

# 2912 W RIVERSIDE DRIVE

BURBANK, CALIFORNIA 91505

Marcus & Millichap  
THE RAYMUNDO GROUP

**\$1,875,000 | 4 MULTIFAMILY UNITS**

PRIME BURBANK MEDIA CENTER LOCATION  
BURBANK ALLOWS HIGHER ANNUAL RENT INCREASES AND  
SUPERIOR LANDLORD PRIVILEGES COMPARED TO LA CITY  
IN-UNIT WASHER/DRYERS | NEWER ROOF AND PLUMBING



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# INVESTMENT OVERVIEW

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# INVESTMENT HIGHLIGHTS

- Prime Burbank Media Center Location – Three Blocks from Warner Bros Studios, Near Walt Disney Studios
- In-Unit Washer/Dryers in Each Apartment
- Not Subject to Los Angeles Rent Control -- Burbank's Rent Legislation Allows for Higher Rent Increases and is More Favorable to Owners When Compared to LA City
- Newer Roof, Full Copper Plumbing, Garage Parking for Each Unit
- Value-Add Potential via ADU Construction (Buyer to Verify)
- Quiet, Low-Density Residential Neighborhood Adjacent to Toluca Lake, Rancho Riverside, Buena Vista Park, and the Los Angeles River
- Large 8,333 Square Foot Lot Zoned BUR4
- Convenient Access to Major Employment Centers within Burbank, Glendale, Studio City, and Hollywood



# INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 2912 W Riverside Drive, a four-unit multifamily property in Burbank, CA. Given its prime location in the heart of the Burbank Media Center, directly between Warner Bros Studios and Walt Disney Studios, the property grants its tenants convenient access to several major media employers. Because the property is subject only to Burbank's local rent ordinance, an investor can benefit from higher allowable rent increases and more favorable landlord privileges when compared with similar properties in Los Angeles.

Each of the units contains its own in-unit washer/dryer and has its own parking garage, with these amenities helping to attract higher-paying tenants. The roof was recently replaced and the plumbing has been upgraded with copper pipes. A new owner may potentially add significant value by constructing new ADUs on the property as well, given its existing parking garages and additional open parking area (Buyer to verify).

In addition to the numerous studios within Burbank, including Walt Disney Imagineering, Nickelodeon Studios, Dreamworks Animation, and Cartoon Network, the property allows tenants comfortable commutes to several employers within nearby Studio City, Glendale, and Hollywood.





# 2912 W Riverside Drive

Burbank, CA 91505

\$1,875,000

LISTING PRICE

\$468,750

PRICE/UNIT

\$640

PRICE/SF

## THE OFFERING

Price	\$1,875,000
Down Payment	100% / \$1,875,000
Price/Unit	\$468,750
Price/SF	\$640
Number of Units	4
Rentable Square Feet	2,930 SF
Number of Buildings	1
Number of Stories	2
Year Built	1941
Lot Size	8,333 SF

## VITAL DATA

CAP Rate - Current	4.06%
GIM - Current	16.91
Net Operating Income - Current	\$76,095
CAP Rate - Pro Forma	4.30%
GIM - Pro Forma	16.23
Net Operating Income - Pro Forma	\$80,634

# PROPERTY DETAILS

## THE OFFERING

Property Address:	2912 W Riverside Drive Burbank, CA 91505
Assessor's Parcel Number:	2485-029-017
Zoning:	BUR4

## SITE DESCRIPTION

Number of Units:	4
Number of Buildings:	1
Number of Stories:	2
Year Built:	1941
Rentable Square Feet:	2,930 SF
Lot Size:	8,333 SF
Type of Ownership:	Fee Simple

## CONSTRUCTION

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



OFFERING PRICE:  
**\$1,875,000**

## 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
4	1 Bdr 1 Bath	725
<b>4</b>	<b>TOTAL</b>	<b>2,930</b>



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# LOCATION OVERVIEW

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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. Drove 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.

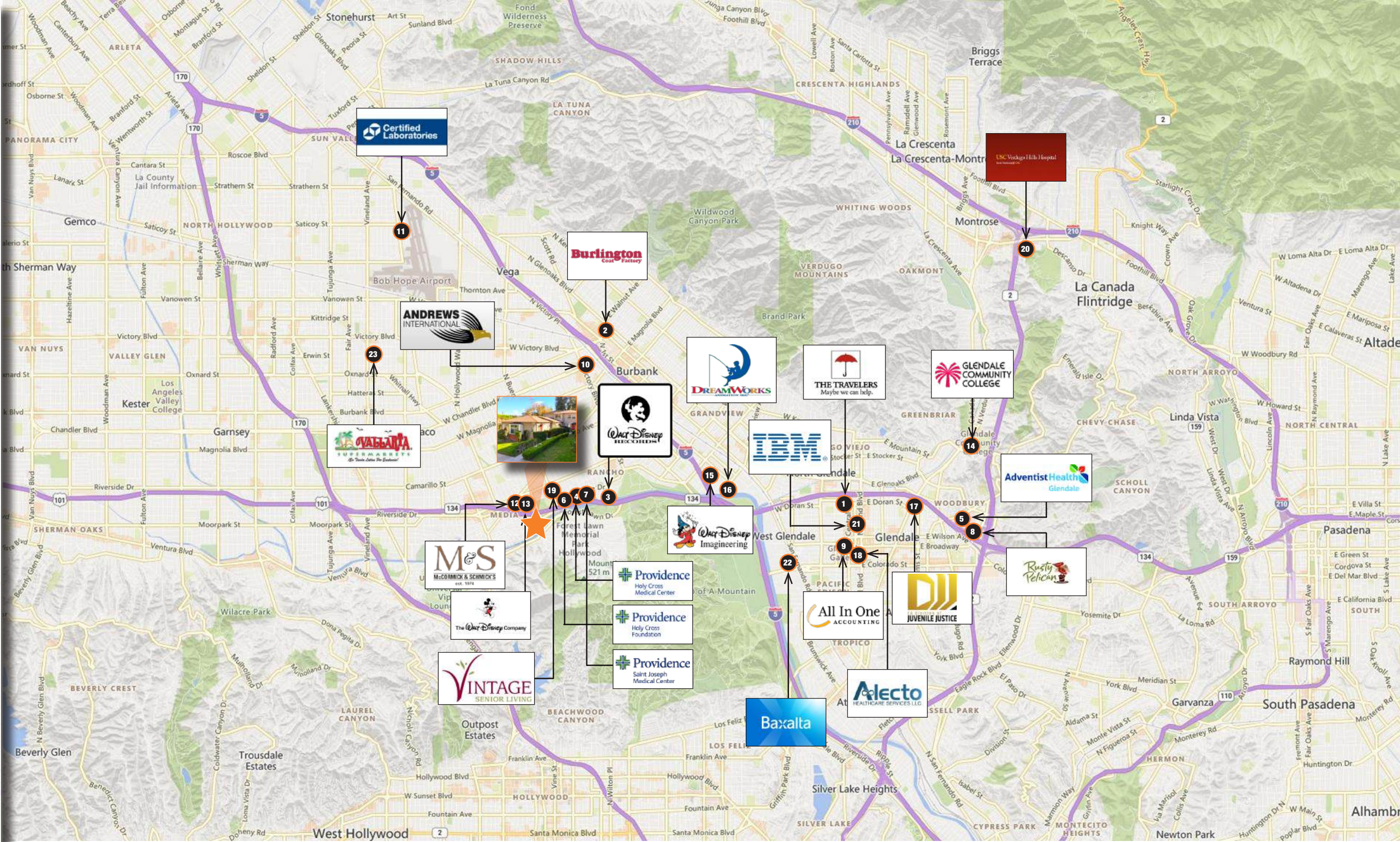
For residents, the vibe in Burbank is relaxed and bohemian. You'll find locals hiking along Wildwood Canyon Trailhead or enjoying an outdoor concert at the Starlight Bowl. A world-class selection of dining caters to the tastes of the populace from indulgent potato balls at the renowned Porto's Bakery 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

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





# DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	11,761	174,233	653,816
2024 Estimate			
Total Population	11,671	172,273	646,930
2020 Census			
Total Population	12,181	177,883	660,267
2010 Census			
Total Population	11,187	169,648	643,144
Daytime Population			
2024 Estimate	78,654	295,968	884,057
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	5,991	82,990	306,466
2024 Estimate			
Total Households	5,959	81,924	301,365
Average (Mean) Household Size	2.0	2.1	2.2
2020 Census			
Total Households	5,914	80,473	294,388
2010 Census			
Total Households	5,441	75,454	276,880
Growth 2024-2029	0.5%	1.3%	1.7%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	6,528	87,801	326,900
2024 Estimate	6,493	86,650	321,252
Owner Occupied	1,996	26,260	83,296
Renter Occupied	3,967	55,614	217,955
Vacant	534	4,726	19,887
Persons in Units			
2024 Estimate Total Occupied Units	5,959	81,924	301,365
1 Person Units	43.7%	39.3%	41.2%
2 Person Units	33.8%	33.7%	31.3%
3 Person Units	11.7%	13.4%	13.0%
4 Person Units	7.8%	9.3%	9.0%
5 Person Units	2.0%	2.8%	3.4%
6+ Person Units	1.1%	1.6%	2.1%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	22.5%	15.2%	14.6%
\$150,000-\$199,999	8.3%	10.1%	8.9%
\$100,000-\$149,999	20.8%	17.9%	17.1%
\$75,000-\$99,999	11.0%	12.7%	12.1%
\$50,000-\$74,999	12.2%	12.9%	13.5%
\$35,000-\$49,999	8.0%	8.0%	8.8%
\$25,000-\$34,999	4.3%	6.3%	6.8%
\$15,000-\$24,999	3.5%	6.1%	6.8%
Under \$15,000	9.3%	10.9%	11.4%
Average Household Income	\$137,727	\$116,416	\$111,472
Median Household Income	\$106,128	\$91,729	\$87,335
Per Capita Income	\$69,382	\$55,208	\$52,202
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	11,671	172,273	646,930
Under 20	15.2%	16.1%	16.2%
20 to 34 Years	25.2%	26.0%	26.4%
35 to 39 Years	9.1%	9.3%	9.3%
40 to 49 Years	15.6%	14.6%	14.2%
50 to 64 Years	19.4%	18.8%	18.4%
Age 65+	15.4%	15.3%	15.6%
Median Age	41.0	41.0	41.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	9,163	134,732	504,981
Elementary (0-8)	1.4%	4.0%	6.5%
Some High School (9-11)	1.8%	4.1%	4.9%
High School Graduate (12)	14.2%	15.0%	16.3%
Some College (13-15)	20.8%	20.1%	17.4%
Associate Degree Only	6.2%	9.2%	7.8%
Bachelor's Degree Only	38.1%	32.9%	32.2%
Graduate Degree	17.5%	14.6%	14.9%
Population by Gender			
2024 Estimate Total Population	11,671	172,273	646,930
Male Population	50.7%	50.1%	49.7%
Female Population	49.3%	49.9%	50.3%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

# DEMOGRAPHICS SUMMARY



## POPULATION

In 2024, the population in your selected geography is 646,930. The population has changed by 0.59 percent since 2010. It is estimated that the population in your area will be 653,816 five years from now, which represents a change of 1.1 percent from the current year. The current population is 49.7 percent male and 50.3 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 39.0. The population density in your area is 8,236 people per square mile.



## HOUSEHOLDS

There are currently 301,365 households in your selected geography. The number of households has changed by 8.84 percent since 2010. It is estimated that the number of households in your area will be 306,466 five years from now, which represents a change of 1.7 percent from the current year. The average household size in your area is 2.2 people.



## INCOME

In 2024, the median household income for your selected geography is \$87,335, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 72.75 percent since 2010. It is estimated that the median household income in your area will be \$101,443 five years from now, which represents a change of 16.2 percent from the current year.

The current year per capita income in your area is \$52,202, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$111,472, compared with the U.S. average, which is \$101,307.



## EMPLOYMENT

In 2024, 364,549 people in your selected area were employed. The 2010 Census revealed that 68.1 of employees are in white-collar occupations in this geography, and 12.6 are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



## HOUSING

The median housing value in your area was \$1,000,000 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 83,148.00 owner-occupied housing units and 193,734.00 renter-occupied housing units in your area.



## EDUCATION

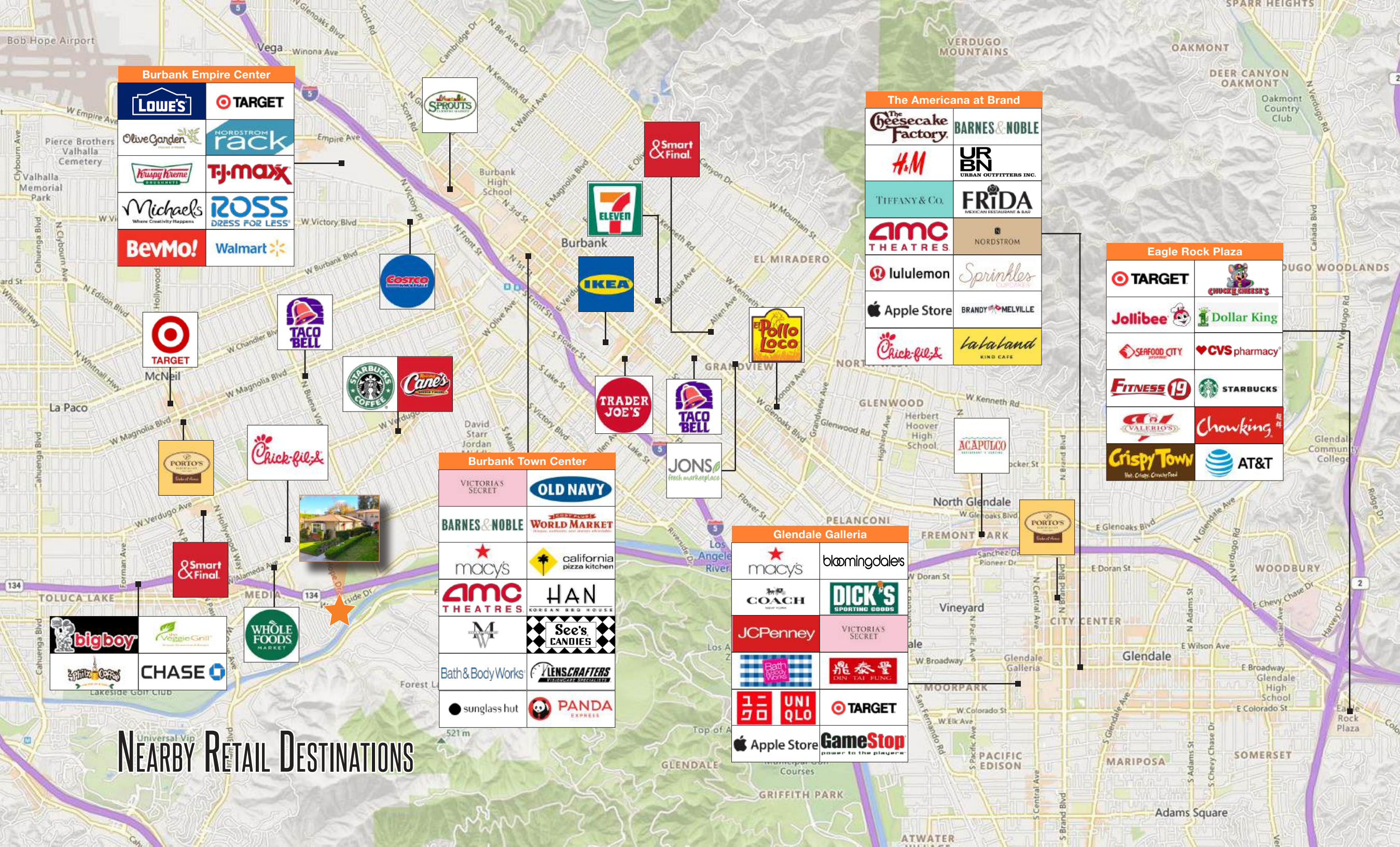
The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 45.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.8 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.9 percent vs. 8.8 percent, respectively.

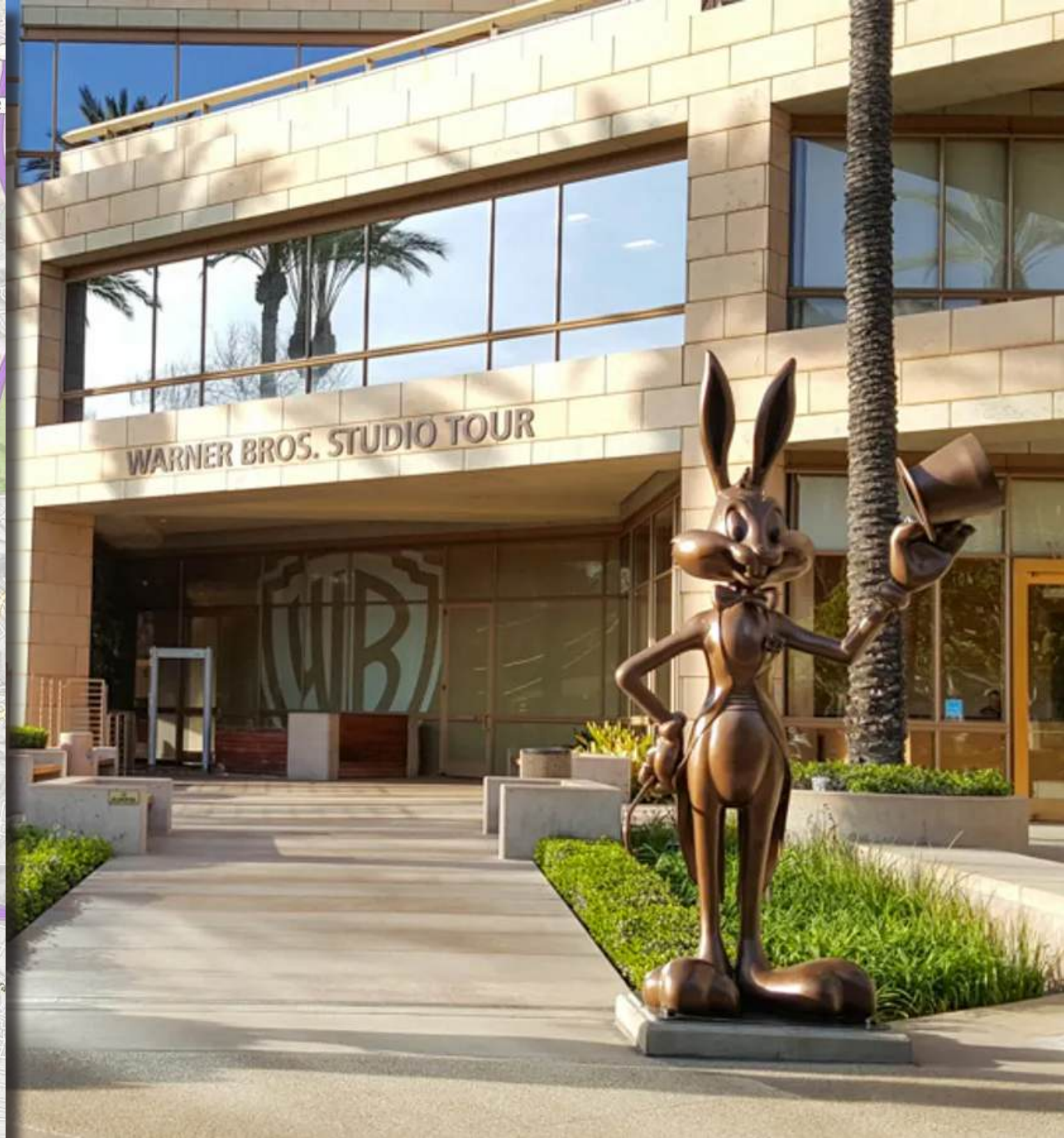
The area had fewer high-school graduates, 2.0 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 20.7 percent in the selected area compared with the 19.7 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT





## NEARBY RETAIL DESTINATIONS





2912 W RIVERSIDE DRIVE, BURBANK, CA 91505

# PRICING & FINANCIAL ANALYSIS

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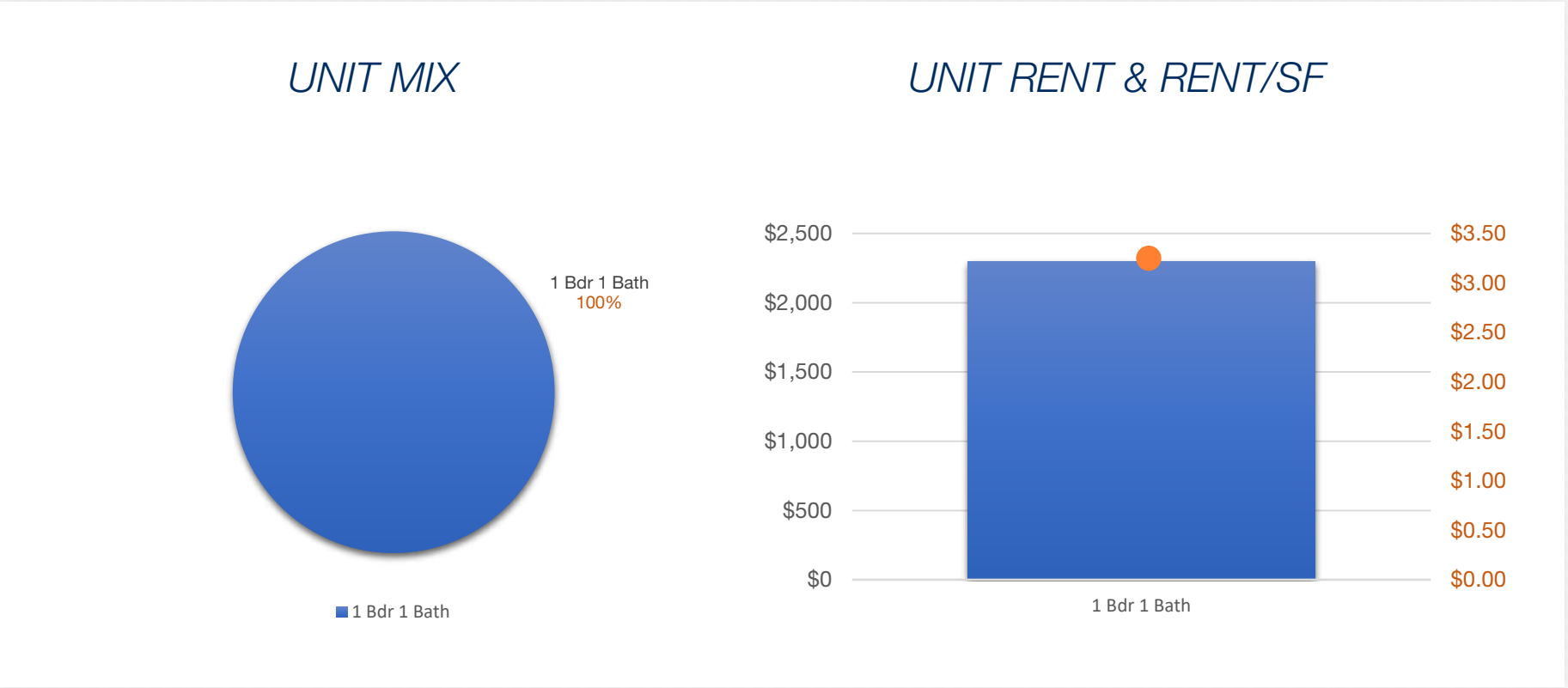
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# UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
4	1 Bdr 1 Bath	725	\$2,275-\$2,325	\$3.17	\$9,190	\$2,395	\$3.30	\$9,580
4	TOTAL	2,930			\$9,190			\$9,580



# INCOME & EXPENSES

<i>INCOME</i>	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$110,280	\$27,570	\$114,960	\$28,740
Additional Income	\$600	\$150	\$600	\$150
GROSS POTENTIAL INCOME	\$110,880	\$27,720	\$115,560	\$28,890
Vacancy/Collection Allowance (GPR)	3.0% / \$3,308	\$827	3.0% / \$3,449	\$862
EFFECTIVE GROSS INCOME	\$107,572	\$26,893	\$112,111	\$28,028
<i>EXPENSES</i>	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$20,579	\$5,145	\$20,579	\$5,145
Insurance	\$4,102	\$1,026	\$4,102	\$1,026
Utilities	\$1,596	\$399	\$1,596	\$399
Repairs & Maintenance	\$2,000	\$500	\$2,000	\$500
Reserves & Replacements	\$800	\$200	\$800	\$200
Landscaping	\$1,200	\$300	\$1,200	\$300
Pest Control	\$200	\$50	\$200	\$50
Unit Turnover	\$1,000	\$250	\$1,000	\$250
TOTAL EXPENSES	\$31,477	\$7,869	\$31,477	\$7,869
Expenses per SF	\$10.74		\$10.74	
% of EGI	29.3%		28.1%	
NET OPERATING INCOME	\$76,095	\$19,024	\$80,634	\$20,159



RENT ROLL

Unit Number	Unit Type		Unit SF	Current Rent	Rent/SF
2912	1 Bdr 1 Bath		725	\$2,295	\$3.17
2912.5	1 Bdr 1 Bath		725	\$2,325	\$3.21
2914	1 Bdr 1 Bath		725	\$2,295	\$3.17
2914.5	1 Bdr 1 Bath		725	\$2,275	\$3.14
	Total	Vacant			
4	Total	Occupied	2,900	\$9,190	
4	Total		2,900	\$9,190	

FINANCIAL OVERVIEW

Property Details	
Location	2912 W Riverside Drive Burbank, CA 91505
Price	\$1,875,000
Down Payment	\$1,875,000
Number of Units	4
Price/Unit	\$468,750
Rentable Square Feet	2,930 SF
Price/SF	\$640
CAP Rate - Current	4.06%
CAP Rate - Pro Forma	4.30%
GRM - Current	16.91
GRM - Pro Forma	16.23
Year Built	1941
Lot Size	8,333 SF
Type of Ownership	Fee Simple

Annualized Operating Data

Income	Current	Pro Forma
Gross Potential Rent	\$110,280	\$114,960
Other Income	\$600	\$600
Gross Potential Income	\$110,880	\$115,560
Less: Vacancy / Deductions (GPR)	3.0% / \$3,308	3.0% / \$3,449
Effective Gross Income	\$107,572	\$112,111
Less: Expenses	\$31,477	\$31,477
Net Operating Income	\$76,095	\$80,634

Expenses

	Current	Pro Forma
Real Estate Taxes	\$20,579	\$20,579
Insurance	\$4,102	\$4,102
Utilities	\$1,596	\$1,596
Repairs & Maintenance	\$2,000	\$2,000
Reserves & Replacements	\$800	\$800
Landscaping	\$1,200	\$1,200
Pest Control	\$200	\$200
Unit Turnover	\$1,000	\$1,000
Total Expenses	\$31,477	\$31,477
Expenses / Unit	\$7,869	\$7,869
Expenses / SF	\$10.74	\$10.74
% of EGI	29.3%	28.1%



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# PROPERTY DESCRIPTION

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# PROPERTY SUMMARY

## THE OFFERING

Property Address	2912 W Riverside Drive Burbank, CA 91505
Assessor's Parcel Number	2485-029-017
Zoning	BUR4

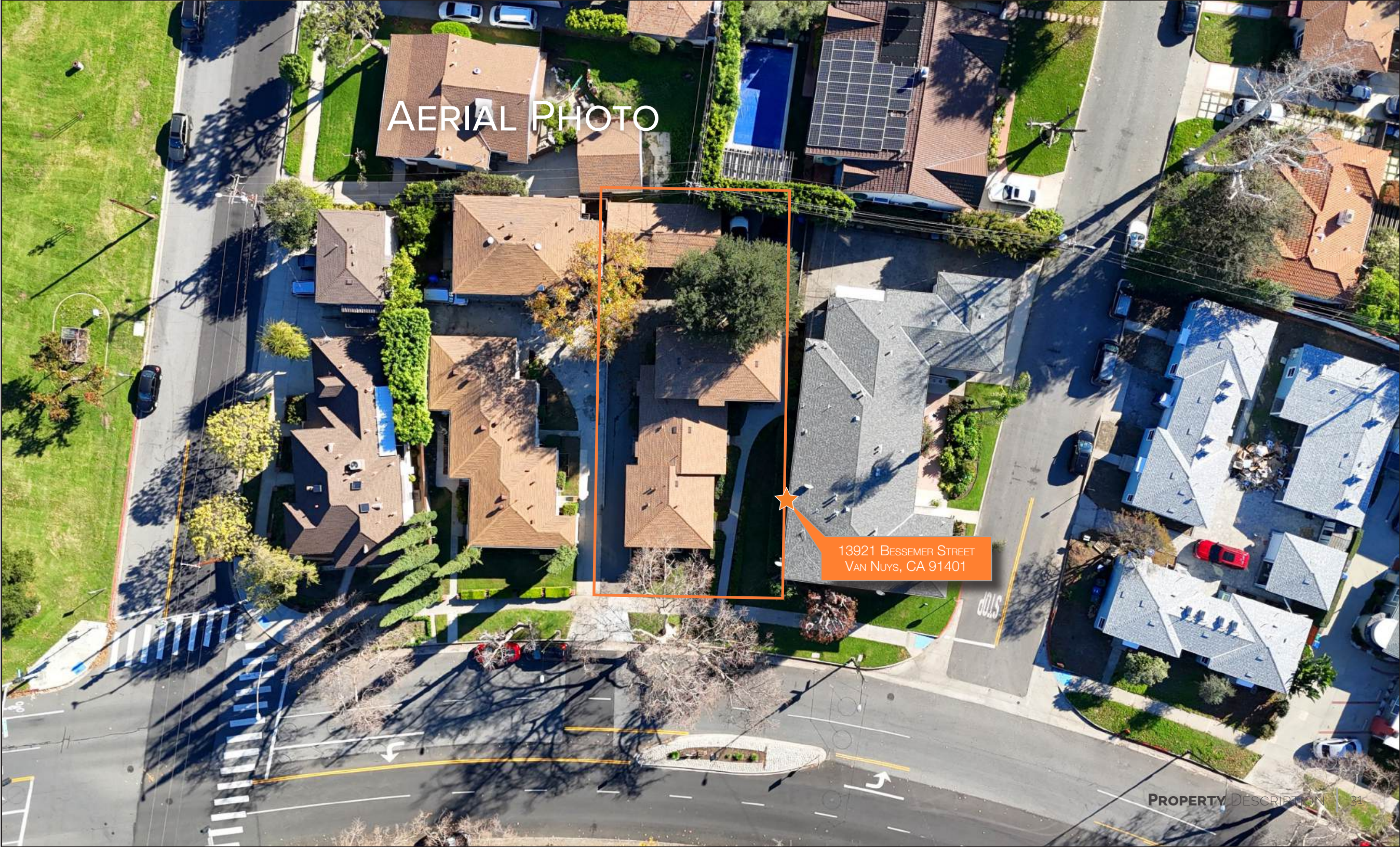
## SITE DESCRIPTION

Number of Units	4
Number of Buildings	1
Number of Stories	2
Year Built	1941
Rentable Square Feet	2,930 SF
Lot Size	8,333 SF
Type of Ownership	Fee Simple

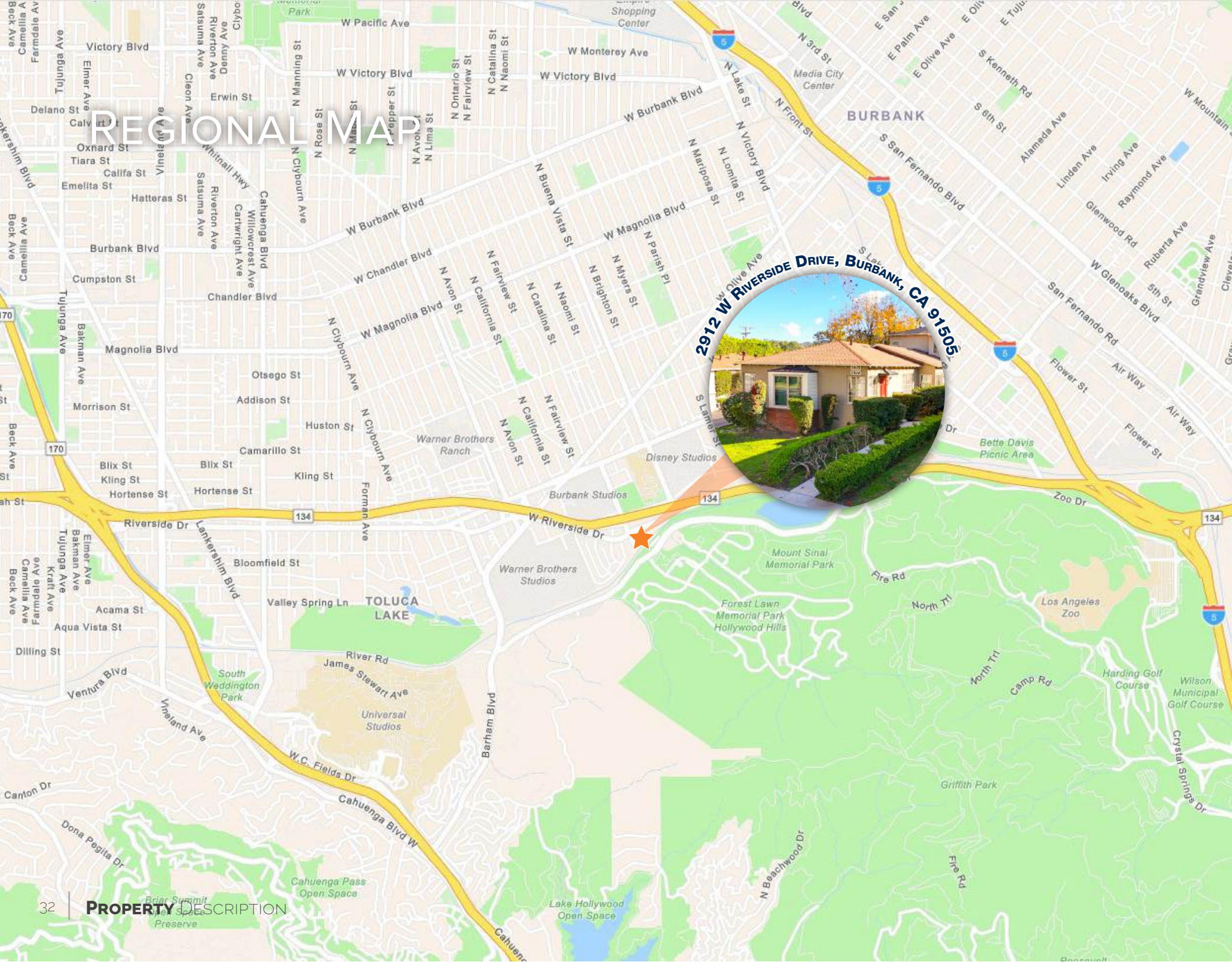
## CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Pitched

# AERIAL PHOTO

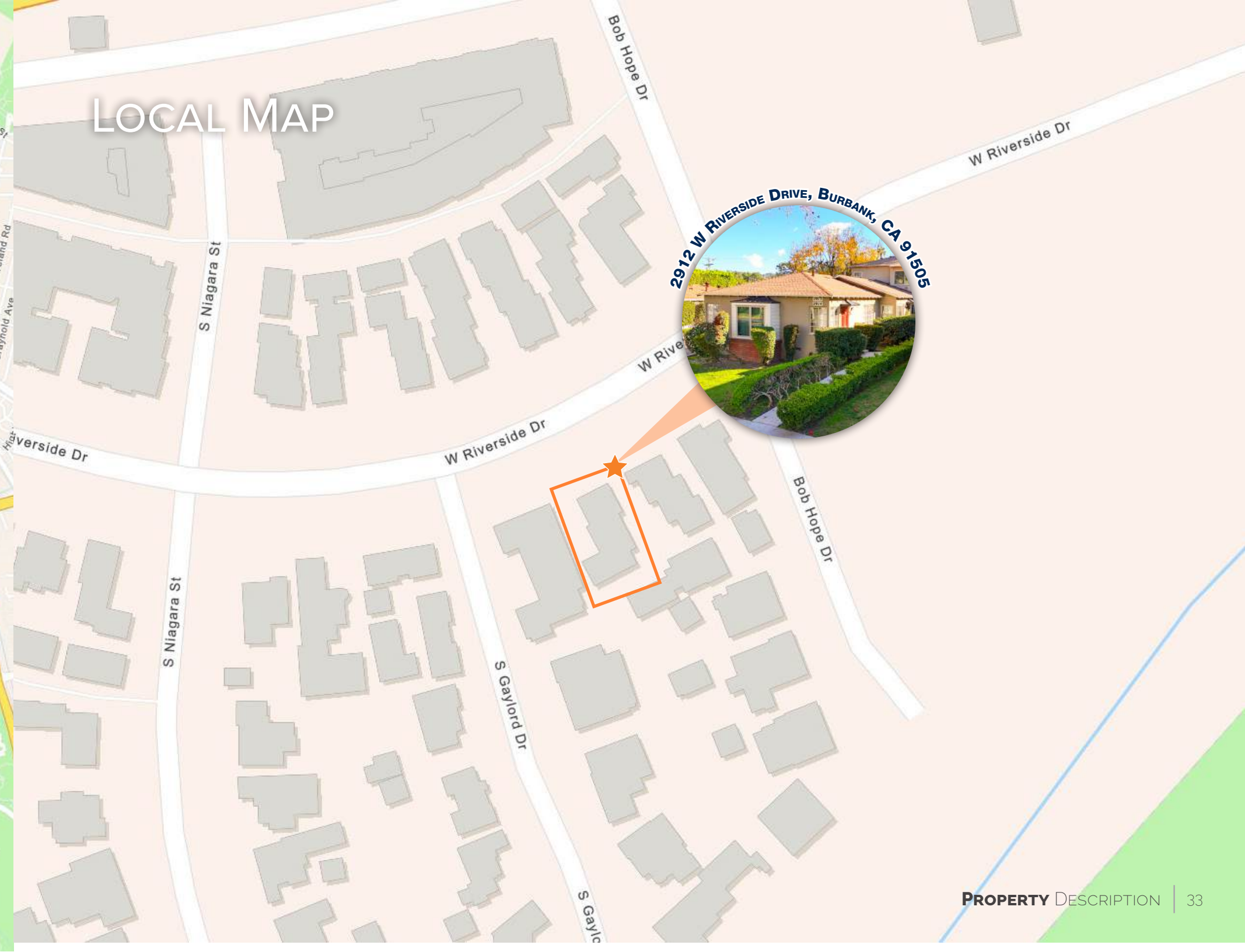






## REGIONAL MAP

2912 W RIVERSIDE DRIVE, BURBANK, CA 91505



## LOCAL MAP

2912 W RIVERSIDE DRIVE, BURBANK, CA 91505





PARCEL MAP

2485 | 29  
SCALE 1" = 100'

2015



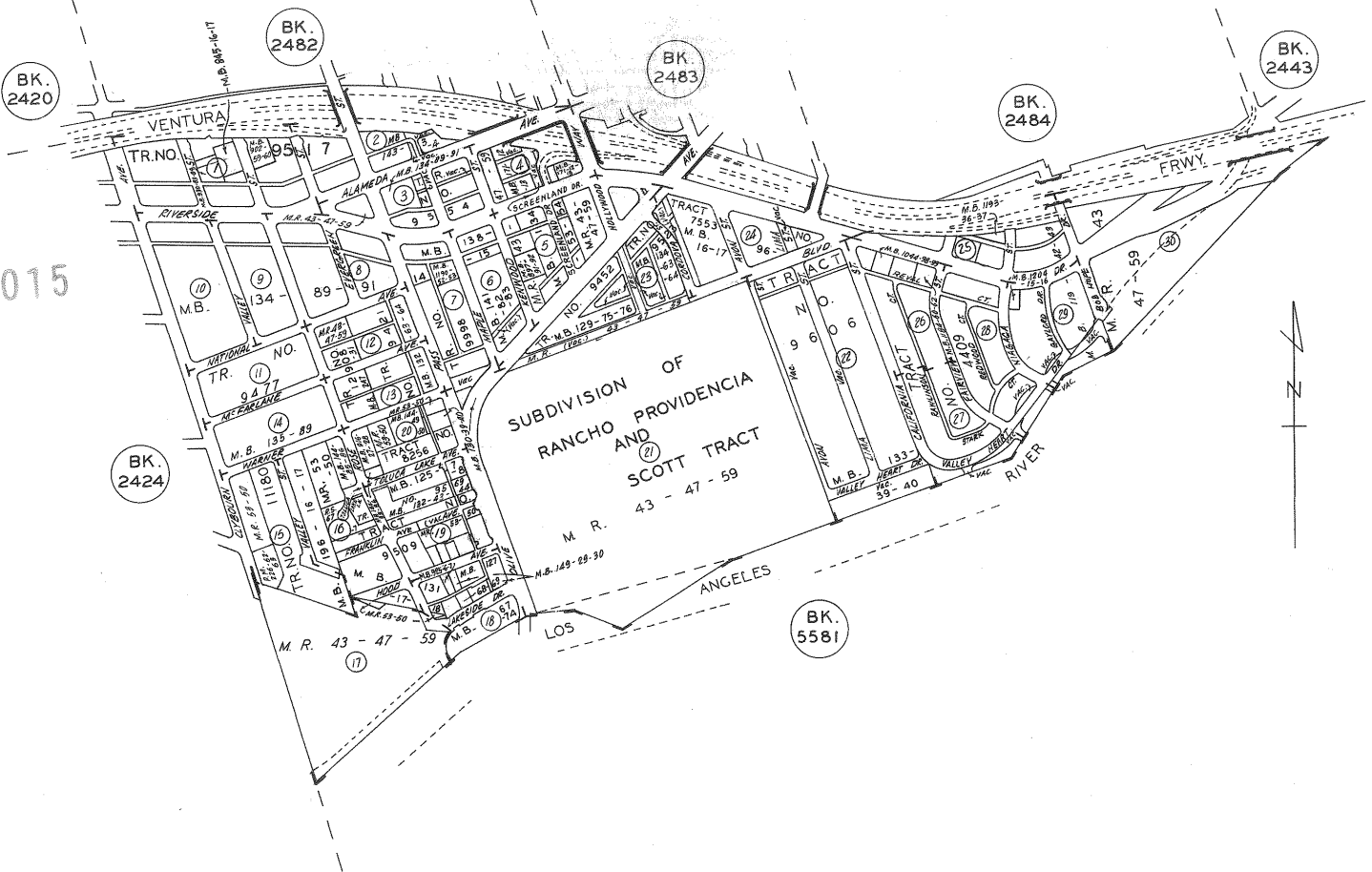
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ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

INDEX MAP

2485 |  
SCALE 1" = 600'

2015



740716  
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760723  
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INDEX  
BOOK 2485  
CITY OF BURBANK  
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

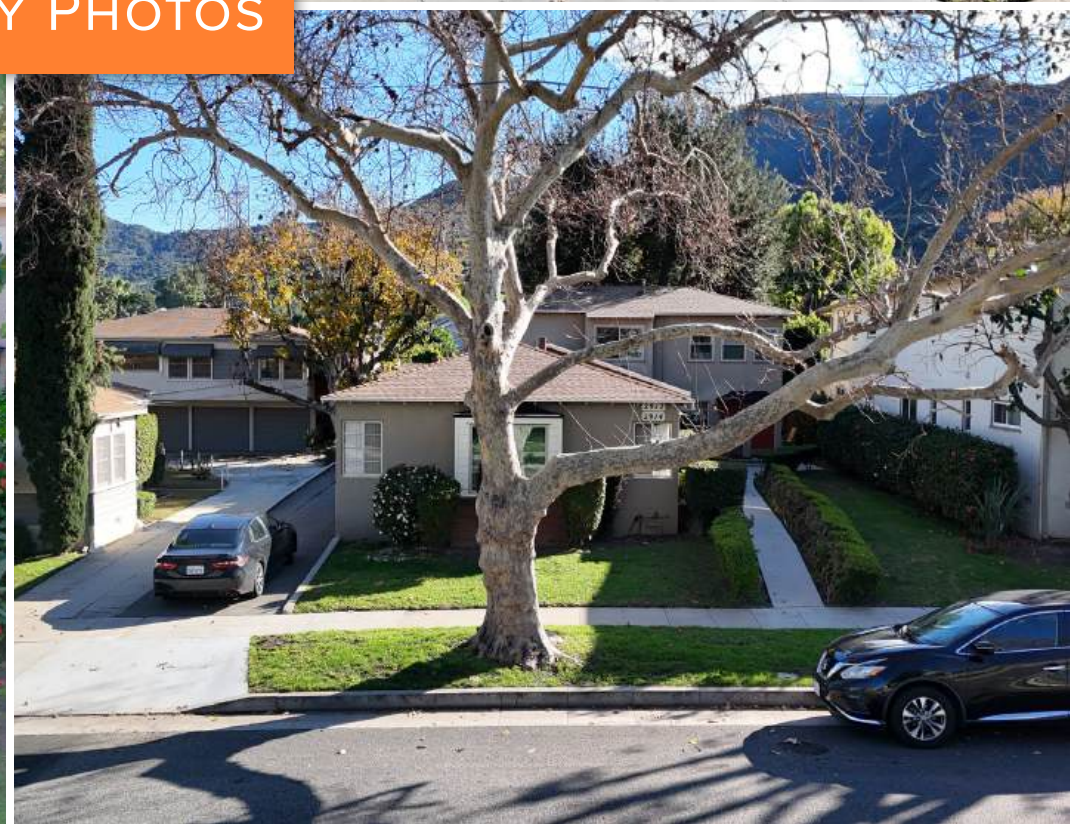




PROPERTY PHOTOS



PROPERTY PHOTOS



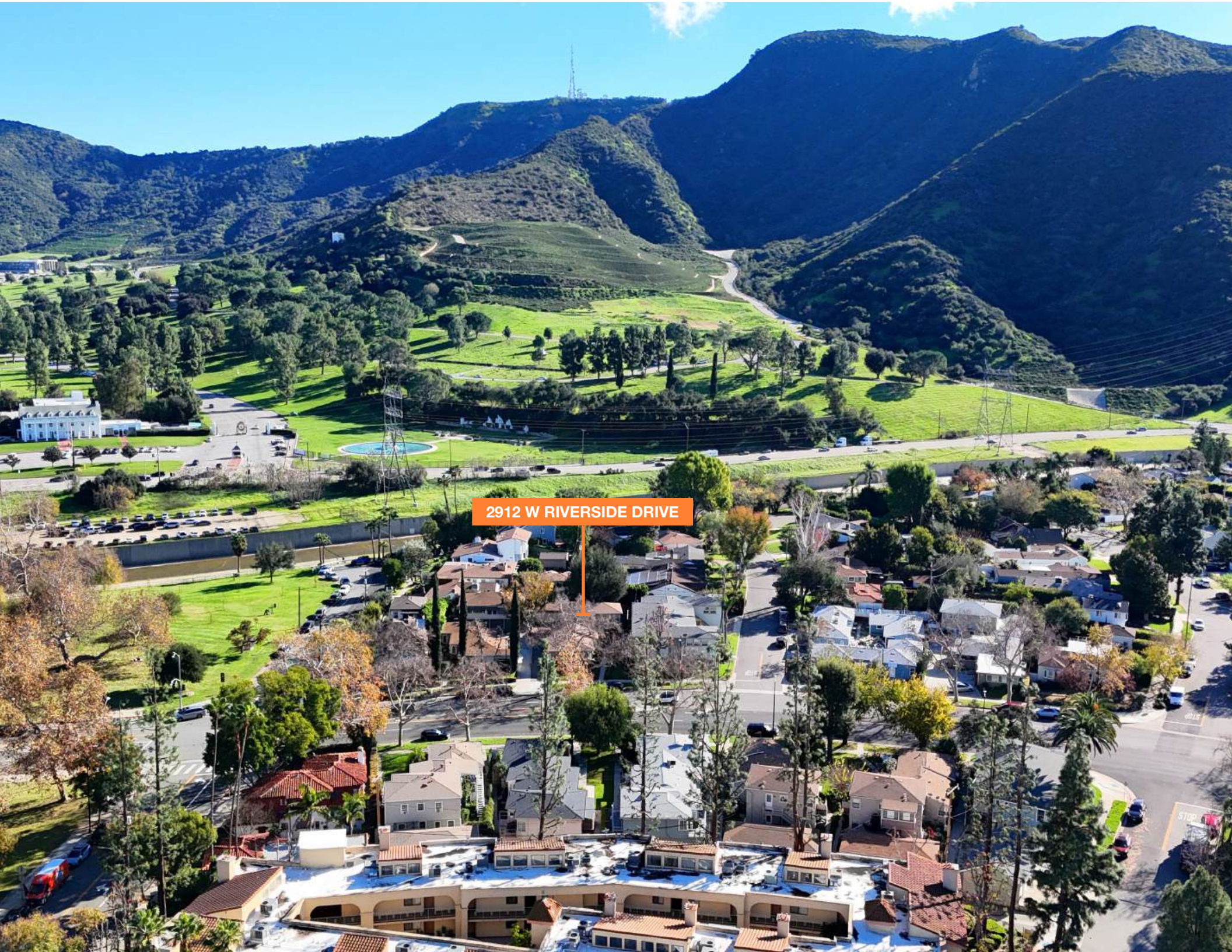




2912 W RIVERSIDE DRIVE

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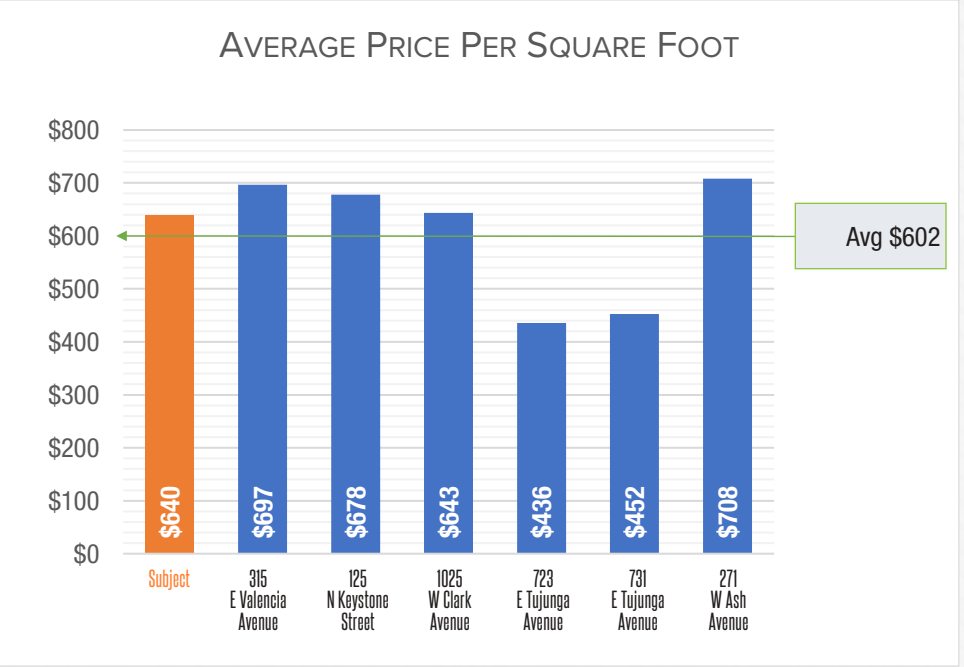
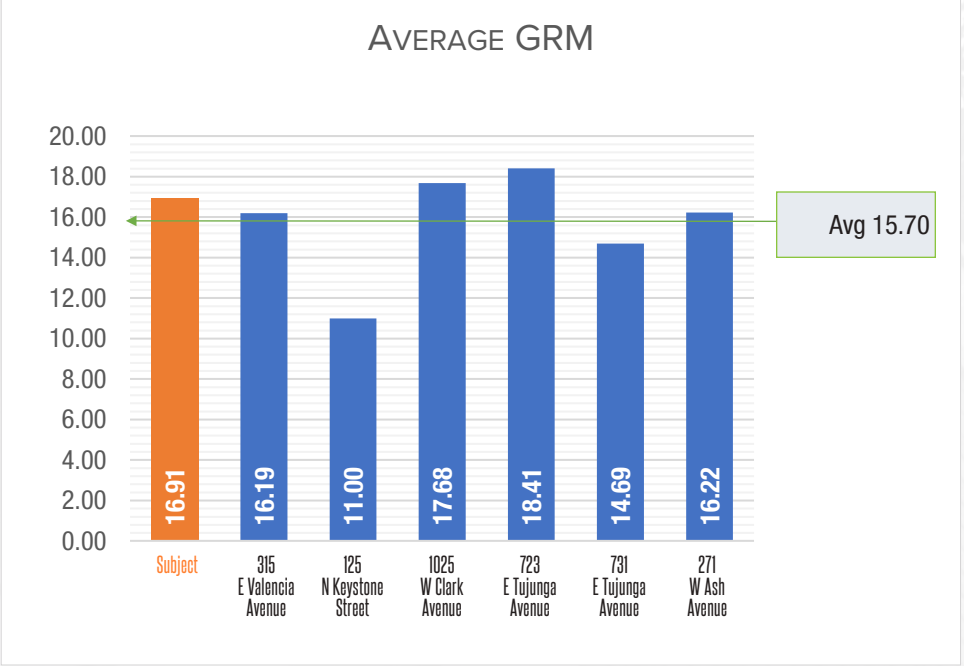
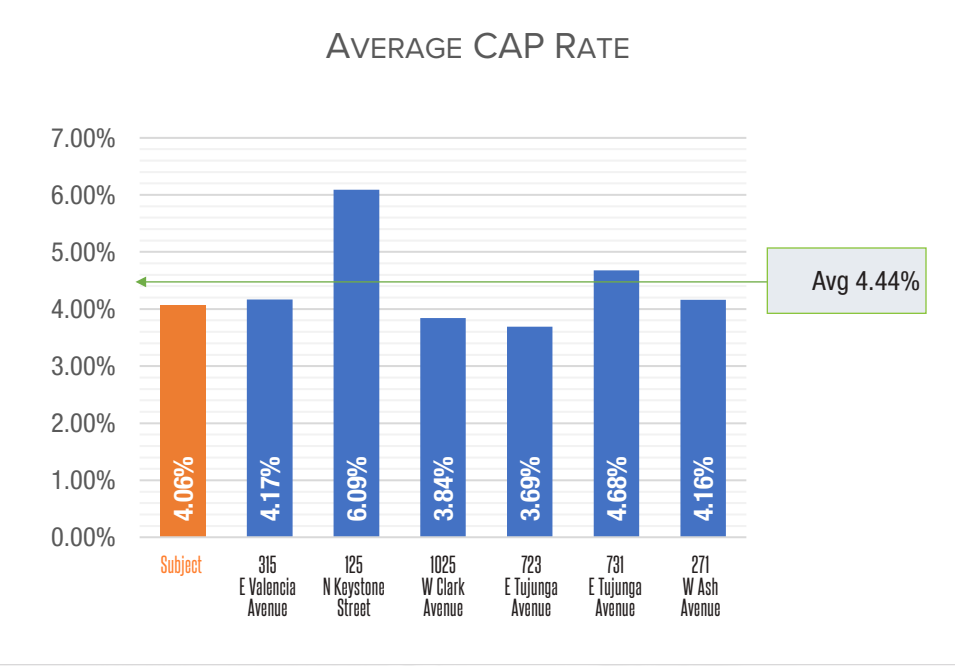
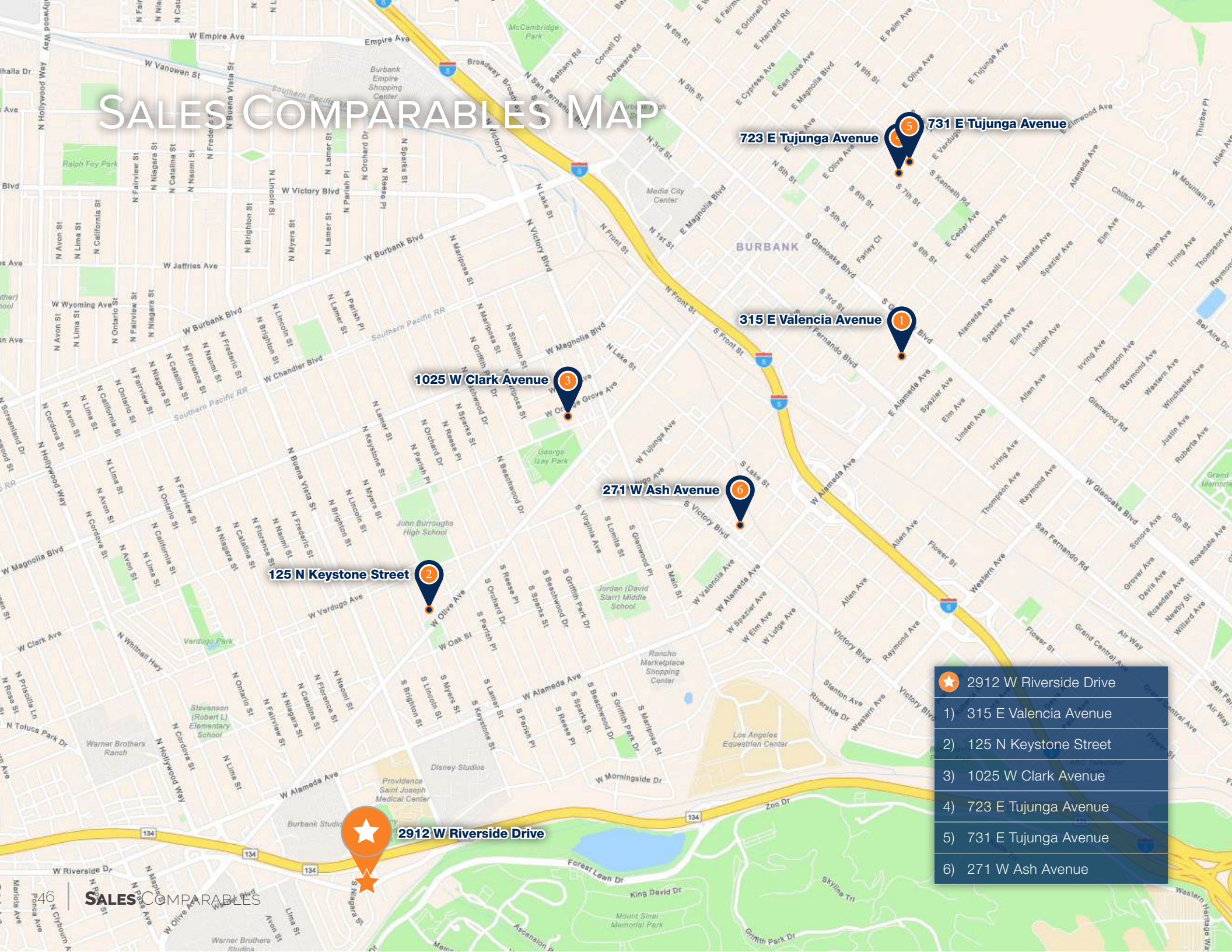
# SALES COMPARABLES

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2912 W Riverside Drive  
Burbank, CA 91505

Subject Property

Total No. of Units: 4  
Year Built: 1941  
Rentable SF: 2,930 SF  
Lot Size: 8,333 SF  
**Listing Price: \$1,875,000**  
Price/Unit: \$468,750  
Price/SF: \$640  
CAP Rate: 4.06%  
GRM: 16.91

No. of Units	Unit Type
4	1 Bdr 1 Bath



315 E Valencia Avenue  
Burbank, CA 91502

Close of Escrow: 12/03/25  
Total No. of Units: 4  
Year Built: 1948  
Rentable SF: 2,412 SF  
Lot Size: 7,339 SF  
**Sales Price: \$1,680,000**  
Price/Unit: \$420,000  
Price/SF: \$697  
CAP Rate: 4.17%  
GRM: 16.19

No. of Units	Unit Type
3	1 Bdr 1 Bath
1	2 Bdr 1 Bath



125 N Keystone Street  
Burbank, CA 91506

Close of Escrow: 11/05/25  
Total No. of Units: 4  
Year Built: 1926  
Rentable SF: 2,766 SF  
Lot Size: 7,459 SF  
**Sales Price: \$1,875,000**  
Price/Unit: \$468,750  
Price/SF: \$678  
CAP Rate: 6.09%  
GRM: 11.00

No. of Units	Unit Type
1	1 Bdr 1 Bath
2	2 Bdr 1 Bath
1	3 Bdr 1 Bath



1025 W Clark Avenue  
Burbank, CA 91506

Close of Escrow: 10/31/25  
Total No. of Units: 3  
Year Built: 1952  
Rentable SF: 2,308 SF  
Lot Size: 8,322 SF  
**Sales Price: \$1,485,000**  
Price/Unit: \$495,000  
Price/SF: \$643  
CAP Rate: 3.84%  
GRM: 17.68

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



4



723 E Tujunga Avenue  
Burbank, CA 91501

Close of Escrow: 04/25/25  
Total No. of Units: 4  
Year Built: 1970  
Rentable SF: 4,615 SF  
Lot Size: 7,753 SF  
**Sales Price: \$2,010,000**  
Price/Unit: \$502,500  
Price/SF: \$436  
CAP Rate: 3.69%  
GRM: 18.41

No. of Units	Unit Type
4	2 Bdr 1 Bath

5



731 E Tujunga Avenue  
Burbank, CA 91501

Close of Escrow: 04/14/25  
Total No. of Units: 4  
Year Built: 1955  
Rentable SF: 4,421 SF  
Lot Size: 7,754 SF  
**Sales Price: \$2,000,000**  
Price/Unit: \$500,000  
Price/SF: \$452  
CAP Rate: 4.68%  
GRM: 14.69

No. of Units	Unit Type
3	2 Bdr 2 Bath
1	3 Bdr 2 Bath

6



271 W Ash Avenue  
Burbank, CA 91502

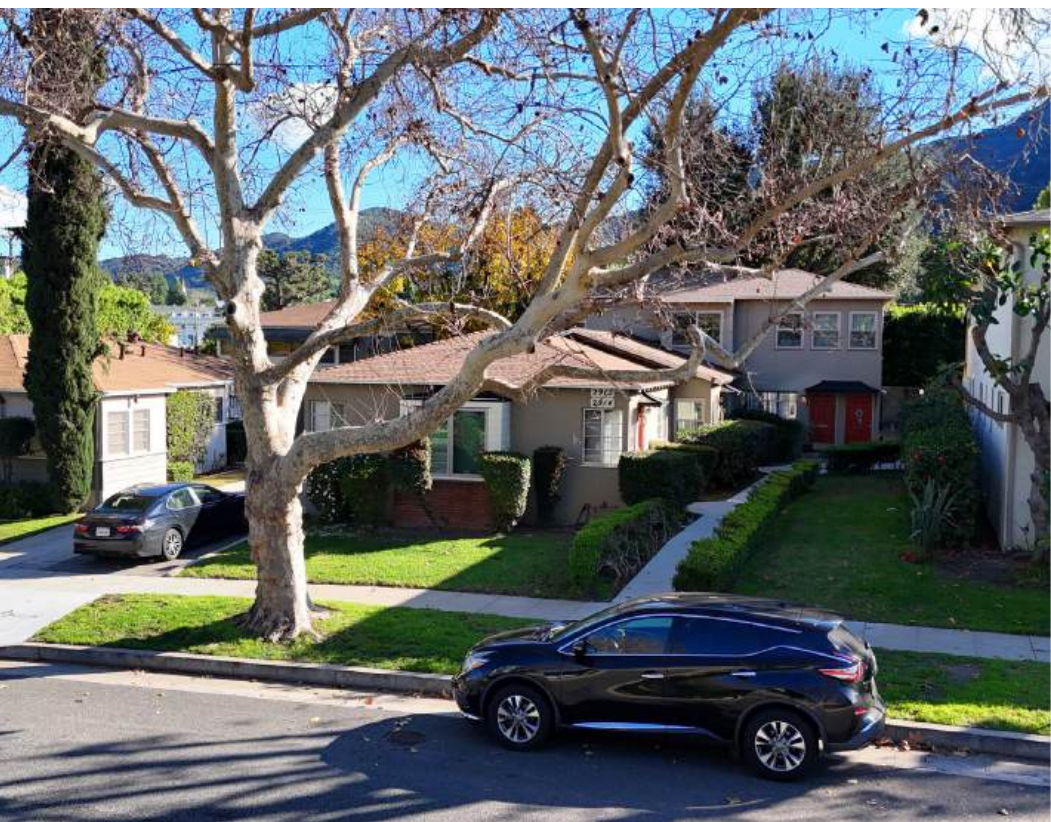
Close of Escrow: On Market  
Total No. of Units: 4  
Year Built: 1938  
Rentable SF: 2,824 SF  
Lot Size: 6,946 SF  
**Sales Price: \$1,999,000**  
Price/Unit: \$499,750  
Price/SF: \$708  
CAP Rate: 4.16%  
GRM: 16.22

No. of Units	Unit Type
3	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	315 E Valencia Avenue Burbank, CA 91502	12/03/25	4	1948	\$1,680,000	\$420,000	\$697	4.17%	16.19
2	125 N Keystone Street Burbank, CA 91506	11/05/25	4	1926	\$1,875,000	\$468,750	\$678	6.09%	11.00
3	1025 W Clark Avenue Burbank, CA 91506	10/31/25	3	1952	\$1,485,000	\$495,000	\$643	3.84%	17.68
4	723 E Tujunga Avenue Burbank, CA 91501	04/25/25	4	1970	\$2,010,000	\$502,500	\$436	3.69%	18.41
5	731 E Tujunga Avenue Burbank, CA 91501	04/14/25	4	1955	\$2,000,000	\$500,000	\$452	4.68%	14.69
6	271 W Ash Avenue Burbank, CA 91502	ON MARKET	4	1938	\$1,999,000	\$499,750	\$708	4.16%	16.22
A V E R A G E S						\$481,000	\$602	4.44%	15.70
★	2912 W Riverside Drive Burbank, CA 91505	Subject Property	4	1941	\$1,875,000	\$468,750	\$640	4.06%	16.91





2912 W RIVERSIDE DRIVE, BURBANK, CA 91505

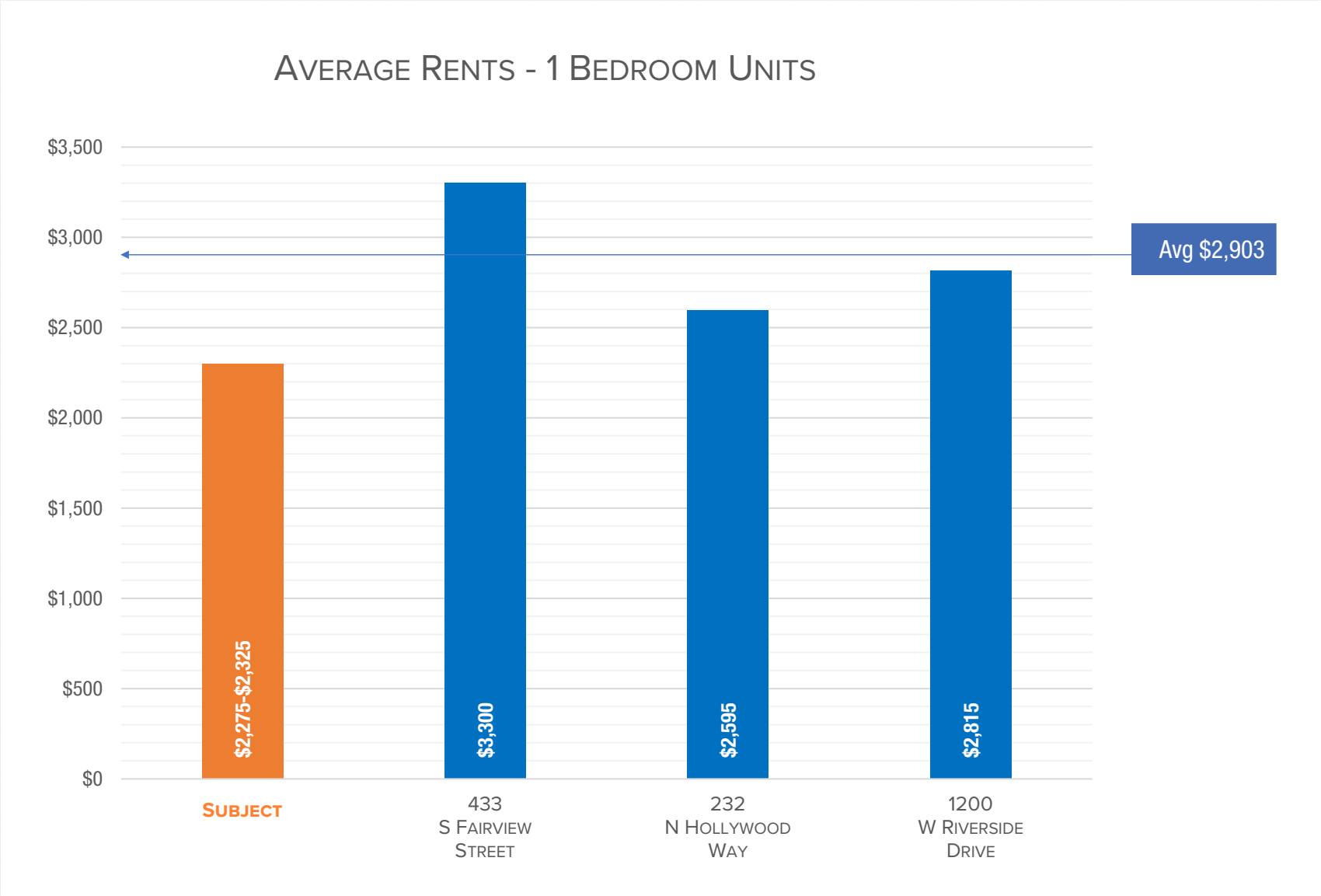
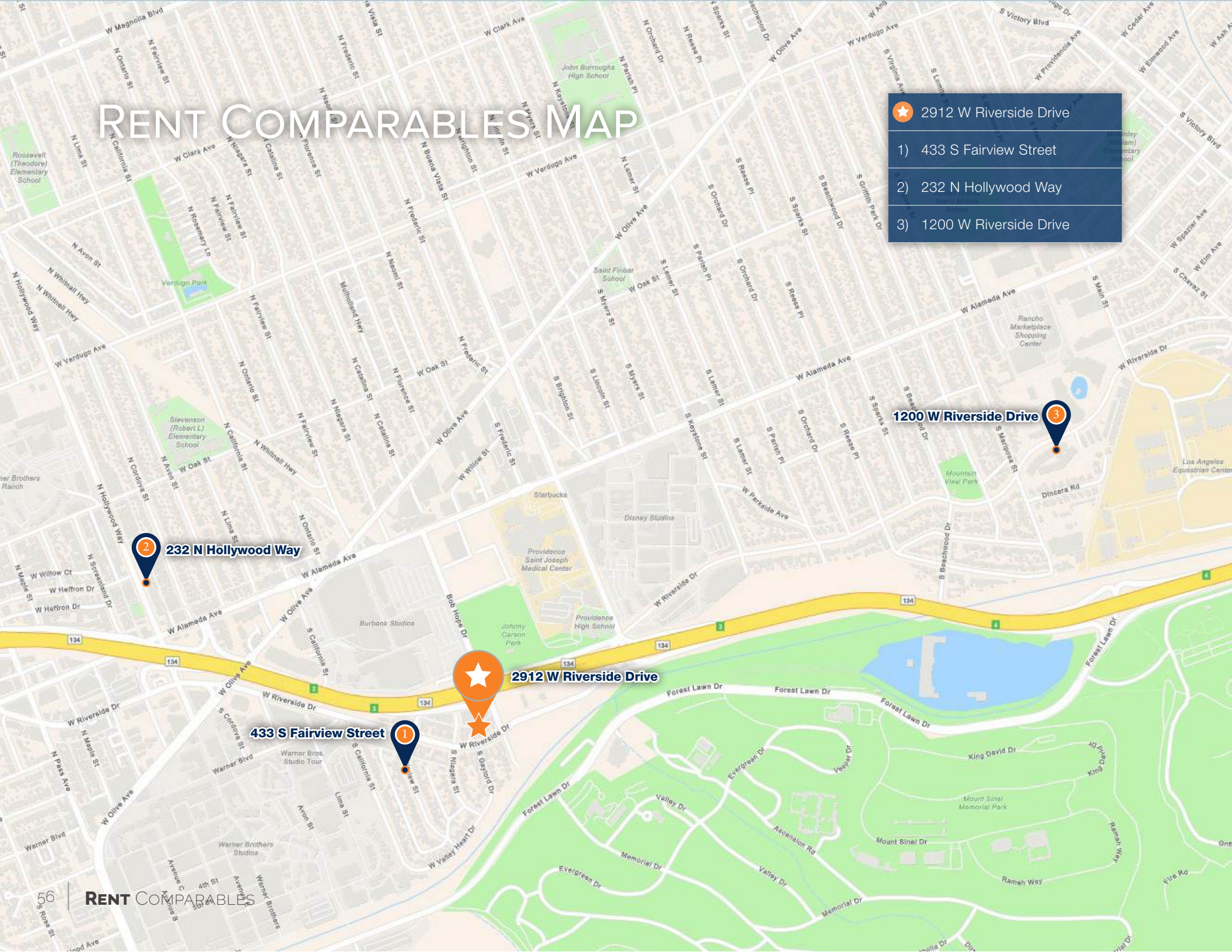
# RENT COMPARABLES

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2912 W Riverside Drive  
Burbank, CA 91505

Total No. of Units4

Year Built1941

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	725	\$2,275-\$2,325	\$3.17

1

433 S Fairview Street  
Burbank, CA 91505

Total No. of Units4

Year Built1934

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	785	\$3,300	\$4.20

Amenities

Property features wood flooring, quartz countertops, mini-split HVAC units, recessed lighting, stainless steel appliances, and in-unit washer/dryers.

2

232 N Hollywood Way  
Burbank, CA 91505

Total No. of Units6

Year Built1948

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	462	\$2,595	\$5.62

Amenities

Property features in-unit washer/dryers, wood flooring, stainless steel appliances, mini-split HVAC units, recessed lighting, and tile backsplashes

3

1200 W Riverside Drive  
Burbank, CA 91506

Total No. of Units270

Year Built2011

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	617	\$2,815	\$4.56

Amenities

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

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RENT COMPARABLES

RENT COMPARABLES

59





2912 W RIVERSIDE DRIVE, BURBANK, CA 91505

Exclusively Listed By:

**JUSTIN SWANSON**

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