

233-237 N. HOLLYWOOD WAY



Burbank, CA 91505

14 Units | Prime Media District | Burbank



233-237 N. HOLLYWOOD WAY

Burbank, CA 91505



CINDY HILL, CCIM

Apartment Specialist

Cal BRE #00885625



ValleyApartmentSales.com

(818) 640-4360 • cindyhill@valleyapartmentsales.com

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DESIGN BY CRESC

An aerial photograph of a city, likely Los Angeles, with a blue overlay and diagonal lines. The image shows a mix of residential and commercial buildings, trees, and a highway. The text '01 Executive Summary' is centered over the image.

01 Executive Summary

233-237 N. HOLLYWOOD WAY

PROPERTY SUMMARY

PRICING SUMMARY

OFFERING PRICE	\$4,200,000
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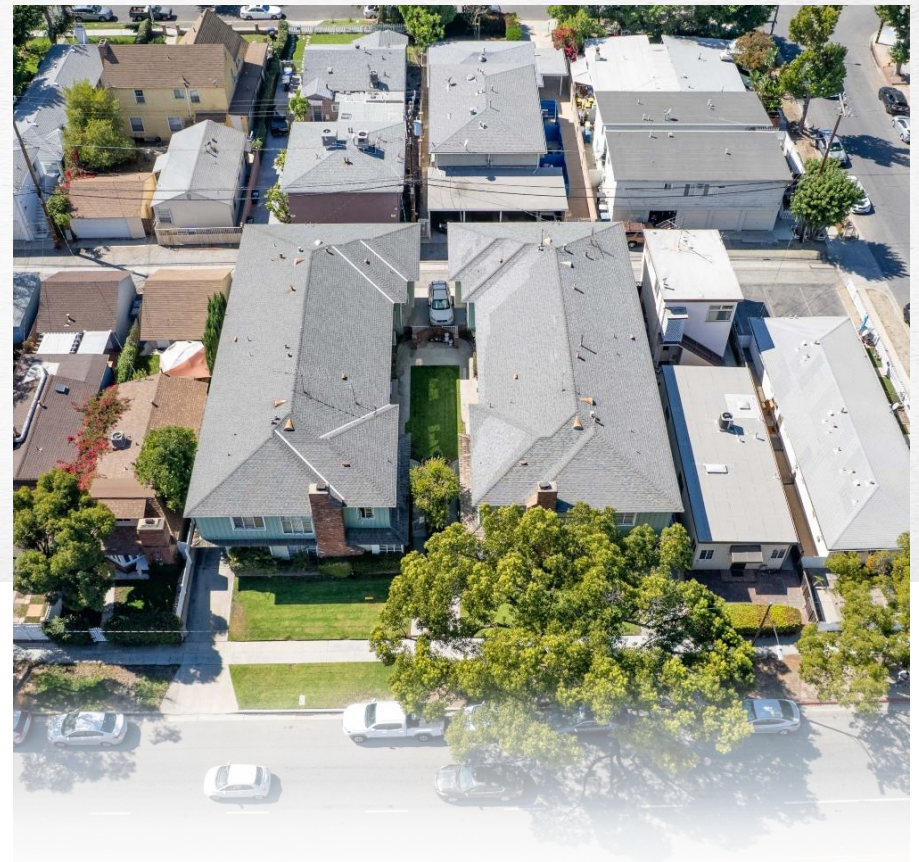
PRICE/UNIT	\$300,000
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PRICE/SF	\$373.00
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GRM	12.73	10.10
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CAP RATE	5.16%	7.07%
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	<i>Current</i>	<i>Market</i>
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233-237 N. HOLLYWOOD WAY

UNITS	14
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YEAR BUILT	1958
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GROSS SF	11,260
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LOT SF	10,585
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APN	2482-012-010
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FLOORS	2
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The Location

BURBANK TOWN CENTER		
 BURBANK TOWN CENTER	 amc THEATRES	 ★ macy's
 sears	 BED BATH & BEYOND	 OLD NAVY
 california PIZZA KITCHEN	 FIVE GUYS BURGERS and FRIES	 IN-N-OUT BURGER

DOWNTOWN BURBANK		
 DOWNTOWN BURBANK	 CLAPPER'S COMEDY CLUB	 Yard House
 amc THEATRES	 Gyu-Kaku Japanese BBQ	 ISLANDS Fine burgers & drinks
 WOOD RANCH BBQ & GRILL	 WOKCANO Asian Restaurant & Lounge	 Gyu-Kaku Japanese BBQ

 **PROVIDENCE**
Saint Joseph
Medical Center


Walt Disney
Studios


PBS


WHEEL OF
FORTUNE


THE BURBANK
STUDIOS


JEOPARDY!


THE
CW

STUDIO
PLAZA



Investment Highlights

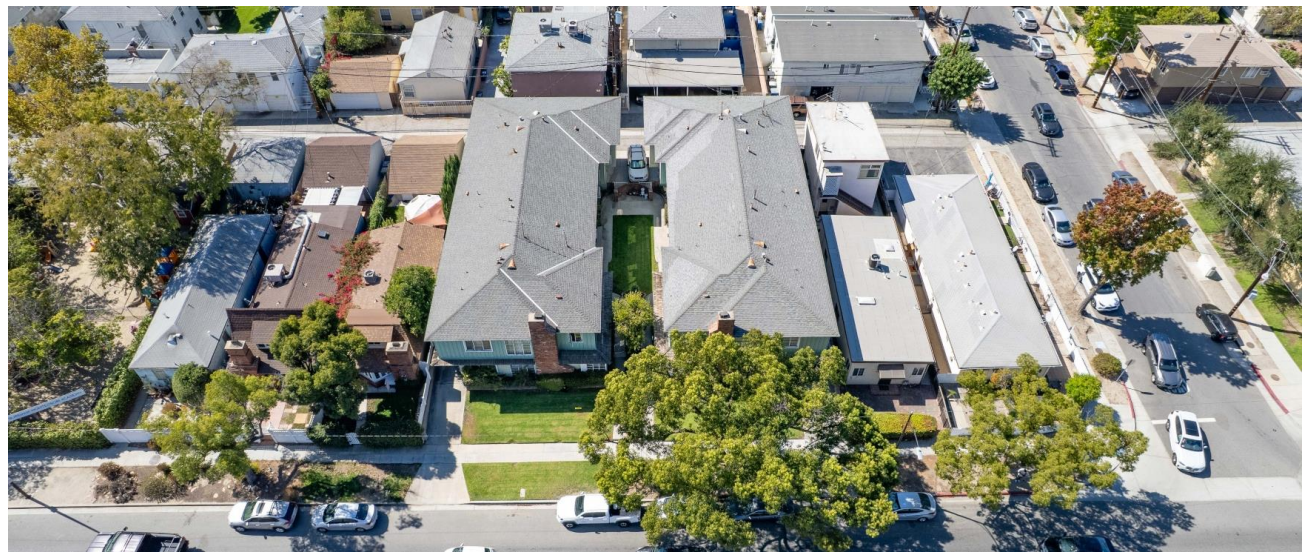
- 14 units in Prime media district of Burbank
- Property is on two separate assessor parcel numbers and is situated on a 10,585 square foot lot
- Building features a fireplace in the front units, pitched roof, and units have been tastefully upgraded as the units have turned
- Upside in existing rents
- Burbank is subject to AF 1482 rent control
- Property has updated electrical

PROPERTY OVERVIEW

Equity Union Commercial is proud to represent this 14-unit apartment building in an excellent rental pocket in Burbank.

The building was constructed in 1958. Its unit mix consists of (8) 1+1 units and (6) 2+1 units. With a lot size of 10,585 square feet, the property has a total of 11,260 rentable square feet.

The property is located in Burbank, which is a highly desirable rental market known as the Media Capital of the World. It is home to Disney Studios, Warner Brothers, and NBC. The city has over 80 restaurants, 30 movie screens, and 200 stores; residents enjoy top-ranked schools, easy access to the 5 and 134 freeways, and close proximity to the Burbank Metrolink.



Interior Layout







02 Financial Analysis

233-237 N. HOLLYWOOD WAY

Financial Analysis

PRICING SUMMARY

OFFERING PRICE	\$4,200,000	
PRICE/UNIT	\$300,000	
PRICE/SF	\$373.00	
GRM	12.73	10.10
CAP RATE	5.16%	7.07%
	Current	Market

PROPERTY SUMMARY

UNITS	14
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APN	2482-012-010
FLOORS	2

MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
9	1+1	\$1,796	\$16,161	\$2,306	\$20,750
5	2+1	\$2,236	\$11,178	\$2,750	\$13,750
Total Scheduled Rent			\$27,339		\$34,500

ANNUALIZED INCOME		Current	Market
Gross Potential Rent		\$328,068	\$414,000
Less: Vacancy/Deductions	3%	(\$9,842)	3% (\$12,420)
Misc. Income		\$1,800	\$1,800
Effective Gross Income		\$320,026	\$403,380

ANNUALIZED EXPENSES		Current	Market
Property Management Fee		\$13,195	\$16,560
Gardener		\$3,750	\$3,750
Gas		\$2,628	\$2,628
Pest Control		\$1,440	\$1,440
Property Taxes		\$46,531	\$46,531
Maintenance & Repairs		\$16,348	\$16,348
Water and Power		\$10,499	\$10,499
Insurance		\$8,836	\$8,836
ESTIMATED EXPENSES		\$103,227	\$106,592
Expenses/Unit		\$7,373	\$7,614
Expenses/SF		\$9.17	\$9.47
% of GOI		32.3%	26.4%

RETURN		Current	Market
NOI		\$216,799	\$296,788

Rent Roll

233-237 N. HOLLYWOOD WAY

Unit #	Type	Current Rent	Market Rent
233 A	2+1	\$1,907	\$2,750
B	1+1	\$1,346	\$2,250
C	1+1	\$1,655	\$2,250
D	2+1	\$2,067	\$2,750
E	1+1	\$1,995	\$2,250
F	2+1	\$1,973	\$2,750
G	1+1	\$1,884	\$2,250
237 A	2+1	\$2,701	\$2,750
B	1+1	\$2,250	\$2,250
C	1+1	\$1,620	\$2,250
D	1+1	\$2,017	\$2,750
E	1+1	\$1,510	\$2,250
F	2+1	\$2,530	\$2,750
G	1+1	\$1,884	\$2,250
Totals:		\$27,339	\$34,500



03

Market Comparables

233-237 N. HOLLYWOOD WAY

SALES COMPARABLES

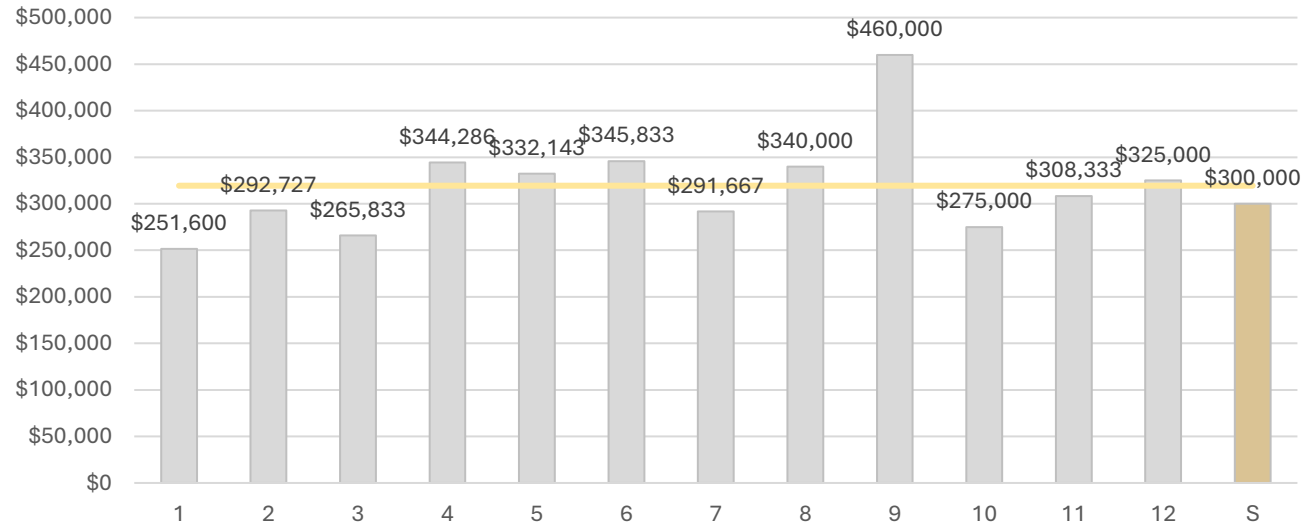
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 428 E. Elmwood Ave Burbank, CA 91501	5	1948	2,933	7,218	4 - 2+1	9/24/2024	\$1,258,000	\$251,600	\$428.91	-	-
	2 600 E. Harvard Blvd Burbank, CA 91501	11	1962	8,466	8,276	1 - Studio 5 - 1+1 5 - 2+2	11/14/2024	\$3,220,000	\$292,727	\$380.34	-	-
	3 1509 N. Hollywood Way Burbank, CA 91505	6	1949	3,409	8,089	6 - 1+1	11/1/2024	\$1,595,000	\$265,833	\$467.88	5.80%	13.70
	4 401 N. Kenneth Rd Burbank, CA 91501	7	1954	5,600	10,149	6 - 1+1 1 - 2+2	10/16/2024	\$2,410,000	\$344,286	\$430.36	-	-
	5 115 N. Myers St Burbank, CA 91506	7	1955	6,680	10,337	3 - 1+1 3 - 2+1 1 - 3+2	9/13/2024	\$2,325,000	\$332,143	\$348.05	4.53%	14.00
	6 121 N. Parish Pl Burbank, CA 91506	6	1952	5,300	6,212	4 - 1+1 2 - 2+1	10/31/2024	\$2,075,000	\$345,833	\$391.51	4.50%	14.40

SALES COMPARABLES

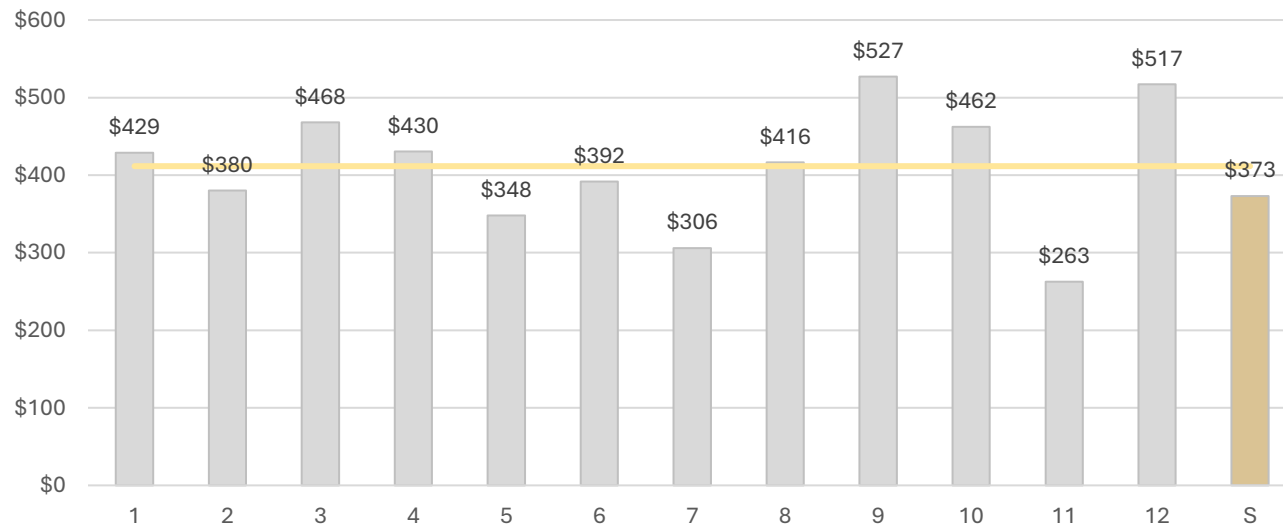
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	7 360 W. Alameda Ave Burbank, CA 91506	12	1953	11,440	18,480	4 - 1+1 8 - 2+1	5/22/2025	\$3,500,000	\$291,667	\$305.94	4.45%	14.30
	8 504-508 E. Valencia Ave Burbank, CA 91501	5	1946	4,084	7,884	2 - 1+1 3 - 2+1	5/21/2025	\$1,700,000	\$340,000	\$416.26	4.18%	14.50
	9 268 W. Ash Ave Burbank, CA 91502	5	1928	4,364	6,810	1 - 2+1 4 - 2+1.5	2/25/2025	\$2,300,000	\$460,000	\$527.04	5.20%	13.40
	10 268 E. Providencia Ave Burbank, CA 91502	8	1955	4,758	8,771	8 - 1+1	3/3/2025	\$2,200,000	\$275,000	\$462.38	3.76%	17.80
	11 336 E. Santa Anita Ave Burbank, CA 91502	12	1964	14,088	8,968	2 - 1+1 8 - 2+2 2 - 3+2	7/17/2025	\$3,700,000	\$308,333	\$262.63	5.10%	11.70
	12 310-312 Cornell Dr Burbank, CA 91504	6	1952	3,770	7,400	5 - 1+1 1 - 2+1	9/23/2025	\$1,950,000	\$325,000	\$517.24	4.49%	16.50
AVERAGES		8	1952	6,241	9,050				\$319,369	\$411.55	4.67%	14.48
	S Subject 233-237 N. Hollywood Way Burbank, CA 91505	14	1958	11,260	10,585	9 - 1+1 5 - 2+1	On Market	\$4,200,000	\$300,000	\$373.00	5.16%	12.73

SALES COMPARABLES

PRICE/UNIT

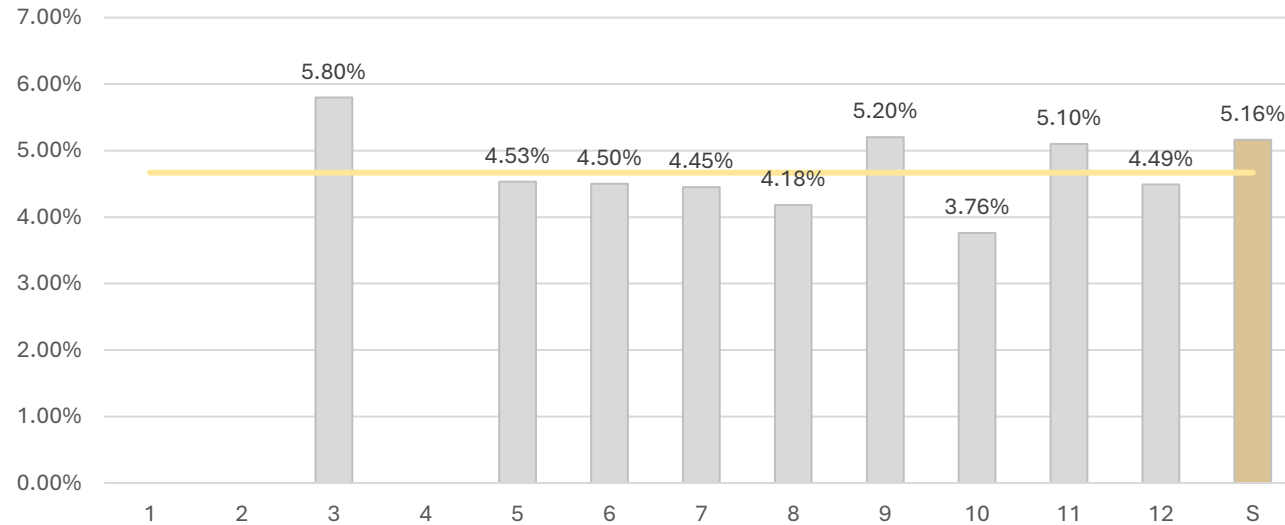


PRICE/SF

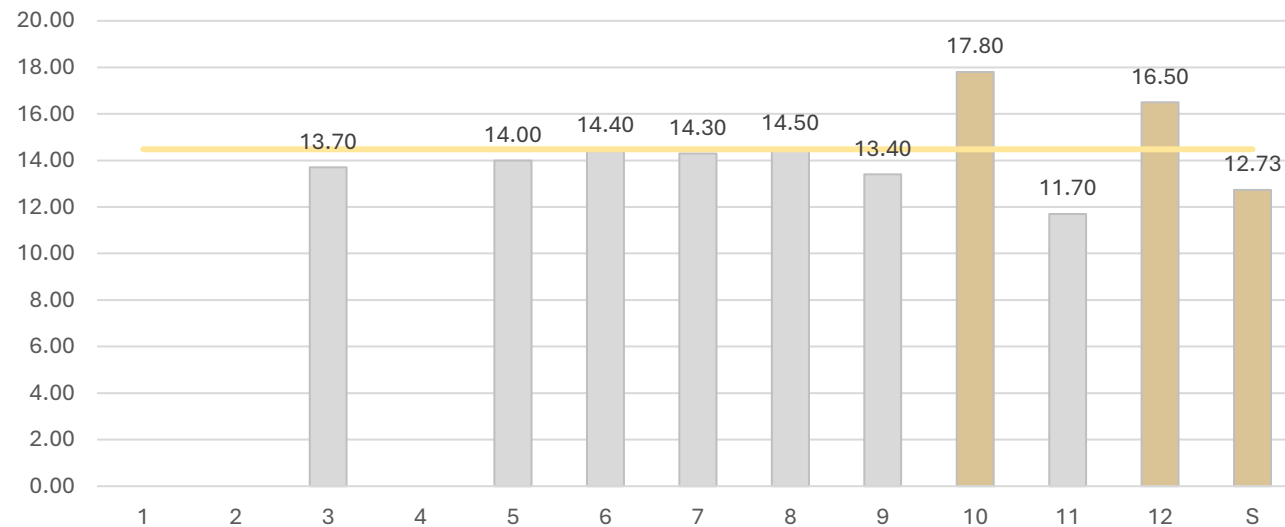


SALES COMPARABLES

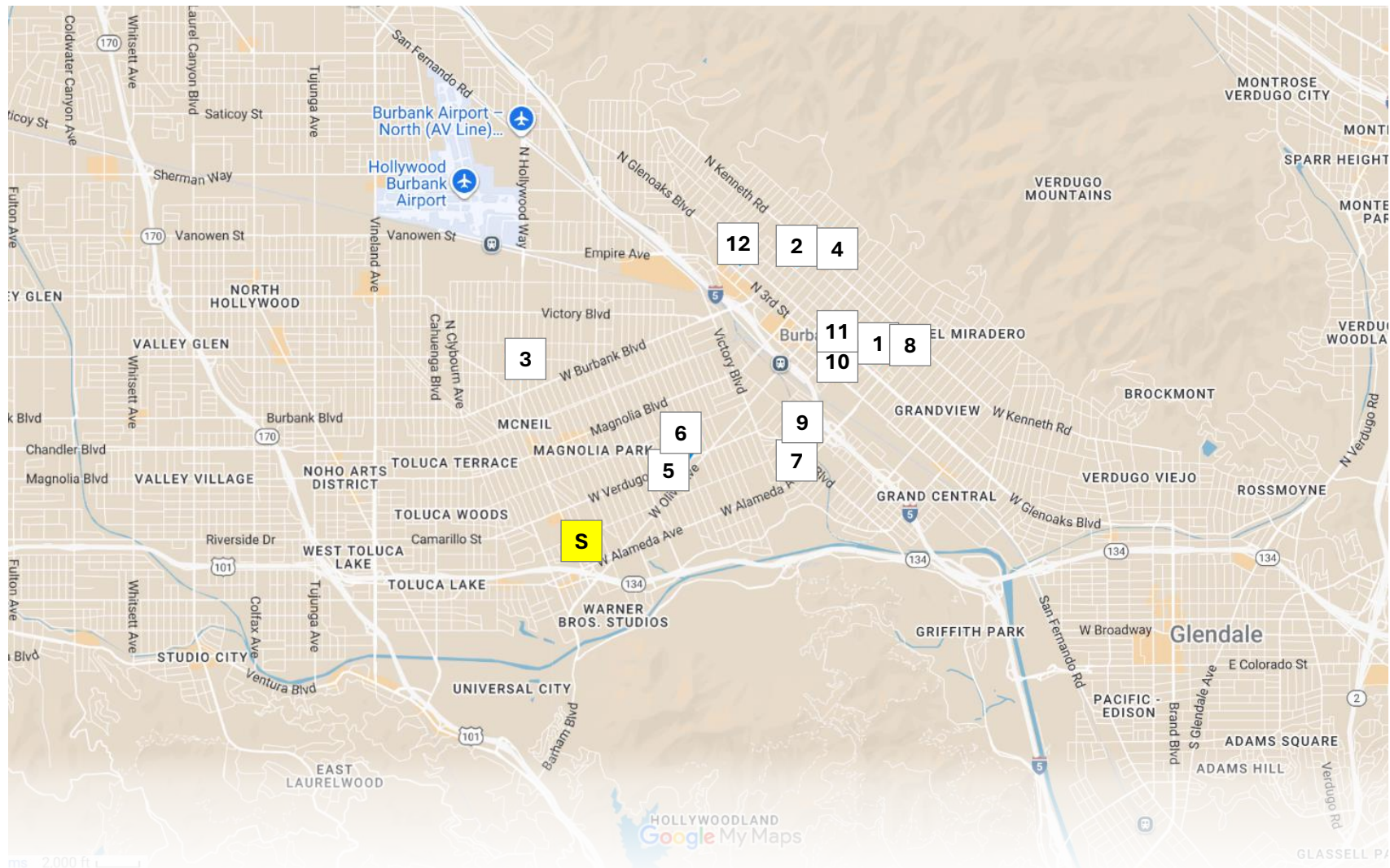
CAP RATE



GRM



SALES COMPARABLES



An aerial photograph of Hollywood, California, featuring a dense residential area with numerous houses and trees. In the background, a tall skyscraper is visible on the left, and hills are in the distance. The image is overlaid with a semi-transparent blue filter and several diagonal lines. The text '04 Location Overview' is centered in the middle of the image.

04 Location Overview

233-237 N. HOLLYWOOD WAY

Burbank *California*



165,000

RELATED JOBS



4.1M

ANNUAL VISITORS



\$97,680

AVG HH INCOME

The property is strategically positioned in the heart of Burbank's famed "Media Row," a global hub for television, film, and digital content production. The property sits within minutes of some of the most influential names in the entertainment industry, providing a built-in demand driver for high-quality rental housing. With over 76,000 jobs in entertainment and more than 1,000 media, post-production, and creative firms, the area is a powerful job engine and demand generator for quality housing.



Area Connectivity

BURBANK TOWN CENTER

BURBANK TOWN CENTER	amc THEATRES	macy's
sears	BED BATH & BEYOND	OLD NAVY
california PIZZA KITCHEN	FIVE GUYS [®] BURGERS and FRIES	IN-N-OUT BURGER



nickelodeon

SUBJECT

BURBANK EMPIRE CENTER

BEST BUY	NORDSTROM	Walmart	Target
TJ-maxx	Marshalls	REI COOP	BevMo!
Olive Garden	SHARKY'S	OUTBACK STEAKHOUSE	BLAZE PIZZA

NOHO ARTS DISTRICT

Target	NOHO	Television Academy Foundation	KAISER PERMANENTE
THE FEDERAL	LAEMMLE	EL PORTALE	amazon fresh
THE FAT DOG	BYP	St. Jovino	amazon fresh



Google



NOHO WEST

Community Profile

Burbank draws about 4.1 million visitors annually, largely driven by media-related attractions and studio tours—a key contributor to rental demand among hospitality and tourism workers. California's Film & TV Tax Credit Program has acted as a significant economic driver statewide. Through Program 3.0, it generated \$26 billion in economic activity and supported over 197,000 cast and crew jobs in the state. A massive local employment base in entertainment ensures stable rental demand from industry professionals.

- **Studio Infrastructure:** A production hub with robust technical infrastructure; ONE Burbank high-speed fiber optics network.
- **Regional Amenities:** Burbank Hollywood Airport (named the best US airport by Fodor's Travel) and Metrolink; abundant shopping districts, entertainment and hotels.
- **Access to Labor:** Burbank draws from a skilled and qualified workforce of which 62% is college educated or higher.
- **Quality of Life:** An independent city, with its own police and fire, school district, transportation and utilities; 41 city parks and recreation facilities, distinguished Burbank Unified School District and attractive residential neighborhoods.



Amenities



BURBANK EMPIRE CENTER

BEST BUY	NORDSTROM rack	Walmart	Target
TJ-maxx	Marshalls	REI	BevMo!
Olive Garden	SHARKY'S	OUTBACK STEAKHOUSE	BLAZE PIZZA

BURBANK TOWN CENTER

BURBANK TOWN CENTER	AMC THEATRES	MACY'S
sears	BED BATH & BEYOND	OLD NAVY
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DOWNTOWN BURBANK

DOWNTOWN BURBANK	CLAPPER	Yard House
AMC THEATRES	Gyu-Kaku Japanese BBQ	ISLANDS
WOOD RANCH BBQ & GRILL	WOKCANO	Gyu-Kaku Japanese BBQ

GLENDALE EMPLOYERS

IMAGINATIONS	Disney	univision RADIO
DREAMWORKS STUDIOS	Public Storage	Nestle
ihop	legalzoom	abc
Applebee's	WHOLE FOODS	Adventist Health

COMCAST NBCUNIVERSAL

NBC UNIVERSAL	UNIVERSAL
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WARNER BROS. STUDIOS

WB

abc

WALT Disney Studios

THE BURBANK STUDIOS

PROVIDENCE Saint Joseph Medical Center

RANCHO MKTPLACE

PAVILIONS	blink
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nickelodeon

COSTCO WHOLESALE

SDFX STUDIOS

SPROUTS FARMERS MARKET

deluxe

Hollywood Burbank Airport

Costco BUSINESS CENTER

NBCUniversal Television Asset Center

NOHO WEST

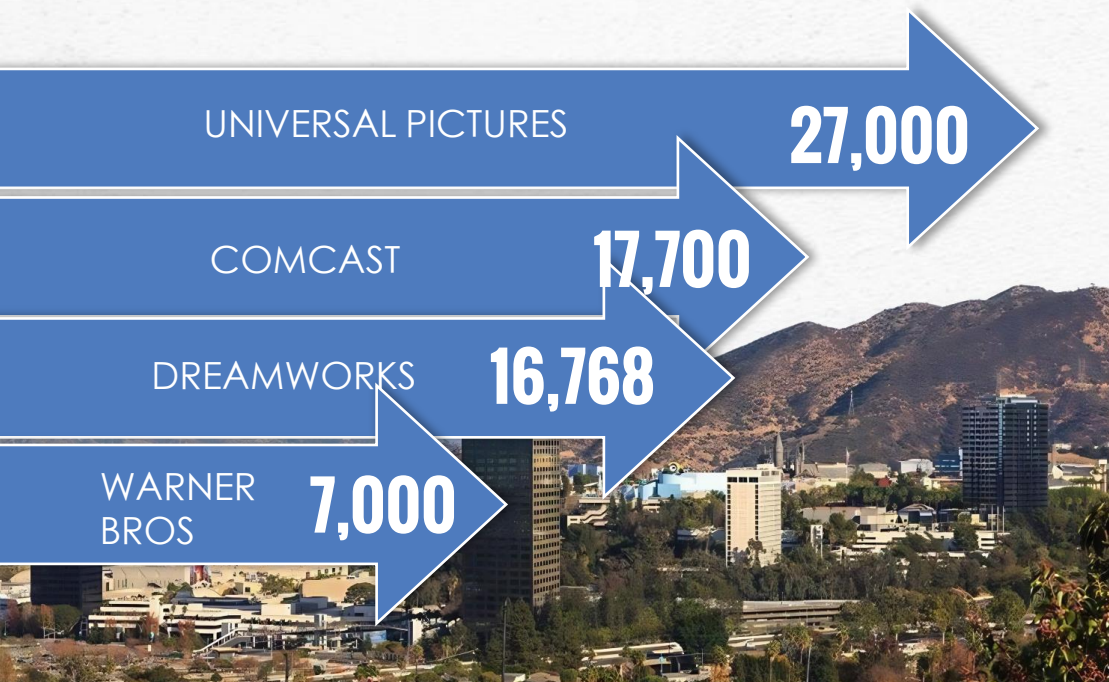
NOHO

OCBS

Employment Hubs



TOP REGIONAL EMPLOYERS



AREA LANDMARKS

The Media District (sometimes called Media Row / Media Center) is the part of Burbank, CA, with a high density of entertainment/media companies: studios, production offices, creative services, etc.

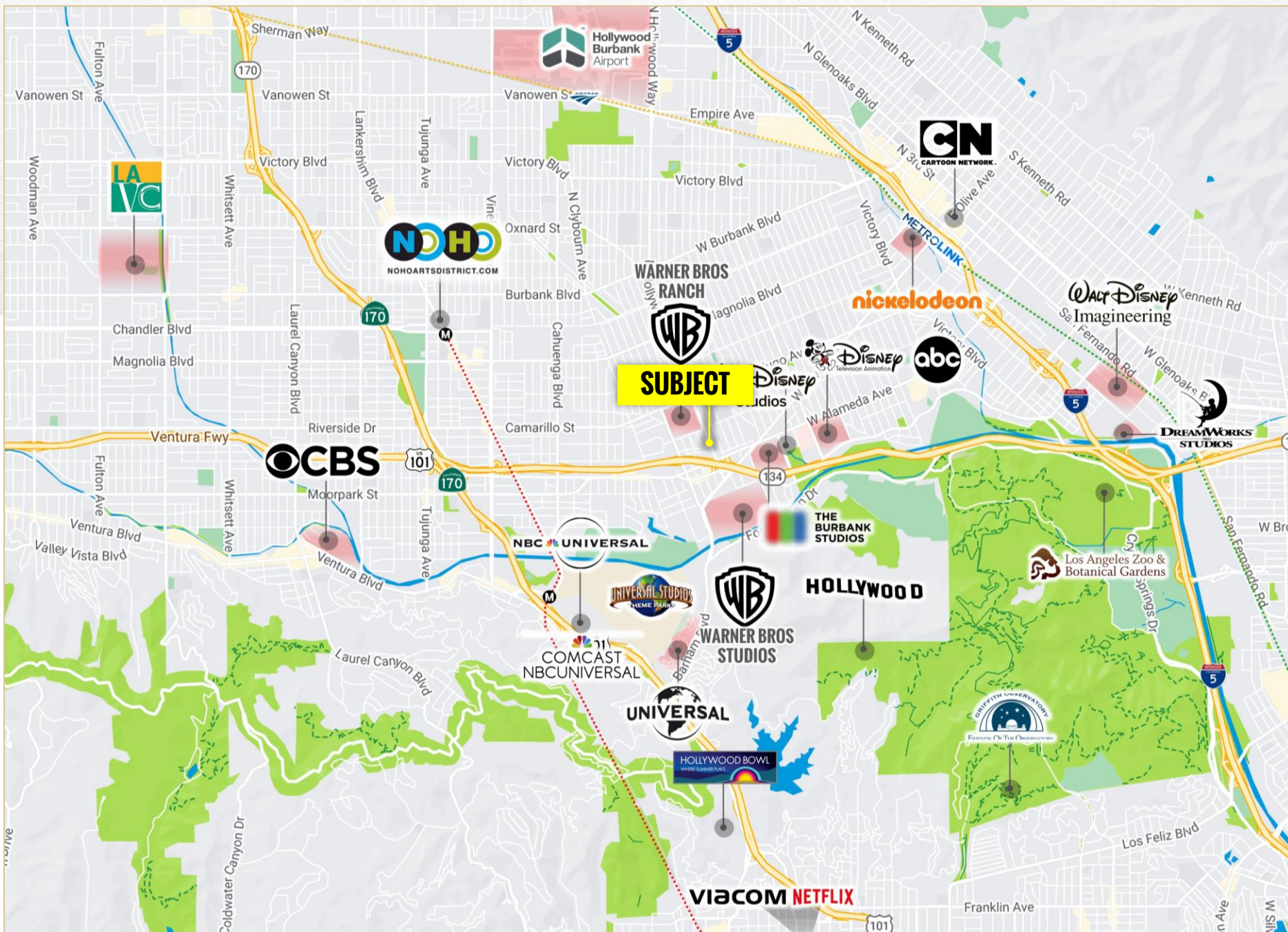
Major landmarks: The Walt Disney Company headquarters, Warner Bros. Studios, ABC Television, DC Comics, Legendary Entertainment, iHeart Media, PBS SoCal, New Line Cinema.

It's centrally located in Burbank, close to freeways (especially the 134 Ventura Freeway and Interstate 5), the Hollywood Burbank Airport / Regional Transportation Hub, and with good access to public transit.

The Media District is arguably the core of Burbank's economy — many of its jobs are in film, TV, media production, post-production, creative offices.

Because of the concentration of studios, support services (editing, sound, etc.), and ancillary businesses (retail, food, lodging) are also prominent.

MEDIA ROW CONNECTIVITY



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