

327 S. MADISON WAY GLENDALE, CA 91205



(8) 2-BDRM. & 2.5-BATH TOWNHOMES W/ 2-CAR GARAGE & IN-UNIT LAUNDRY
APPROX. 1,413 SF EACH | BUILT IN 1983 | 8.8% ANNUAL RENT INCREASE (5% + CPI)

COMPASS

TABLE OF CONTENTS



Property Highlights	4
Exterior Photography	5
Neighborhood Overview	7 - 13
Financials & Rent Roll	15 - 16
Sales & Rental Comparables	17 - 20



KENNY STEVENS TEAM



PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS



- 327 S. Madison is an 8-unit townhouse-style complex that was built in 1983. The property is located 1.4 Miles from The Americana, Glendale Galleria, Glendale Fashion Center, and an array of dining and entertainment options along Brand Blvd
- The City of Glendale allows for an 8.8% annual rent increase (5% + CPI)
- Enticing unit mix featuring (8) 2-bdrm. and 2.5-bath townhomes with direct access to a private 2-car garage, in-unit laundry, private patio & central A/C. Each unit averages approx. 1,413 SF, and tenants are responsible for paying the costs of gas, electric, and water.
- Current ownership has invested \$200,000+ in capital improvements, and have upgrade several of the units with wood laminate flooring, updated cabinetry/backsplash, stainless steel appliances, and recessed lighting.
- Turnkey property with a new roof installed in 2019 and new decks in 2020
- Offered at \$325 per foot, lowest price per foot compared to sales of similar properties in the area over the last 12 months.
- Approx. 19% rental upside compared to renovated units in the area. At the list price, the property will stabilize at a 6.20% CAP and 11.19 GRM.

Price	Year Built	# of Units
\$3,675,000	1983	8
Price per Unit	Bldg. Size	Price per SF
\$459,375	11,305 SF	\$325

KENNY STEVENS TEAM

INTERIOR PHOTOGRAPHY

327 S. MADISON | GLENDALE



EXTERIOR PHOTOGRAPHY



327 S. MADISON | GLENDALE





NEIGHBORHOOD OVERVIEW





KENNY STEVENS TEAM

Where the City Meets the Suburbs

With its iconic shopping destinations, emerging culinary scene & robust job market, Glendale has become a favorite for families, professionals, and creatives alike. From the bustling streets of downtown to the quiet, tree-lined neighborhoods, there's a welcoming vibe that feels uniquely Glendale.

Glendale is brimming with attractions that make it a destination in its own right. Downtown Glendale, often described as the city's heartbeat, offers a mix of historic charm and modern flair. The area is home to a diverse array of restaurants, trendy cafes, and cultural institutions. Just steps from downtown, The Americana at Brand is a crown jewel, blends high-end shopping, fine dining, and open spaces for gathering in a very inviting atmosphere. Whether dining at Bacari GDL or Din Tai Fung, or browsing beloved brands like Lululemon or Aritzia, it offers the perfect blend of leisure and luxury. Rounding out Glendale's retail trifecta are the Glendale Galleria and Glendale Galleria that cater to daily essentials for locals.

Anchored by entertainment giants like The Walt Disney Company Imagineering campus, employing over 7,000, and media leader ABC7, which supports 400 professionals, the city has become a magnet for innovation and creativity. Dine Brands Global, headquartered here, oversees beloved chains IHOP and Applebee's, adding another 300 jobs. Healthcare is also a cornerstone, with Adventist Health Glendale and Glendale Memorial Hospital employing thousands in the medical field.

Glendale's appeal lies in its seamless integration of work, play, and community. The city's growth, paired with its commitment to preserving its character, ensures that it remains a cherished destination for residents and visitors alike.

NEIGHBORHOOD AERIAL MAP



1.5 MILES FROM DOWNTOWN GLENDALE | GLENDALE AVE & BRAND BLVD



Chevy Chase Dr.



Brand Blvd.

1.5 Miles from
The Americana,
Glendale Galleria
& Downtown Glendale

1.5 Miles from
Glendale Fashion Center



East End Studios
Recently completed media facility located 0.3 miles from 327 S. Madison. 96,000 SF building featuring 2 sound-stages, 3 stories of offices, green rooms, and staging space. East End acquired the property for \$20M in 2020.

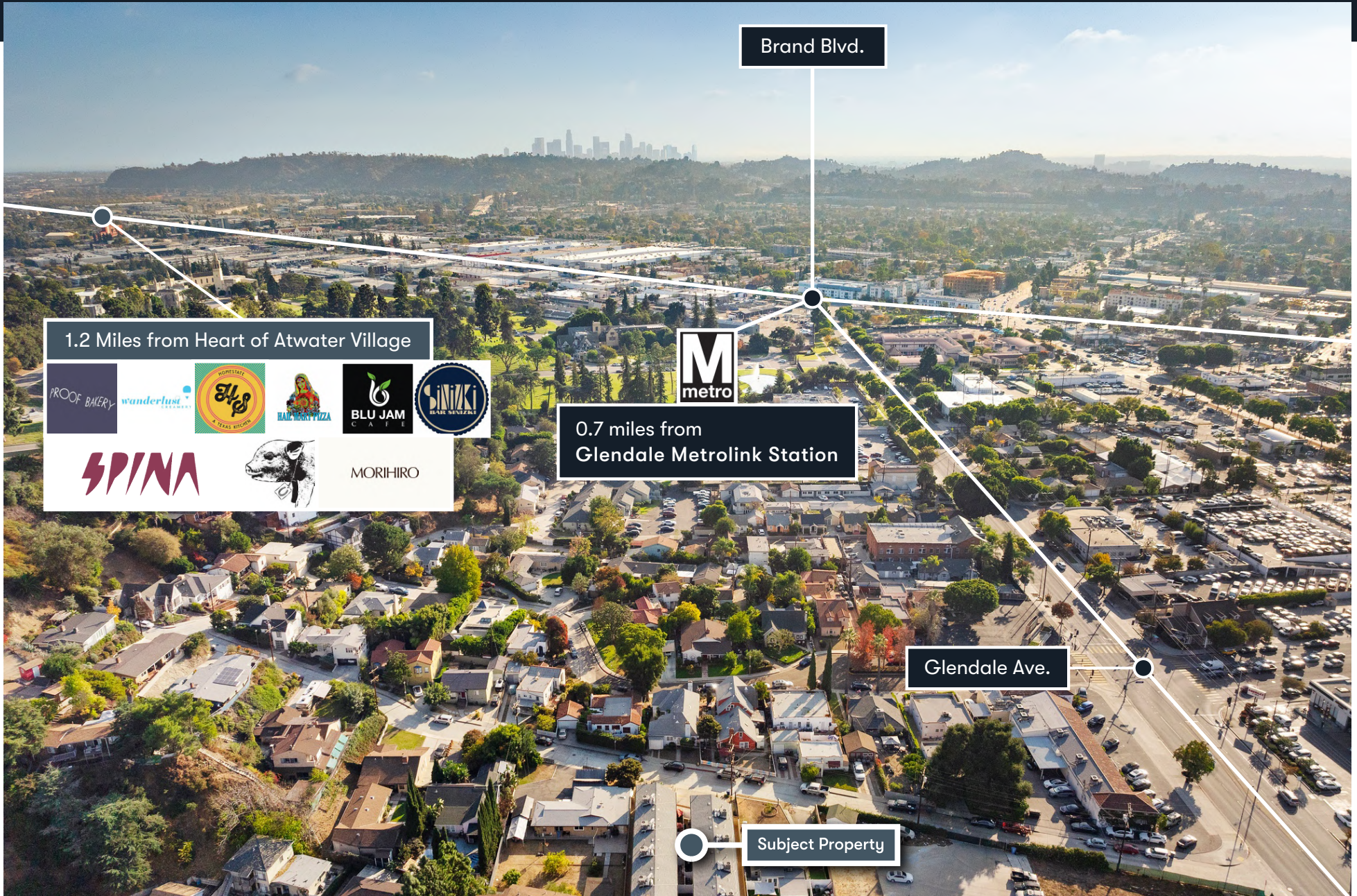
Glendale Ave.

Subject Property

NEIGHBORHOOD AERIAL MAP



1 MILE FROM ATWATER VILLAGE | BRAND BLVD



Brand Blvd.

1.2 Miles from Heart of Atwater Village



0.7 miles from
Glendale Metrolink Station

Glendale Ave.

Subject Property

NEARBY DEVELOPMENTS



1) 1239 S. GLENDALE AVE | EAST END STUDIOS

Located 1 block from 327 S. Madison, East End Capital has completed its new studio/office project. The 96,000 SF media facility consisting of 2 soundstages, offices, green rooms, make-up rooms, and staging space. The New York-based company acquired the lot for \$20M in 2020.

2) 345 W. CERRITOS AVE.

The City of Glendale is reviewing plans for a mixed-use project by the Glendale Metrolink Station. Allegro Capital Partners has plans for a 6-story building comprised of (41) 1- and 2-bdrm. units and a 2,000 SF ground-floor commercial space.



3) 2900 SAN FERNANDO RD.

Construction is ramping up on a multifamily project by Fairfield Residential. Plans call for a five-story structure featuring 370 one-, two-, and three-bdrm. units with parking for 600 vehicles. Construction is expected to occur over 20 months, and is estimated to be completed in late-2024.



4) 4728 SAN FERNANDO RD.

A Glendale-based investment firms has submitted plans to develop a large multifamily development near the LA River. Stevenson Real Estate Services has plans to develop a 249-unit multifamily complex and utilize density bonus incentives.

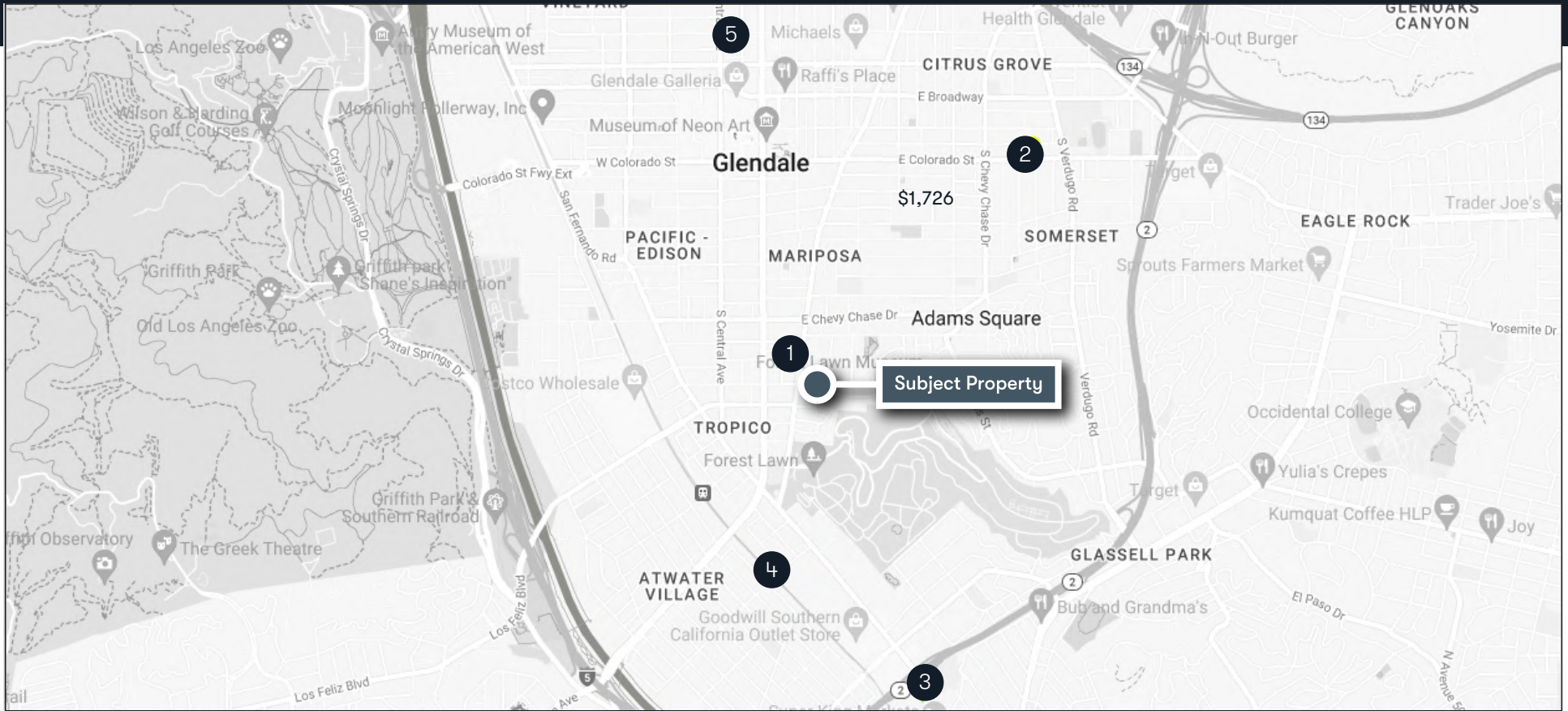


5) 3333 CASITAS AVE.

SteelWave, a Bay Area real estate firm, is under construction on an office complex in Atwater Village. Plans call for 117,543 SF of office space. The North Campus will feature a three-story building with 15-foot ceilings. The South Campus will feature nine renovated warehouses.

KENNY STEVENS TEAM

NEARBY DEVELOPMENTS MAP



DEVELOPMENT ADDRESS	DISTANCE	NOTES
1) 1239 S. Glendale Ave.	0.2 Mile	New studio complex from East End Capital and Completion is expected in 2024
2) 1332 Colorado St.	1.7 Miles	31 units above commercial space and construction is expected to occur over the next two years
3) 2900 San Fernando Rd.	1.5 Miles	Fairfield Residential project featuring 370 units that are expected to be completed by the end of 2024
4) 3333 Casitas Ave.	1.5 Miles	Atwater Village office complex by SteelWave which will feature 117,543 SF of office space
5) 236 N. Central Ave.	1.8 Miles	Tramwell Crow Residential multifamily project featuring 682 units on 4.5 acres of land

NEARBY HOTSPOTS



1) THE AMERICANA AT BRAND

A premium Northeast LA destination that serves as a world-class shopping, dining, and residential complex. The Americana offers guests an unparalleled experience and is home to notable tenants such as Nordstrom, Din Tai Fung, Pacific AMC Theatres, Apple, Nike, Lululemon, Aritza, Urban Outfitters, Bacari, Frida Cantina, and so much more.



2) GLENDALE GALLERIA

Adjacent to The Galleria, this recently renovated shopping mall is the third largest in Los Angeles County. This sprawling destination is home to over 200 stores. Notable tenants include Bloomingdales, Dicks Sporting Goods, Zara, Banana Republic, Foot Locker, Golds Gym, and Shoe Palace.



3) DOWNTOWN GLENDALE

The downtown district, located along Brand Blvd, is a dynamic destination to live, work, and play. This vibrant stretch is home to dozens of major companies and small businesses, several shopping and entertainment complexes, and popular nightlife options.



4) GLENDALE FASHION CENTER

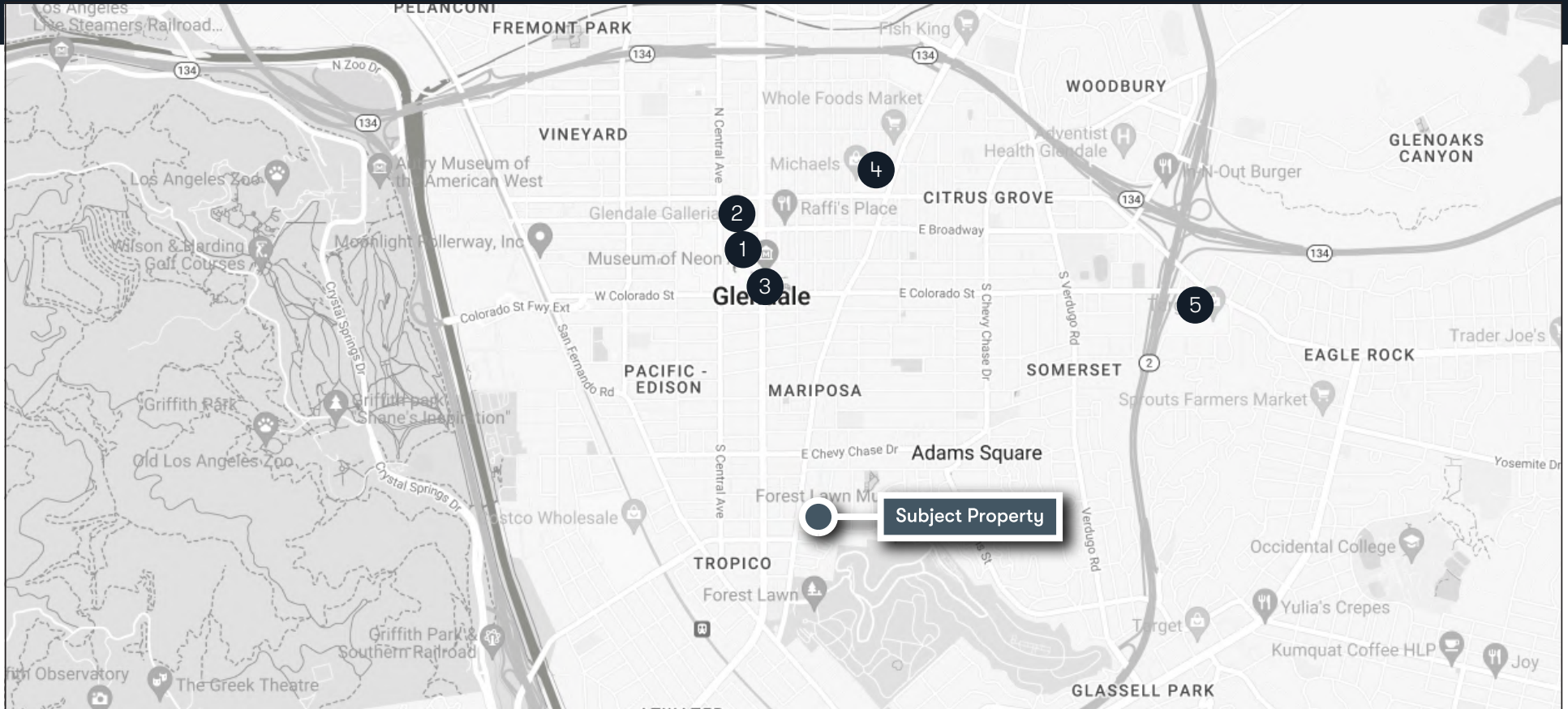
Locted at the intersection of Wilson Ave. and Glendale Ave, this shopping plaza offers is a perfect stop for picking up daily essentials. It is home to Nordstrom Rack, Staples, Ralphs, World Market, Ross, and TJ Maxx.



5) EAGLE ROCK PLAZA

Adjacent to the 2 Freeway, this large shopping malls offers retail shops, big-box stores, restaurants, and a supermarket. Current tenants include Target, CVS, GRNC, Starbucks, Gamestop, and AT&T.

NEARBY HOTSPOTS MAP



HOTSPOT ADDRESS	DISTANCE	NOTES
1) The Americana at Brand	1.3 Mile	Premium NELA destination that serves as a world-class shopping, dining, and residential complex & dining complex
2) Glendale Galleria	1.3 Mile	Adjacent to The Galleria, this recently renovated shopping mall is the third largest in Los Angeles County
3) Downtown Glendale	1.3 Mile	Vibrant stretch is home to dozens of major companies, small businesses, several shopping & entertainment complexes
4) Glendale Fashion Center	1.4 Miles	Shopping center for daily essentials home to Nordstrom Rack, Staples, Ralphs, World Market, Ross, and TJ Maxx
5) Eagle Rock Plaza	2.9 Miles	Large shopping center next to the 2 Freeway and home to Target, CVS, GNC, and Starbucks



PROPERTY FINANCIALS





FINANCIALS

327 S. MADISON WAY | GLENDALE

INVESTMENT SUMMARY	
Price:	\$3,675,000
Down Payment:	\$3,675,000 100%
Number of Units:	8
Price per Unit:	\$459,375
Current GRM:	13.28
Potential GRM:	11.19
Proposed Financing:	\$0

Approximate Age:	1983
Approximate Lot Size:	10,134 SF
Approximate Gross RSF:	11,305 SF

Price Per SF:	\$325
Current CAP:	5.10%
Market CAP:	6.39%

ANNUALIZED OPERATING DATA		
	CURRENT RENTS	MARKET RENTS
Scheduled Gross Income:	\$276,785	\$328,512
Vacancy Allowance:	\$5,536 2.5%	\$9,855 2.5%
Gross Operating Income:	\$271,249	\$318,657
Less Expenses:	\$83,966 30%	\$83,966 26%
Net Operating Income:	\$187,283	\$234,690
Less Loan Payment:	-\$0	-\$0
Pre-Tax Cash Flow:	\$187,283 5.10%	\$234,690 6.39%
Plus Principal Reduction:	\$0	\$0
Total Return Before Taxes:	\$187,283 5.10%	\$234,690 6.39%

INCOME					
		CURRENT RENTS		POTENTIAL RENTS	
# of Units	Unit Mix	Rent/Unit	Monthly Income	Rent/Unit	Monthly Income
8	2 + 2.5 TH	\$2,184 - \$3,400	\$22,889	\$3,400	\$27,200
Total Scheduled Rent:			\$22,889		\$27,200
RUBS Income:			\$176		\$176
Monthly Gross Income:			\$23,065		\$27,376
Annual Gross Income:			\$276,785		\$328,512

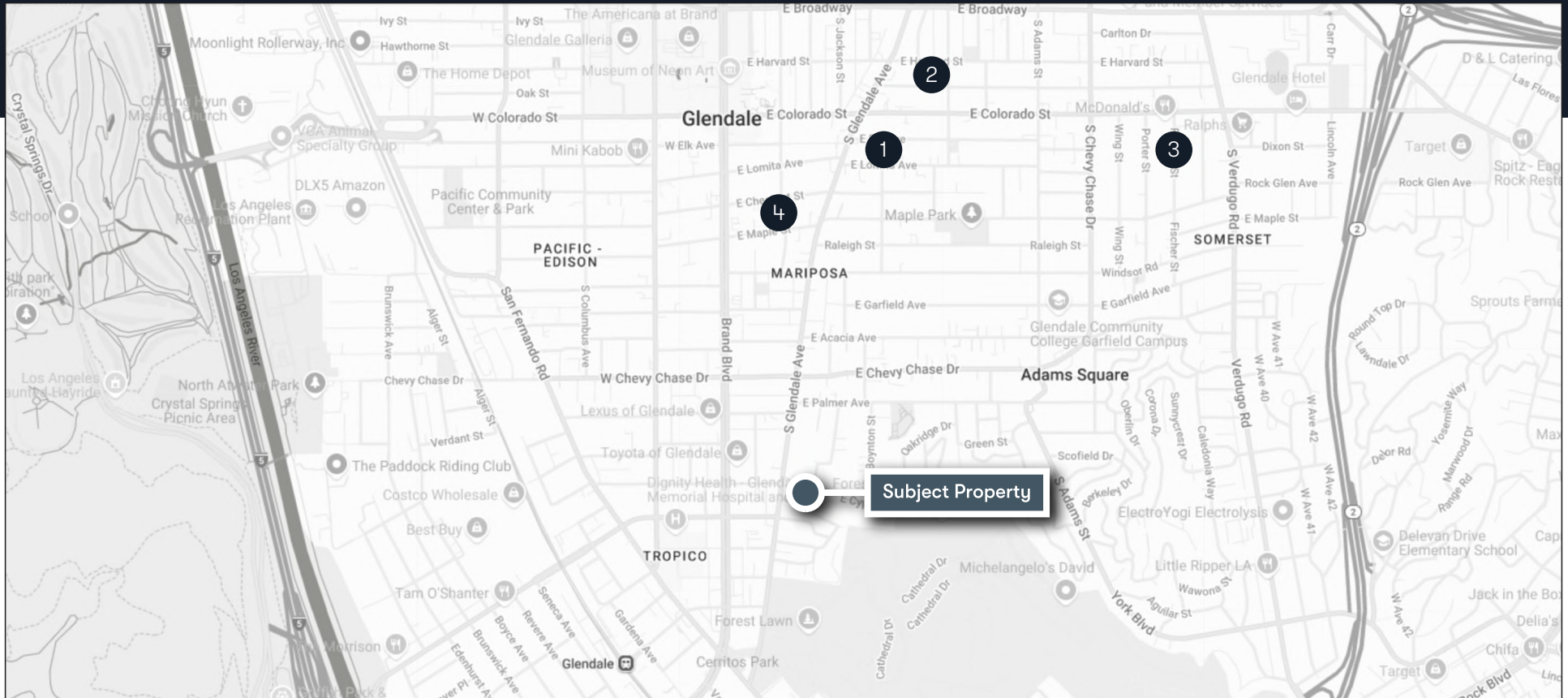
ESTIMATED EXPENSES (* EXPENSES ARE ACTUALS)	
***Taxes:	\$41,160
***Insurance:	\$6,626
***Utilities:	\$4,184
***Repairs/Maintenance:	\$11,904
Property Management:	\$13,562
***Trash:	\$6,530
Misc:	\$0
Total Expenses:	\$83,966
Per Sq. Ft:	\$7.43
Per Unit:	\$10,496

GLENDALE SALES COMPARABLES



				
Address: 327 S. Madison Way	Address: 601 E. Lomita Ave.	Address: 219 E. Maple St.	Address: 719 Orange Grove Ave.	Address: 412 Fischer St.
Sale Date: Subject Property	Sale Date: 11/14/24	Sale Date: 11/29/23	Sale Date: 08/13/24	Sale Date: 04/30/24
Price: \$3,675,000	Price: \$2,711,900	Price: \$4,375,000	Price: \$5,575,000	Price: \$2,700,000
Year Built: 1983	Year Built: 1987	Year Built: 1989	Year Built: 1988	Year Built: 1986
# of Units: 8 units	# of Units: 6 units	# of Units: 10 units	# of Units: 14 units	# of Units: 7 units
Price per Unit: \$459,375	Price per Unit: \$451,667	Price per Unit: \$437,500	Price per Unit: \$398,214	Price per Unit: \$385,714
Building Size: 11,305 SF	Building Size: 5,584 SF	Building Size: 10,752 SF	Building Size: 11,862 SF	Building Size: 6,492 SF
Price per SF: \$325	Price per SF: \$486	Price per SF: \$407	Price per SF: \$470	Price per SF: \$416
Unit Mix: (8) 2+2.5 TH	Unit Mix: (2) 3+2 & (4) 2+2	Unit Mix: (2) 3+2 & (8) 2+2	Unit Mix: (12) 2+2 & (2) 1+1	Unit Mix: (1) 3+2 & (6) 2+2/2+1
Notes: Townhouse-style units	Notes: 4.03% CAP	Notes: Inferior unit mix	Notes: Inferior unit mix	Notes: Inferior unit mix

GLENDALE SALES COMPS MAP



ADDRESS	SALE DATE	PRICE	YEAR	UNITS	PPU	BLDG. SF	PPSF	UNIT MIX
327 S. Madison Way	N/A	\$3,675,000	1983	8 units	\$459,375	11,305 SF	\$325	(8) 2+2.5 TH
1) 601 E. Lomita Ave.	11/14/24	\$2,711,900	1987	6 units	\$451,667	5,584 SF	\$486	(2) 3+2 & (4) 2+2
2) 501 Raleigh St.	11/29/23	\$4,375,000	1989	10 units	\$437,500	10,752 SF	\$407	(2) 3+2 & (8) 2+2
3) 617 E. Palmer Ave.	08/13/24	\$5,575,000	1988	14 units	\$398,214	11,862 SF	\$470	(12) 2+2 & (2) 1+1
4) 219 E. Maple St.	04/30/24	\$2,700,000	1986	7 units	\$385,714	6,492 SF	\$416	(1) 3+2 & (6) 2+1/2+2

GLENDALE RENTAL COMPARABLES



327 S. MADISON WAY

(8) 2-Bdrm. & 2.5-Bath

\$3,400



1) 1206 E. HARVARD ST. UNIT #A

Rent: \$3,650

Unit Mix: 2-Bdrm. & 2.5-Bath



2) 701 E. ACACIA AVE. UNIT #A

Rent: \$3,600

Unit Mix: 2-Bdrm. & 3-Bath



3) 101 S. VERDUGO RD. UNIT #D

Rent: \$3,550

Unit Mix: 2-Bdrm. & 3-Bath

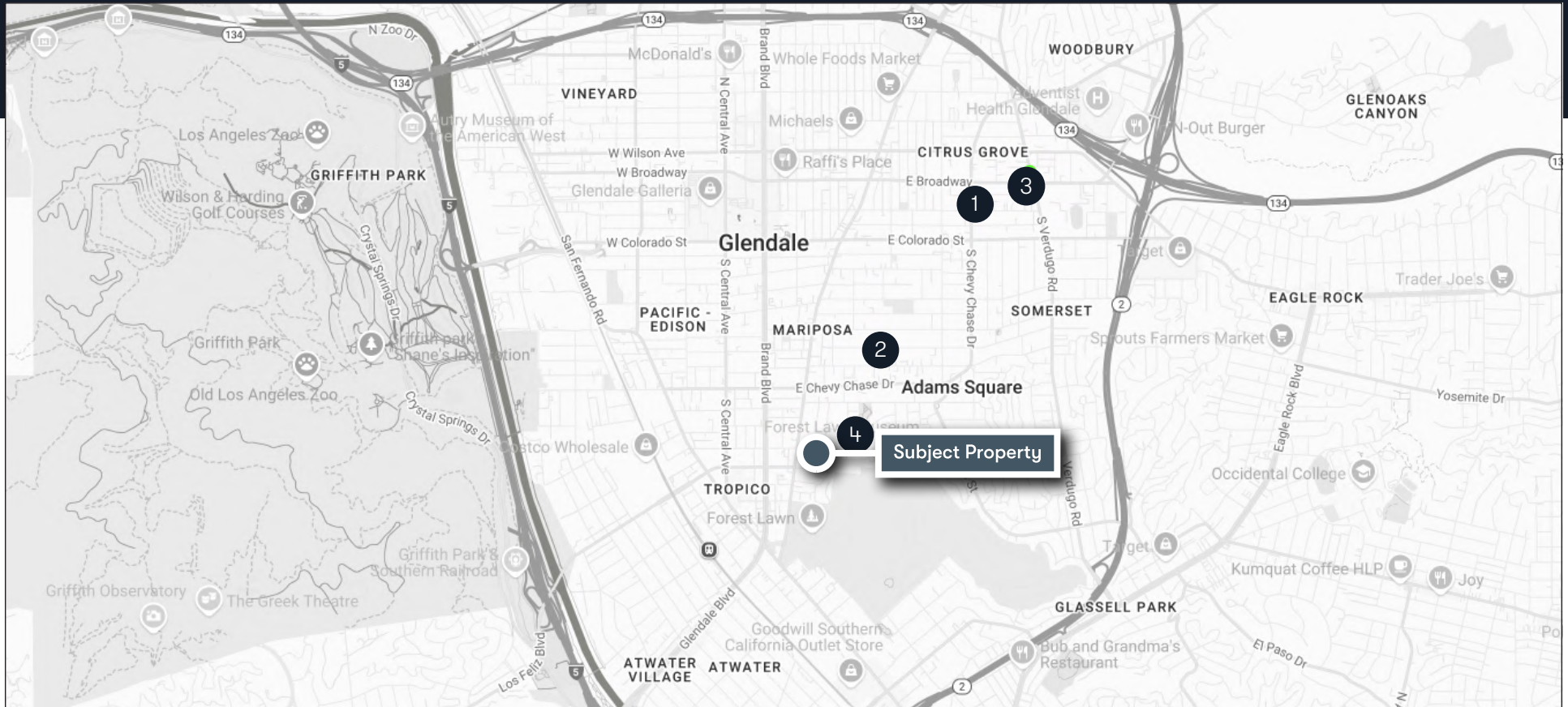


4) 1270 BOYTON ST. UNIT #8

Rent: \$3,500

Unit Mix: 2-Bdrm. & 2-Bath

GLENDALE RENTAL COMPS MAP



ADDRESS	DISTANCE	LEASE DATE	RENT	UNIT MIX	UNIT SIZE	RENT PER SF
1) 1206 E. Harvard St. Unit #A	1.8 miles	09/02/24	\$3,600	2-Bdrm. & 3-Bath	1,290 SF	\$2.73
2) 701 E. Acacia Ave. Unit #A	0.8 miles	12/19/23	\$3,600	2-Bdrm. & 3-Bath	1,313 SF	\$2.74
3) 101 S. Verdugo Rd. Unit #D	2.1 Mile	08/29/24	\$3,550	2-Bdrm. & 3-Bath	1,377 SF	\$2.57
4) 1270 Boyton St. Unit #8	0.4 mile	05/20/24	\$3,500	2-Bdrm. & 3-Bath	1,146 SF	\$3.05



327 S. MADISON WAY GLENDALE, CA 91205

Wake Up & Smell the Cash Flow.
Questions? Contact Kenny Stevens



KENNY STEVENS

Principal | Kenny Stevens Team

310.968.7005

Kenny@KennyStevensTeam.com

DRE# 01090251