FOR SALE

455 W ELM AVE. BURBANK, CA 91506

12 UNIT INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM

PEAK
COMMERCIAL

CONTENTS

Exclusively Marketed by:

WILLIAM WHITE
OPERATIONS MANAGER
(818) 836-6717
WILLWHITE@PEAKCOMMERCIAL.COM
DRE# 01970431

JEFF SIMON
Commercial Real Estate Advisor
(818) 266-9982
JEFFSIMON@C21PEAK.COM
DRE# 01198168

5900 Canoga Avenue, Suite 110, Woodland Hills, CA 91367

INVESTMENT SUMMARY

455 W ELM AVE. BURBANK, CA 91506

EXECUTIVE SUMMARY

A Distinctive 12-Unit Multifamily Investment in the Heart of Burbank

Peak Commercial is pleased to present the opportunity to acquire 455 W Elm Avenue, a 12-unit multifamily investment property located in Burbank's desirable Rancho Adjacent submarket.

The property consists of approximately 9,528 square feet across two well-maintained, Tudor-style residential buildings. The courtyard-style configuration, mature landscaping, brick detailing, and distinctive architectural character contribute to an inviting residential environment and strong curb appeal.

The property generates approximately $312,300 in annual gross income. Based on stabilized expenses of $117,749, the offering produces an estimated stabilized net operating income of $194,551. At the newly adjusted asking price of $4,250,000, the property is offered at a 4.58% capitalization rate, $354,167 per unit, and approximately $446.05 per square foot.

Current residential rents average approximately $2,123 per unit per month, excluding garage income, compared with a reported submarket median of approximately $2,350 for comparable two-bedroom, one-bathroom units. This difference may provide an opportunity for future rental growth through natural turnover, subject to applicable rent regulations, market conditions, unit condition, and buyer verification.

PROPERTY DETAILS

PROPERTY DETAILS

Address	**455 W Elm Ave. Burbank, CA 91506**
County	Los Angeles
Property Type	Multifamily
# of Units	12
Builidng Size	±9,528 SF
Lot Size	±13,753 / 0.32 Acres
Year Built	1953
Zoning	BUR4
APN	5625-022-005
Sale Type	Investment Sale

PROPERTY HIGHLIGHTS

- Twelve multifamily units consisting of two-bedroom, one-bathroom floor plans.
- Approximately 9,528 square feet of building area.
- Attractive 1953 Tudor-style architecture with a courtyard-oriented layout.
- Approximately **$312,300** in current annual gross income.
- Estimated stabilized net operating income of **$194,551**.
- Current residential rents are below the reported median for comparable two-bedroom units within the surrounding rental market.
- Recent capital improvements reported by ownership include roof replacement, attic insulation, and ongoing unit-level improvements.
- Desirable Rancho Adjacent location near Downtown Burbank, major entertainment employers, shopping, dining, transportation, and regional freeways.
- Approximately 66% of occupied housing within one mile of the property is renter-occupied.
- Prominent corner location enhanced by mature landscaping, established trees, brick planters, and well-maintained common areas.

GALLERY

PROPERTY GALLERY

455 W ELM AVE. BURBANK, CA 91506


Main
Elm


FINANCIAL

FINANCIAL SUMMARY

455 W ELM AVE. BURBANK, CA 91506

RENT ROLL

Unit	Occupancy	Unit Type	Rent	Garage	Total	Lease Term
455 A	Occupied	2BR / 1BA	$2,025	-	$2,025	MTM
455 B	Occupied	2BR / 1BA	$2,200	-	$2,200	1 Year
455 C	Occupied	2BR / 1BA	$2,075	-	$2,075	MTM
455 D	Occupied	2BR / 1BA	$2,100	$225	$2,325	6 Months
455 E	Occupied	2BR / 1BA	$2,075	-	$2,075	MTM
455 F	Occupied	2BR / 1BA	$2,250	-	$2,025	6 Months
457 A	Occupied	2BR / 1BA	$2,075	$125	$2,200	MTM
457 B	Occupied	2BR / 1BA	$2,125	-	$2,125	6 Months
457 C	Occupied	2BR / 1BA	$2,300	$100	$2,400	MTM
457 D	Occupied	2BR / 1BA	$2,150	-	$2,150	1 Year
457 E	Occupied	2BR / 1BA	$1,900	$100	$2,000	MTM
457 F	Occupied	2BR / 1BA	$2,200	-	$2,200	MTM
	TOTALS (12 UNITS)		**$25,475**	**$550**	**$26,025**	

** Unit 457E reflects combined rent from two tenants (Anderssen at $700 + Lozano garage-conversion arrangement at $1,200). All units are 2BR/1BA per CoStar avg unit size of 794 SF. Rent roll as of May 2026.

FINANCIAL ANALYSIS

INCOME & EXPENSE ANALYSIS

INCOME

Gross Scheduled Rental Income	$312,300
Less: Vacancy & Credit Loss (3%)	($9,369)
Effective Gross Income	**$302,931**

OPERATING EXPENSES

Property Taxes (New basis, 1.25% of $4.250M)	$53,125
Insurance — Liability	$26,644
Insurance — Earthquake	$10,266
Utilities (Water, Gas, Refuse, Pest)	$8,820
Repairs & Maintenance	$7,340
Property Management (3% EGI)	$9,088
Landscaping	$4,549
General & Administrative (incl. Advertising)	$3,500
Reserves ($300/unit)	$3,600
Total Operating Expenses	**$124,932**
NET OPERATING INCOME (NOI)	**$177,999**

VALUATION METRICS

	ACTUAL/IN-PLACE	MARKET PRO-FORMA
Gross Scheduled Income	$312,300	$338,400
Vacancy (3%)	($9,369)	($10,152)
Effective Gross Income	**$302,931**	**$328,248**
Operating Expenses (35%)	($109,305)	($118,394)
NET OPERATING INCOME (NOI)	**$202,995**	**$219,990**

UNDERWRITING NOTES:

- Property Tax reflects new-buyer reassessment at 1.25% of purchase price (LA County composite rate including assessments).
- Market Pro Forma assumes leasing vacant/below-market units to current submarket median of $2,350/mo (Rentometer 2BR/1BA, May 2026).
- 2025 actual expenses excluded $112,824 in capital roof replacement and $20,876 attic insulation — both non-recurring items improving NOI going forward.
- Total expense ratio of approximately 36% of EGI is consistent with similar 1950s-era Burbank multifamily comps.

REVENUE SUMMARY

The property's 12 units generate approximately $25,475 in monthly residential rent, plus approximately $550 in monthly garage income, for total monthly gross income of approximately $26,025.

Monthly Residential Rent: $25,475

Monthly Garage Income: $550

Total Monthly Gross Income: $26,025

Annual Gross Scheduled Income: $312,300

Average Residential Rent Per Unit: Approximately $2,123

Average Total Income Per Unit, Including Garages: Approximately $2,169

All rent roll information should be dated and identified as being provided by ownership. Tenant names may also be removed from the publicly distributed OM to protect tenant privacy.

FINANCIAL OVERVIEW

Gross Scheduled Income: $312,300

Stabilized Expenses: $117,749

Stabilized Net Operating Income: $194,551

Asking Price: $4,250,000

Going-In Capitalization Rate: 4.58%

Gross Rent Multiplier: 13.61

Price Per Unit: $354,167

Price Per Square Foot: $446.05

The financial analysis is based on information supplied by ownership and certain stabilized assumptions. Prospective purchasers should independently verify all income, expenses, lease terms, operating history, rent restrictions, and financial projections during due diligence.

COMPARABLES

COMPARABLES

455 W ELM AVE. BURBANK, CA 91506

SALE COMPARABLES

#	Property	Sale Date	Units	Sale Price	$/Unit	$/SF	Year Built	CAP/GRM
1	 262 W Valencia Ave. Burbank, CA 91502	11/2024	12	$3,620,000	$301,667	$321	1988	N/A
2	 360 W Alameda Ave. Burbank, CA 91506	5/2025	12	$3,500,000	$291,667	$306	1953	4.96% / 16.4 GRM
3	 1601 W Alameda Ave. Burbank, CA 91506	2/2026	8	$3,100,000	$387,500	$543	1986	5.76% CAP
4	 268 W Ash Ave. Burbank, CA 91502	4/2025	6	$2,300,000	$383,333	$527	1928	5.23% / 13.8 GRM
5	 237 W Tujunga Ave. Burbank, CA 91502	10/2025	7	$1,800,000	$257,143	$739	1980	N/A
	AVERAGE		**9**	**$2,864,000**	**$324,262**	**$487**	**1967**	**5.32% Avg**
S	 455 W Elm Ave. Burbank, CA 91506	Listed 5/2026	12	$4,250,000	$354,167	$446	1953	4.58% CAP / 13.61 GRM

RENT COMPARABLES

BURBANK 2BR/1BA RENT SURVEY

Survey of 11 comparable 2BR/1BA apartment rentals within 2.0 miles of 455 W Elm Ave | Source: Rentometer Pro, May 2026

MARKET AVERAGE	MARKET MEDIAN	25TH PERCENTILE	70TH PERCENTILE	RANGE (Min – Max)
$2,390	**$2,350**	**$2,260**	**$2,520**	**$2,100 – $2,700**

INDIVIDUAL RENT COMPARABLES

#	Address	Distance	Bed/Bath	Unit Size	Rent	$/SF	Date
1	320 W Alameda Ave, Burbank, CA 91506	0.35 mi	2BR/1BA	825 SF	$2,100	$2.55	Aug '25
2	277 W Tujunga Ave, Burbank, CA 91502	0.89 mi	2BR/1BA	650 SF	$2,295	$2.55	Aug '26
3	510 Winchester Ave, Glendale, CA 91201	1.01 mi	2BR/1BA	750 SF	$2,150	$2.87	Sep '25
4	113 N Parish Pl, Burbank, CA 91506	1.05 mi	2BR/1BA	995 SF	$2,700	$2.71	Apr '26
5	1057 Western Ave #5, Glendale, CA 91201	1.56 mi	2BR/1BA	1,000 SF	$2,450	$2.45	Mar '26
6	1052 Justin Ave, Glendale, CA 91201	1.65 mi	2BR/1BA	700 SF	$2,400	$3.43	Mar '26
7	1151 Western Ave C, Glendale, CA 91201	1.78 mi	2BR/1BA	674 SF	$2,295	$3.41	Mar '26
8	2714 W Clark Ave, Burbank, CA 91505	1.78 mi	2BR/1BA	750 SF	$2,495	$3.33	Aug '25
9	700 S 6th St, Burbank, CA 91501	1.85 mi	2BR/1BA	750 SF	$2,700	$3.60	May '26
10	607 E Providencia Ave, Burbank, CA 91501	1.88 mi	2BR/1BA	1,000 SF	$2,350	$2.35	Jul '25
11	615 E Providencia Ave, Burbank, CA 91501	1.89 mi	2BR/1BA	1,000 SF	$2,350	$2.35	May '25

DEMOGRAPHICS

455 W ELM AVE. BURBANK, CA 91506

DEMOGRAPHICS

Demographic data sourced from CoStar / Esri (2025 estimates). Subject Property: 455 W Elm Ave, Burbank, CA 91506

POPULATION	1 MILE	3 MILE	5 MILE
2025 Population	17,398	161,748	563,288
2010 Population	17,247	159,831	560,667
Median Age	42.5	42.6	41.2

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Households	7,275	65,576	242,994
Average Household Size	2.30	2.40	2.20
Owner Occupied	33.7%	37.8%	28.6%
Renter Occupied	66.3%	62.3%	71.4%

INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	$121,686	$122,405	$112,940
Median Household Income	$93,871	$92,852	$83,227
Households Earning $100K+	47.6%	46.8%	42.1%

EDUCATION & EMPLOYMENT	1 MILE	3 MILE	5 MILE
Bachelor's Degree or Higher	38.2%	39.8%	41.1%
Civilian Employed	69.1%	61.8%	63.9%
Professional & Management	36.6%	36.3%	35.5%

HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	$1,053,779	$1,044,779	$1,045,052
Median Year Built	1955	1961	1964

KEY DEMOGRAPHIC TAKEAWAYS

66% renter-occupied housing within a 1-mile radius — one of Burbank's highest renter concentrations — creates exceptional demand. Average household income of $121,686 and 38% bachelor's-degree-or-higher educational attainment reflect a stable, white-collar tenant base.

LOCATION

LOCATION SUMMARY

455 W ELM AVE. BURBANK, CA 91506

LOCATION OVERVIEW

BURBANK — MEDIA CAPITAL OF THE WORLD

Rancho Adjacent Submarket | Los Angeles County

Located within Burbank's Rancho Adjacent submarket, the property benefits from proximity to many of Southern California's prominent entertainment and media employers. The surrounding area provides convenient access to Walt Disney Studios, Warner Bros. Studios, NBCUniversal, and other major employment centers throughout Burbank and the eastern San Fernando Valley.

Residents enjoy access to shopping, dining, recreation, and services throughout Burbank, including Downtown Burbank and the Magnolia Park district. The property is also conveniently positioned near Interstate 5, State Route 134, the Downtown Burbank Metrolink Station, and Hollywood Burbank Airport.

The combination of established residential neighborhoods, major employment centers, transportation access, and a substantial renter population contributes to continued demand for multifamily housing within the surrounding market.

KEY DISTANCES & EMPLOYERS

Downtown Burbank Metrolink Station	1.4 mi | 4 min
Hollywood Burbank Airport (BUR)	6.2 mi | 11 min
Walt Disney Studios	2.0 mi | 6 min
Warner Bros. Studios	1.9 mi | 6 min
NBC Universal	3.2 mi | 9 min
Downtown Los Angeles	13.0 mi | 22 min

PEAK COMMERCIAL

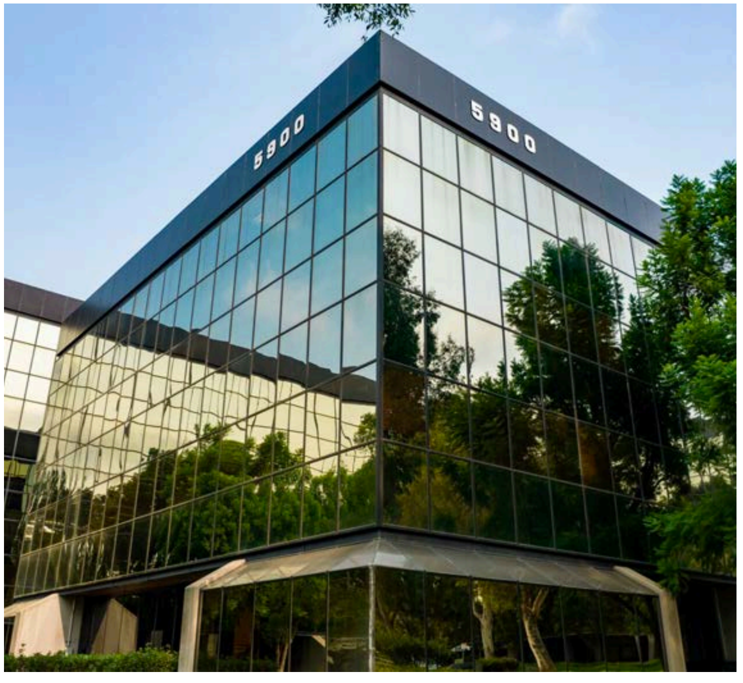
In 1991, two respected leaders in the Southern California real estate community established Peak Companies as an investment vehicle for real estate private equity opportunities. They realized the opportunity to offer their expertise, reserved for maintaining their own successful portfolio of business, to the rest of the real estate investment community.

In the years to follow, the organization assembled an unparalleled suite of real estate services that delivers innovative solutions to both real estate investors and consumers alike. Operating as the Peak Companies, this multi-entity brand is recognized in the market as a “one-stop-shop” for “Everything Real Estate.”

BROKERAGE

Peak Commercial, Inc. is a full-service, professionally dedicated real estate brokerage headquartered in Woodland Hills, California with three additional offices in Southern California. Peak Commercial’s management and agent team prides itself on a depth of experience spanning local, national, and international commercial markets. This includes a proven track record in successful closings for all property types.

What differentiates Peak Commercial from other commercial brokerages is its affiliation with the Peak Companies. It’s comprehensive service offerings comprised of commercial financing, insurance, escrow, and 1031 exchange services deliver an integrated set of resources for investors.



HEADQUARTERS

Peak Professional Plaza
5900 Canoga Ave, Suite 110
Woodland Hills, CA 91367

CONTACT INFO

Peak Professional Plaza
(855) 732-5300
info@peakcommercial.com

PEAK COMMERCIAL

PEAK COMMERCIAL

PEAK COMMERCIAL

Exclusively Marketed by:

WILLIAM WHITE
OPERATIONS MANAGER
(818) 836-6717
WILLWHITE@PEAKCOMMERCIAL.COM

DRE# 01970431

JEFF SIMON
Commercial Real Estate Advisor
(818) 266-9982
JEFFSIMON@C21PEAK.COM

DRE# 01198168

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Peak Commercial and should not be made available to any other person or entity without the written consent of Peak Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Peak Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Peak Commercial has not verified, and will not verify, any of the information contained herein, nor has Peak Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Peak Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Peak Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Peak Commercial, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Peak Commercial, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

5900 Canoga Avenue, Suite 110, Woodland Hills, CA 91367 | www.peakcommercial.com | DRE# 01985275