

1814 GRISMER AVENUE

BURBANK, CALIFORNIA 91504

Marcus & Millichap
THE RAYMUNDO GROUP

\$5,500,000 | 14 MULTIFAMILY UNITS

OUTSTANDING BURBANK LOCATION NEAR BURBANK TOWN CENTER
NOT SUBJECT TO LOS ANGELES RENT CONTROL – HIGHER ALLOWABLE RENT INCREASES
STABLE OCCUPANCY WITH RENT UPSIDE

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Marcus & Millichap

16830 VENTURA BOULEVARD, SUITE 100, ENCINO, CA 91436

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INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

- Desirable Burbank Location – One Mile from Burbank Town Center, Half-Mile from Empire Center
- Not Subject to Los Angeles Rent Control – Higher Allowable Rent Increases Under AB1482
- Easy Commute to Several Major Studio Employers – Warner Bros. Studios, Nickelodeon Studios, Walt Disney Imagineering, Disney Studios, Universal Studios, and Dreamworks Animation
- Short Distance to Numerous Retailers, Including Target, Costco, Nordstrom Rack, Walmart, AMC Theatres, Macy's, Best Buy, and Cost Plus World Market
- Deemed “Very Walkable” with a Walk Score of 84



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 1814 Grismer Avenue, a 14-unit multifamily property located in the desirable city of Burbank, CA. The building is exempt from Los Angeles Rent Control and therefore an investor can benefit from higher allowable annual rent increases through AB 1482. Only two units have been given rent increases within the past year, potentially allowing a new owner to improve the property's cash flow almost immediately (Buyer to verify).

Situated within a mile of both the Burbank Town Center and the Empire Center, this property grants tenants convenient access to numerous major national retailers and an extensive slate of entertainment and dining options. Stores such as Costco, Target, Walmart, Nordstrom Rack, Macy's, Cost Plus World Market, and Best Buy provide local residents a wide array of local shopping choices.

Dubbed the “Media Capital of the World,” the city of Burbank is home to a vast contingent of entertainment employers, which allows tenants convenient commutes to studios. Notable media production campuses in and around Burbank include Disney Studios, Walt Disney Imagineering, Warner Bros. Studios, Universal Studios, Nickelodeon Studios, Cartoon Network, and Dreamworks Animation.

1814 Grismer Avenue

Burbank, CA 91504

LISTING PRICE

\$5,500,000

PRICE/UNIT

\$392,857

PRICE/SF

\$555.22

CAP RATE - CURRENT

4.31%

GIM - CURRENT

14.99

CAP RATE - PRO FORMA

5.39%

GIM - PRO FORMA

12.76

THE OFFERING

Price	\$5,500,000
Down Payment	100% / \$5,500,000
Price/Unit	\$392,857
Price/SF	\$555.22
Number of Units	14
Rentable Square Feet	9,906 SF
Number of Buildings	1
Number of Stories	2
Year Built	1961
Lot Size	10,112 SF

VITAL DATA

CAP Rate - Current	4.31%
GIM - Current	14.99
Net Operating Income - Current	\$236,824
CAP Rate - Pro Forma	5.39%
GIM - Pro Forma	12.76
Net Operating Income - Pro Forma	\$296,719

PROPERTY DETAILS

THE OFFERING

Property Address:	1814 Grismer Avenue Burbank, CA 91504
Assessor's Parcel Number:	2468-005-023
Zoning:	BUR4

SITE DESCRIPTION

Number of Units:	14
Number of Buildings:	1
Number of Stories:	2
Year Built:	1961
Rentable Square Feet:	9,906 SF
Lot Size:	10,112 SF
Type of Ownership:	Fee Simple

CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Concrete
Roof:	Flat

OFFERING PRICE:

\$5,500,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents.

UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
2	Single 1 Bath	450
10	1 Bdr 1 Bath	700
2	2 Bdr 2 Bath	900
14	TOTAL	9,906

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BURBANK, CALIFORNIA

The epicenter of Hollywood's entertainment industry—and one of the LA area's best places to live.



EXCITING • ENTERTAINMENT • GREAT LOCATION • UPSCALE • DINING • SHOPPING • TOURISM



Located between La Tuna Canyon Park and the iconic Griffith Park, Burbank houses some of the biggest heavy-hitters in Hollywood. Burbank is home to Walt Disney Studios and Warner Brothers Studios. Soundstages and backlots are on the south side of town, and companies representing every aspect of media production from cameras to catering have set up shop in town. Doves of industry professionals live in Burbank for the convenient access to their workplaces. However, you certainly don't have to be in the industry to enjoy Burbank because this SoCal town has more than enough to offer.

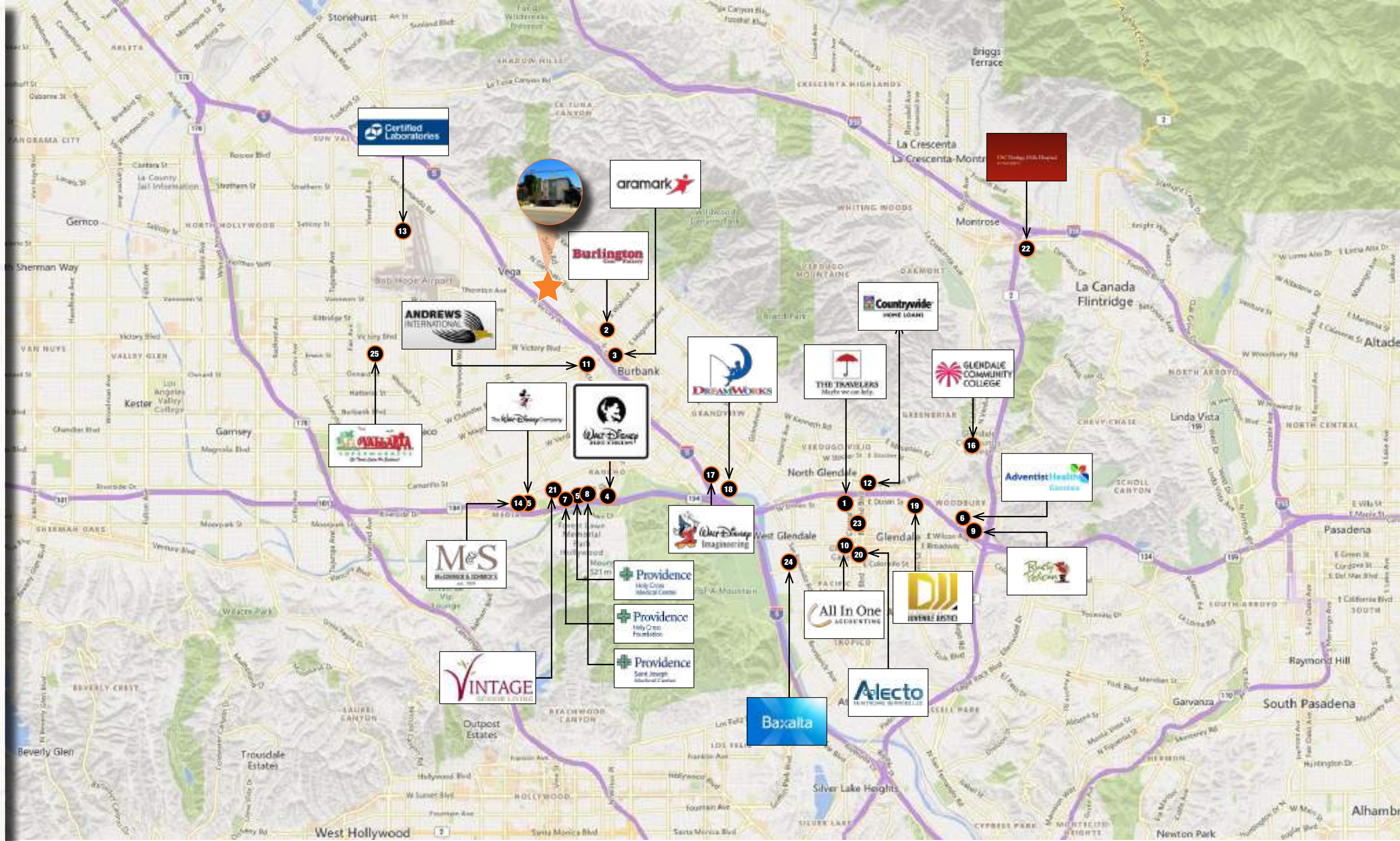
For residents, the vibe in Burbank is relaxed and bohemian. You'll find locals hiking along Wildwood Canyon Trailhead or enjoying an outdoor concert at the Starlight Bowl. A world-class selection of dining caters to the tastes of the populace from indulgent potato balls at the renowned Porto's Bakery and Café to classic Californian cuisine paired with awe-inspiring views at Castaway Burbank. Go to Magnolia Park for eclectic clothing stores and cozy coffee shops filled with writers typing their next screenplay. Galleries, museums, live theatre, and concerts of every description inject high culture into the community. Just minutes from Hollywood and other SoCal destinations, you'll have access to a range of amenities.



MAJOR EMPLOYERS

Employees

1	Travelers Insurance Company	5,037
2	Burlington Coat Factory	4,187
3	Aramark LLC	4,180
4	Walt Disney Records	2,990
5	Providence Holy Cross Medical Center	2,561
6	Glendale Adventist Medical Center	2,550
7	Providence Holy Cross Foundation	2,000
8	Providence Saint Joseph Medical Center	2,000
9	Rusty Pelican Restaurants Inc	1,983
10	All In One Inc	1,904
11	Andrews International Inc	1,700
12	Countrywide Home Loans Inc	1,567
13	Certified Laboratories LLC	1,503
14	McCormick & Schmick Holdingr	1,433
15	Walt Disney Company	1,381
16	Glendale Community College	1,180
17	Walt Disney Imagineering	1,011
18	Dreamworks Animation	975
19	Juvenile Justice Division California Youth Authority	903
20	Alecto Healthcare Services LLC	900
21	Vintage Senior Management Inc	832
22	USC Verdugo Hills Hospital LLC	750
23	International Business Machine Corporation	700
24	Baxalta US Inc	681
25	Vallarta Food Enterprises Inc	613



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	23,925	169,307	469,839
2023 Estimate			
Total Population	23,393	166,743	463,003
2020 Census			
Total Population	24,089	168,832	464,200
2010 Census			
Total Population	22,535	166,064	449,500
Daytime Population			
2023 Estimate	47,699	220,781	501,367
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	9,453	65,627	186,134
2023 Estimate			
Total Households	9,183	64,305	182,490
Average (Mean) Household Size	2.5	2.6	2.5
2020 Census			
Total Households	9,036	63,605	180,645
2010 Census			
Total Households	8,557	61,092	168,612
Growth 2023-2028	2.9%	2.1%	2.0%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2028 Projection	9,769	68,169	194,478
2023 Estimate	9,515	66,936	191,173
Owner Occupied	4,279	26,950	69,056
Renter Occupied	4,903	37,355	113,434
Vacant	333	2,631	8,683
Persons in Units			
2023 Estimate Total Occupied Units	9,183	64,305	182,490
1 Person Units	28.9%	28.3%	30.3%
2 Person Units	30.3%	29.6%	29.6%
3 Person Units	16.8%	16.7%	16.2%
4 Person Units	14.6%	15.0%	13.8%
5 Person Units	5.5%	5.5%	5.4%
6+ Person Units	3.9%	4.8%	4.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	12.9%	11.4%	10.9%
\$150,000-\$199,999	9.4%	8.0%	8.0%
\$100,000-\$149,999	19.1%	17.1%	16.4%
\$75,000-\$99,999	13.0%	13.9%	13.8%
\$50,000-\$74,999	14.5%	14.4%	14.9%
\$35,000-\$49,999	8.6%	9.4%	9.7%
\$25,000-\$34,999	7.2%	7.0%	7.0%
\$15,000-\$24,999	6.5%	7.8%	8.1%
Under \$15,000	8.9%	11.0%	11.1%
Average Household Income	\$118,476	\$110,848	\$109,089
Median Household Income	\$82,964	\$75,796	\$73,660
Per Capita Income	\$46,671	\$42,941	\$43,185
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	23,393	166,743	463,003
Under 20	20.6%	20.2%	19.7%
20 to 34 Years	20.5%	21.5%	22.8%
35 to 39 Years	7.5%	7.7%	8.1%
40 to 49 Years	14.2%	14.2%	14.0%
50 to 64 Years	20.3%	19.9%	19.9%
Age 65+	16.9%	16.5%	15.6%
Median Age	41.0	40.4	39.6
Population 25+ by Education Level			
2023 Estimate Population Age 25+	17,244	123,730	345,974
Elementary (0-8)	5.5%	7.9%	8.4%
Some High School (9-11)	5.1%	6.5%	6.6%
High School Graduate (12)	16.9%	19.4%	19.1%
Some College (13-15)	20.7%	20.3%	19.4%
Associate Degree Only	10.6%	9.9%	9.1%
Bachelor's Degree Only	27.5%	24.9%	26.0%
Graduate Degree	13.8%	11.1%	11.3%
Population by Gender			
2023 Estimate Total Population	23,393	166,743	463,003
Male Population	47.9%	49.0%	49.6%
Female Population	52.1%	51.0%	50.4%

DEMOGRAPHICS SUMMARY



POPULATION

In 2023, the population in your selected geography is 463,003. The population has changed by 3.00 since 2010. It is estimated that the population in your area will be 469,839 five years from now, which represents a change of 1.5 percent from the current year. The current population is 49.6 percent male and 50.4 percent female. The median age of the population in your area is 39.6, compared with the U.S. average, which is 38.7. The population density in your area is 5,894 people per square mile.



HOUSEHOLDS

There are currently 182,490 households in your selected geography. The number of households has changed by 8.23 since 2010. It is estimated that the number of households in your area will be 186,134 five years from now, which represents a change of 2.0 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2023, the median household income for your selected geography is \$73,660, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 33.47 since 2010. It is estimated that the median household income in your area will be \$87,421 five years from now, which represents a change of 18.7 percent from the current year.

The current year per capita income in your area is \$43,185, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$109,089, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 240,381 people in your selected area were employed. The 2010 Census revealed that 66 of employees are in white-collar occupations in this geography, and 16.6 are in blue-collar occupations. In 2023, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



HOUSING

The median housing value in your area was \$731,701 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 68,130.00 owner-occupied housing units and 100,484.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 11.3 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 26.0 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 9.1 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 19.1 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.4 percent in the selected area compared with the 20.1 percent in the U.S.



NEARBY RETAIL DESTINATIONS





84 WALK SCORE

"VERY WALKABLE"
Most errands can be accomplished on foot.

1814 GRISMER AVENUE, BURBANK, CA 91504

PRICING & FINANCIAL ANALYSIS

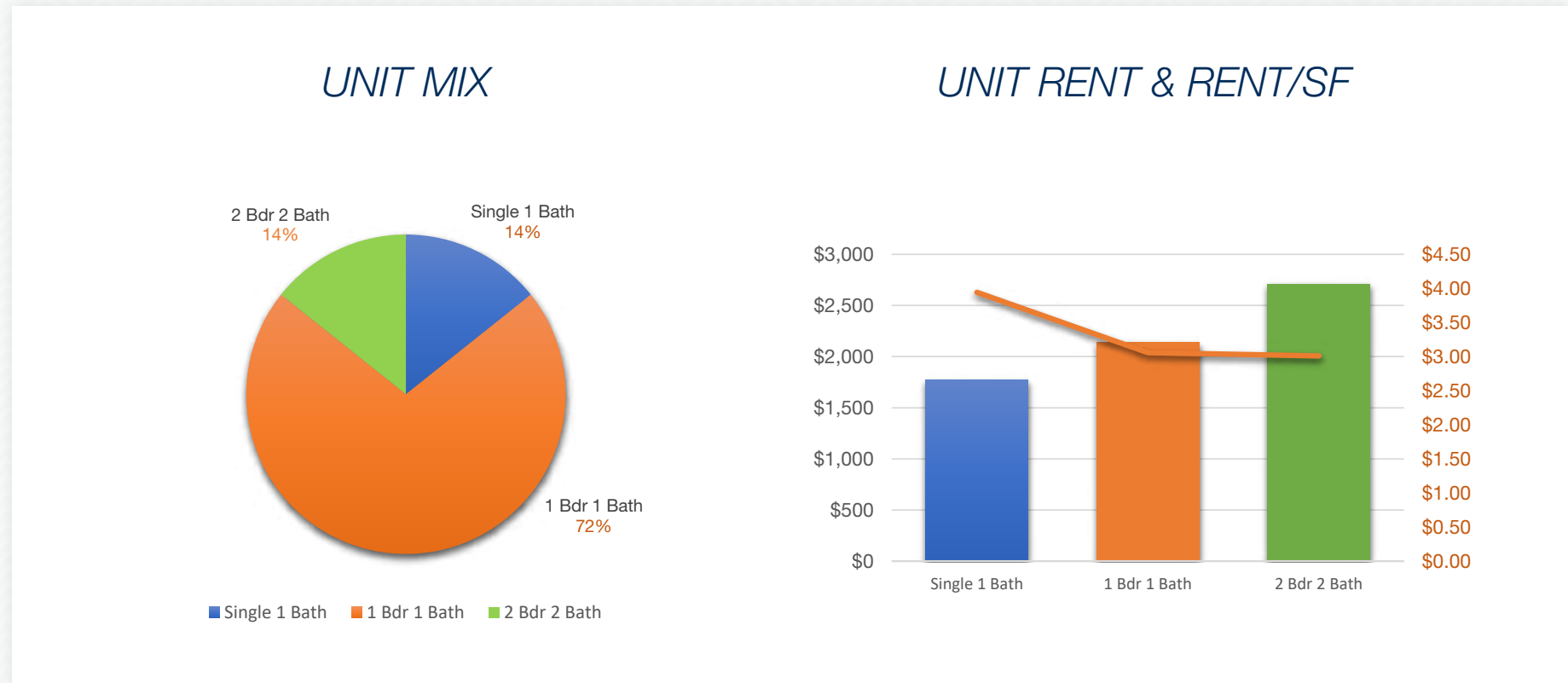
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
2	Single 1 Bath	450	\$1,750-\$1,800	\$3.94	\$3,550	\$1,995	\$4.43	\$3,990
10	1 Bdr 1 Bath	700	\$2,000-\$2,500	\$3.06	\$21,400	\$2,595	\$3.71	\$25,950
2	2 Bdr 2 Bath	900	\$2,620-\$2,800	\$3.01	\$5,420	\$2,895	\$3.22	\$5,790
14	TOTAL	9,906			\$30,370			\$35,730



INCOME & EXPENSES

	Current	Per Unit	Pro Forma	Per Unit
INCOME				
GROSS POTENTIAL RENT	\$364,440	\$26,031	\$428,760	\$30,626
Additional Income	\$2,364	\$169	\$2,364	\$169
GROSS POTENTIAL INCOME	\$366,804	\$26,200	\$431,124	\$30,795
Vacancy/Collection Allowance (GPR)	3.0% / \$10,933	\$781	3.0% / \$12,863	\$919
EFFECTIVE GROSS INCOME	\$355,871	\$25,419	\$418,261	\$29,876

	Current	Per Unit	Pro Forma	Per Unit
EXPENSES				
Real Estate Taxes	\$61,037	\$4,360	\$61,037	\$4,360
Insurance	\$11,887	\$849	\$11,887	\$849
Utilities	\$13,880	\$991	\$13,880	\$991
Repairs & Maintenance	\$7,000	\$500	\$7,000	\$500
Trash	\$1,608	\$115	\$1,608	\$115
Management Fee	\$14,235	\$1,017	\$16,730	\$1,195
Reserves & Replacements	\$2,800	\$200	\$2,800	\$200
Landscaping & Pool	\$2,400	\$171	\$2,400	\$171
Pest Control	\$700	\$50	\$700	\$50
Unit Turnover	\$3,500	\$250	\$3,500	\$250
TOTAL EXPENSES	\$119,047	\$8,503	\$121,542	\$8,682
Expenses per SF	\$12.02		\$12.27	
% of EGI	33.5%		29.1%	
NET OPERATING INCOME	\$236,824	\$16,916	\$296,719	\$21,194

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 1	1 Bdr 1 Bath	700	\$2,500	\$3.57
Unit 2	2 Bdr 2 Bath	900	\$2,620	\$2.91
Unit 3	1 Bdr 1 Bath	700	\$2,100	\$3.00
Unit 4	1 Bdr 1 Bath	700	\$2,100	\$3.00
Unit 5	1 Bdr 1 Bath	700	\$2,100	\$3.00
Unit 6	1 Bdr 1 Bath	700	\$2,100	\$3.00
Unit 7	2 Bdr 2 Bath	900	\$2,800	\$3.11
Unit 8	1 Bdr 1 Bath	700	\$2,100	\$3.00
Unit 9	1 Bdr 1 Bath	700	\$2,000	\$2.86
Unit 10	1 Bdr 1 Bath	700	\$2,100	\$3.00
Unit 11	1 Bdr 1 Bath	700	\$2,100	\$3.00
Unit 12	Single 1 Bath	450	\$1,800	\$4.00
Unit 13	1 Bdr 1 Bath	700	\$2,200	\$3.14
Unit 14	Single 1 Bath	450	\$1,750	\$3.89
	Total	Vacant		
14	Total	Occupied	9,700	\$30,370
14	Total		9,700	\$30,370

FINANCIAL OVERVIEW

Property Details	
<i>Location</i>	1814 Grismer Avenue Burbank, CA 91504
Price	\$5,500,000
Down Payment	100% / \$5,500,000
Number of Units	14
Price/Unit	\$392,857
Rentable Square Feet	9,906 SF
Price/SF	\$555.22
CAP Rate - Current	4.31%
CAP Rate - Pro Forma	5.39%
GRM - Current	14.99
GRM - Pro Forma	12.76
Year Built	1961
Lot Size	10,112 SF
Type of Ownership	Fee Simple

Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Rent	\$364,440	\$428,760
Other Income	\$2,364	\$2,364
Gross Potential Income	\$366,804	\$431,124
Less: Vacancy / Deductions (GPR)	3.0% / \$10,933	3.0% / \$12,863
Effective Gross Income	\$355,871	\$418,261
Less: Expenses	\$119,047	\$121,542
Net Operating Income	\$236,824	\$296,719

<i>Expenses</i>	Current	Pro Forma
Real Estate Taxes	\$61,037	\$61,037
Insurance	\$11,887	\$11,887
Utilities	\$13,880	\$13,880
Repairs & Maintenance	\$7,000	\$7,000
Trash	\$1,608	\$1,608
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Total Expenses	\$119,047	\$121,542
Expenses / Unit	\$8,503	\$8,682
Expenses / SF	\$12.02	\$12.27
% of EGI	33.5%	29.1%

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
2	Single 1 Bath	450	\$1,750-\$1,800	\$3,550
10	1 Bdr 1 Bath	700	\$2,000-\$2,500	\$21,400
2	2 Bdr 2 Bath	900	\$2,620-\$2,800	\$5,420
14	TOTAL	9,906		\$30,370

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PROPERTY DESCRIPTION

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PROPERTY SUMMARY

THE OFFERING

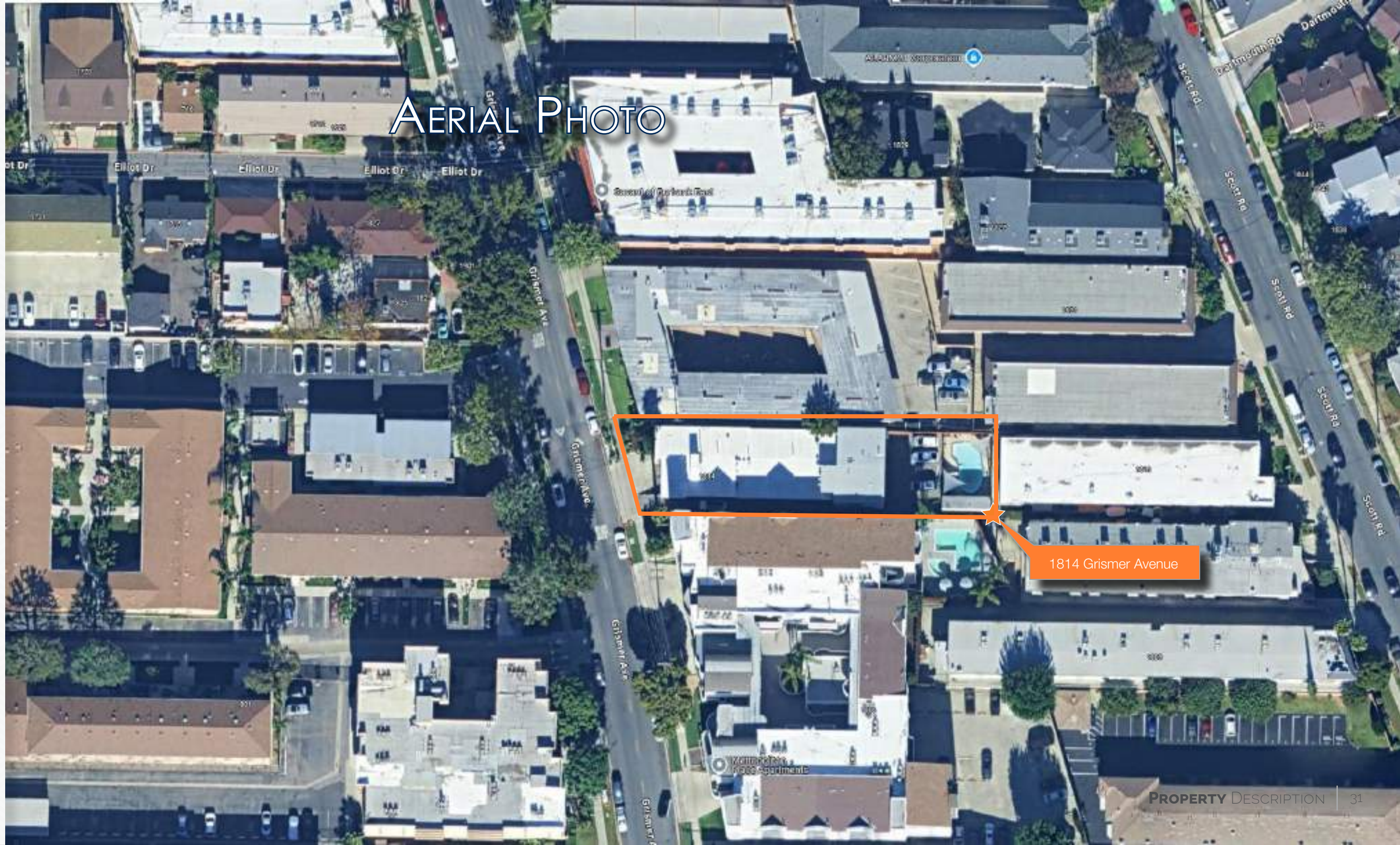
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Number of Stories	2
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Rentable Square Feet	9,906 SF
Lot Size	10,112 SF
Type of Ownership	Fee Simple

CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat



AERIAL PHOTO

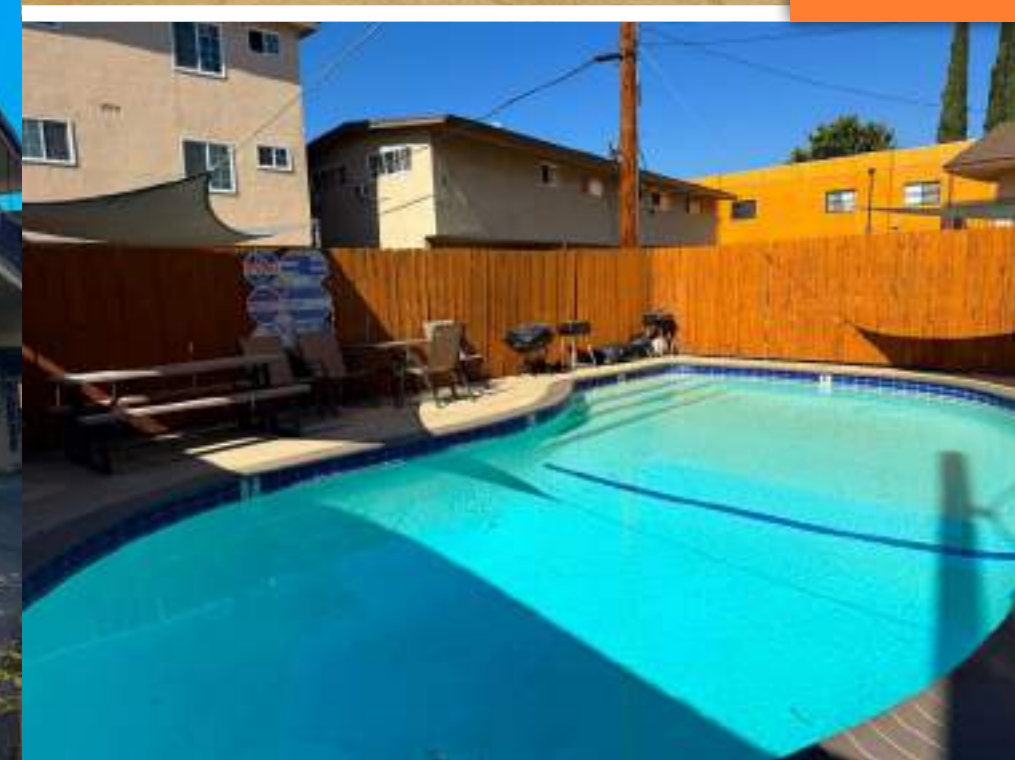
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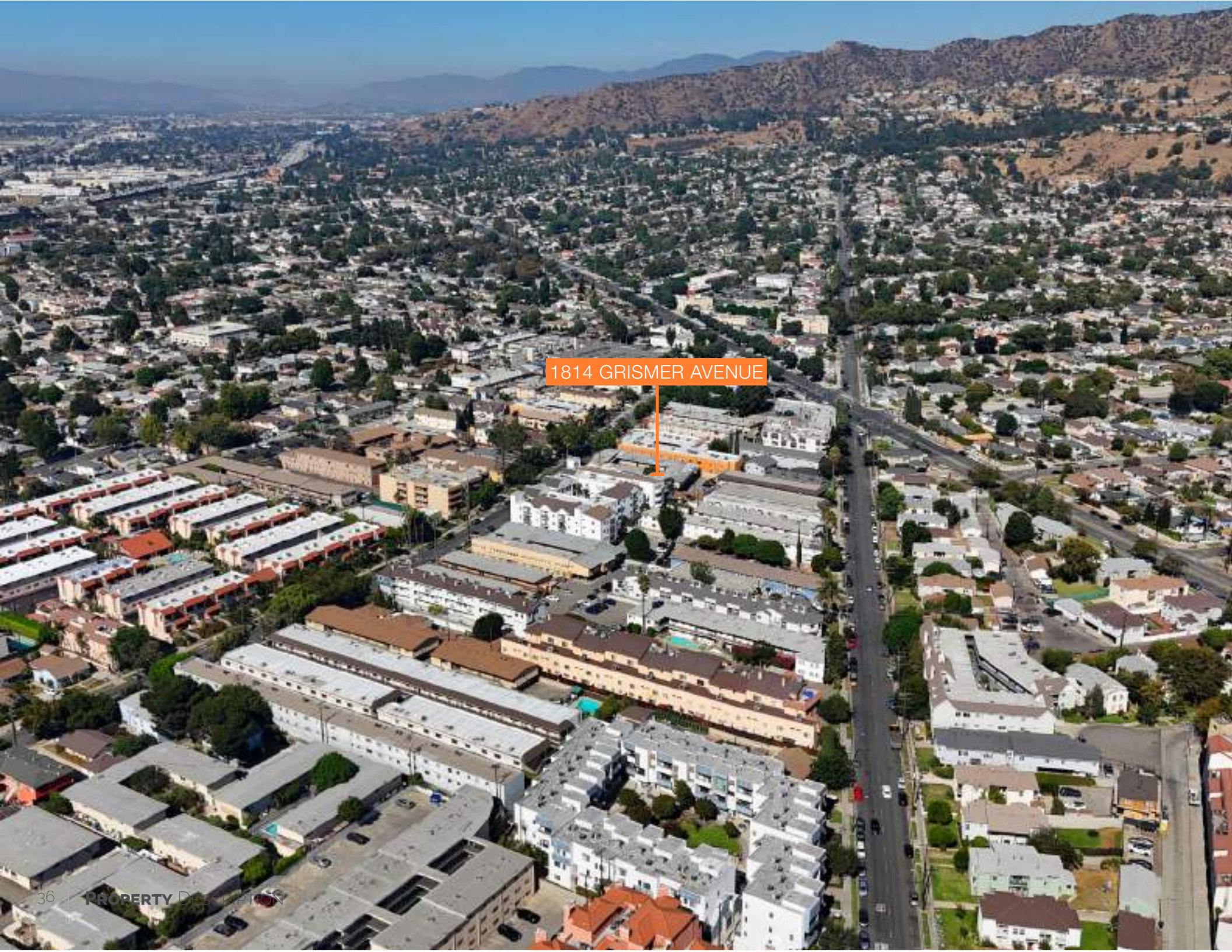


PROPERTY PHOTOS



PROPERTY PHOTOS





1814 GRISMER AVENUE



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SALES COMPARABLES

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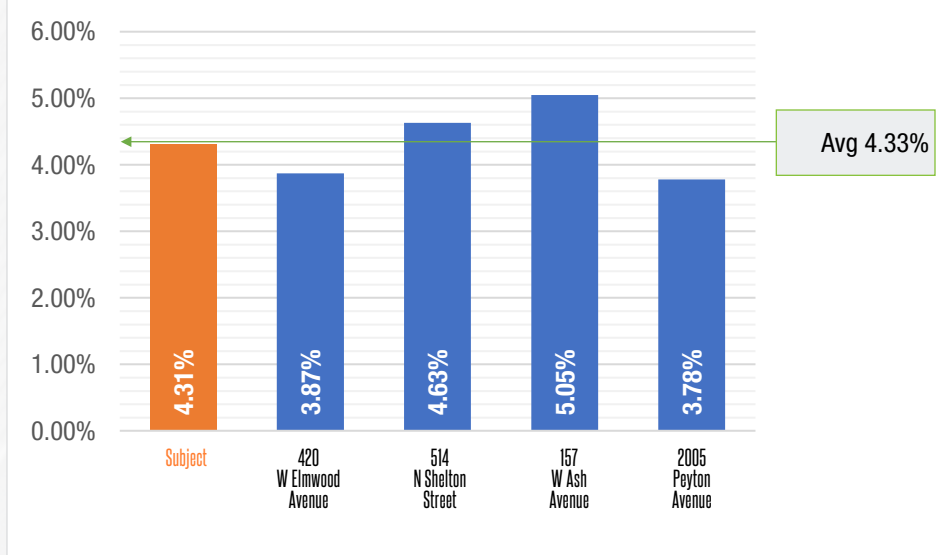
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SALES COMPARABLES MAP

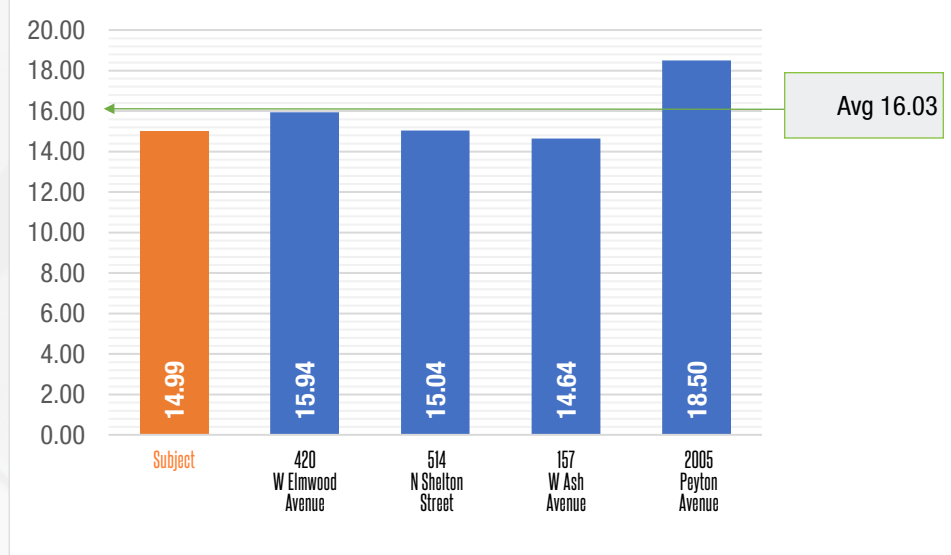


- ★ 1814 Grismer Avenue
- 1) 420 W Elmwood Avenue
- 2) 514 N Shelton Street
- 3) 157 W Ash Avenue
- 4) 627 E Magnolia Boulevard
- 5) 2005 Peyton Avenue

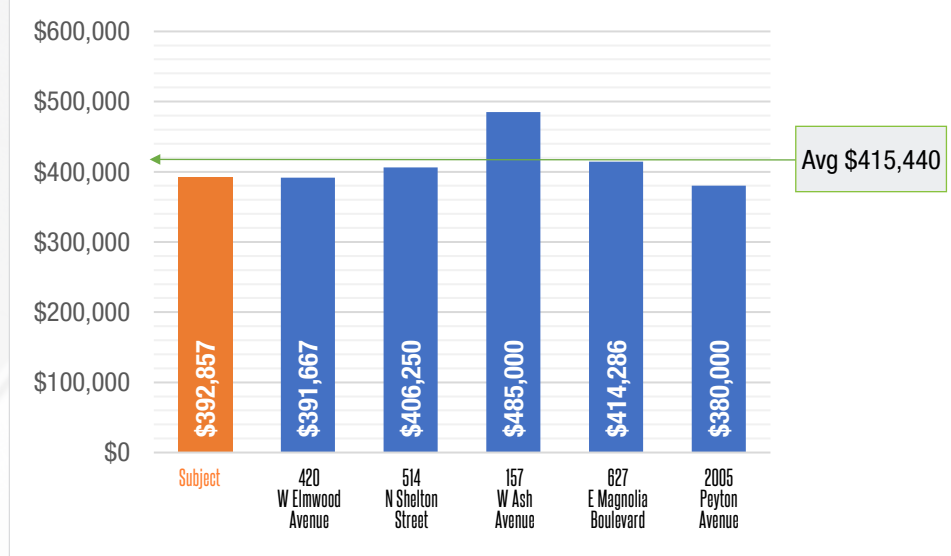
AVERAGE CAP RATE



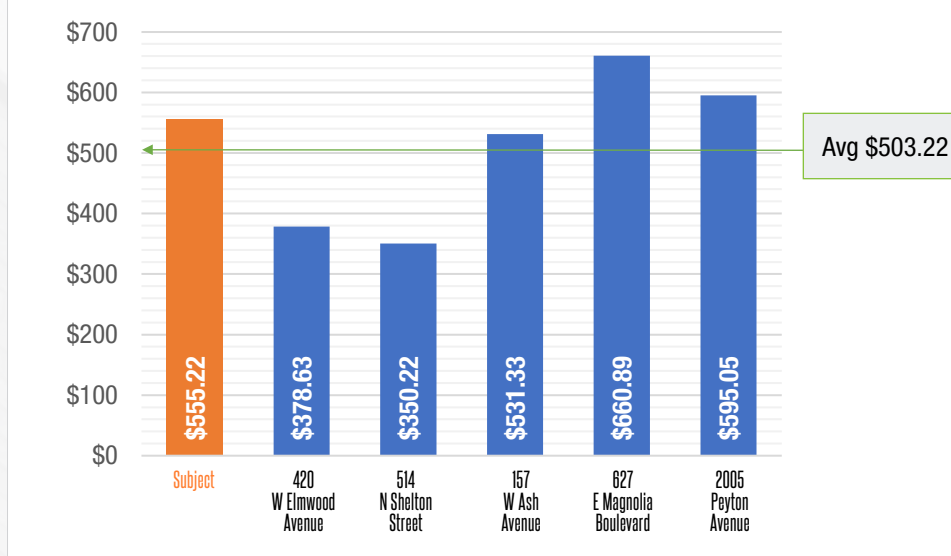
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**1814 Grismer Avenue
Burbank, CA 91504**

Subject Property

Total No. of Units: 14
 Year Built: 1961
 Rentable SF: 9,906 SF
 Lot Size: 10,112 SF
Listing Price: \$5,500,000
 Price/Unit: \$392,857
 Price/SF: \$555.22
 CAP Rate: 4.31%
 GRM: 14.99

No. of Units	Unit Type
2	Single 1 Bath
10	1 Bdr 1 Bath
2	2 Bdr 2 Bath



**420 W Elmwood Avenue
Burbank, CA 91506**

Close of Escrow: 08/01/24
 Total No. of Units: 9
 Year Built: 1988
 Rentable SF: 9,310 SF
 Lot Size: 6,669 SF
Sales Price: \$3,525,000
 Price/Unit: \$391,667
 Price/SF: \$378.63
 CAP Rate: 3.87%
 GRM: 15.94

No. of Units	Unit Type
1	1 Bdr 1 Bath
8	2 Bdr 1 Bath



**514 N Shelton Street
Burbank, CA 91506**

Close of Escrow: 01/16/24
 Total No. of Units: 8
 Year Built: 1987
 Rentable SF: 9,280 SF
 Lot Size: 6,621 SF
Sales Price: \$3,250,000
 Price/Unit: \$406,250
 Price/SF: \$350.22
 CAP Rate: 4.63%
 GRM: 15.04

No. of Units	Unit Type
8	2 Bdr 2.5 Bath



**157 W Ash Avenue
Burbank, CA 91502**

Close of Escrow: 12/21/23
 Total No. of Units: 5
 Year Built: 1988
 Rentable SF: 4,564 SF
 Lot Size: 6,273 SF
Sales Price: \$2,425,000
 Price/Unit: \$485,000
 Price/SF: \$531.33
 CAP Rate: 5.05%
 GRM: 14.64

No. of Units	Unit Type
2	1 Bdr 1 Bath
2	2 Bdr 1 Bath
1	2 Bdr 1.5 Bath

4



**627 E Magnolia Boulevard
Burbank, CA 91501**

Close of Escrow: 09/01/23
 Total No. of Units: 7
 Year Built: 1917
 Rentable SF: 4,388 SF
 Lot Size: 8,641 SF
Sales Price: \$2,900,000
 Price/Unit: \$414,286
 Price/SF: \$660.89

No. of Units	Unit Type
6	1 Bdr 1 Bath
1	2 Bdr 1 Bath

5



**2005 Peyton Avenue
Burbank, CA 91504**

Close of Escrow: On Market
 Total No. of Units: 5
 Year Built: 1935
 Rentable SF: 3,193 SF
 Lot Size: 12,197 SF
Sales Price: \$1,900,000
 Price/Unit: \$380,000
 Price/SF: \$595.05
 CAP Rate: 3.78%
 GRM: 18.50

No. of Units	Unit Type
2	Single 1 Bath
2	1 Bdr 1 Bath
1	2 Bdr 1 Bath

SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	420 W Elmwood Avenue	08/01/24	9	1988	\$3,525,000	\$391,667	\$378.63	3.87%	15.94
2	514 N Shelton Street	01/16/24	8	1987	\$3,250,000	\$406,250	\$350.22	4.63%	15.04
3	157 W Ash Avenue	12/21/23	5	1988	\$2,425,000	\$485,000	\$531.33	5.05%	14.64
4	627 E Magnolia Boulevard	09/01/23	7	1917	\$2,900,000	\$414,286	\$660.89	N/A	N/A
5	2005 Peyton Avenue	On Market	5	1935	\$1,900,000	\$380,000	\$595.05	3.78%	18.50
A V E R A G E S						\$415,440	\$503.22	4.33%	16.03
★	1814 Grismer Avenue	<i>Subject Property</i>	14	1961	\$5,500,000	\$392,857	\$555.22	4.31%	14.99

1814 GRISMER AVENUE, BURBANK, CA 91504

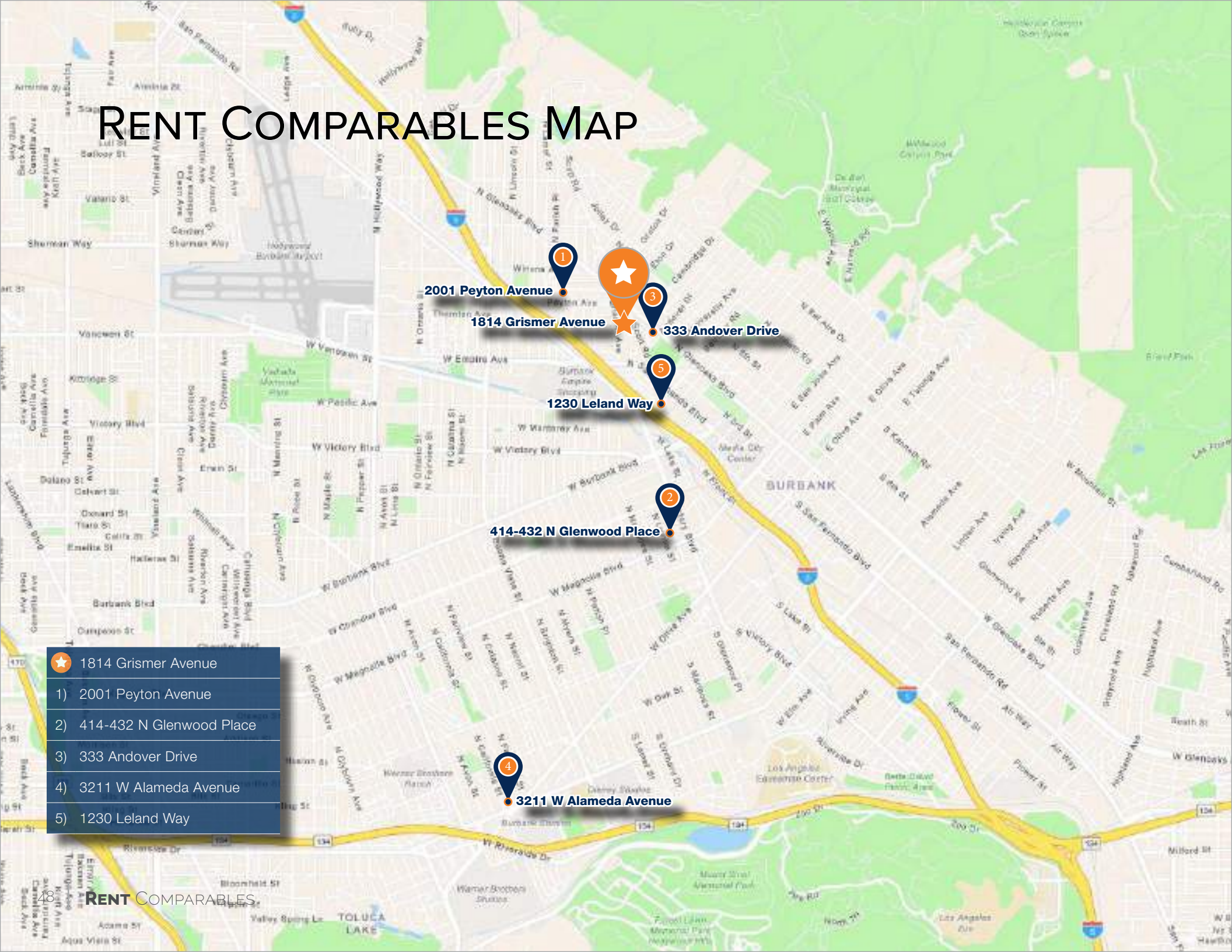
RENT COMPARABLES

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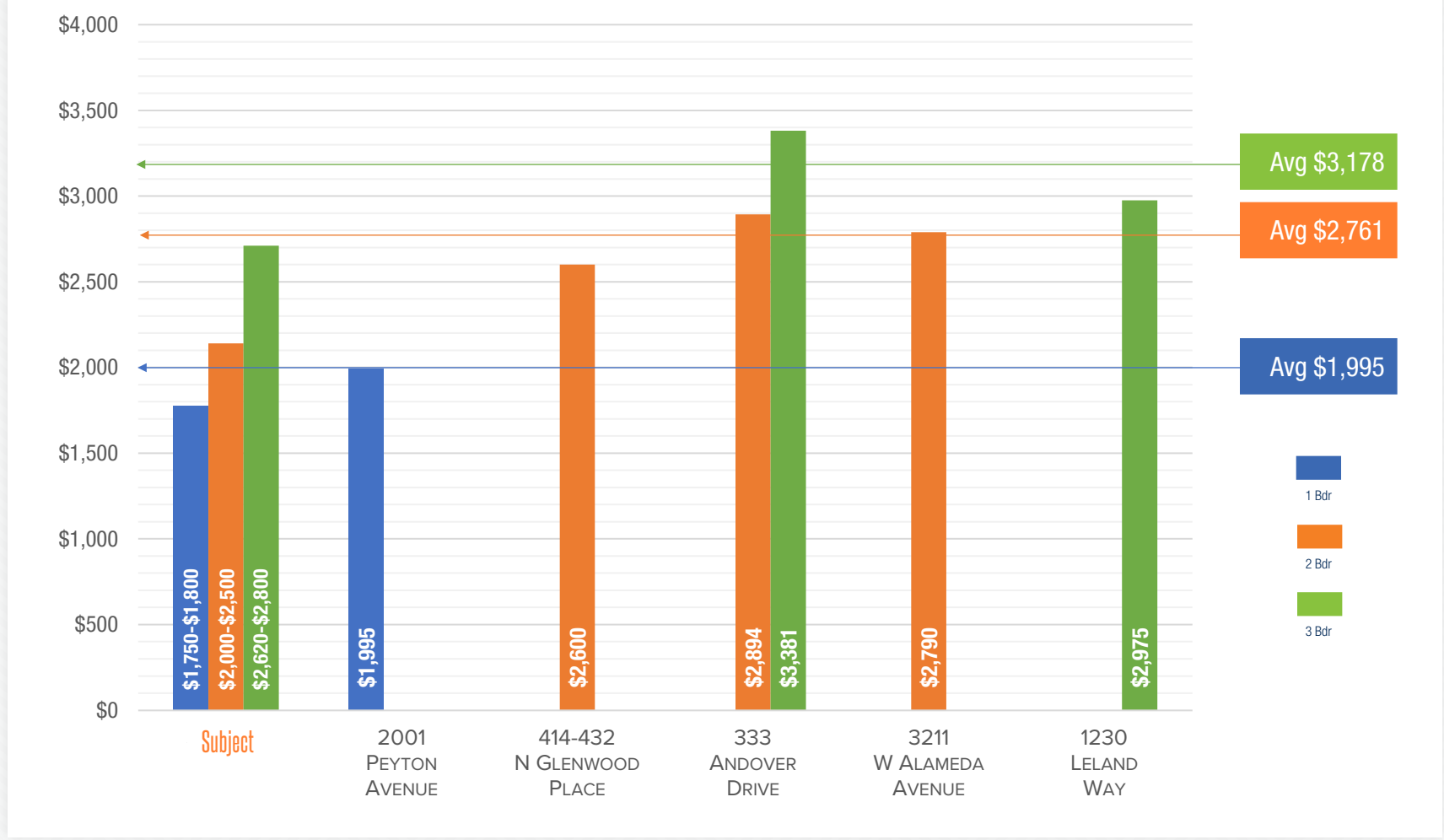
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RENT COMPARABLES MAP



- ★ 1814 Grismer Avenue
- 1) 2001 Peyton Avenue
- 2) 414-432 N Glenwood Place
- 3) 333 Andover Drive
- 4) 3211 W Alameda Avenue
- 5) 1230 Leland Way

AVERAGE RENTS - SINGLE, 1 & 2 BEDROOM UNITS





**1814 Grismer Avenue
Burbank, CA 91504**

Total No. of Units 14
Year Built 1961

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	450	\$1,750-\$1,800	\$3.94
1 Bdr 1 Bath	700	\$2,000-\$2,500	\$3.06
2 Bdr 2 Bath	900	\$2,620-\$2,800	\$3.01



**2001 Peyton Avenue
Burbank, CA 91504**

Total No. of Units 20
Year Built 1960

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	450	\$1,995	\$4.43

Amenities

Property features wood flooring, wall AC units, granite countertops, stainless steel appliances, and on-site laundry.



**414-432 N Glenwood Place
Burbank, CA 91506**

Total No. of Units 18
Year Built 1963

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	650	\$2,600	\$4.00

Amenities

Property features wood flooring, wall AC units, quartz countertops, recessed lighting, and washer/dryer hookups.



**333 Andover Drive
Burbank, CA 91504**

Total No. of Units 140
Year Built 1988

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	700	\$2,894	\$4.13
2 Bdr 2 Bath	1,020	\$3,381	\$3.31

Amenities

Property features a swimming pool, wood flooring, granite countertops, stainless steel appliances, balconies, central air/heat, a fitness center, and on-site laundry.



4

**3211 W Alameda Avenue
Burbank, CA 91505**

Total No. of Units 4
Year Built 1951

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	650	\$2,790	\$4.29

Amenities

Property features wood flooring, ceiling fans, quartz countertops, stainless steel appliances, recessed lighting, central air/heat, and on-site laundry.



5

**1230 Leland Way
Burbank, CA 91504**

Total No. of Units 3
Year Built 1943

Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	800	\$2,975	\$3.72

Amenities

Property features wood flooring, granite countertops, stainless steel appliances, walk-in closets, mini-split AC system, and on-site laundry.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	2001 Peyton Avenue Burbank, CA 91504	20	1960	Single 1 Bath	450	\$1,995	\$4.43
2	414-432 N Glenwood Place Burbank, CA 91506	18	1963	1 Bdr 1 Bath	650	\$2,600	\$4.00
3	333 Andover Drive Burbank, CA 91504	140	1988	1 Bdr 1 Bath 2 Bdr 2 Bath	700 1,020	\$2,894 \$3,381	\$4.13 \$3.31
4	3211 W Alameda Avenue Burbank, CA 91505	4	1951	1 Bdr 1 Bath	650	\$2,790	\$4.29
5	1230 Leland Way Burbank, CA 91504	3	1943	2 Bdr 2 Bath	800	\$2,975	\$3.72
A V E R A G E S				Studio	450	\$1,995	\$4.43
				1 Bedroom	667	\$2,761	\$4.14
				2 Bedroom	910	\$3,178	\$3.49
★	1814 Grismer Avenue Burbank, CA 91504	14	1961	Single 1 Bath 1 Bdr 1 Bath 2 Bdr 2 Bath	450 700 900	\$1,750-\$1,800 \$2,000-\$2,500 \$2,620-\$2,800	\$3.94 \$3.06 \$3.01



1814 GRISMER AVENUE, BURBANK, CA 91504

Exclusively Listed By:

RICK E. RAYMUNDO

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP



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