

515 E ELMWOOD AVENUE

BURBANK, CALIFORNIA 91501

Marcus & Millichap
THE RAYMUNDO GROUP

\$9,100,000 | 24 MULTIFAMILY UNITS

ALL TWO BEDROOM UNITS CONSTRUCTED IN 1987 | ATTRACTIVE 5.72% CAP RATE WITH RENT UPSIDE
PRIME BURBANK LOCATION NORTH OF GLENOAKS BOULEVARD, IN BURBANK FOOTHILLS NEAR BURBANK TOWN CENTER
BURBANK ALLOWS HIGHER ANNUAL RENT INCREASES AND SUPERIOR LANDLORD PRIVILEGES
COMPARED TO LA CITY RENT CONTROL

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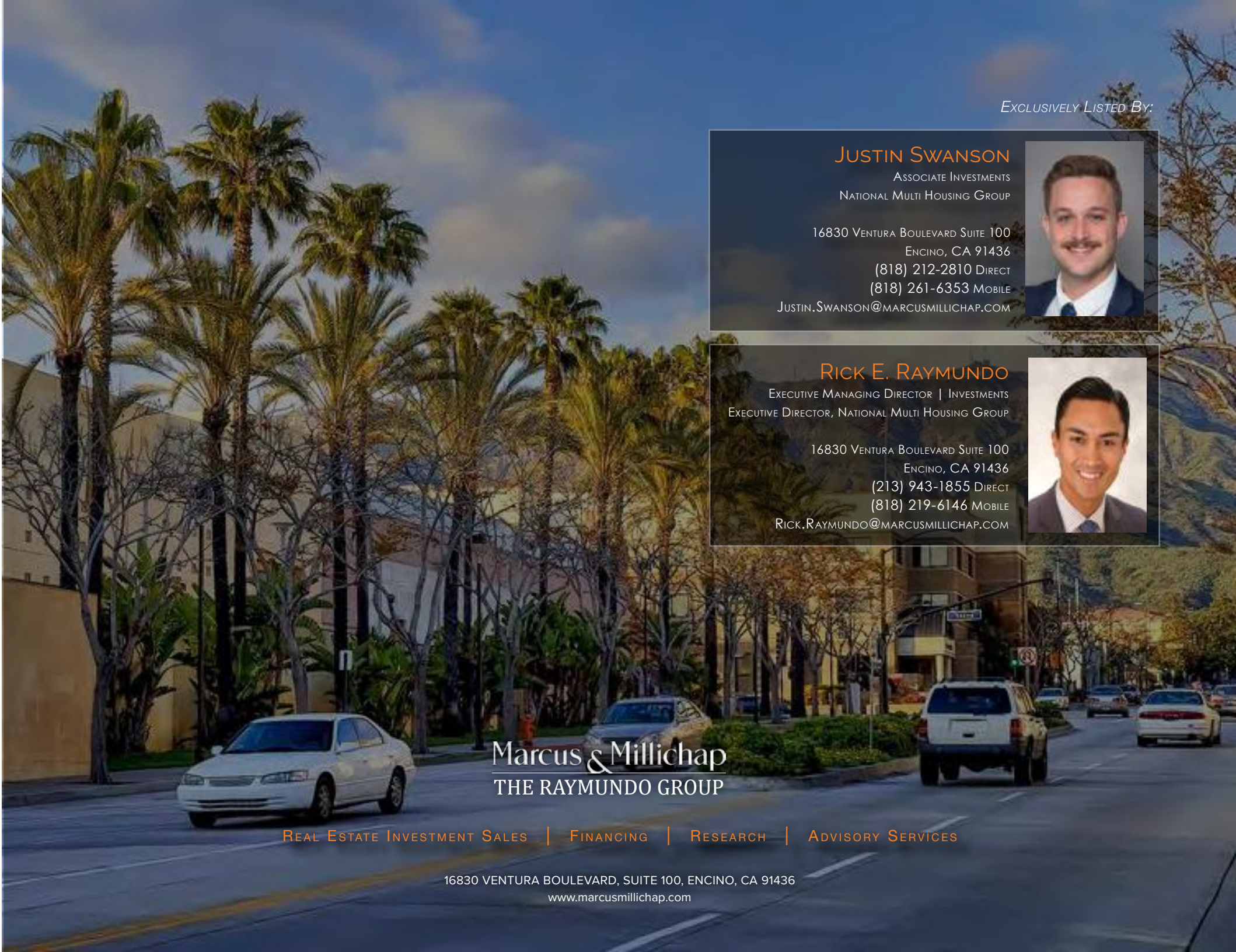
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TABLE OF CONTENTS

SECTION 1	INVESTMENT OVERVIEW
SECTION 2	LOCATION OVERVIEW
SECTION 3	PRICING AND FINANCIAL ANALYSIS
SECTION 4	PROPERTY DESCRIPTION
SECTION 5	SALES COMPARABLES
SECTION 6	RENT COMPARABLES

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INVESTMENT OVERVIEW

Marcus & Millichap

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INVESTMENT HIGHLIGHTS

- All Two Bedroom/Two Bathroom Units
Constructed in 1987 in Prime Burbank Foothills Location, North of Glenoaks Boulevard
- Attractive 5.72% CAP Rate with Rent Upside
- Not Subject to Los Angeles Rent Control --
Burbank's Proposed Rent Legislation Allows for Higher Rent Increases and is More Favorable to Owners When Compared to LA City
- Full Copper Plumbing and Central Air/Heat for All Units
- Large Semi-Subterranean Parking Garage with Two Spaces per Unit
- Marketed for Sale for First Time in Over 33 Years
- Only One Mile from Burbank Town Center Shopping Mall
- Convenient Access to Several Major Studio Employers – Walt Disney Imagineering, Disney Studios, Warner Bros. Studios, Universal Studios, Dreamworks Animation, and Nickelodeon Studios
- Considered “Very Walkable” with a Walk Score of 81



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 515 E Elmwood Avenue, a 24-unit multifamily property in Burbank, CA. Constructed in 1987, the property consists entirely of two bedroom/two bathroom units. Situated north of Glenoaks Boulevard in the foothills of the Verdugo Mountains, the property allows tenants convenient access to Downtown Burbank and the Burbank Town Center shopping mall.

Due to the fact that the property is subject only to Burbank's local rent ordinance, a new owner may be able to recapture the rent upside and keep pace with improving rent growth via higher allowable rent increases, when compared with other assets subject to Los Angeles rent control.

An investor can enjoy additional income via the landlord-owned laundry facilities as well as pet rent collected from tenants.

Dubbed the “Media Capital of the World,” the city of Burbank is home to a vast contingent of entertainment employers, which allows tenants convenient commutes to studios. Notable media production campuses in and around Burbank include Disney Studios, Walt Disney Imagineering, Warner Bros. Studios, Universal Studios, Nickelodeon Studios, Cartoon Network, and Dreamworks Animation.



515 E Elmwood Avenue

Burbank, CA 91501

\$9,100,000

LISTING PRICE

\$379,167

PRICE/UNIT

\$388

PRICE/SF

5.72%

CAP RATE - CURRENT

11.92

GIM - CURRENT

6.48%

CAP RATE - PRO FORMA

10.86

GIM - PRO FORMA

THE OFFERING

Price	\$9,100,000
Down Payment	35% / \$3,185,000
Price/Unit	\$379,167
Price/SF	\$388
Number of Units	24
Rentable Square Feet	23,440 SF
Number of Buildings	1
Number of Stories	3
Year Built	1987
Lot Size	18,295 SF

VITAL DATA

CAP Rate - Current	5.72%
GIM - Current	11.92
Net Operating Income - Current	\$520,667
Net Cash Flow After Debt Service - Current	6.13% / \$195,342
CAP Rate - Pro Forma	6.48%
GIM - Pro Forma	10.86
Net Operating Income - Pro Forma	\$589,781
Net Cash Flow After Debt Service - Pro Forma	8.30% / \$264,456

PROPERTY DETAILS

THE OFFERING

Property Address:	515 E Elmwood Avenue Burbank, CA 91501
Assessor's Parcel Number:	5621-025-049
Zoning:	BUR4

SITE DESCRIPTION

Number of Units:	24
Number of Buildings:	1
Number of Stories:	3
Year Built:	1987
Rentable Square Feet:	23,440 SF
Lot Size:	18,295 SF
Type of Ownership:	Fee Simple

CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Concrete
Roof:	Flat



OFFERING PRICE:
\$9,100,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents.

UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
24	2 Bdr 2 Bath	925
24	TOTAL	23,440

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LOCATION OVERVIEW

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BURBANK, CALIFORNIA

The epicenter of Hollywood's entertainment industry—and one of the LA area's best places to live.

EXCITING • ENTERTAINMENT • GREAT LOCATION • UPSCALE • DINING • SHOPPING • TOURISM



Located between La Tuna Canyon Park and the iconic Griffith Park, Burbank houses some of the biggest heavy-hitters in Hollywood. Burbank is home to Walt Disney Studios and Warner Brothers Studios. Soundstages and backlots are on the south side of town, and companies representing every aspect of media production from cameras to catering have set up shop in town. Drove of industry professionals live in Burbank for the convenient access to their workplaces. However, you certainly don't have to be in the industry to enjoy Burbank because this SoCal town has more than enough to offer.

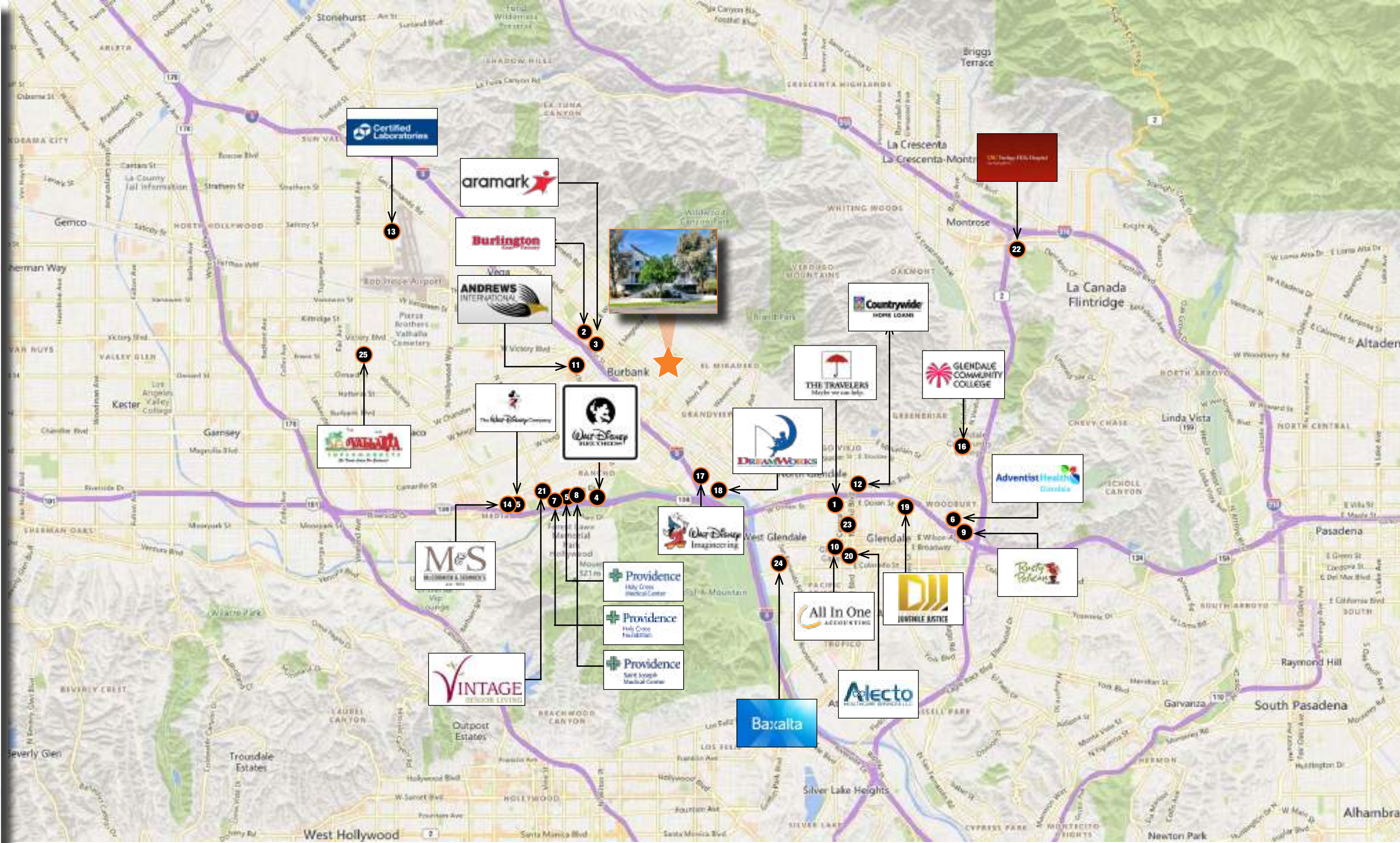
For residents, the vibe in Burbank is relaxed and bohemian. You'll find locals hiking along Wildwood Canyon Trailhead or enjoying an outdoor concert at the Starlight Bowl. A world-class selection of dining caters to the tastes of the populace from indulgent potato balls at the renowned Porto's Bakery and Café to classic Californian cuisine paired with awe-inspiring views at Castaway Burbank. Go to Magnolia Park for eclectic clothing stores and cozy coffee shops filled with writers typing their next screenplay. Galleries, museums, live theatre, and concerts of every description inject high culture into the community. Just minutes from Hollywood and other SoCal destinations, you'll have access to a range of amenities.



MAJOR EMPLOYERS

	Employees
1 Travelers Insurance Company	5,037
2 Burlington Coat Factory	4,187
3 Aramark LLC	4,180
4 Walt Disney Records	2,990
5 Providence Holy Cross Medical Center	2,561
6 Glendale Adventist Medical Center	2,550
7 Providnce Holy Cross Foundation	2,000
8 Providence Saint Joseph Medical Center	2,000
9 Rusty Pelican Restaurants Inc	1,983
10 All In One Inc	1,904
11 Andrews International Inc	1,700
12 Countrywide Home Loans Inc	1,567
13 Certified Laboratories LLC	1,503
14 McCormick & Schmick Holdings	1,433
15 Walt Disney Company	1,381
16 Glendale Community College	1,180
17 Walt Disney Imagineering	1,011
18 Dreamworks Animation	975
19 Juvenile Justice Division California Youth Authority	903
20 Alecto Healthcare Services LLC	900
21 Vintage Senior Management Inc	832
22 USC Verdugo Hills Hospital LLC	750
23 International Business Machine Corporation	700
24 Baxalta US Inc	681
25 Vallarta Food Enterprises Inc	613

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	40,643	153,618	453,611
2024 Estimate			
Total Population	40,610	153,024	450,763
2020 Census			
Total Population	42,195	158,014	463,538
2010 Census			
Total Population	42,328	152,128	449,413
Daytime Population			
2024 Estimate	49,115	375,823	675,085
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	17,528	64,294	191,870
2024 Estimate			
Total Households	17,414	63,766	189,854
Average (Mean) Household Size	2.4	2.4	2.4
2020 Census			
Total Households	17,257	63,042	187,093
2010 Census			
Total Households	16,696	59,418	175,885
Growth 2024-2029	0.7%	0.8%	1.1%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	18,261	67,188	201,156
2024 Estimate	18,132	66,618	198,982
Owner Occupied	4,344	23,990	68,193
Renter Occupied	13,054	39,740	121,639
Vacant	719	2,852	9,128
Persons in Units			
2024 Estimate Total Occupied Units	17,414	63,766	189,854
1 Person Units	31.9%	30.8%	32.9%
2 Person Units	32.2%	32.2%	31.6%
3 Person Units	16.4%	16.5%	15.6%
4 Person Units	13.7%	14.0%	12.6%
5 Person Units	4.2%	4.4%	4.7%
6+ Person Units	1.6%	2.1%	2.6%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	10.8%	15.3%	14.7%
\$150,000-\$199,999	9.1%	10.6%	10.1%
\$100,000-\$149,999	15.7%	18.5%	18.1%
\$75,000-\$99,999	11.1%	11.9%	12.3%
\$50,000-\$74,999	12.7%	12.6%	12.9%
\$35,000-\$49,999	9.2%	8.0%	8.6%
\$25,000-\$34,999	7.9%	6.3%	6.4%
\$15,000-\$24,999	9.5%	6.5%	6.4%
Under \$15,000	14.0%	10.3%	10.6%
Average Household Income	\$102,028	\$119,819	\$115,058
Median Household Income	\$78,495	\$93,458	\$90,785
Per Capita Income	\$41,853	\$49,112	\$48,416
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	40,610	153,024	450,763
Under 20	17.6%	18.6%	18.3%
20 to 34 Years	22.2%	21.1%	22.8%
35 to 39 Years	8.4%	8.1%	8.3%
40 to 49 Years	13.2%	13.8%	13.8%
50 to 64 Years	19.2%	19.9%	19.7%
Age 65+	19.5%	18.6%	17.1%
Median Age	43.0	42.0	41.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	31,302	116,551	342,797
Elementary (0-8)	7.2%	4.8%	6.5%
Some High School (9-11)	5.0%	3.8%	4.8%
High School Graduate (12)	21.5%	19.6%	18.3%
Some College (13-15)	19.4%	19.9%	17.8%
Associate Degree Only	10.7%	9.8%	9.1%
Bachelor's Degree Only	23.4%	28.2%	29.2%
Graduate Degree	12.8%	14.0%	14.4%
Population by Gender			
2024 Estimate Total Population	40,610	153,024	450,763
Male Population	52.0%	51.5%	50.9%
Female Population	48.0%	48.5%	49.1%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DEMOGRAPHICS SUMMARY



POPULATION

In 2024, the population in your selected geography is 450,763. The population has changed by 0.30 percent since 2010. It is estimated that the population in your area will be 453,611 five years from now, which represents a change of 0.6 percent from the current year. The current population is 50.9 percent male and 49.1 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 39.0. The population density in your area is 5,738 people per square mile.



HOUSEHOLDS

There are currently 189,854 households in your selected geography. The number of households has changed by 7.94 percent since 2010. It is estimated that the number of households in your area will be 191,870 five years from now, which represents a change of 1.1 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2024, the median household income for your selected geography is \$90,785, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 59.90 percent since 2010. It is estimated that the median household income in your area will be \$105,129 five years from now, which represents a change of 15.8 percent from the current year.

The current year per capita income in your area is \$48,416, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$115,058, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 237,241 people in your selected area were employed. The 2010 Census revealed that 70 of employees are in white-collar occupations in this geography, and 13.6 are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



HOUSING

The median housing value in your area was \$962,292 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 68,291.00 owner-occupied housing units and 107,595.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 42.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 9.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.9 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 23.2 percent in the selected area compared with the 19.7 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT




81 WALK SCORE
"VERY WALKABLE"
Most errands can be accomplished on foot.



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PRICING & FINANCIAL ANALYSIS

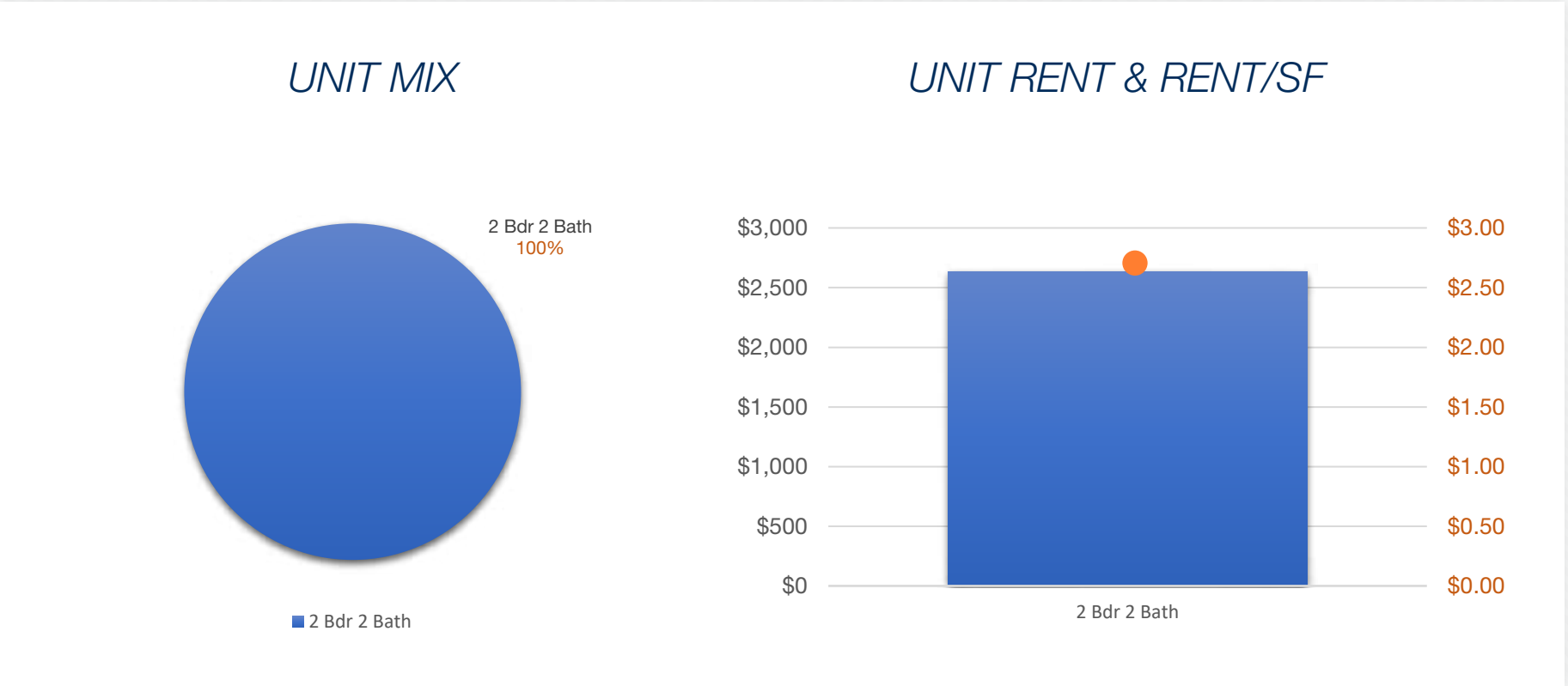
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
24	2 Bdr 2 Bath	925	\$1,601-\$2,750	\$2.85	\$63,295	\$2,895	\$3.13	\$69,480
24	TOTAL	23,440			\$63,295			\$69,480



INCOME & EXPENSES

INCOME	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$759,540	\$31,648	\$833,760	\$34,740
Additional Income	\$4,044	\$169	\$4,044	\$169
GROSS POTENTIAL INCOME	\$763,584	\$31,816	\$837,804	\$34,909
Vacancy/Collection Allowance (GPR)	3.0% / \$22,786	\$949	3.0% / \$25,013	\$1,042
EFFECTIVE GROSS INCOME	\$740,798	\$30,867	\$812,791	\$33,866
EXPENSES	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$99,879	\$4,162	\$99,879	\$4,162
Insurance	\$25,215	\$1,051	\$25,215	\$1,051
Utilities	\$15,443	\$643	\$15,443	\$643
Repairs & Maintenance	\$12,000	\$500	\$12,000	\$500
Trash	\$9,234	\$385	\$9,234	\$385
Management Fee	\$29,632	\$1,235	\$32,512	\$1,355
Reserves & Replacements	\$4,800	\$200	\$4,800	\$200
Landscaping	\$2,400	\$100	\$2,400	\$100
Pest Control	\$1,200	\$50	\$1,200	\$50
Unit Turnover	\$4,800	\$200	\$4,800	\$200
On-Site Payroll	\$15,528	\$647	\$15,528	\$647
TOTAL EXPENSES	\$220,131	\$9,172	\$223,011	\$9,292
Expenses per SF	\$9.39		\$9.51	
% of EGI	29.7%		27.4%	
NET OPERATING INCOME	\$520,667	\$21,694	\$589,781	\$24,574

RENT ROLL

Unit Number	Unit Type		Unit SF	Current Rent	Rent/SF
101	2 Bdr 2 Bath		925	\$2,595	\$2.81
102	2 Bdr 2 Bath		925	\$2,575	\$2.78
103	2 Bdr 2 Bath		925	\$2,550	\$2.76
104	2 Bdr 2 Bath	Vacant	925	\$2,895	\$3.13
105	2 Bdr 2 Bath		925	\$2,595	\$2.81
106	2 Bdr 2 Bath		925	\$2,555	\$2.76
107	2 Bdr 2 Bath		925	\$2,650	\$2.86
108	2 Bdr 2 Bath		925	\$2,595	\$2.81
109	2 Bdr 2 Bath		925	\$2,695	\$2.91
110	2 Bdr 2 Bath		925	\$2,650	\$2.86
111	2 Bdr 2 Bath		925	\$2,650	\$2.86
112	2 Bdr 2 Bath		925	\$2,695	\$2.91
201	2 Bdr 2 Bath		925	\$2,595	\$2.81
202	2 Bdr 2 Bath		925	\$2,750	\$2.97
203	2 Bdr 2 Bath		925	\$2,595	\$2.81
204	2 Bdr 2 Bath		925	\$2,695	\$2.91
205	2 Bdr 2 Bath		925	\$2,495	\$2.70
206	2 Bdr 2 Bath		925	\$2,625	\$2.84
207	2 Bdr 2 Bath		925	\$2,575	\$2.78
208	2 Bdr 2 Bath		925	\$2,575	\$2.78
209	2 Bdr 2 Bath		925	\$2,575	\$2.78
210	2 Bdr 2 Bath		925	\$2,595	\$2.81
211	2 Bdr 2 Bath	Manager	925	\$2,895	\$3.13
212	2 Bdr 2 Bath		925	\$2,625	\$2.84
2	Total	Vacant	925	\$2,895	
22	Total	Occupied	21,275	\$60,400	
24	Total		22,200	\$63,295	

FINANCIAL OVERVIEW

Property Details	
Location	515 E Elmwood Avenue Burbank, CA 91501
Price	\$9,100,000
Down Payment	35% / \$3,185,000
Number of Units	24
Price/Unit	\$379,167
Rentable Square Feet	23,440 SF
Price/SF	\$388
CAP Rate - Current	5.72%
CAP Rate - Pro Forma	6.48%
GRM - Current	11.92
GRM - Pro Forma	10.86
Year Built	1987
Lot Size	18,295 SF
Type of Ownership	Fee Simple
Financing	
First Trust Deed	
Loan Amount	\$5,915,000
Interest Rate	5.50%
Interest-Only Period	3 Years
Monthly Payment	\$27,110.42
Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation Representative.	

Annualized Operating Data

Income	Current	Pro Forma
Gross Potential Rent	\$759,540	\$833,760
Other Income	\$4,044	\$4,044
Gross Potential Income	\$763,584	\$837,804
Less: Vacancy / Deductions (GPR)	3.0% / \$22,786	3.0% / \$25,013
Effective Gross Income	\$740,798	\$812,791
Less: Expenses	\$220,131	\$223,011
Net Operating Income	\$520,667	\$589,781
Net Cash Flow Before Debt Service	\$520,667	\$589,781
Debt Service	\$325,325	\$325,325
Debt Coverage Ratio	1.60	1.81
Net Cash Flow After Debt Service	6.13% / \$195,342	8.20% / \$264,456
Expenses	Current	Pro Forma
Real Estate Taxes	\$99,879	\$99,879
Insurance	\$25,215	\$25,215
Utilities	\$15,443	\$15,443
Repairs & Maintenance	\$12,000	\$12,000
Trash	\$9,234	\$9,234
Management Fee	\$29,632	\$32,512
Reserves & Replacements	\$4,800	\$4,800
Landscaping	\$2,400	\$2,400
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Expenses / Unit	\$9,172	\$9,292
Expenses / SF	\$9.39	\$9.51
% of EGI	29.7%	27.4%

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PROPERTY SUMMARY

THE OFFERING

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Assessor's Parcel Number	5621-025-049
Zoning	BUR4

SITE DESCRIPTION

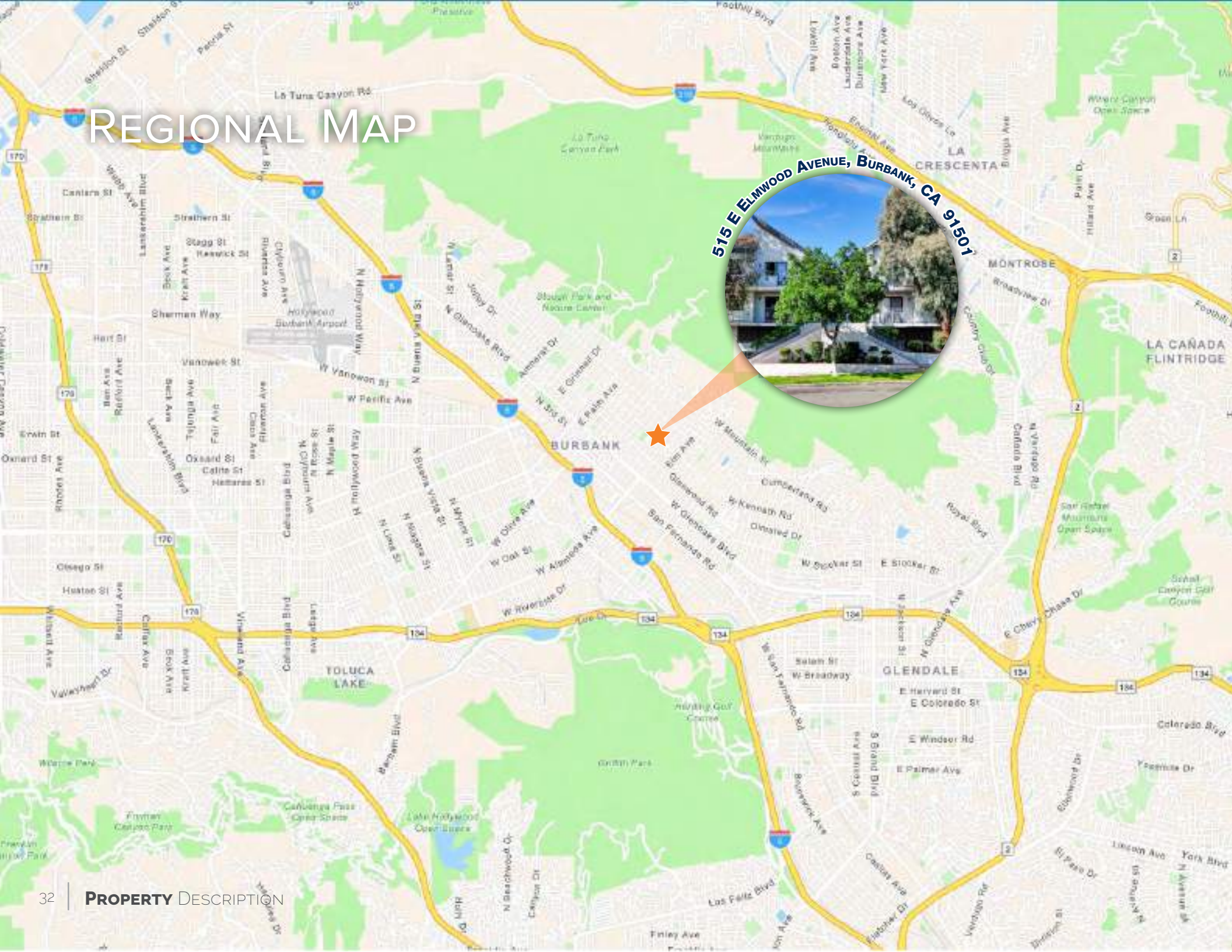
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Number of Buildings	1
Number of Stories	3
Year Built	1987
Rentable Square Feet	23,440 SF
Lot Size	18,295 SF
Type of Ownership	Fee Simple

CONSTRUCTION

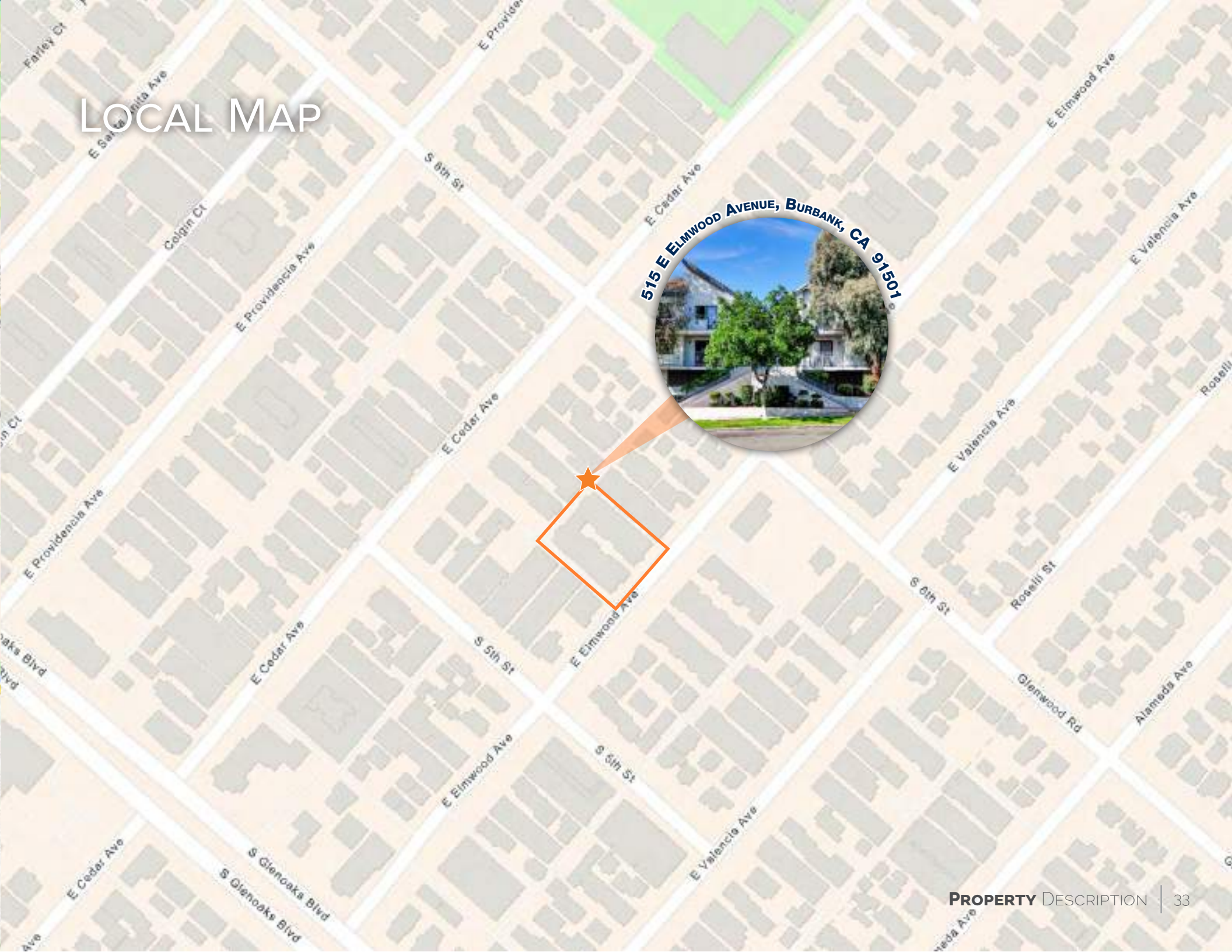
Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat

AERIAL PHOTO



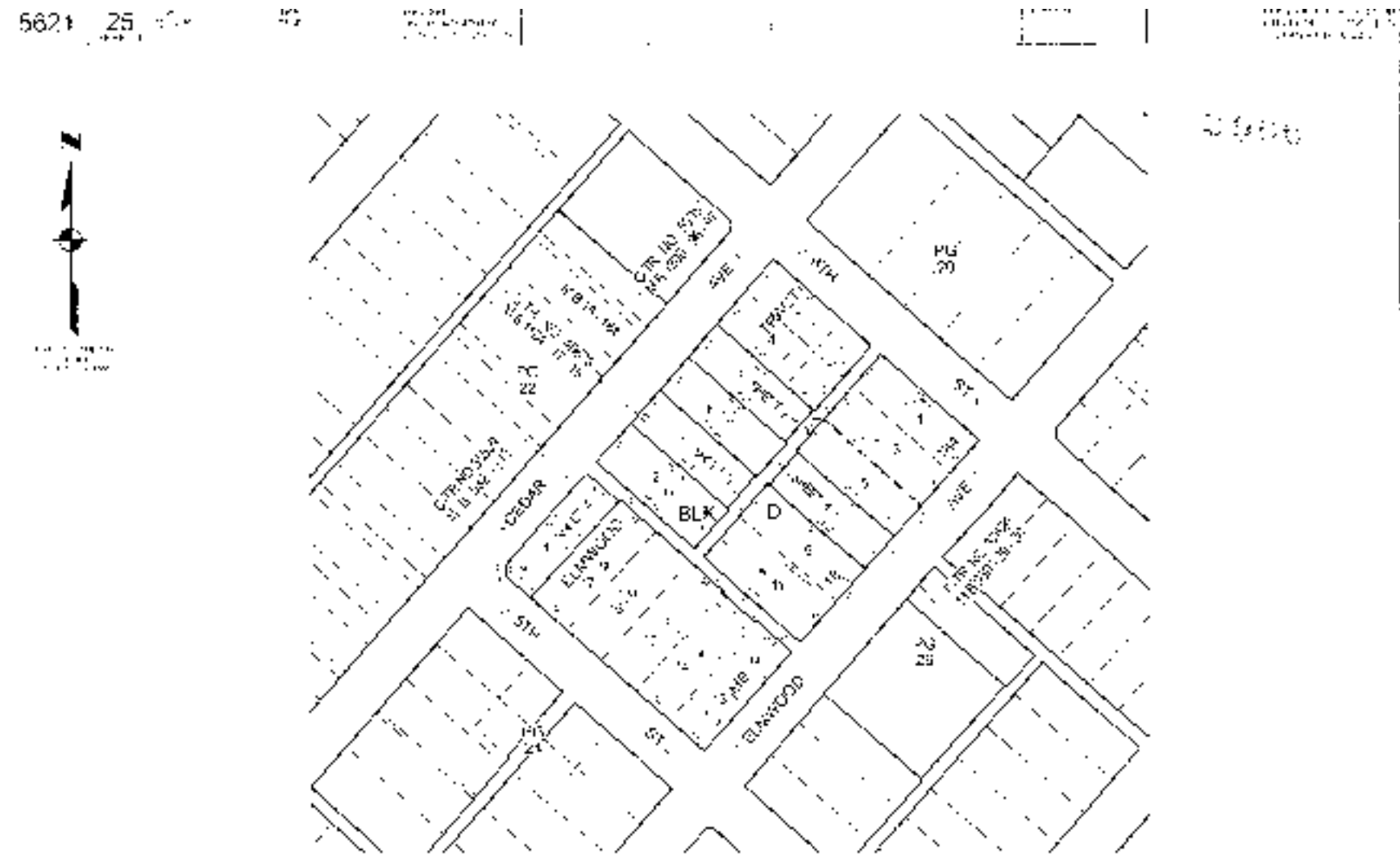


REGIONAL MAP

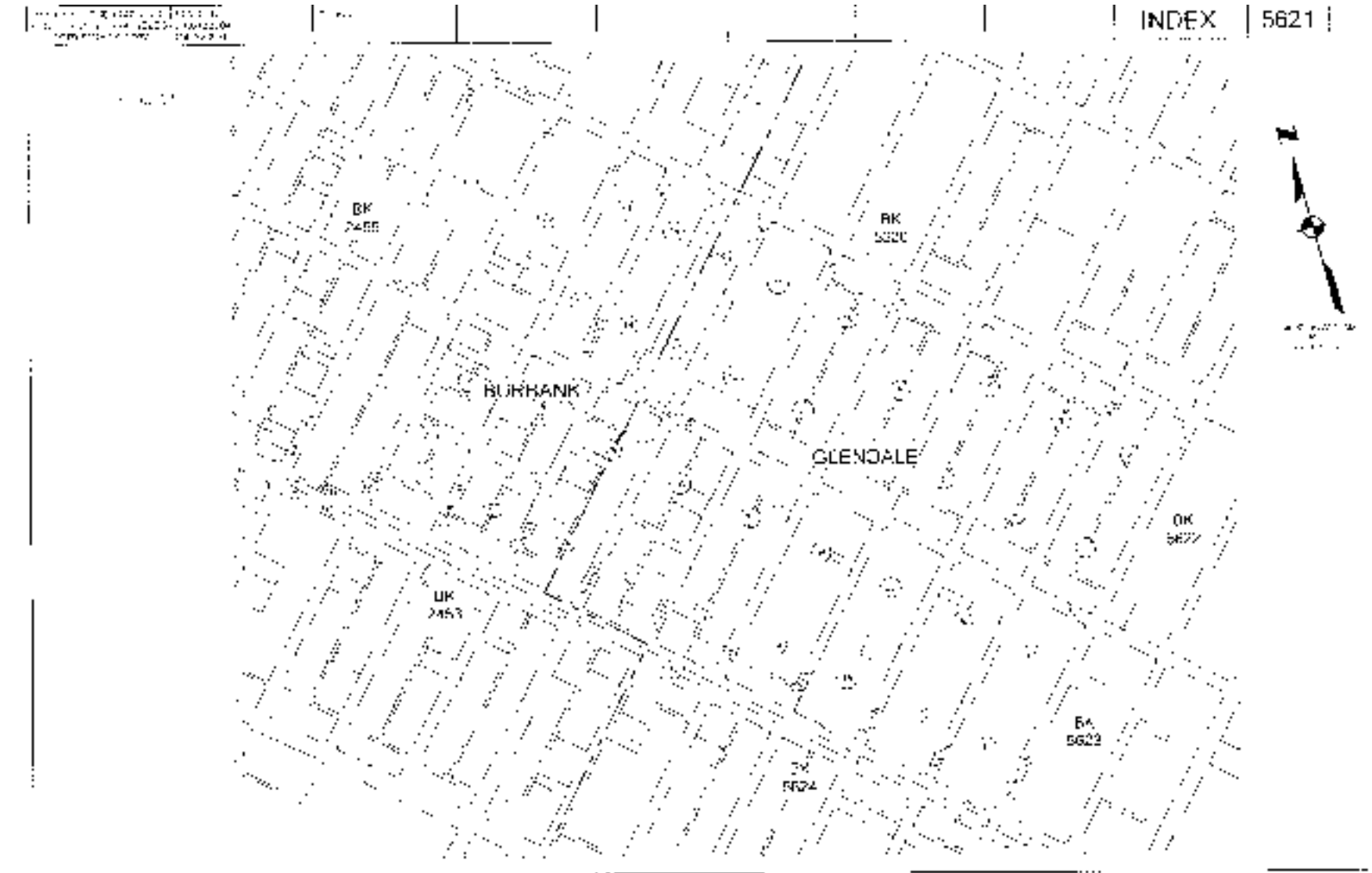


LOCAL MAP

PARCEL MAP



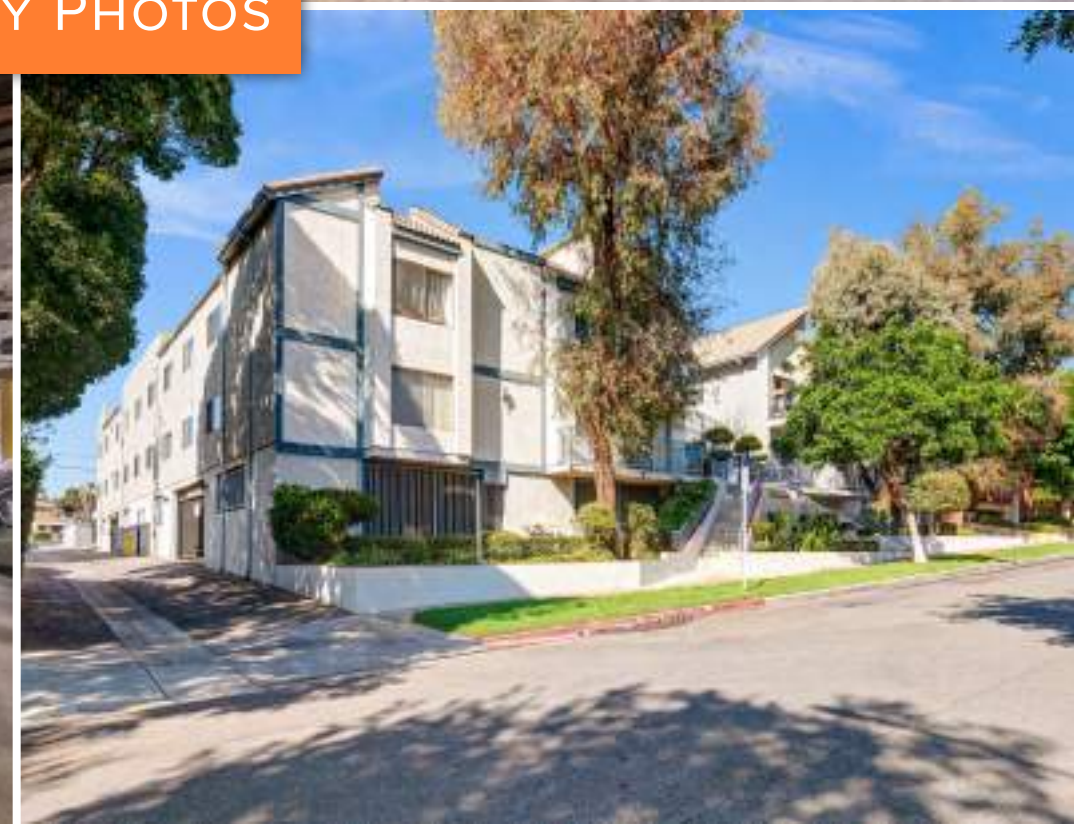
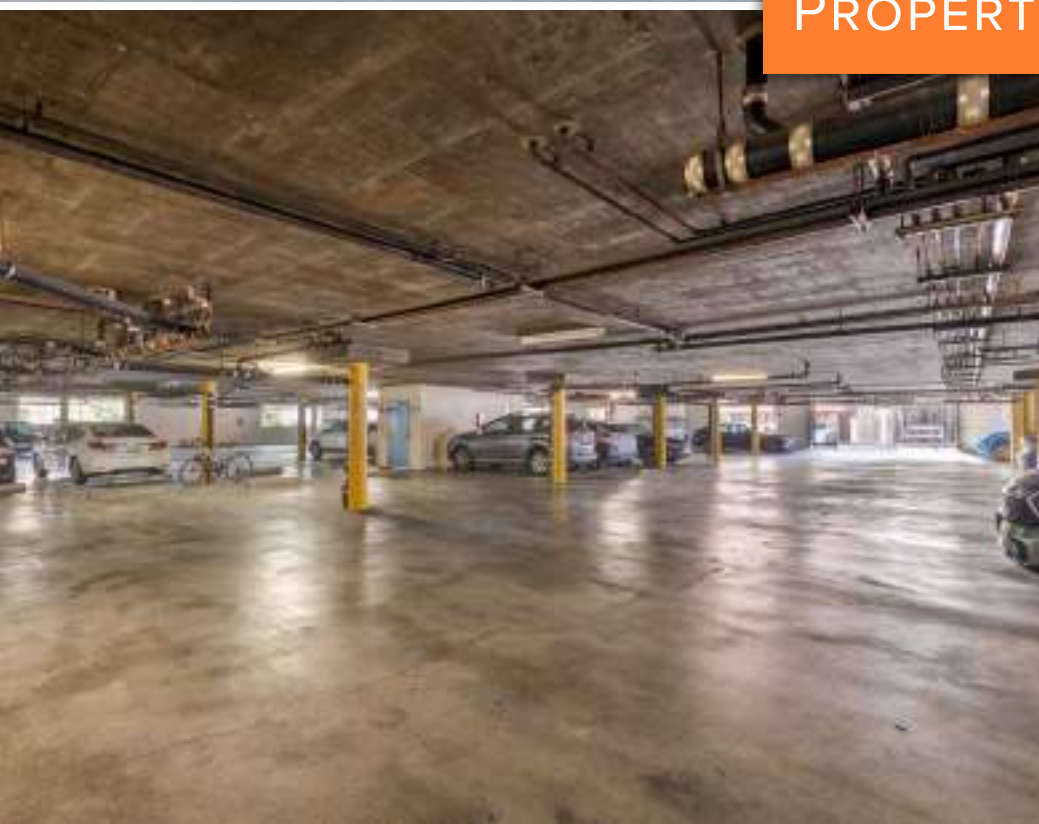
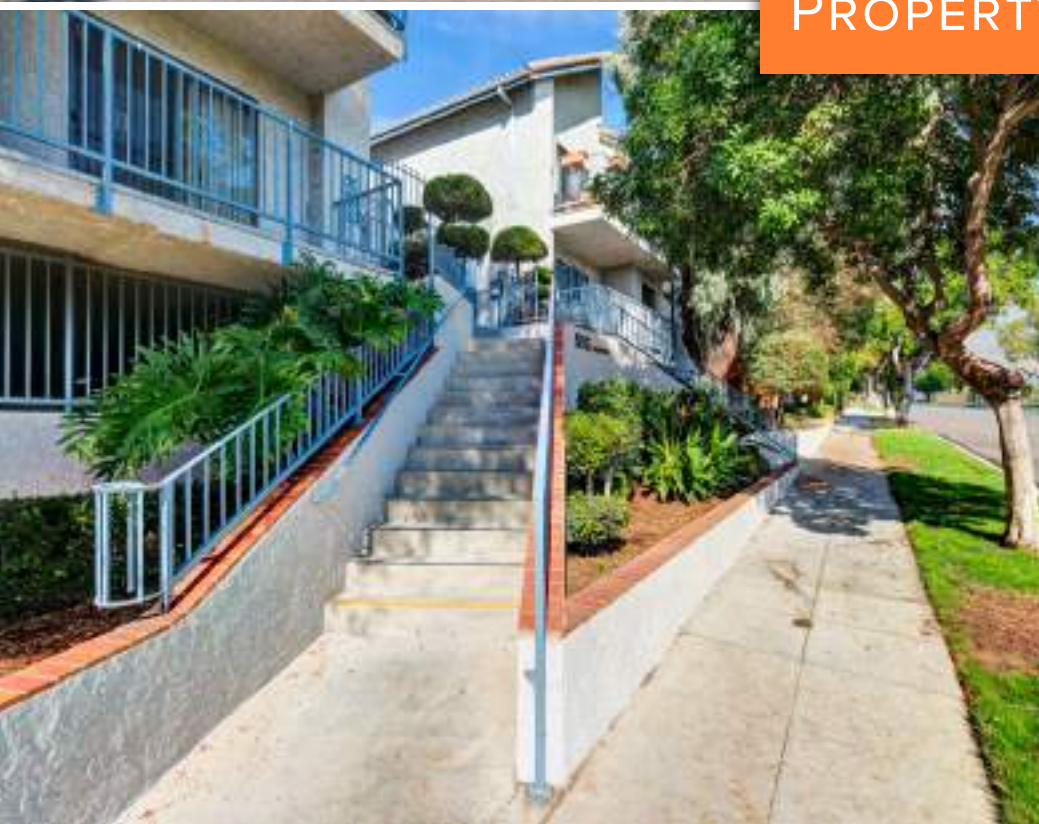
INDEX MAP

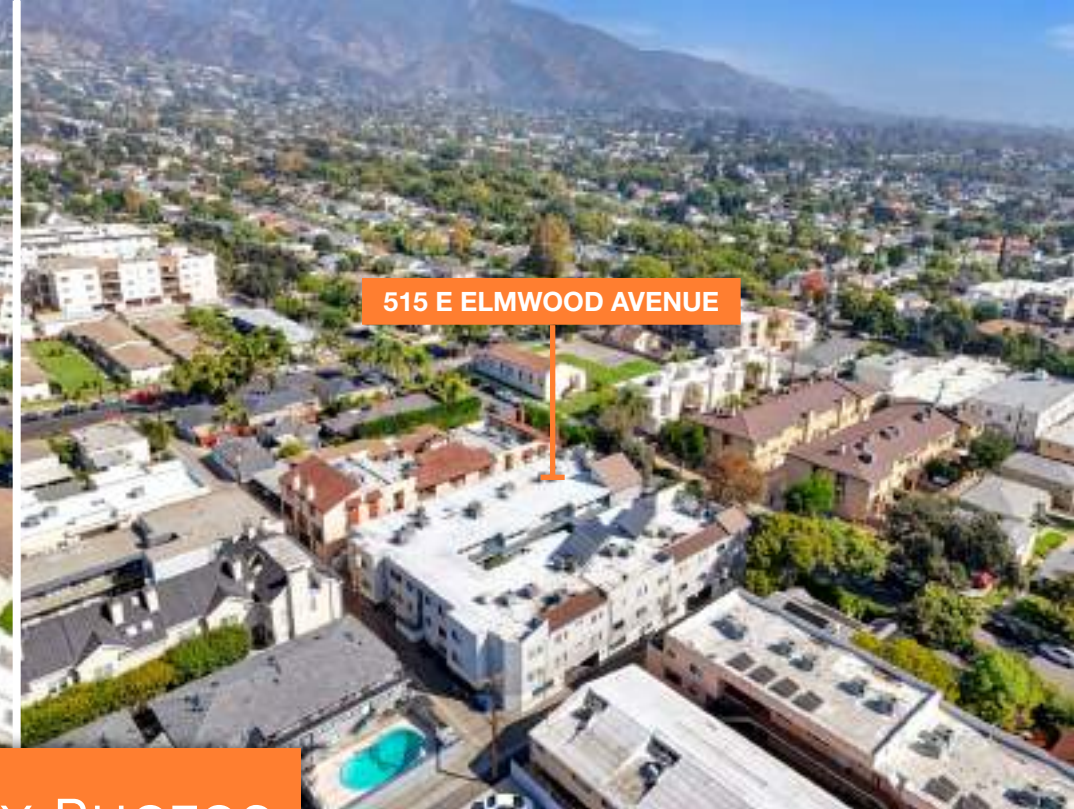




PROPERTY PHOTOS

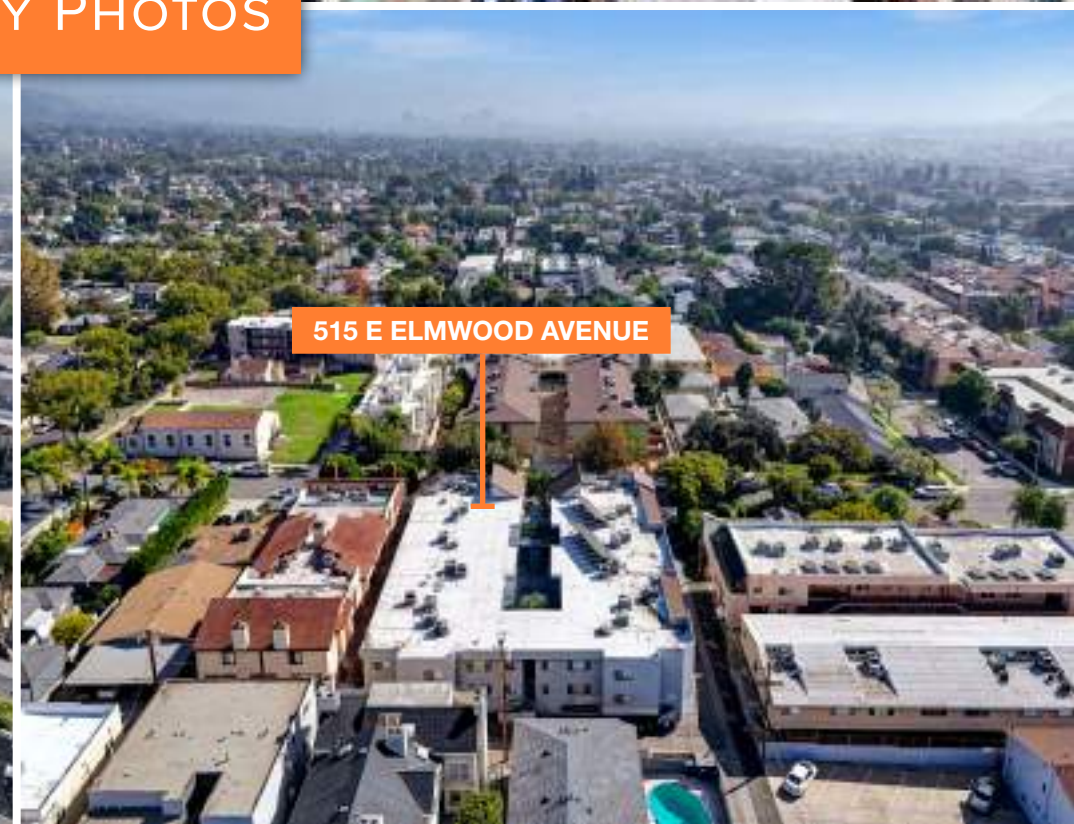
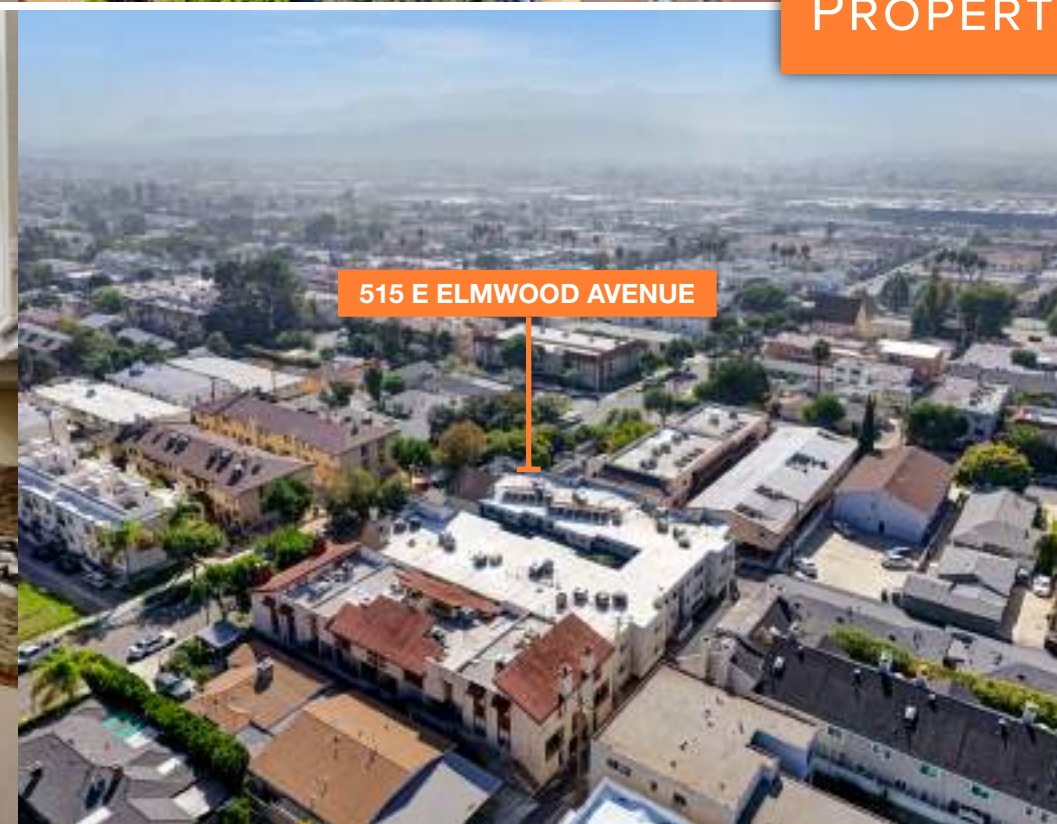
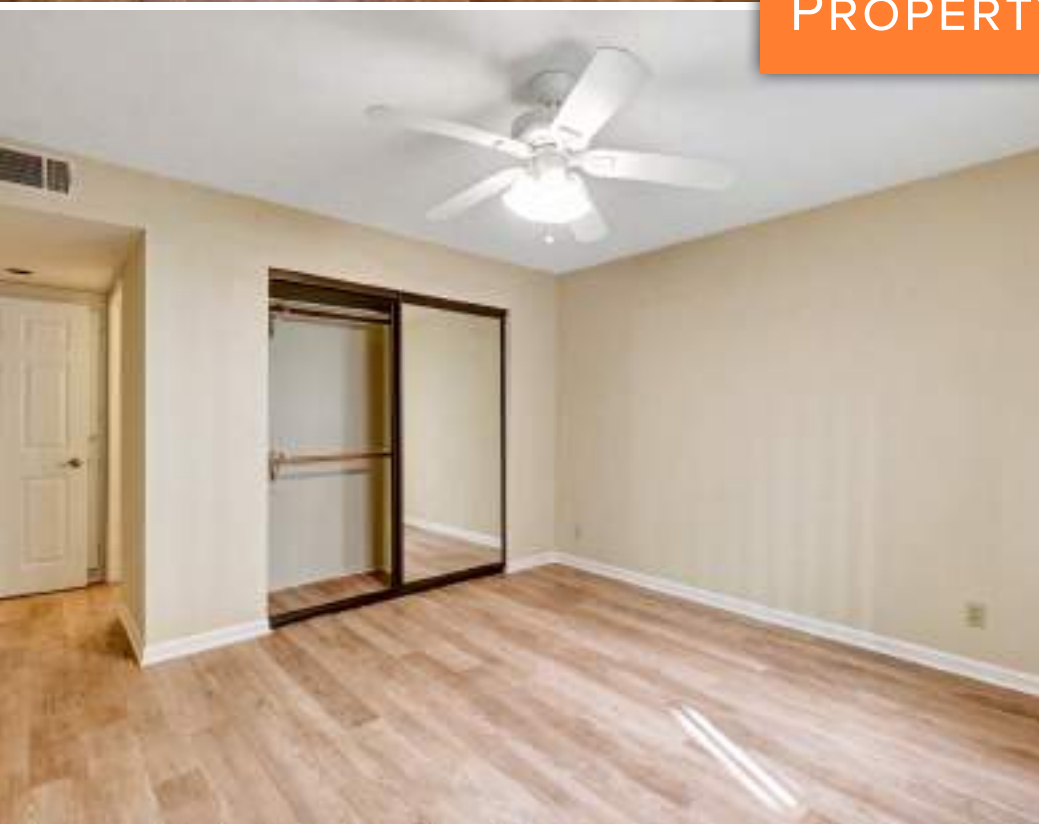
PROPERTY PHOTOS





PROPERTY PHOTOS

PROPERTY PHOTOS



515 E ELMWOOD AVENUE

515 E ELMWOOD AVENUE



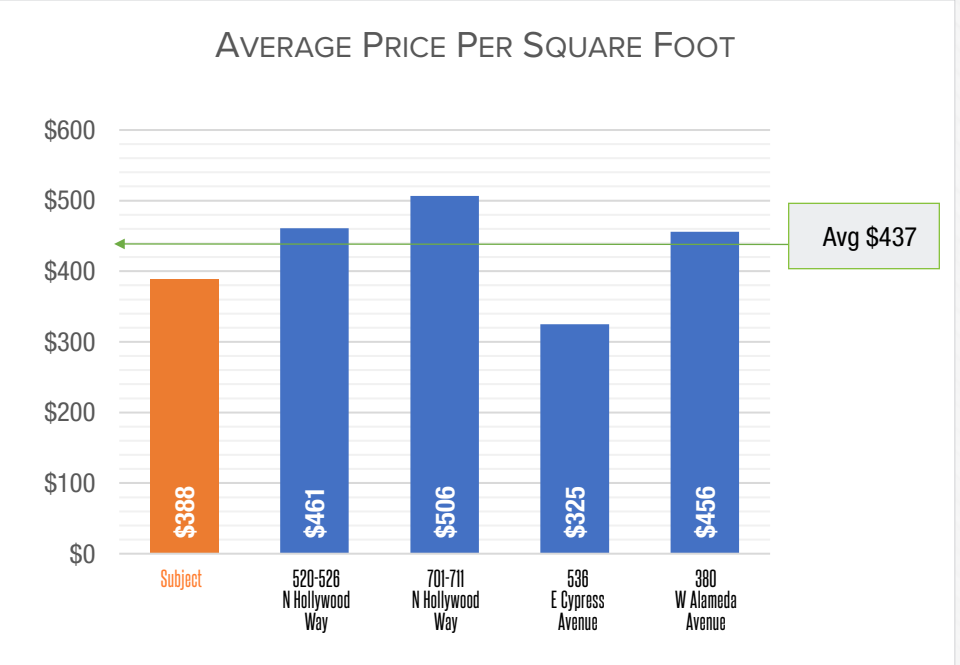
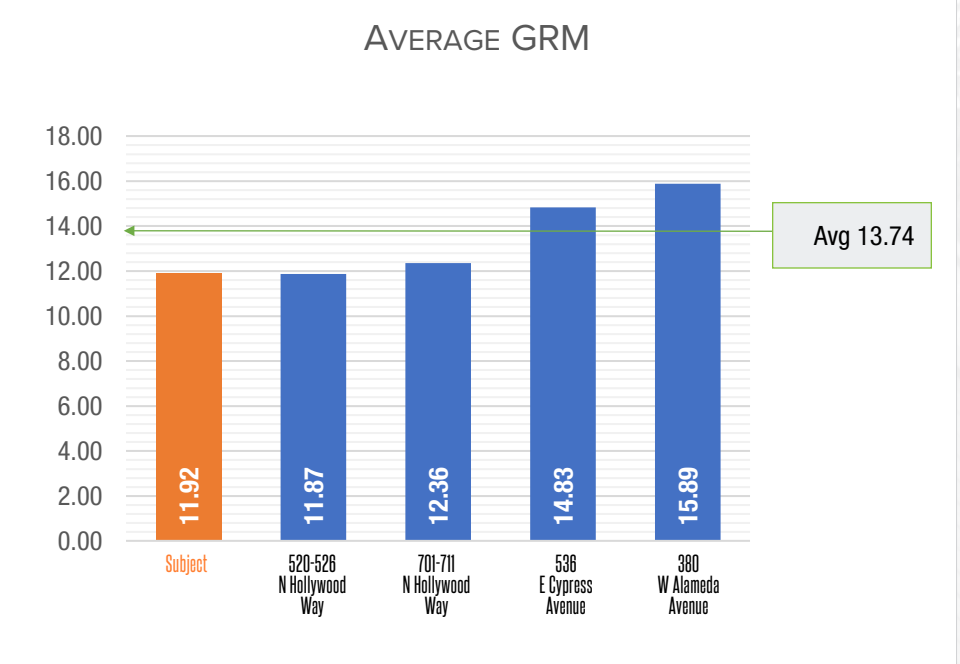
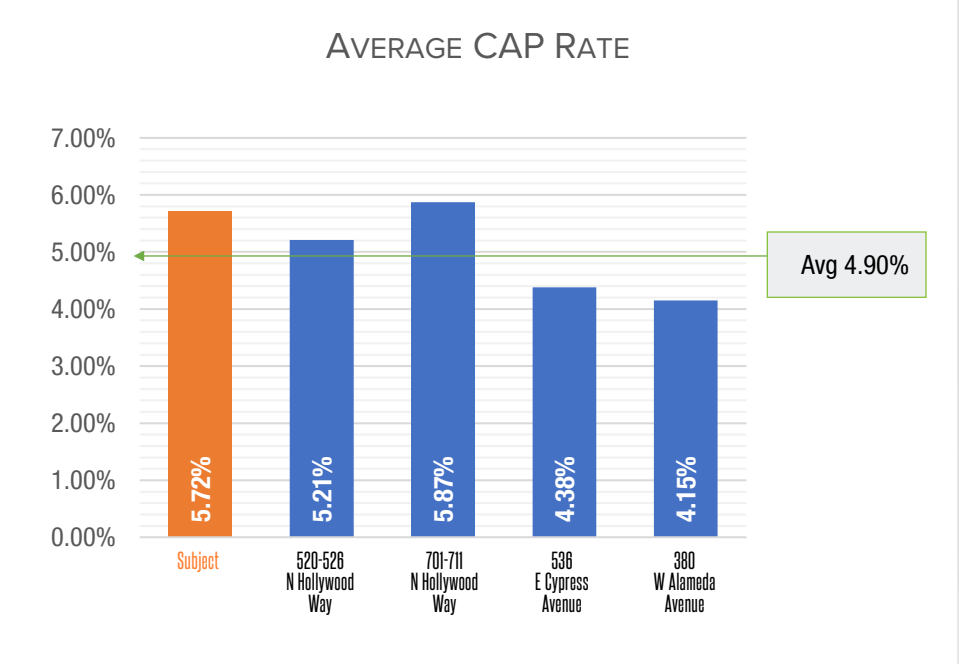
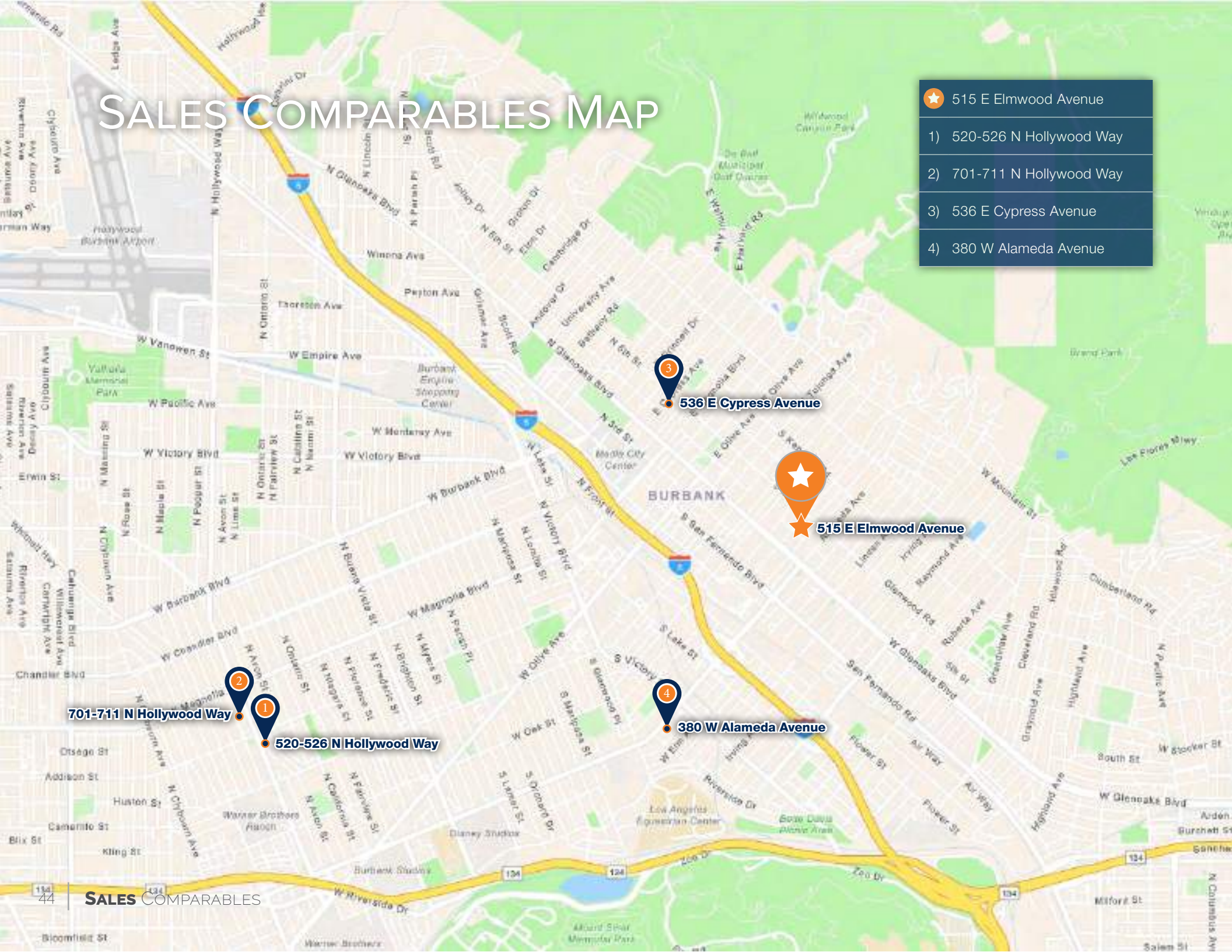
515 E ELMWOOD AVENUE, BURBANK, CA 91501

SALES COMPARABLES

Marcus & Millichap

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THE RAYMUNDO GROUP





515 E Elmwood Avenue
Burbank, CA 91501

Subject Property

Total No. of Units: 24
Year Built: 1987
Rentable SF: 23,440 SF
Lot Size: 18,295 SF
Listing Price: \$9,100,000
Price/Unit: \$379,167
Price/SF: \$388
CAP Rate: 5.72%
GRM: 11.92

No. of Units	Unit Type
24	2 Bdr 2 Bath



1

520-526 N Hollywood Way
Burbank, CA 91505

Close of Escrow: 07/24/25
Total No. of Units: 20
Year Built: 1990
Rentable SF: 18,044 SF
Lot Size: 13,939 SF
Sales Price: \$8,315,000
Price/Unit: \$415,750
Price/SF: \$461
CAP Rate: 5.21%
GRM: 11.87

No. of Units	Unit Type
4	1 Bdr 1 Bath
15	2 Bdr 2 Bath
1	3 Bdr 2 Bath



2

701-711 N Hollywood Way
Burbank, CA 91505

Close of Escrow: 06/13/25
Total No. of Units: 24
Year Built: 1989
Rentable SF: 20,438 SF
Lot Size: 18,295 SF
Sales Price: \$10,350,000
Price/Unit: \$431,250
Price/SF: \$506
CAP Rate: 5.87%
GRM: 12.36

No. of Units	Unit Type
8	1 Bdr 1 Bath
16	2 Bdr 2 Bath



3

536 E Cypress Avenue
Burbank, CA 91501

Close of Escrow: 02/04/25
Total No. of Units: 13
Year Built: 1986
Rentable SF: 15,012 SF
Lot Size: 9,890 SF
Sales Price: \$4,875,000
Price/Unit: \$375,000
Price/SF: \$325
CAP Rate: 4.38%
GRM: 14.83

No. of Units	Unit Type
13	2 Bdr 2 Bath



380 W Alameda Avenue
Burbank, CA 91506

Close of Escrow: In Escrow
Total No. of Units: 16
Year Built: 1984
Rentable SF: 13,708 SF
Lot Size: 11,761 SF
Sales Price: \$6,250,000
Price/Unit: \$390,625
Price/SF: \$456
CAP Rate: 4.15%
GRM: 15.89

No. of Units	Unit Type
1	Single 1 Bath
1	1 Bdr 1 Bath
14	2 Bdr 2 Bath

SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	520-526 N Hollywood Way Burbank, CA 91505	7/24/2025	20	1990	\$8,315,000	\$415,750	\$461	5.21%	11.87
2	701-711 N Hollywood Way Burbank, CA 91505	6/13/2025	24	1989	\$10,350,000	\$431,250	\$506	5.87%	12.36
3	536 E Cypress Avenue Burbank, CA 91501	2/4/2025	13	1986	\$4,875,000	\$375,000	\$325	4.38%	14.83
4	380 W Alameda Avenue Burbank, CA 91506	In Escrow	16	1984	\$6,250,000	\$390,625	\$456	4.15%	15.89
A V E R A G E S						\$403,156	\$437	4.90%	13.74
★	515 E Elmwood Avenue Burbank, CA 91501	Subject Property	24	1987	\$9,100,000	\$379,167	\$388	5.72%	11.92

515 E ELMWOOD AVENUE, BURBANK, CA 91501

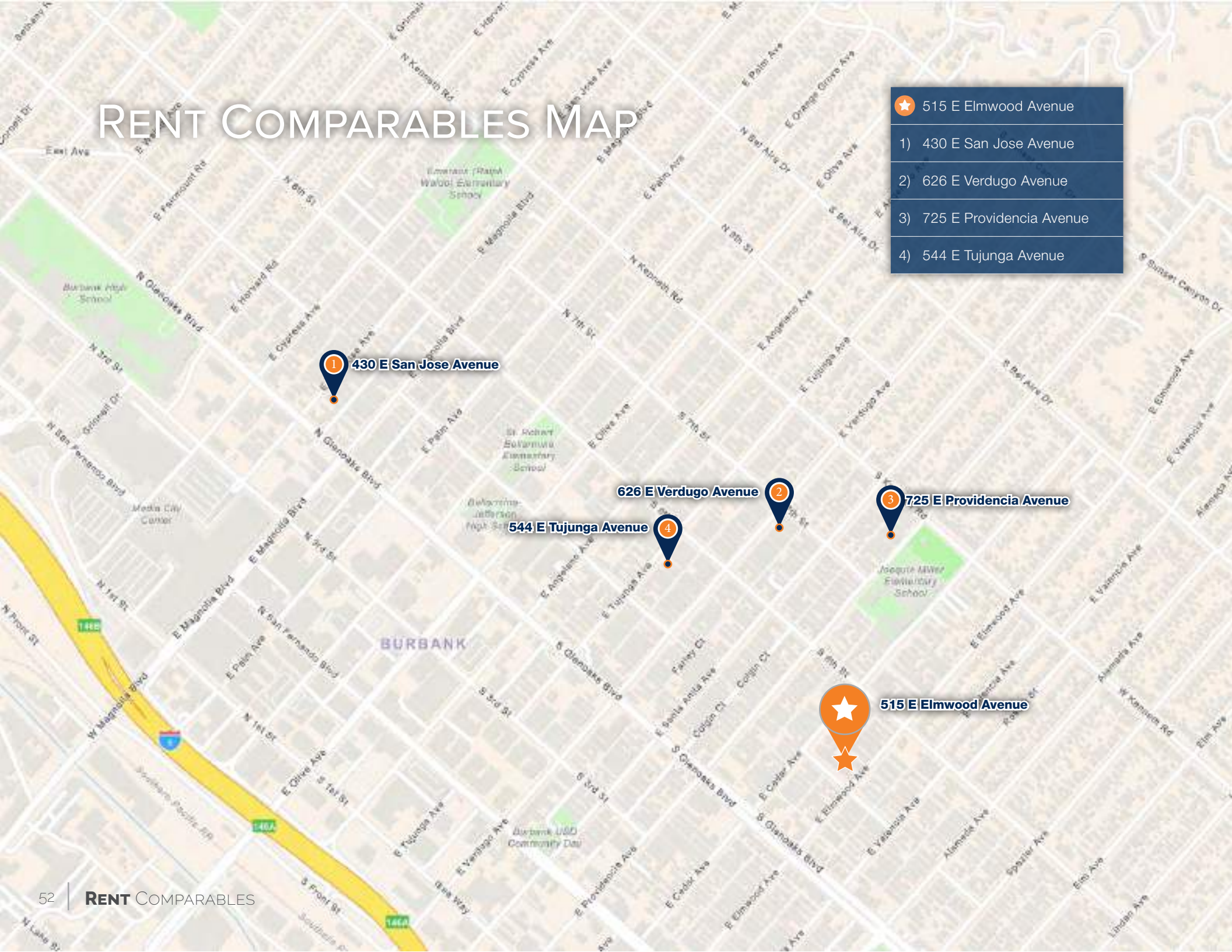
RENT COMPARABLES

Marcus & Millichap

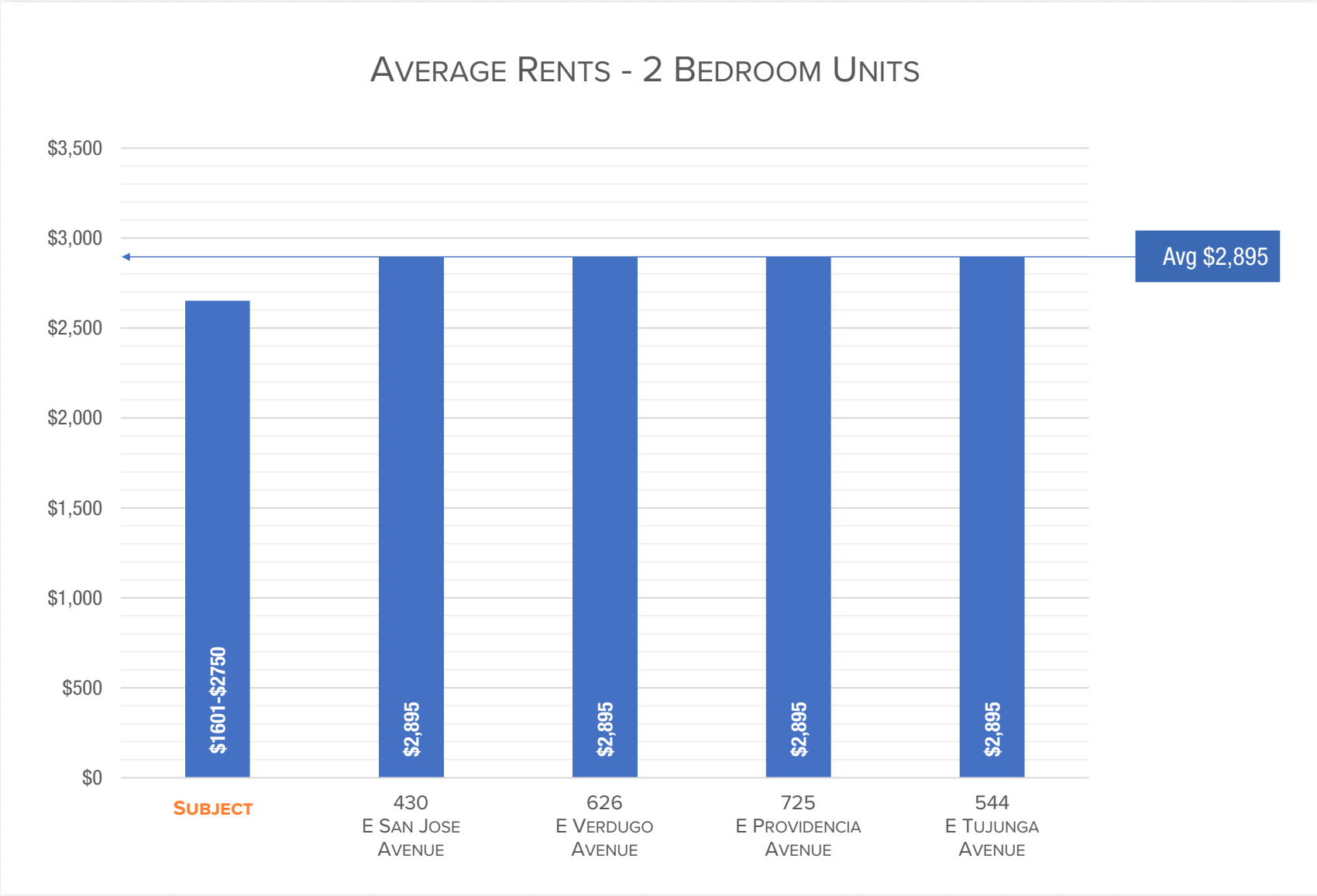
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RENT COMPARABLES MAP



AVERAGE RENTS - 2 BEDROOM UNITS





515 E Elmwood Avenue
Burbank, CA 91501

Total No. of Units		24	
Year Built		1987	
Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	925	\$1,601-\$2,750	\$2.85



430 E San Jose Avenue
Burbank, CA 91501

Total No. of Units		12	
Year Built		1988	
Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	900	\$2,895	\$3.22

Amenities
Property features wood flooring, granite countertops, stainless steel appliances, central air/heat, ceiling fans, and on-site laundry.



626 E Verdugo Avenue
Burbank, CA 91501

Total No. of Units		20	
Year Built		1987	
Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	950	\$2,895	\$3.05

Amenities
Property features wood flooring, granite countertops, stainless steel appliances, central air/heat, ceiling fans, and on-site laundry.




725 E Providencia Avenue
Burbank, CA 91501

Total No. of Units		20	
Year Built		1986	
Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	920	\$2,895	\$3.15

Amenities
Property features wood flooring, tile countertops, stainless steel appliances, ceiling fans, fireplaces, central air/heat, and on-site laundry.

4



544 E Tujunga Avenue
Burbank, CA 91501

Total No. of Units10

Year Built1987

Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	925	\$2,895	\$3.13

Amenities
Property features wood flooring, quartz countertops, stainless steel appliances, fireplaces, central air/heat, ceiling fans, and on-site laundry.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	430 E San Jose Avenue Burbank, CA 91501	12	1988	2 Bdr 2 Bath	900	\$2,895	\$3.22
2	626 E Verdugo Avenue Burbank, CA 91501	20	1987	2 Bdr 2 Bath	950	\$2,895	\$3.05
3	725 E Providencia Avenue Burbank, CA 91501	20	1986	2 Bdr 2 Bath	920	\$2,895	\$3.15
4	544 E Tujunga Avenue Burbank, CA 91501	10	1987	2 Bdr 2 Bath	925	\$2,895	\$3.13
A V E R A G E S				2 Bedroom	924	\$2,895	\$3.13
★	515 E Elmwood Avenue Burbank, CA 91501	24	1987	2 Bdr 2 Bath	925	\$1,601-\$2,750	\$2.85

56 | RENT COMPARABLES

RENT COMPARABLES | 57



515 E ELMWOOD AVENUE, BURBANK, CA 91501

Exclusively Listed By:

JUSTIN SWANSON

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