



445 SOUTH MAIN STREET
BURBANK, CA 91506

2 SINGLE FAMILY HOMES AND A DUPLEX
DELIVERED VACANT ON A 21,275 SF LOT
ZONED BUR3-1

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445
South Main Street



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445 South Main Street
Burbank, CA

PROPERTY OVERVIEW

PROPERTY OVERVIEW

True North CRE of Compass Commercial, in collaboration with Nicole Costas of Compass, is proud to present **445 S Main Street** — a rare, four-unit multifamily offering located in the highly sought-after city of **Burbank, California**.

Originally constructed in **1906**, the property comprises **three separate structures** situated on a generous **21,275 square-foot lot** zoned **BUR3-R1**, providing a range of value-add or redevelopment possibilities. The existing improvements include **two single-family residences** and **one duplex**, for a total of **four units**.

Each unit features a **2-bedroom / 1-bath** layout and is **delivered 100% vacant**, presenting investors or developers with complete flexibility to reposition, renovate, or rebuild. All units are **separately metered** for gas and electricity and include individual water heaters—minimizing operating expenses to water, trash, and common-area electricity.

Strategically positioned near the **5, 134, and 101 Freeways**, the property offers exceptional access to major employment centers across **Burbank, Glendale, Hollywood**, and the **San Fernando Valley**, including Warner Bros., Disney, and NBCUniversal studios.

With its **prime location, substantial lot size, and versatile zoning**, 445 S Main Street presents a **rare opportunity** for investors and developers seeking long-term upside in one of Los Angeles' most stable and desirable submarkets.





PROPERTY HIGHLIGHTS

- 4 units delivered vacant
- Excellent cap rate of 7.5%.
- Excellent GRM of 9.92
- 100% delivered vacant
- Potential to develop 9 units
- Individually metered for gas and electric

- > **\$2,000,000**
Price
- > **4**
Units
- > **\$500,000**
Price/Unit
- > **3,542 SF**
Building Size
- > **21,275 SF**
Lot Size
- > **\$565**
Price/SF
- > **1906**
Year Built
- > **BUR3-R1***
Zoning
- > **2445-001-012**
APN



445 South Main Street
Burbank, CA

PROPERTY PHOTOS

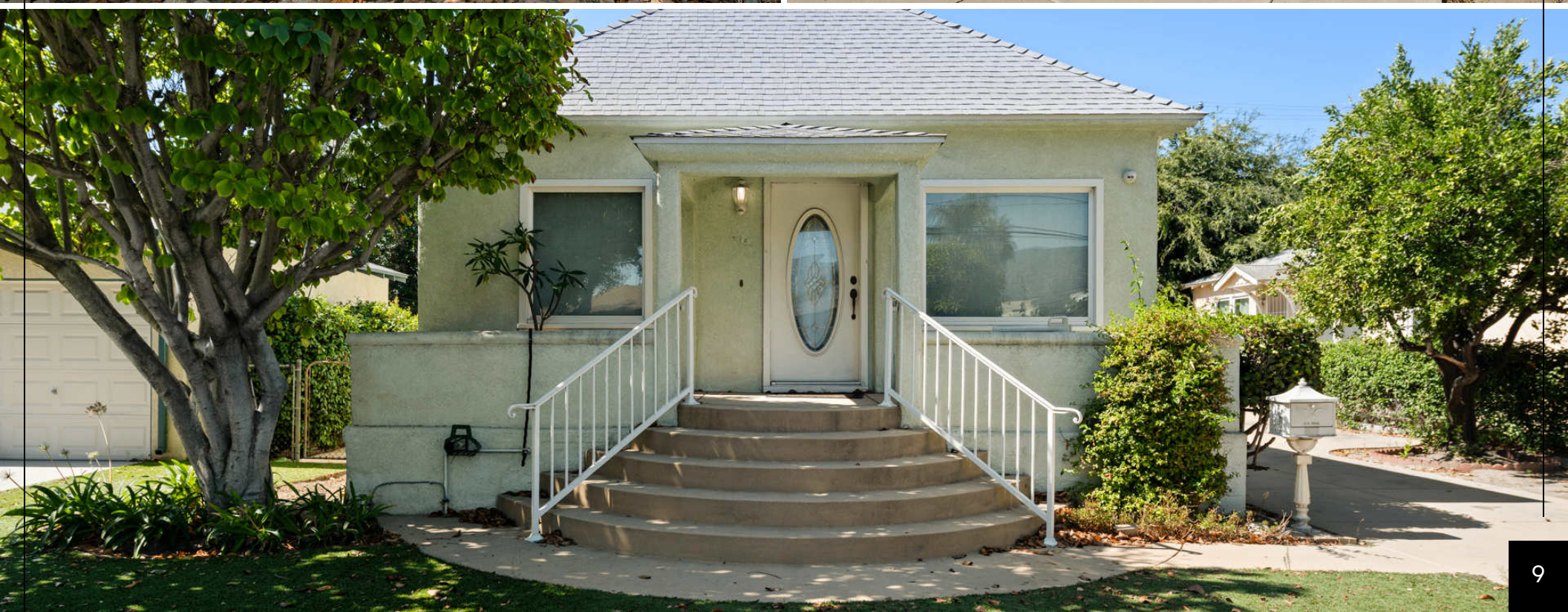
445
South Main Street



445
South Main Street



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445
South Main Street

VICTORY CT

S MAIN ST

445
SOUTH MAIN STREET
BURBANK CA



445 South Main Street
Burbank, CA

MARKET OVERVIEW

NEIGHBORHOOD OVERVIEW

Burbank – A Premier Media & Employment Hub in Los Angeles

Nestled in the heart of the San Fernando Valley, Burbank offers an exceptional opportunity for multifamily investors seeking stability, long-term growth, and access to some of the strongest economic drivers in Southern California. Known as the “Media Capital of the World,” Burbank is home to a powerhouse lineup of entertainment and technology employers, creating one of the most resilient rental markets in Los Angeles.

Burbank is strategically located near major job centers, including Hollywood, Glendale, Pasadena, and the broader San Fernando Valley. Anchored by industry giants such as Warner Bros., Disney, Nickelodeon, and NBCUniversal, the city supports over 150,000 jobs across entertainment, media, aviation, and healthcare. Its proximity to the 5, 134, and 101 Freeways provides seamless connectivity to Downtown Los Angeles, the Westside, and surrounding Valley communities, while the Hollywood Burbank Airport offers direct regional and national access.

The community itself balances residential charm with urban convenience. Tree-lined streets, strong public schools, and a walkable downtown core give the city a small-town feel, while residents enjoy easy access to shopping, dining, and recreation. Outdoor amenities include Griffith Park, the Los Angeles Equestrian Center, and the Chandler Bike Path, while cultural destinations like the Burbank Town Center and the AMC Media District reinforce the area’s vibrant live-work-play environment.

Burbank’s demographics reflect a highly skilled and economically diverse population. With a median household income well above the Los Angeles County average and a high proportion of residents employed in white-collar industries, the city offers a deep and stable renter base. Rental demand remains strong, driven by a consistent influx of professionals working in media, tech, and healthcare, along with students attending nearby institutions such as Woodbury University.

At the county level, Los Angeles remains one of the most economically dynamic metropolitan areas in the U.S., with a population exceeding 9.6 million and a broad spectrum of industries fueling growth. Burbank stands out within this context as both a lifestyle destination and a core employment hub, offering investors a unique combination of long-term stability and rental upside.

With its robust economic foundation, prime location, and enduring appeal to renters, Burbank represents one of Los Angeles’ most attractive submarkets for multifamily investment. Properties like 445 S Main St benefit from the city’s unmatched connectivity, high-quality housing stock, and strong tenant demand—making it a premier location for long-term investment and future appreciation.

Market Key Points



Prime Burbank Location

Situated in the heart of Burbank, one of Los Angeles' most supply-constrained and consistently high-demand rental markets. Excellent proximity to major employers such as The Walt Disney Company, Warner Bros. Studios, and Nickelodeon Animation, supporting strong tenant demand and stable rent growth.



Exceptional Accessibility

Immediate access to the I-5, 134, and 101 Freeways, connecting residents to key employment and entertainment centers in Glendale, Hollywood, and the San Fernando Valley. Walkable to nearby retail corridors, dining, and local amenities, enhancing livability and long-term tenant appeal.



Desirable Zoning & Development Flexibility

Zoned BUR3-R1, offering flexibility for redevelopment, ADU additions, or higher-density residential use subject to city approvals. Large 21,275 SF lot provides a rare infill opportunity in a tightly held submarket with limited development sites.



Robust Submarket Fundamentals

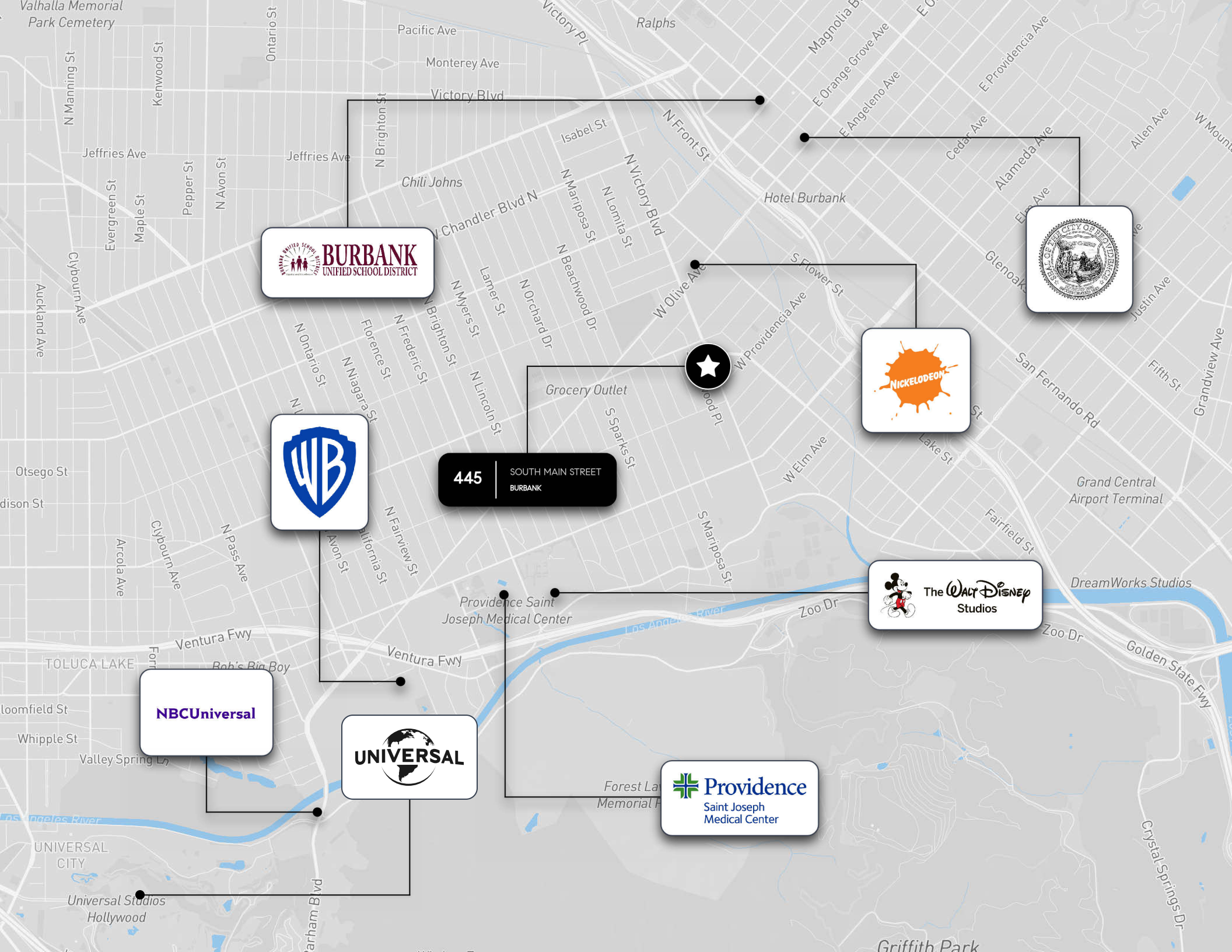
Burbank boasts low vacancy rates and steady rent growth, driven by sustained media-industry employment and constrained housing supply. Median home values and rental rates continue to outperform Los Angeles County averages, supporting long-term appreciation potential.

Major Employers



Burbank anchors Los Angeles County's entertainment economy, serving as home to some of the world's most recognized media and production companies. Industry leaders such as **The Walt Disney Company**, **Warner Bros. Studios**, **NBCUniversal**, and **Nickelodeon Animation** drive tens of thousands of high-wage jobs, supporting a robust daytime population and sustained housing demand. Complemented by major employers in healthcare, education, and aviation—including **Providence Saint Joseph Medical Center**, **Burbank Unified School District**, and **Hollywood Burbank Airport**—the city maintains a well-diversified employment base that underpins long-term economic and multifamily market stability.

| Major Employers | Industry |
|---|----------------------------|
| Warner Bros. Studios | Entertainment/Media |
| Walt Disney Company | Entertainment/Media |
| NBC Universal | Entertainment/Media |
| Hollywood Burbank Airport | Aviation/Transportation |
| Providence Saint Joseph Medical Center | Healthcare/Hospital System |
| Burbank Unified School District Offices | Education |
| Nickelodeon Animation Studio | Entertainment/Media |
| Universal Studios Hollywood | Entertainment/Media |



NEARBY HOTSPOTS



Warner Bros. Studios

As one of the world's most iconic film studios, Warner Bros. anchors Burbank's reputation as the "Media Capital of the World." Beyond its global brand recognition, the studio supports thousands of local jobs and continues to attract creative professionals who want to live near where entertainment history is made.



NBCUniversal & Universal Studios Hollywood

Located just minutes away, NBCUniversal combines global media leadership with a top-tier theme park destination. Universal Studios Hollywood draws millions of visitors annually, reinforcing Burbank's dual identity as both an economic powerhouse and a cultural landmark.

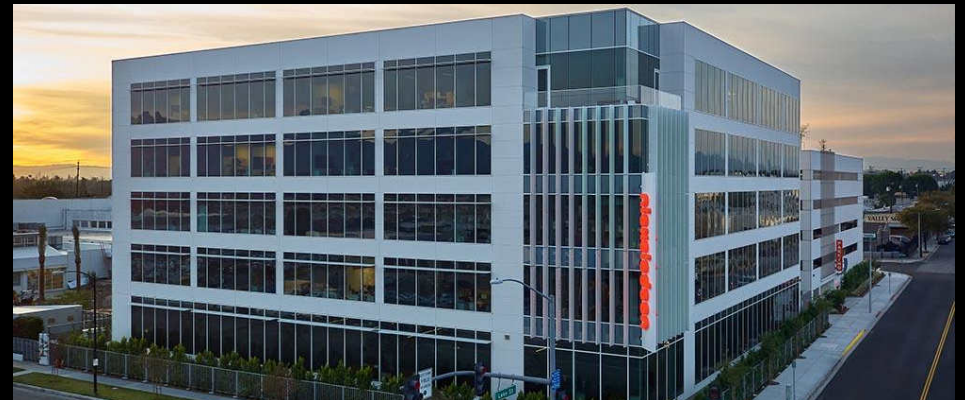
Walt Disney Studios

The Walt Disney Company's legendary headquarters in Burbank represents one of the city's strongest long-term economic drivers. Disney's global influence and steady employment base make the area a magnet for highly skilled professionals and executives, ensuring consistent demand for quality housing.



Nickelodeon Animation Studios

Nickelodeon's bright, creative hub brings an influx of young professionals and artists to the area. Its presence contributes to Burbank's cultural vibrancy and strengthens rental demand from the next generation of creative talent.



NEARBY HOTSPOTS



Griffith Park

Just south of Burbank, Griffith Park offers over 4,000 acres of trails, scenic views, and world-renowned attractions such as the Griffith Observatory and Los Angeles Zoo. This unparalleled green space enhances quality of life for residents and adds long-term neighborhood appeal.



Johnny Carson Park

Located in central Burbank, Johnny Carson Park offers landscaped walking paths, playgrounds, and community green space. It's a favorite among families and professionals alike, embodying the safe, community-oriented environment that makes Burbank unique.

Stough Canyon Nature Center

Perched in the Verdugo Mountains, Stough Canyon Nature Center offers hiking trails and environmental programs with sweeping views of the Valley. It adds to Burbank's outdoor lifestyle appeal and draws residents seeking balance between urban living and nature.



Chandler Bikeway

This landscaped pedestrian and bike path runs through the heart of Burbank, connecting neighborhoods and providing residents with a safe and scenic alternative to driving. The Bikeway reflects the city's forward-thinking approach to livability and urban design.



NEARBY HOTSPOTS



Warner Bros. Studio Tour Hollywood

A premier tourist attraction, the Warner Bros. Studio Tour gives visitors an inside look at sets, soundstages, and Hollywood history. Its popularity brings a steady flow of energy and economic activity to the area, benefiting local businesses and reinforcing Burbank's cultural cachet.



Martial Arts History Museum

This niche cultural destination celebrates the artistry and influence of martial arts across film, history, and pop culture. It contributes to Burbank's unique mix of entertainment and educational attractions, making the city more than just a place to work—it's a place to explore

Colony Theatre

As a cornerstone of live performance in Burbank, the Colony Theatre hosts plays, musicals, and community events. It enhances the city's cultural fabric and appeals to residents who value arts and creativity as part of their everyday life.



Starlight Bowl

An outdoor amphitheater set against the hills, the Starlight Bowl hosts concerts and cultural events throughout the year. Its blend of entertainment and community programming makes it a local favorite and a lifestyle draw for renters.



NEARBY HOTSPOTS



Downtown Burbank

Downtown Burbank is a vibrant, walkable district filled with restaurants, shops, and nightlife. Its lively atmosphere attracts both residents and visitors, creating a strong demand for nearby housing and enhancing property values.

Burbank Town Center

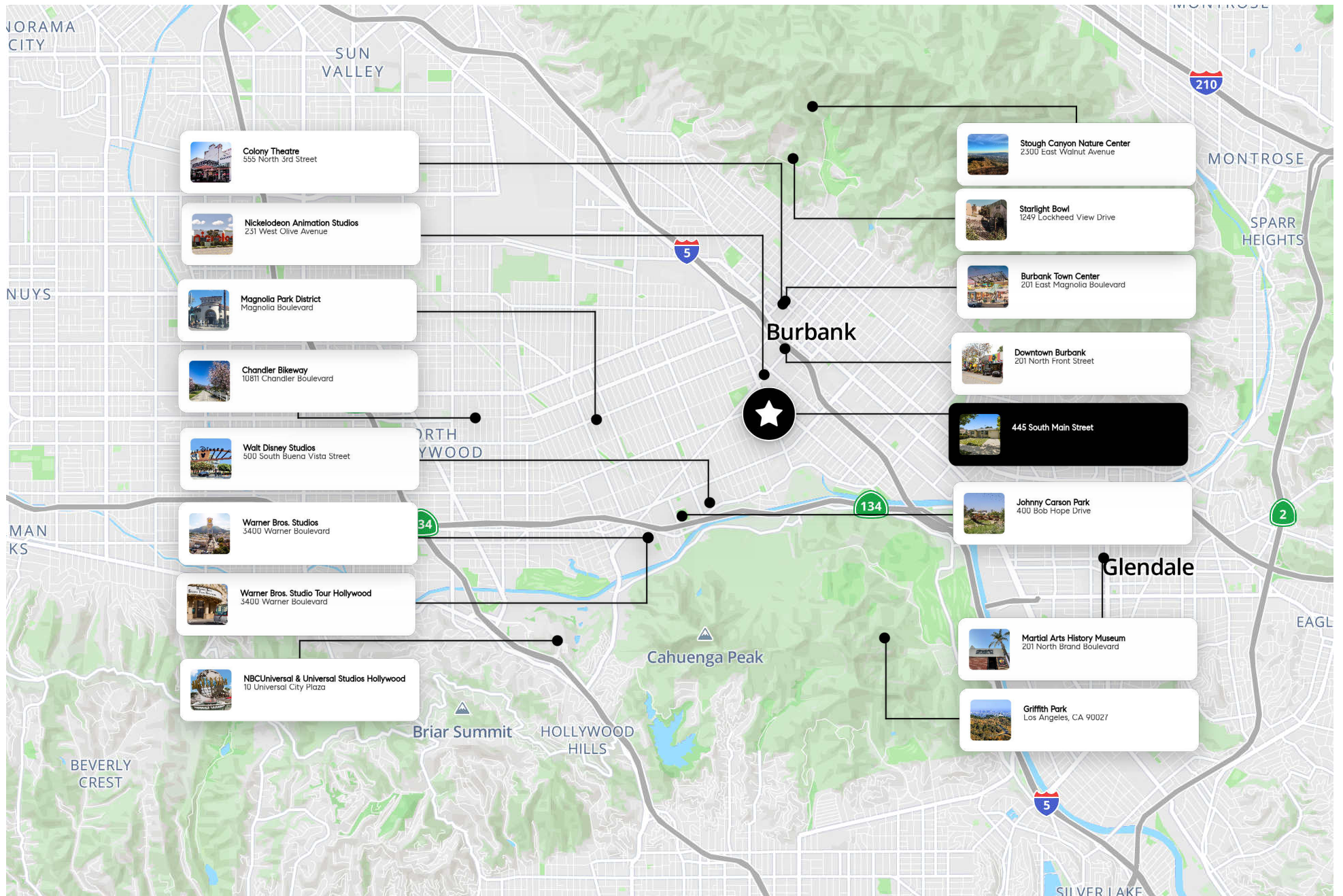
This regional shopping hub combines national retailers, dining, and entertainment in a central location. The Town Center ensures residents don't need to leave Burbank for daily conveniences, reinforcing the area's self-contained appeal.



Magnolia Park District

Known for its trendy boutiques, vintage shops, and locally owned cafés, Magnolia Park is a magnet for creative professionals and families seeking charm and walkability. Its unique character adds value to the surrounding residential market.



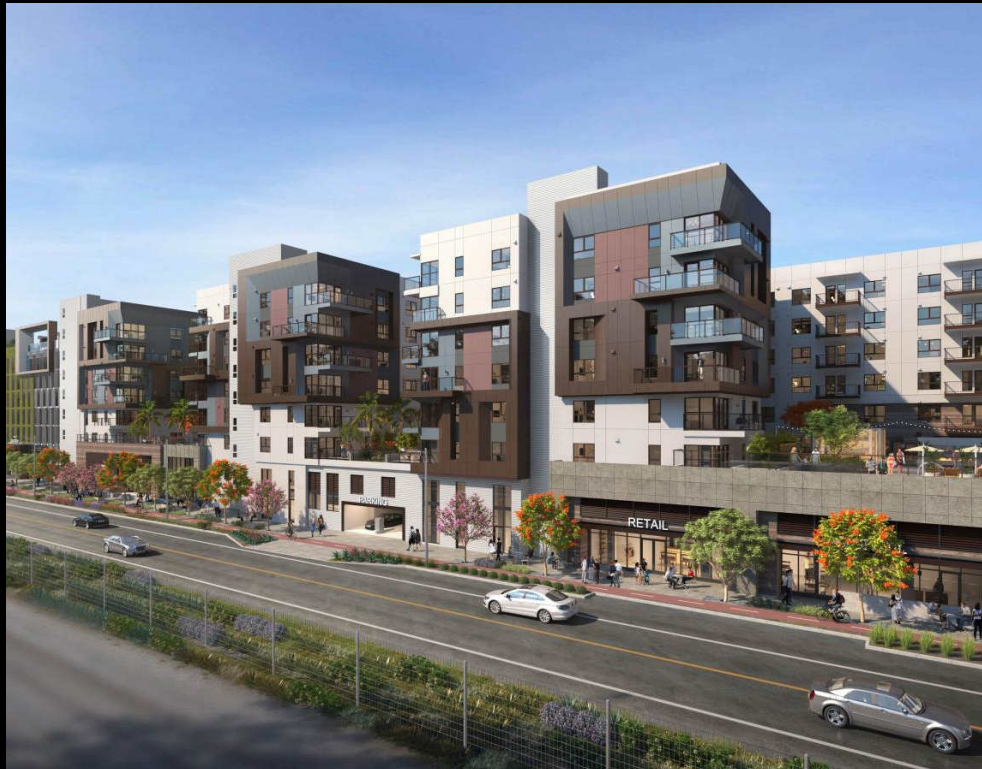




NEARBY DEVELOPMENTS

777 N Front St

Intro Burbank, located at 777 N. Front Street on an eight-acre site, is an eight-story mixed-use development featuring 573 apartments above a central parking garage, with approved plans also allowing for a 307-room hotel and commercial space. Designed by Urban Architecture Lab, the project offers a wide range of studio to three-bedroom residences (619–1,638 SF) with rents advertised from \$2,768 to \$5,807 per month, along with premier amenities such as a 40,000-square-foot rooftop deck with two pools, fitness and co-working facilities, and screening rooms. Public realm upgrades include bike lanes, a transit plaza, and improved access to the adjacent Burbank Metrolink Station.



The Burbank Studios

Worthe Real Estate Group, QuadReal Property Group, and Stockbridge Capital Group have acquired The Burbank Studios from Warner Bros. Discovery for \$375 million in a sale-leaseback transaction, with Warner Bros. remaining the primary tenant. The 27-acre property at 3000 W. Alameda Avenue—formerly home to NBC Studios and the Tonight Show—includes Frank Gehry-designed offices, eight soundstages, and production facilities. Plans call for a \$100 million redevelopment to add five new soundstages of 18,000–20,000 square feet each, with approvals in place for up to 400,000 square feet of future office space as market conditions allow.

NEARBY DEVELOPMENTS

Cambria Hotel

Choice Hotels has completed a six-story, 150-room property at 3501 N. San Fernando Boulevard, directly across from the Metrolink Burbank Airport–North Station. Designed by AO, the L-shaped hotel wraps around an outdoor pool and features 1,131 square feet of meeting space, a fitness center, courtyard, library lounge, grab-and-go market, and the restaurant RhuBAR. It is part of the larger 60-acre Avion Burbank development, which also includes 1.25 million square feet of office, industrial, and retail space adjacent to the airport.



Hollywood Burbank Airport Replacement Terminal

The \$1.3-billion replacement terminal at Hollywood Burbank Airport, which broke ground in early 2024, is rising on the airport's northeast side and is slated for completion in late 2026. The 355,000-square-foot facility will feature 14 passenger gates, retail and dining options, a modern ticketing lobby, a new TSA checkpoint, and upgraded baggage claim, while meeting seismic and ADA standards. Designed by a team including Corgan, Holder, Pankow, TEC, CannonDesign, and Burns & McDonnell, the terminal retains stair access to planes instead of jet bridges and incorporates Mid-Century Modern-inspired architecture, with a swooping roof canopy that blends into the adjacent parking structure and a plaza evoking the silver screen.

445
South Main Street

San Fernando



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Hollywood Burbank Airport



Cambria Hotel Burbank Airport



The Burbank Studios



777 N Front St



445 South Main Street, Burbank, CA





445 South Main Street
Burbank, CA

FINANCIALS

INVESTMENT SUMMARY

Building Data

| | |
|--------------------|--------------|
| # of Units | 4 |
| Year Built | 1906 |
| No. of Buildings | 6 |
| Building Size (SF) | 3,542 |
| Lot Size | 21,275 |
| APN | 2445-001-012 |
| Parking | On-Site |
| Zoning | BUR3-R1* |

| Income Summary | In-Place | Market |
|-------------------------------|------------------|------------------|
| Rental Income | \$201,600 | \$201,600 |
| Less: Vacancy | (\$6,048) | (\$6,048) |
| Total Rental Income | \$195,552 | \$195,552 |
| Other: | \$0 | \$0 |
| Laundry: | \$0 | \$0 |
| Effective Gross Income | \$195,552 | \$195,552 |
| Less: Expenses | \$45,522 | \$45,522 |
| Net Operating Income | \$150,030 | \$150,030 |

Financial Indicators

| | |
|--------------|-------------|
| Price | \$2,000,000 |
| In-Place CAP | 7.50% |
| Market CAP | 7.50% |
| In-Place GRM | 9.92 |
| Market GRM | 9.92 |
| Price/SF | \$565 |
| Price/Unit | \$500,000 |

| Expense Summary | In-Place | Market |
|-----------------------|-----------------|-----------------|
| Administrative | \$500 | \$500 |
| Repairs & Maintenance | \$2,000 | \$2,000 |
| Turnover | \$800 | \$800 |
| Management Fee | \$7,822 | \$7,822 |
| Utilities | \$4,000 | \$4,000 |
| Contract Services | \$2,400 | \$2,400 |
| Taxes | \$24,400 | \$24,400 |
| Insurance | \$3,600 | \$3,600 |
| Total Expenses | \$45,522 | \$45,522 |

RENT ROLL

RENT ROLL

| Unit | Type | Rent | Market Rent |
|-----------------|--------------|-----------|-------------|
| 445 | 2+1 - Duplex | \$3,750 | \$3,750 |
| 447 | 2+1 - Duplex | \$3,750 | \$3,750 |
| 501 | 2+1 - SFR | \$4,650 | \$4,650 |
| 503 | 2+1 - SFR | \$4,650 | \$4,650 |
| Monthly Income: | | \$16,800 | \$16,800 |
| Annual Income: | | \$201,600 | \$201,600 |

SUMMARY

| Unit Type | # of Units | In-Place Avg Rent | Market Avg Rent |
|---------------|------------|-------------------|-----------------|
| 2+1 - Duplex | 2 | \$3,750 | \$3,750 |
| 2+1 - SFR | 2 | \$4,650 | \$4,650 |
| Total/Average | 4 | \$16,800 | \$16,800 |



OPERATING STATEMENT

\$2,000,000

LIST PRICE

7.50%

IN-PLACE CAP

7.50%

MARKET CAP

9.92

IN-PLACE GRM

9.92

MARKET GRM

\$565

PRICE/SF

\$500,000

PRICE/UNIT

| No. Units | Unit Type | In-Place Avg Rent | In-Place Total | Market Avg Rent | Market Total |
|---------------------------------------|--------------|----------------------|---------------------|--------------------|------------------|
| 2 | 2+1 - Duplex | \$3,750 | \$7,500 | \$3,750 | \$7,500 |
| 2 | 2+1 - SFR | \$4,650 | \$9,300 | \$4,650 | \$9,300 |
| Total | 4 | | \$16,800 | | \$16,800 |
| Monthly Scheduled Gross Income | | | \$16,800 | | \$16,800 |
| Annualized Income | | | In-Place | | Market |
| Gross Rent | | | \$201,600 | | \$201,600 |
| Vacancy | | | 3.0% (\$6,048) | 3.0% | (\$6,048) |
| Total Rental Revenue | | | \$195,552 | | \$195,552 |
| Effective Gross Income | | | \$195,552 | | \$195,552 |
| Annualized Expenses | | | | /Unit | /Unit |
| Administrative | | | \$500 | \$125 | \$500 |
| Repairs & Maintenance | | | \$2,000 | \$500 | \$2,000 |
| Turnover | | | \$800 | \$200 | \$800 |
| Management Fee | | | 4.0% of EGI \$7,822 | \$1,956 | \$7,822 |
| Utilities | | | \$4,000 | \$1,000 | \$4,000 |
| Contract Services | | | \$2,400 | \$600 | \$2,400 |
| Taxes | | | \$24,400 | \$6,100 | \$24,400 |
| Insurance | | | \$3,600 | \$900 | \$3,600 |
| Total Expenses | | | \$45,522 | \$11,381 | \$45,522 |
| Net Operating Income | | | \$150,030 | | \$150,030 |
| Cap Rate | | | 7.50% | | 7.50% |
| <i>Expenses/Sf</i> | | | <i>\$12.85</i> | | <i>\$12.85</i> |
| <i>Expense Ratio (% of EGI)</i> | | | <i>23.3%</i> | | <i>23.3%</i> |



445 South Main Street
Burbank, CA

SALES COMPARABLES

SALES COMPARABLES



445 South Main Street

| | |
|--------------|-----------|
| SOLD DATE: | - |
| Yr. Built | 1906 |
| Sale Price: | - |
| Cap Rate | 7.50% |
| GRM: | 9.92 |
| Price/SF | \$565 |
| \$/Unit | \$500,000 |
| Building SF | 3,542 |
| Avg. Unit SF | - |
| Total Units | 4 |



1200 N 3rd St

| | |
|--------------|-------------|
| SOLD DATE: | Jul-2025 |
| Yr. Built | 1944 |
| Sale Price: | \$1,102,000 |
| Cap Rate | - |
| GRM: | - |
| Price/SF | \$698 |
| \$/Unit | \$551,000 |
| Building SF | 1,578 |
| Avg. Unit SF | 789 |
| Total Units | 2 |



142 N Brighton St

| | |
|--------------|-------------|
| SOLD DATE: | Jun-2025 |
| Yr. Built | 1924 |
| Sale Price: | \$1,565,000 |
| Cap Rate | - |
| GRM: | - |
| Price/SF | \$529 |
| \$/Unit | \$782,500 |
| Building SF | 2,961 |
| Avg. Unit SF | 1,481 |
| Total Units | 2 |



400 S Lamer St

| | |
|--------------|-------------|
| SOLD DATE: | Jun-2025 |
| Yr. Built | 1951 |
| Sale Price: | \$1,700,000 |
| Cap Rate | 5.50% |
| GRM: | 13.5 |
| Price/SF | \$730 |
| \$/Unit | \$566,667 |
| Building SF | 2,328 |
| Avg. Unit SF | 776 |
| Total Units | 3 |

SALES COMPARABLES



633 N Rosemary Ln

| | |
|--------------|--------------------|
| SOLD DATE: | Apr-2025 |
| Yr. Built | 1944 |
| Sale Price: | \$1,920,000 |
| Cap Rate | - |
| GRM: | - |
| Price/SF | \$596 |
| \$/Unit | \$480,000 |
| Avg. Unit SF | 806 |
| Building SF | 3,224 |
| Total Units | 4 |



283 N Florence St

| | |
|--------------|--------------------|
| SOLD DATE: | Feb-2025 |
| Yr. Built | 1947 |
| Sale Price: | \$1,250,000 |
| Cap Rate | - |
| GRM: | - |
| Price/SF | \$599 |
| \$/Unit | \$312,500 |
| Avg. Unit SF | 522 |
| Building SF | 2,088 |
| Total Units | 4 |



210 N Florence St

| | |
|--------------|--------------------|
| SOLD DATE: | Mar-2025 |
| Yr. Built | 1947 |
| Sale Price: | \$1,210,000 |
| Cap Rate | 4.22% |
| GRM: | 16.0 |
| Price/SF | \$586 |
| \$/Unit | \$302,500 |
| Avg. Unit SF | 516 |
| Building SF | 2,064 |
| Total Units | 4 |

SALES COMPARABLES SUMMARY

| Comp # | Property Address | Yr Built | Sold | Sale Price | Cap Rate | GRM | \$ PSF | \$ Per Unit | Bldg. SF | Avg. Unit SF | Total Units |
|----------------------|-------------------|----------|----------|--------------------|--------------|-------------|--------------|------------------|---------------|--------------|-------------|
| 1 | 1200 N 3rd St. | 1944 | Jul-2025 | \$1,102,000 | - | - | \$698 | \$551,000 | 1,578 | 789 | 2 |
| 2 | 142 N Brighton St | 1924 | Jun-2025 | \$1,565,000 | - | - | \$529 | \$782,500 | 2,961 | 1,481 | 2 |
| 3 | 400 S Lamer St | 1951 | Jun-2025 | \$1,700,000 | 5.50% | 13.5 | \$730 | \$566,667 | 2,328 | 776 | 3 |
| 4 | 633 N Rosemary Ln | 1944 | Apr-2025 | \$1,920,000 | - | - | \$596 | \$480,000 | 3,224 | 806 | 4 |
| 5 | 210 N Florence St | 1947 | Mar-2025 | \$1,210,000 | 4.22% | 16.0 | \$586 | \$302,500 | 2,064 | 516 | 4 |
| 6 | 283 N Florence St | 1947 | Feb-2025 | \$1,250,000 | - | - | \$599 | \$312,500 | 2,088 | 522 | 4 |
| Total/Average | | | | \$8,747,000 | 4.97% | 14.4 | \$614 | \$460,368 | 14,243 | 750 | 19 |
| 445 S Main St | | | | \$2,000,000 | 7.50% | 9.9 | \$565 | \$500,000 | 3,542 | 886 | 4 |



445
South Main Street

PANORAMA CITY

SUN VALLEY

MONTROSE

La Cañada Flintridge

SPARR HEIGHTS



1200 North 3rd Street

| | |
|--------------------|----------------|
| Sale Price | Units |
| \$1,102,000 | 2 Units |
| Building SF | Cap Rate |
| 1,578 | N/A |



633 North Rosemary Lane

| | |
|--------------------|----------|
| Sale Price | Units |
| \$1,920,000 | 4 |
| Building SF | Cap Rate |
| 3,224 | N/A |



142 North Brighton Street

| | |
|--------------------|----------|
| Sale Price | Units |
| \$1,565,000 | 2 |
| Building SF | Cap Rate |
| 2,961 | N/A |

Burbank



445 South Main Street

| | |
|--------------------|----------|
| Sale Price | Units |
| \$2,000,000 | 4 |
| Building SF | Cap Rate |
| 3,542 | 7.5% |

NORTH HOLLYWOOD

Glendale

EAGLE ROCK



283 North Florence Street

| | |
|--------------------|----------|
| Sale Price | Units |
| \$1,250,000 | 4 |
| Building SF | Cap Rate |
| 2,088 | N/A |

Cahuenga Peak



400 South Lamer Street

| | |
|--------------------|----------|
| Sale Price | Units |
| \$1,700,000 | 3 |
| Building SF | Cap Rate |
| 2,328 | 5.50% |

BEVERLY CREST



210 North Florence Street

| | |
|--------------------|----------|
| Sale Price | Units |
| \$1,210,000 | 4 |
| Building SF | Cap Rate |
| 2,064 | 4.22% |

West Hollywood

FAIRFAX DISTRICT

Beverly Hills

WESTWOOD

KOREATOWN

WESTLAKE

CHINATOWN

LINCOLN HEIGHTS

Los Angeles

SOUTH ROBERTSON

MID-WILSHIRE

TEHRANGELES

BRENTWOOD



445 South Main Street
Burbank, CA

RENT COMPARABLES

RENT COMPARABLES



268 W Ash Ave

UNIT TYPE: 2+1 - Duplex

RENT \$3,595



214 W Elmwood Ave

UNIT TYPE: 2+1 - SFR

RENT \$4,800



316 N Lima St

UNIT TYPE: 2+1 - Duplex

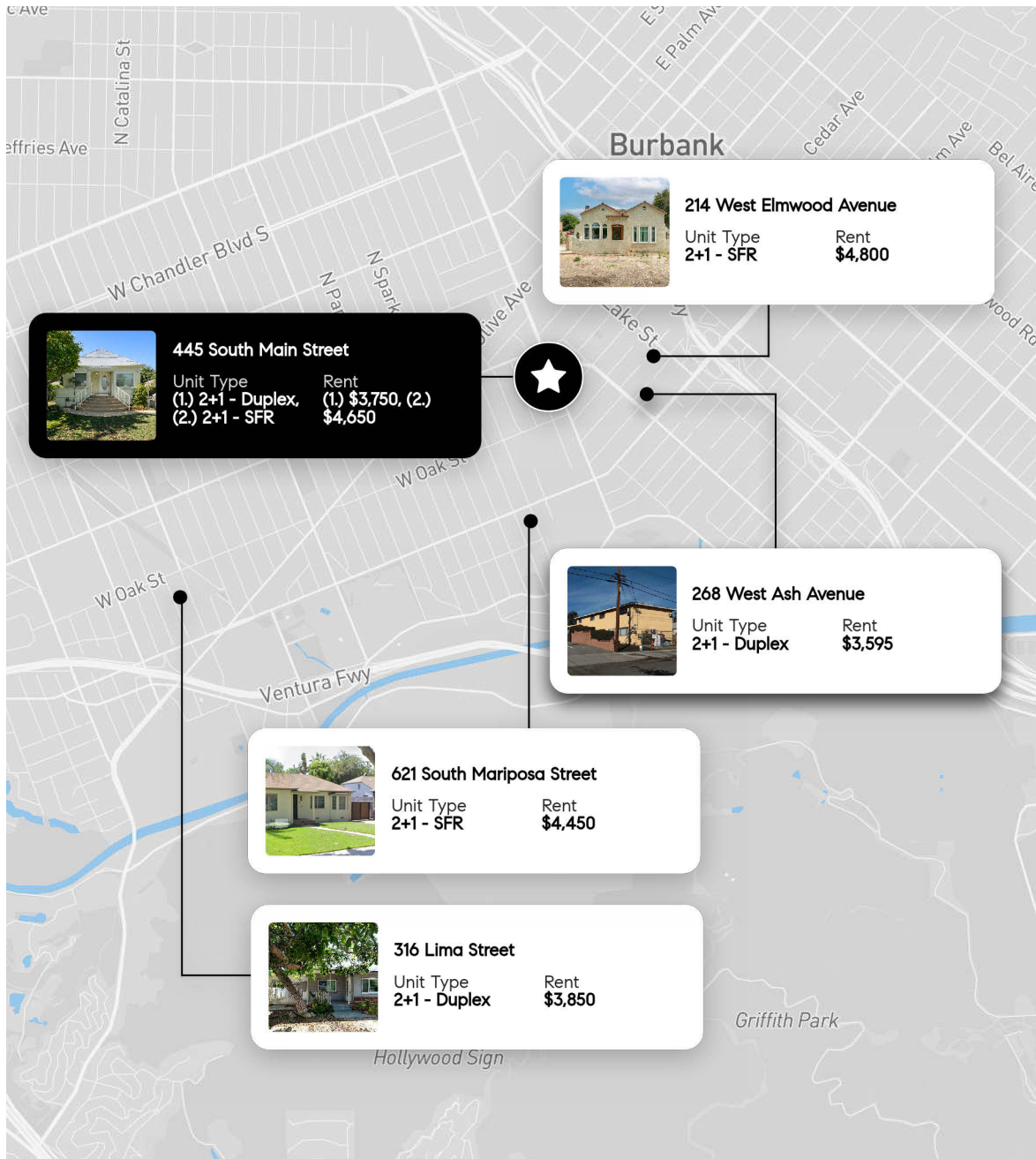
RENT \$3,850



621 S Mariposa St

UNIT TYPE: 2+1 - SFR

RENT \$4,450



RENT COMPARABLES SUMMARY

| Comp # | Address | Unit Type | Rent |
|--------|-------------------|--------------|---------|
| 1 | 268 W Ash Ave | 2+1 - Duple: | \$3,595 |
| 2 | 316 N Lima St | 2+1 - Duple: | \$3,850 |
| 3 | 214 W Elmwood Ave | 2+1 - SFR | \$4,800 |
| 4 | 621 S Mariposa St | 2+1 - SFR | \$4,450 |

| Unit Type | # of Units | Avg Rent | Subject Rent |
|--------------|------------|----------|--------------|
| 2+1 - Duplex | 2 | \$3,723 | \$3,750 |
| 2+1 - SFR | 2 | \$4,625 | \$4,650 |

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