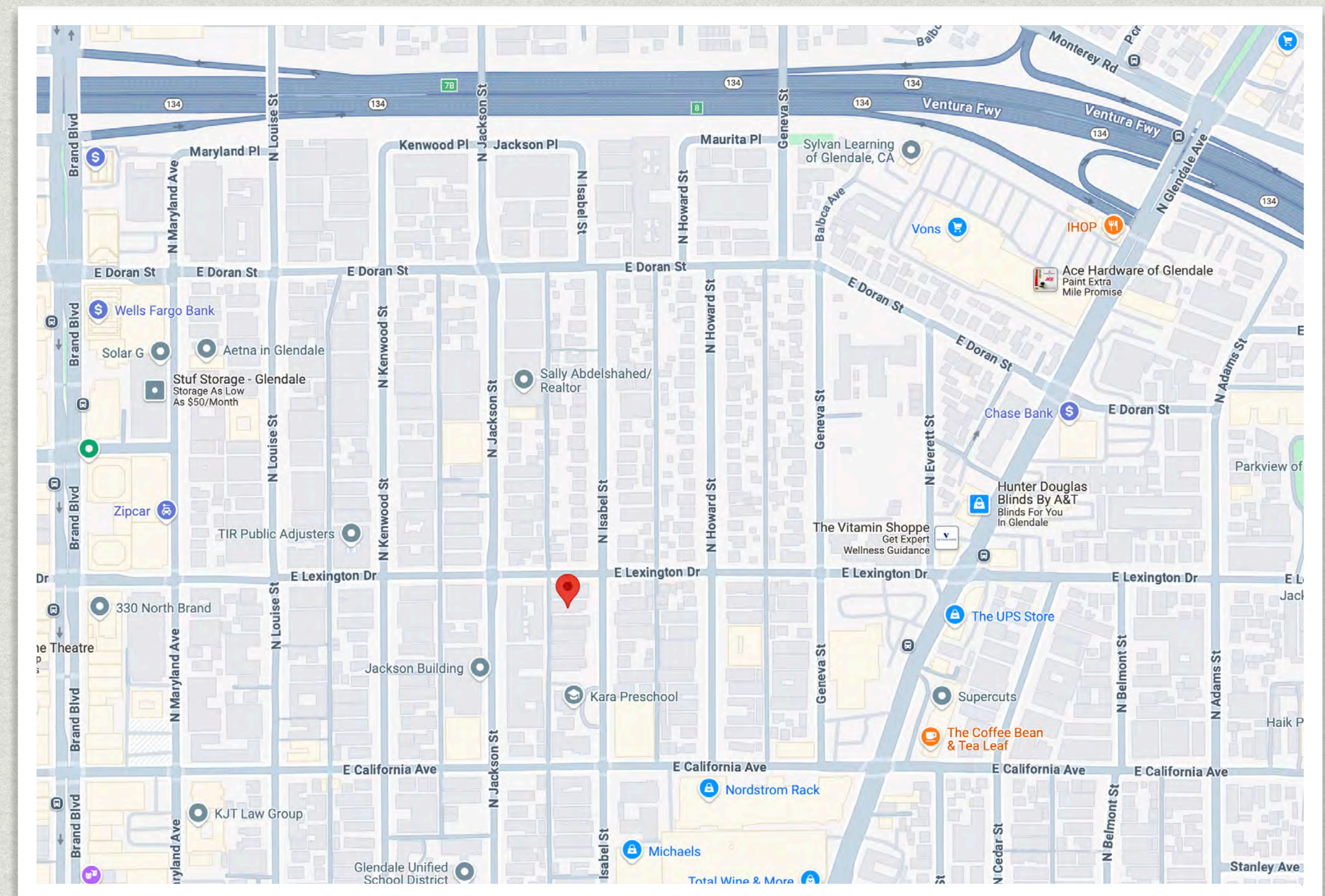
LOT SIZE

**6 Units**

MULTI-FAMILY  
APARTMENT COMPLEX

**100%**

PERCENTAGE  
OCCUPIED





# Property Description



Prime Investment Opportunity in Burbank! Welcome to 216 South Glenwood Place, a well-maintained 6-unit multifamily property located in a highly desirable Burbank neighborhood. Situated on a quiet, tree-lined street just minutes from studios, Magnolia Park, and top-rated schools, this rare offering presents an ideal opportunity for investors seeking strong rental income in a stable, high-demand market. The property consists of six thoughtfully designed units—(5) one-bedroom/one-bath and (1) two-bedroom/one-bath apartments, complete both garage parking and outdoor parking spaces. Total building square footage of 3500 is situated on an 8562 lot. Tenants enjoy shared amenities including on-site laundry facilities, a spacious courtyard with mature landscaping. The property also offers separate gas and electric meters, providing ease of management and cost efficiency for the owner. With long-term upside potential, steady occupancy history, and located in a non-rent controlled city, this is a turnkey addition to any investor's portfolio. Zoned R-3 and located in one of the most sought-after rental markets in Los Angeles County, 216 South Glenwood Place combines immediate income with long-term growth potential. Don't miss this rare chance to own a premier multifamily asset in the heart of Burbank!





# Property Overview

<b>THE PROPERTY:</b>	Address:	216 S. Glenwood Place, Burbank, CA 91506
	APN:	2446-028-013
	# of Units:	6
	# of Buildings:	6
	Unit Mix:	(1) 2 bed/1 bath, (5) 1 bed/1bath
	Year Built:	1953
	Building Size:	3500
	Lot Size:	8557
	Zoning:	BUR3*
<b>THE OFFERING:</b>	Rent Control:	No
	List Price:	\$1,850,000
	Cap Rate:	6.74
	GRM:	14.49
	Price Per Unit:	370,000
	Price Per Square Foot:	528.57
<b>UTILITIES:</b>	Water:	1
	Electric:	7
	Gas:	6
<b>AMENITIES:</b>	Laundry:	Community
	Parking:	(6) Garage (5) Uncovered





# Financial Breakdown

		Bed	Bath	Monthly Rent	Annual Rent
<b>RENT ROLL:</b>	Unit 1	2	1	\$2,350.00	\$28,200.00
	Unit 2	1	1	\$1,800.00	\$21,600.00
	Unit 3	1	1	\$1,997.00	\$23,964.00
	Unit 4	1	1	\$1,850.00	\$22,200.00
	Unit 5	2	1	\$1,292.00	\$15,504.00
	Unit 6	2	1	\$1,351.00	\$16,212.00
				\$10,640.00	\$127,680.00



		Annual Expense
<b>EXPENSES:</b>	Electric:	\$291.00
	Gas:	\$277.00
	Trash:	\$3,258.00
	Water / Sewer	\$2,463.00
	Gardens	\$1,200.00
	Insurance	\$6,501.00
	Pest Control	\$828.00
	Taxes:	\$8,137.00
		\$22,955.00





# Location Highlights



- **Media Capital of the World**

Burbank is home to major studios including Warner Bros., Disney, NBCUniversal, and Netflix, making it a powerhouse for jobs in entertainment and media production.

- **Robust Local Economy**

With over 150,000 jobs in a city of around 100,000 residents, Burbank has a strong employment-to-population ratio that supports consistent housing demand.

- **Excellent Connectivity**

Easy access to the 5, 134, and 101 freeways, plus Burbank Airport (Hollywood Burbank Airport), offers unmatched convenience for commuters and travelers.

- **Top-Rated Schools & Public Services**

The Burbank Unified School District is highly regarded, and the city is known for its low crime rates, clean streets, and efficient public services.

- **Charming Downtown & Retail Amenities**

Downtown Burbank offers a walkable, lively atmosphere with restaurants, shops, and entertainment options – a draw for young professionals and creatives.

- **High Tenant Retention**

With a shortage of rental units and a preference for long-term renters, Burbank continues to be one of Southern California's most stable multifamily markets.





# For More Information:



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