

# 723 E. TUJUNGA AVENUE

*Burbank, CA 91501*



## Rare 4-Unit Opportunity

Prime Burbank nestled among well-kept single-family homes

# 723 E. TUJUNGA AVENUE

Burbank, CA 91501



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**DESIGN BY CRESC**

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## Executive Summary

723 E. TUJUNGA AVENUE



# PROPERTY SUMMARY

## PRICING SUMMARY

OFFERING PRICE \$2,445,000

PRICE/UNIT \$611,250

PRICE/SF \$523.78

GRM 14.45 **12.73**

CAP RATE 5.04% **5.94%**

*Current* *Market*



723 E. TUJUNGA AVENUE

UNITS 4

YEAR BUILT 1970

GROSS SF 4,668

LOT SF 7,750

APN 2455-016-011

FLOORS 1



# The Location

MAJOR EMPLOYMENT CENTERS		
		
		
		

DOWNTOWN BURBANK		
		
		
		

BURBANK TOWN CENTER			
			
			
			



**SUBJECT**

E. TUJUNGA AVE

# Investment Highlights

- Rare 4-Unit opportunity in Prime Burbank nestled among well-kept single-family homes
- Ideal for owner-User or multi-generational Living: 3 of 4 units delivered vacant
- Excellent unit mix of (1) 2+1.5 unit, (2) 2+2 units, and (1) 1,600SF 2+2 home with an attached 2-car garage
- Excellent Parking: Rear units each include 2-car garages
- Strong upside & ADU potential
- Low-density feel with the privacy and charm of a single-family neighborhood
- Flexible exit strategy: Live in one, house extended family, or reposition for long-term income

## PROPERTY OVERVIEW

Equity Union Commercial is proud to represent this 4 unit property in Burbank.

The building was constructed in 1970. Its unit mix consists of (4) 2+2 units, one of which is a house. With a lot size of 7,750 square feet, the property has a total of 4,668 rentable square feet.

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



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# Financial Analysis

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# Financial Analysis

## PRICING SUMMARY

OFFERING PRICE	\$2,445,000	
PRICE/UNIT	\$611,250	
PRICE/SF	\$523.78	
GRM	14.45	<b>12.73</b>
CAP RATE	5.04%	<b>5.94%</b>
	<i>Current</i>	<i>Market</i>

## PROPERTY SUMMARY

UNITS	4
YEAR BUILT	1970
GROSS SF	4,668
LOT SF	7,750
APN	2455-016-011
FLOORS	1

## MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
4	2+2	\$3,525	\$14,100	\$4,000	\$16,000
<b>Total Scheduled Rent</b>			<b>\$14,100</b>		<b>\$16,000</b>

<b>ANNUALIZED INCOME</b>		Current	Market
Gross Potential Rent		\$169,200	\$192,000
Less: Vacancy/Deductions		3% (\$5,076)	3% (\$5,760)
Effective Gross Income		\$164,124	\$186,240

<b>ANNUALIZED EXPENSES</b>		Current	Market
Property Taxes		\$27,088	\$27,088
Utilities		\$3,240	\$3,240
Gardener		\$1,320	\$1,320
Insurance		\$4,300	\$4,300
Misc.		\$1,500	\$1,500
Repairs		\$3,500	\$3,500
<b>ESTIMATED EXPENSES</b>		<b>\$40,948</b>	<b>\$40,948</b>
Expenses/Unit		\$10,237	\$10,237
Expenses/SF		\$8.77	\$8.77
% of GOI		24.9%	22.0%

<b>RETURN</b>		Current	Market
NOI		\$123,176	\$145,292

# Rent Roll

723 E. TUJUNGA AVENUE

Unit #	Type	Current Rent	Market Rent	Notes
1	2+2	\$1,600	\$3,500	
2	2+2	\$3,500	\$3,500	Vacant
3	2+2	\$3,500	\$3,500	Vacant
4	2+2	\$5,500	\$5,500	Vacant
<b>Totals:</b>		<b>\$14,100</b>	<b>\$16,000</b>	



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# Location Overview

723 E. TUJUNGA AVENUE

# 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.



# 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**


**BURBANK TOWN CENTER**


**DOWNTOWN BURBANK**

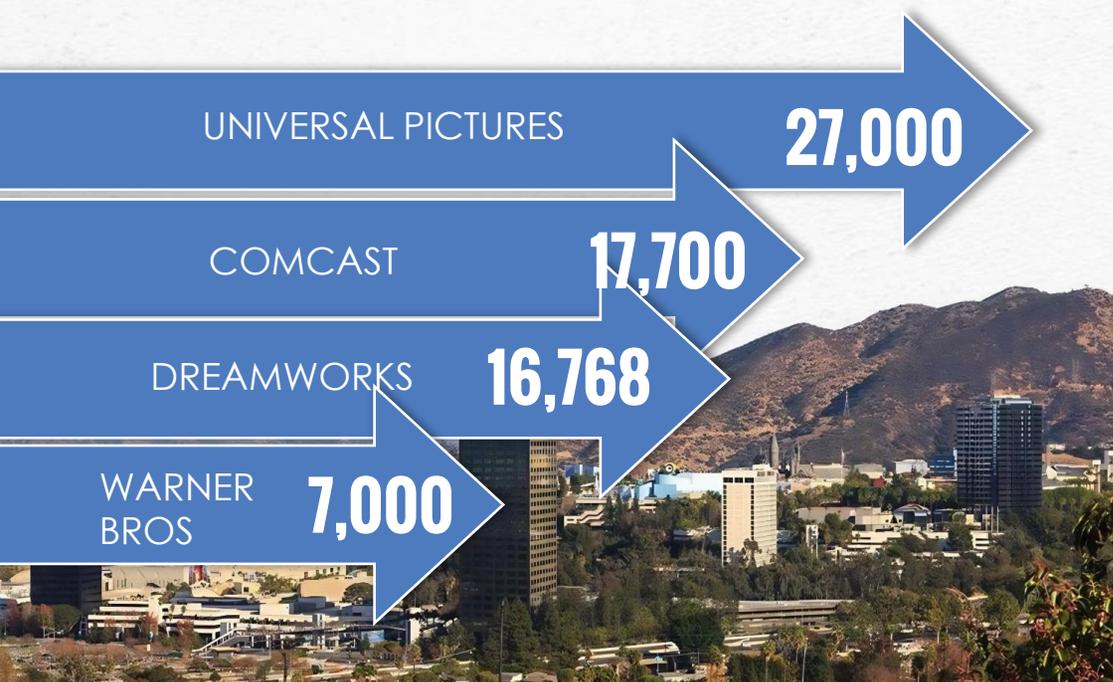

**GLENDALE EMPLOYERS**


**SUBJECT**

# 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.

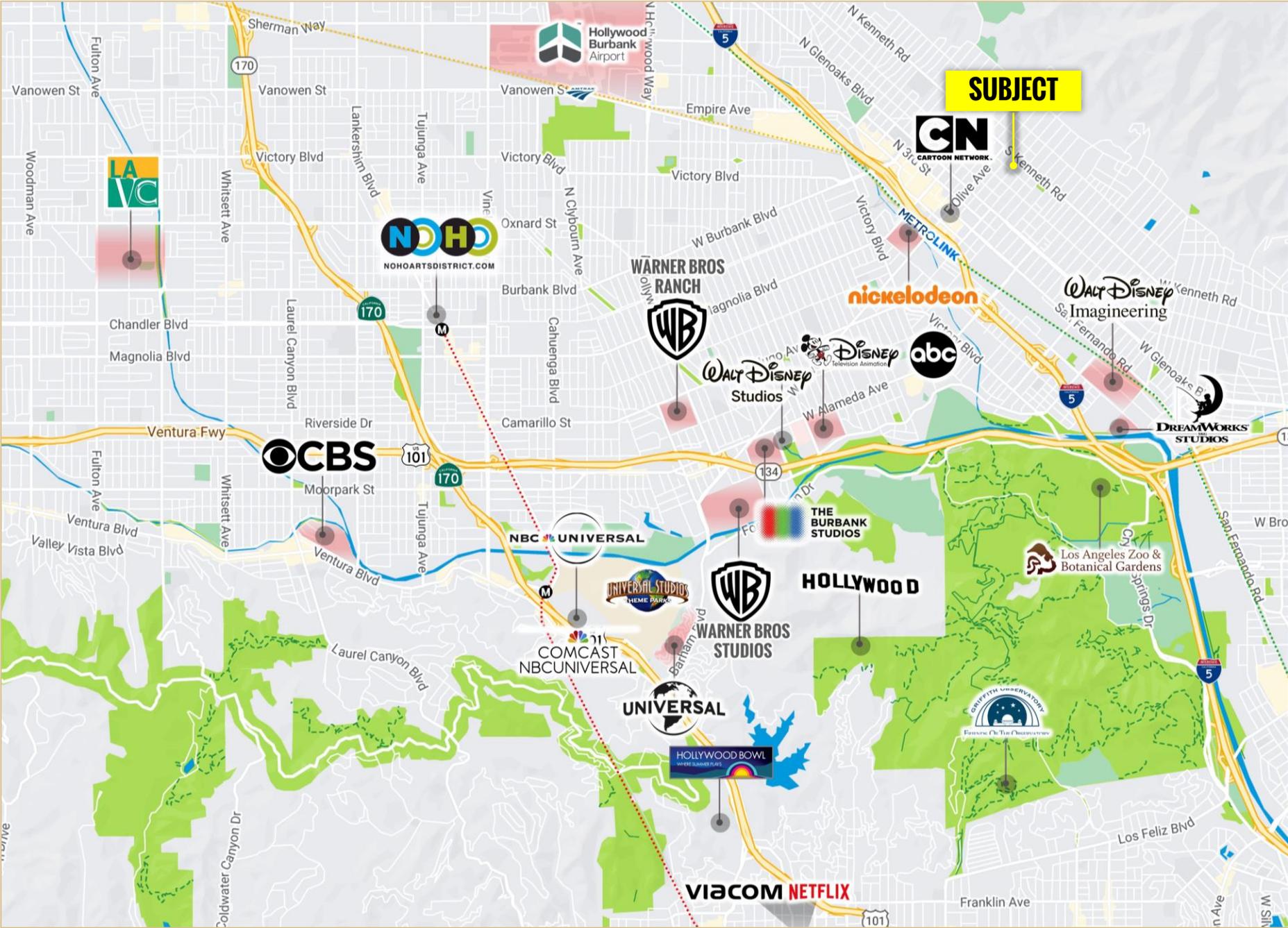
Major landmarks: The Walt Disney Company headquarters, Warner Bros. Studios, ABC Television, DC Comics, Legendary Entertainment, iHeart Media, PBS SoCal, New Line Cinema.

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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