

MULTIFAMILY PROPERTY FOR SALE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

618 NORTH MARIPOSA STREET

BURBANK, CA 91506

KRIS HONS

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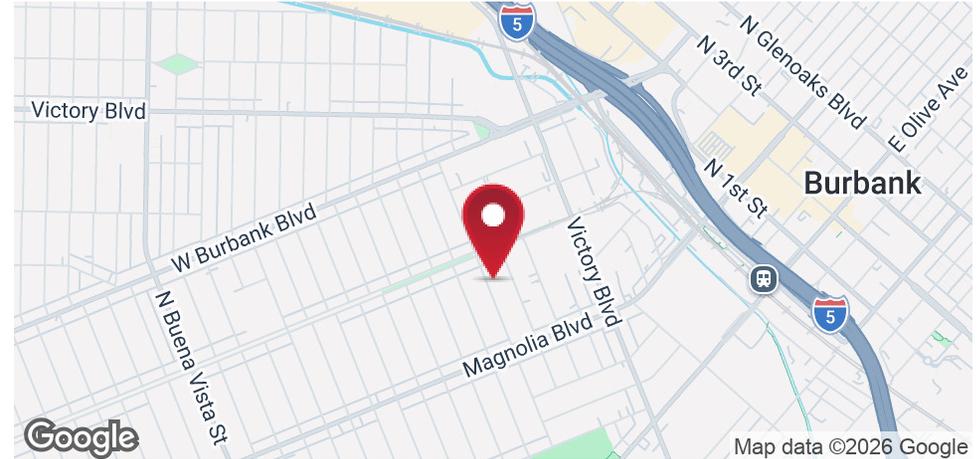
DAVID "RANDY" STEVENSON

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SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

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OFFERING SUMMARY

Sales Price:	\$1,150,000
Number of Units:	4
Building Size:	2,670 SF
Lot Size:	8,640 SF
Price/SF:	\$430.71
APN:	2449-020-008

PROPERTY OVERVIEW

Excellent opportunity to purchase a four (4)-unit multifamily property located in a prime residential neighborhood in Burbank; the building consists of one (1), two (2) bedroom/two (2) bathroom unit, two (2), two (2) bedroom/one (1) bathroom units, and one (1), one (1) bedroom/one (1) bathroom unit; the property has easy access to the 5 Freeway, Burbank Empire Center, Hollywood Burbank Airport, Downtown Burbank, IKEA, Home Depot, and the Magnolia Park shopping district. There are also many film studios and production companies in the area which drive strong housing demand.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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UNIT	BEDROOMS	BATHROOMS	CURRENT RENT
A	2	2	\$2,035
B	2	1	\$1,809
C	2	1	\$1,890
D	1	1	\$1,675
TOTAL			\$7,409

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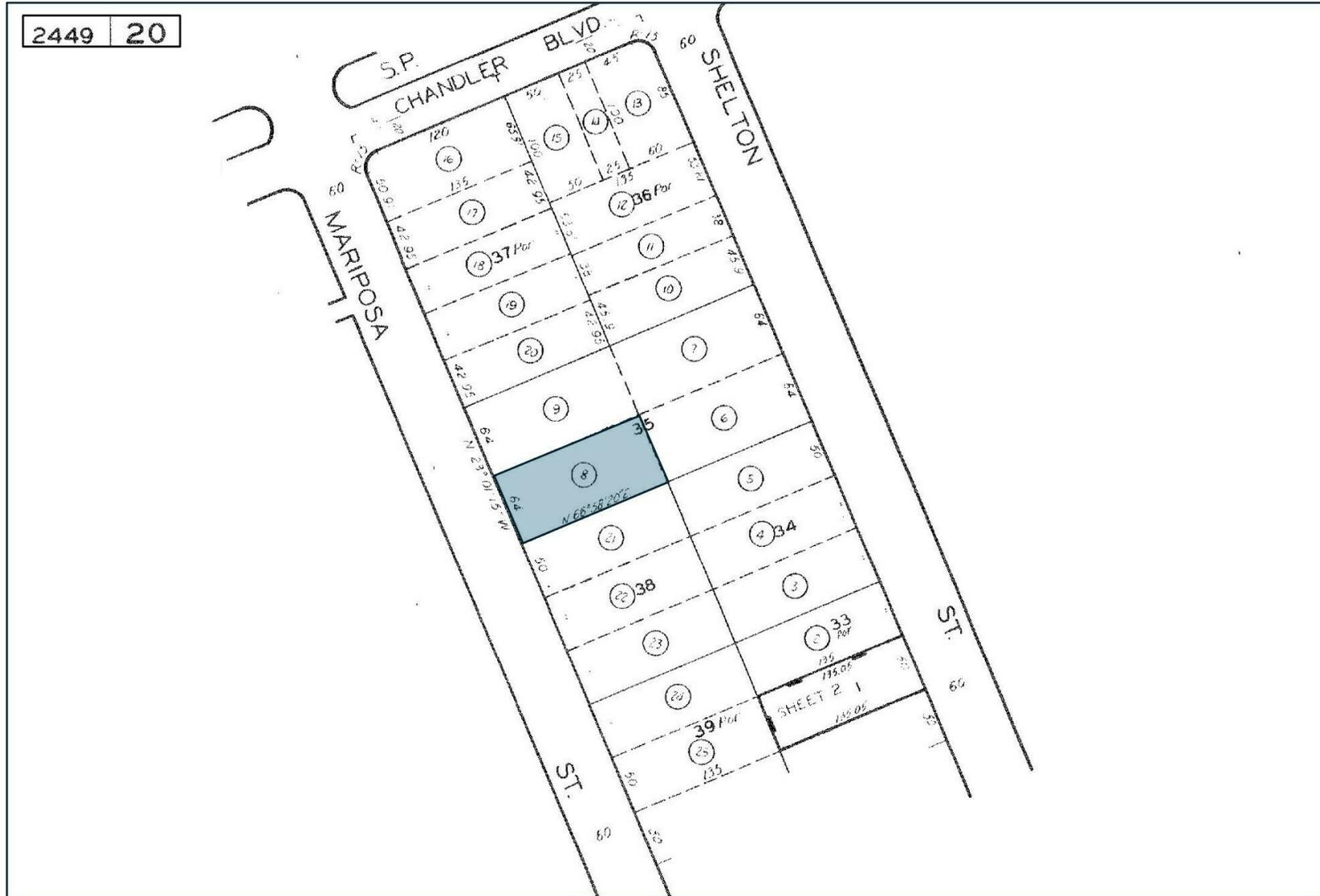
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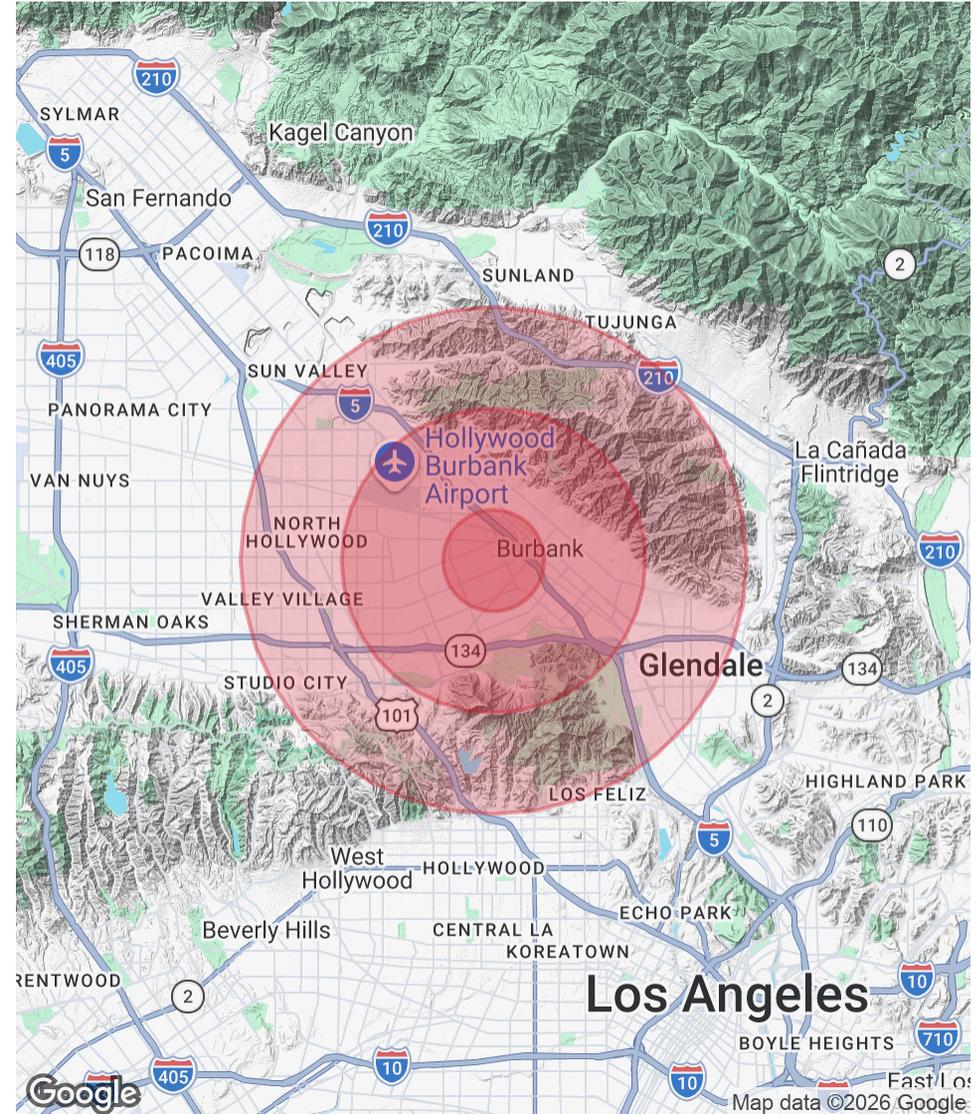
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,260	176,262	452,987
Average Age	39.5	40.1	39.7
Average Age (Male)	38.9	39.4	39.2
Average Age (Female)	42.4	41.1	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,995	72,264	184,874
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$129,759	\$125,851	\$126,046
Average House Value	\$1,004,182	\$1,077,796	\$1,153,875

2023 American Community Survey (ACS)



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