



DUPLEX FOR SALE

2014-2016 Peyton Ave.
Burbank, CA



PRIME BURBANK INVESTMENT PROPERTY WITH DUAL INCOME

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2014-2016 Peyton Ave.

2014-2016 PEYTON AVE

DESCRIPTION

PRIME BURBANK INVESTMENT PROPERTY WITH DUAL INCOME STREAMS:

Presenting two distinct residences on a single lot: 2014 and 2016 Peyton Avenue. Each dwelling boasts independent gas, electricity, and water meters, with tenants responsible for all utilities and waste disposal. Both properties feature central air conditioning and heating for year-round comfort. The front residence, 2014 Peyton Avenue, is a charming single-story home offering two bedrooms, one bathroom, and uncovered parking space. The rear residence, 2016 Peyton Avenue, is a well-maintained two-story structure. The upper-level features two bedrooms, one bathroom, and a balcony accessible from the living room. The lower level includes unpermitted kitchenette, bathroom, and flexible bonus space. Additionally, 2016 Peyton Avenue benefits from a convenient two-car garage. Both homes had been remodeled and meticulously maintained, showcasing pride of ownership. Don't miss this exceptional investment opportunity in a nice Burbank location.

SALES PRICE: \$1,150,000

PROPERTY INFO

BLDG (SF):	Approximately 1,650 SF
LAND (SF):	Approximately 4,406 SF
APN:	2468-02-4007
YEAR BUILT:	1924
UNIT MIX:	2014 Peyton Ave: 2 Bedrooms 1 Bath • Parking – One Uncovered space 2016 Peyton Ave: 2 Bedrooms 1 Bath • Parking - Two-car garage

FACTS & FEATURES

- 2 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Laundry: Washer Hookup
- \$61,020 Gross Scheduled Income
- \$45,768 Net Operating Income
- 2 Electric meters available
- 2 Gas meters available
- 2 water meters available

INTERIOR

- Rooms: Kitchen, Living Room
- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal
- Other Interior Features: Ceiling Fan(s)

EXTERIOR

- Other Exterior Features: Balcony

RENT ROLL

2014 – 2016 Peyton Rent Roll

UNIT	RENT
2014 Peyton	\$2,250
2016 Peyton	\$2,835

PROPERTY INCOME

2014-2016 Peyton Ave., Burbank, CA

Gross Rents	\$61,020
Insurance	\$ 2,372
Taxes	\$12,880
Total Expenses	\$15,252
NOI	\$45,768

2014-2016 Peyton Ave.



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