

10-Unit Apartment Building
Prime Glendale Location

Recently Upgraded with
Potential Loan Assumption

1207

N. COLUMBUS AVE GLENDALE, CA 91202



Petros Gumrikyan

PINNACLE
ESTATE PROPERTIES, INC.

1207 N. COLUMBUS AVENUE GLENDALE, CA 91202



Petros Gumrikyan

PETROS GUMRIKYAN

Realtor®

M: 747.221.2675

Petrosg4re@gmail.com | CalDRE 02129119

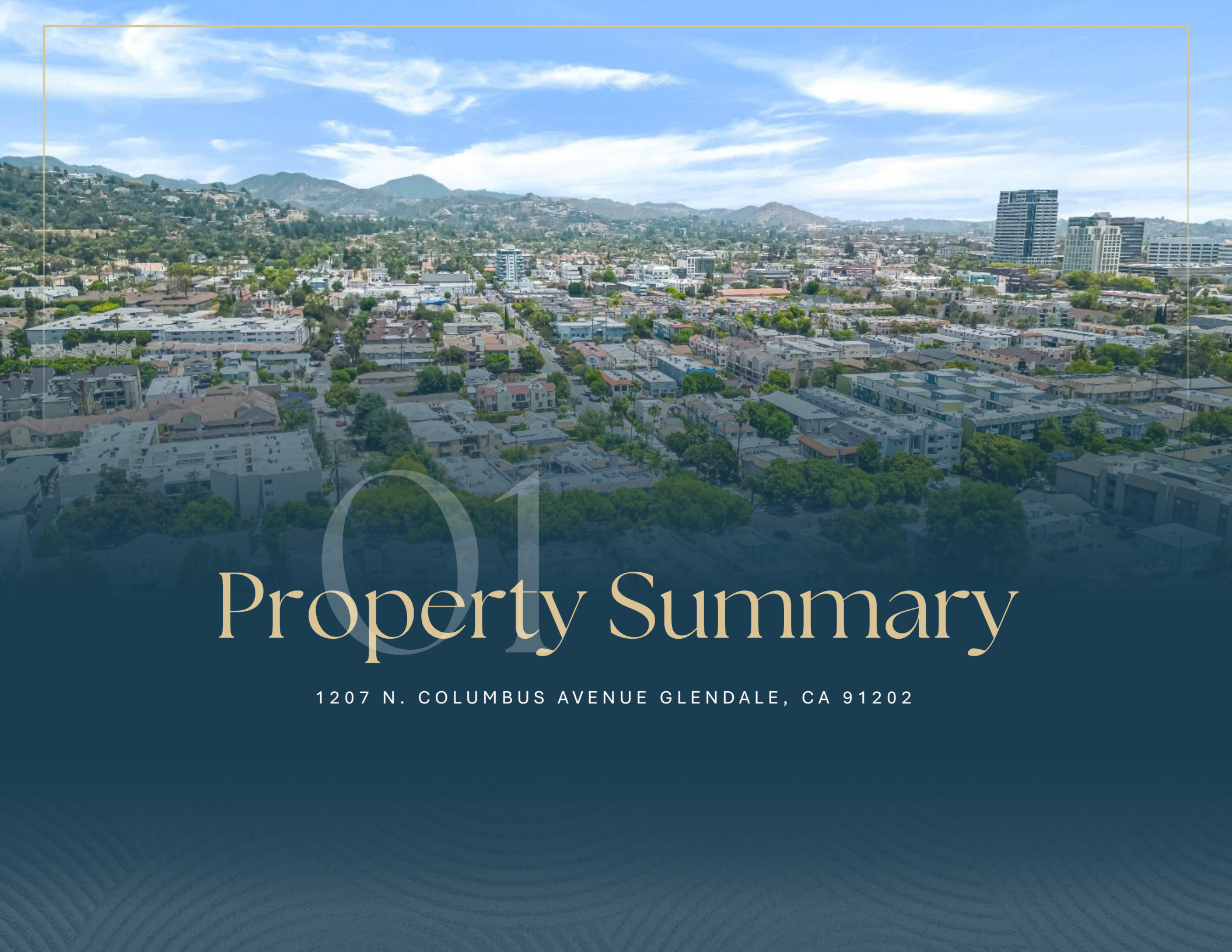
CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pinnacle Estate Properties, Inc. and should not be made available to any other person or entity without the written consent of Pinnacle Estate Properties, Inc.. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Pinnacle Estate Properties, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Pinnacle Estate Properties, Inc. has not verified, and will not verify, any of the information contained herein, nor has Pinnacle Estate Properties, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Pinnacle Estate Properties, Inc. makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Pinnacle Estate Properties, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Pinnacle Estate Properties, Inc., its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Pinnacle Estate Properties, Inc., and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

PINNACLE
ESTATE PROPERTIES, INC.



01 Property Summary

1207 N. COLUMBUS AVENUE GLENDALE, CA 91202

PROPERTY SUMMARY

PRICING

OFFERING PRICE		\$4,800,000
PRICE/UNIT		\$480,000
PRICE/SF		\$503.99
GRM	16.74	13.20
CAP RATE	4.33%	5.89%
	Current	Market

THE ASSET

Units	10
Year Built	1989
Gross SF	9,524
Lot SF	8,585
APN	5633-022-019
Parking	18 Subterranean
Floors	2



1207 N. COLUMBUS AVENUE

WALKSCORE®



89

Very
Walkable



44

Some
Transit



59

Somewhat
Bikeable

Property Overview

1207 N. COLUMBUS AVENUE GLENDALE, CA 91202

Pinnacle Estate Properties is proud to present 1207 N. Columbus Avenue, a well-maintained **10-unit apartment building located just north of Glenoaks Boulevard in a peaceful, tree-lined neighborhood of Glendale**. Built in 1989, the building features a desirable unit mix of all (10) two-bedroom, two-bathroom units totaling approximately 9,524 rentable square feet on an 8,585 square foot lot.

The property has been professionally managed and cared for by long-term ownership and offers strong rental upside. **Recent capital improvements include two fully remodeled units (105 and 203), a brand-new HVAC system in Unit 203, and updated electrical panels to meet current insurance requirements.** Additional upgrades include recent roof repairs, hydro-jetting of plumbing lines in the garage, and a shared laundry room with 2 washers and 2 dryers.

Each unit features central air and heat, private balconies, and fireplaces. Tenants also benefit from secure subterranean parking and a quiet residential setting with easy access to nearby retail, schools, and transit.

The property is currently financed with a Chase loan of approximately \$1,883,860.16 at a 6.15% fixed interest rate for the first five years, after which the rate adjusts based on market conditions. For qualified buyers, loan assumption may be available, offering a valuable financing option in today's higher-rate environment. The loan features a 3-2-1-1-1 prepayment structure, providing flexibility depending on the buyer's investment horizon.

Located within the highly rated Glendale Unified School District, the property is walking distance to Herbert Hoover High School and Eleanor J. Toll Middle School, and a short drive to Balboa Elementary. The area is also home to several specialized and magnet programs in the arts, technology, and dual-language education.

BURBANK EMPIRE CENTER			
			
			
			

DOWNTOWN BURBANK		
		
		
		

BURBANK TOWN CENTER		
		
		
		



Property Highlights

Recently Renovated Units

- **Units 105 and 203** have been newly remodeled, offering modern finishes that enhance rental appeal and justify higher rents.

New HVAC System

- **Unit 203** features a **brand new HVAC unit**, providing energy efficiency and improved tenant comfort.

Updated Electrical Panels

- The building's **electrical panels have been upgraded**, eliminating common insurance issues and ensuring compliance with current building standards.

Recent Roof Repairs

- The **roof has been recently repaired**, reducing near-term capital expenditure requirements for new ownership.

Hydro-Jetted Plumbing

- **Garage-level plumbing was recently hydro-jetted**, maintaining optimal flow and preventing future blockages.

On-Site Laundry Facility

- Includes **2 washers and 2 dryers** in the common area laundry room, providing convenient amenities for tenants.

Attractive Loan Terms

- Property is encumbered by a Chase loan of approximately \$1,883,860.16 at a 6.15% APR, fixed for the first five years, after which the rate adjusts based on prevailing market conditions.

Prepayment Penalty Schedule

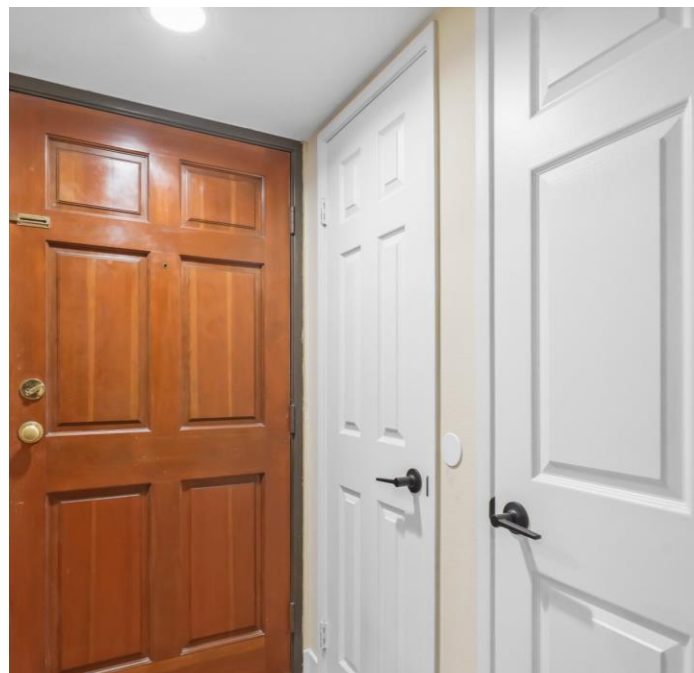
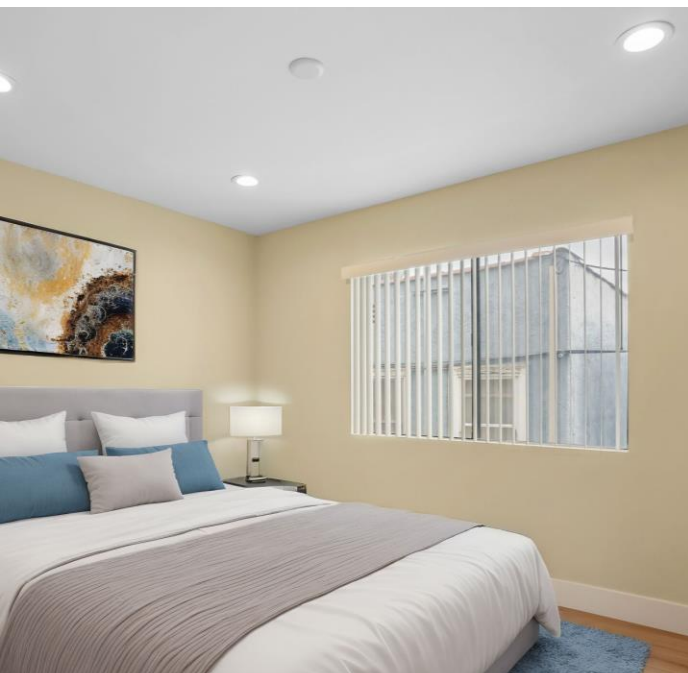
- Loan features a **3-2-1-1-1** prepayment penalty structure. **Optional assumption** may benefit buyers seeking favorable financing terms in today's market.

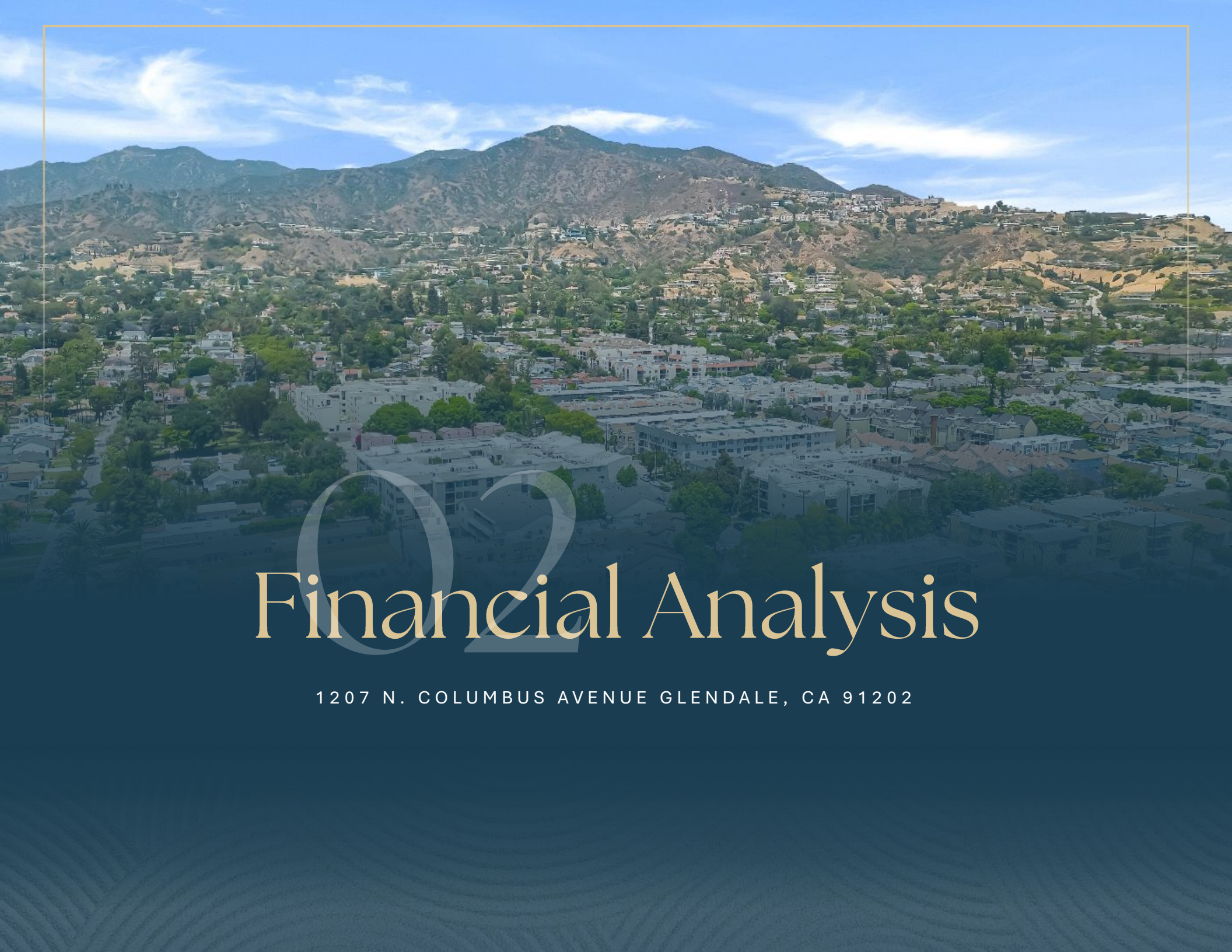






Interior Layout



An aerial photograph of a densely populated hillside in Glendale, California. The hillside is covered with numerous houses and apartment buildings, interspersed with green trees. In the background, there are large, rugged mountains under a blue sky with scattered white clouds. The foreground is a dark blue gradient with a subtle, repeating geometric pattern.

Q2 Financial Analysis

1207 N. COLUMBUS AVENUE GLENDALE, CA 91202

Rent Roll

1207 N. COLUMBUS AVENUE | GLENDALE, CA 91202

Unit #	Type	Current Rent	Market Rent
101	2+2	\$2,010	\$3,000
102	2+2	\$2,195	\$3,000
103	2+2	\$2,195	\$3,000
104	2+2	\$2,165	\$3,000
105	2+2	\$2,900	\$3,000
201	2+2	\$2,450	\$3,000
202	2+2	\$2,245	\$3,000
203	2+2	\$2,900	\$3,000
204	2+2	\$2,245	\$3,000
205	2+2	\$2,290	\$3,000
Totals:		\$23,595	\$30,000

Financial Analysis

PRICING		
OFFERING PRICE		\$4,800,000
PRICE/UNIT		\$480,000
PRICE/SF		\$503.99
GRM	16.74	13.20
CAP RATE	4.33%	5.89%
	Current	Market

THE ASSET	
Units	10
Year Built	1989
Gross SF	9,524
Lot SF	8,585
APN	5633-022-019
Parking	18 Subterranean
Floors	2

The property is currently financed with a Chase loan of approximately \$1,883,860.16 at a 6.15% interest rate, fixed for the first five years, after which the rate adjusts to the then-current market rate. For qualified buyers, loan assumption may be available, offering a valuable financing option in today's higher-rate environment. The loan features a 3-2-1-1-1 prepayment structure, providing flexibility based on the buyer's investment strategy.

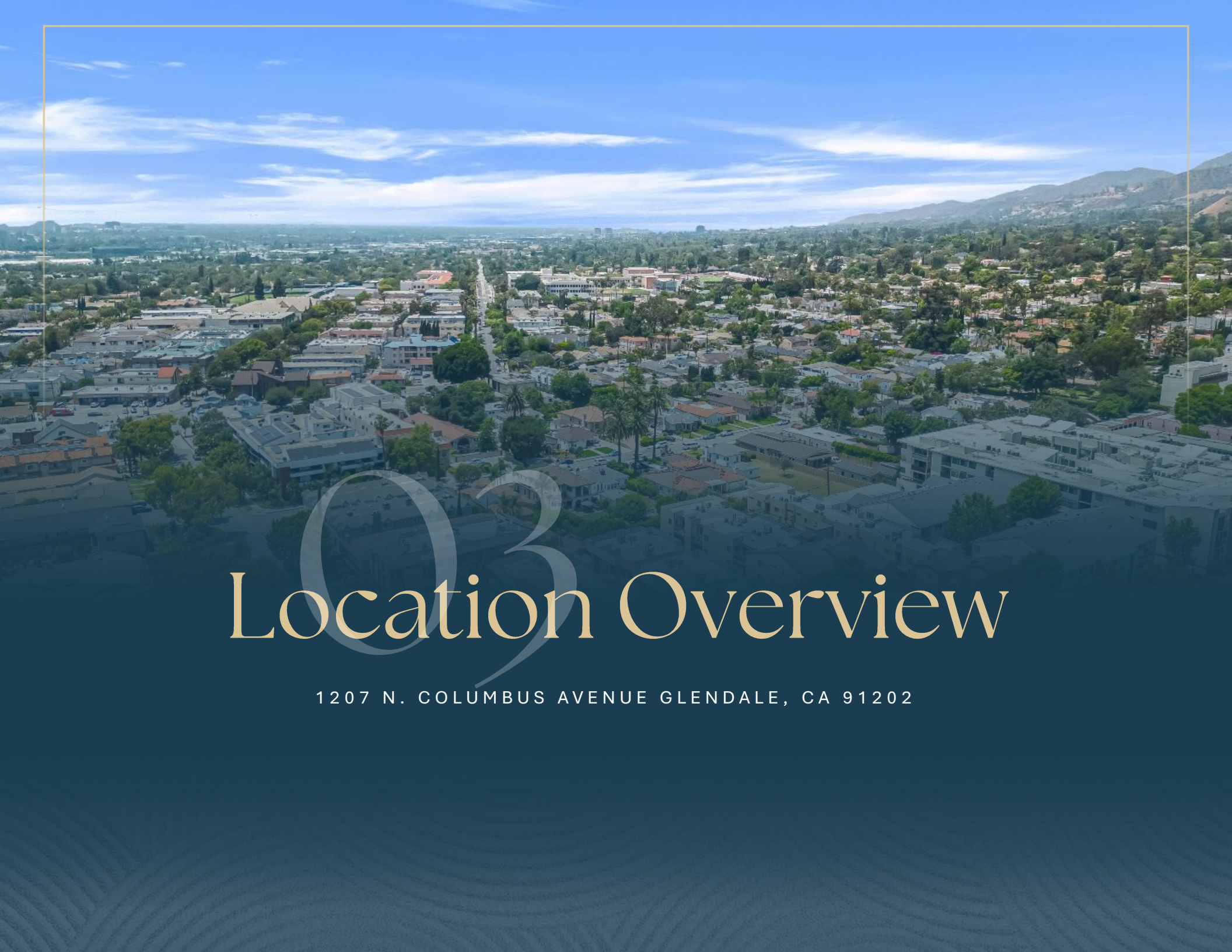
MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
10	2+2	\$2,360	\$23,595	\$3,000	\$30,000
Total Scheduled Rent			\$23,595		\$30,000
Laundry			\$300		\$300
Monthly Scheduled Gross Income			\$23,895		\$30,300

ANNUALIZED INCOME		Current	Market
Gross Potential Rent		\$286,740	\$363,600
Less: Vacancy/Deductions	3%	(\$8,602)	3% (\$10,908)
Effective Gross Income		\$278,138	\$352,692

ANNUALIZED EXPENSES		Current	Market
Property Tax		\$40,237	\$40,237
Insurance		\$10,514	\$10,514
GWP		\$6,900	\$6,900
Fire Extinguisher Service		\$184	\$184
Gardening		\$960	\$960
Gas		\$420	\$420
Trash Pickup		\$6,493	\$6,493
Annual Maintenance		\$4,500	\$4,500
ESTIMATED EXPENSES		\$70,207	\$70,207
Expenses/Unit		\$7,021	\$7,021
Expenses/SF		\$7.37	\$7.37
% of GOI		25.2%	19.9%

RETURN		Current	Market
NOI		\$207,931	\$282,485



Location Overview

1207 N. COLUMBUS AVENUE GLENDALE, CA 91202

Glendale *California*

As one of its core functions, Glendale provides well-maintained streets and a variety of transportation services. The City's historic success at attracting employers is partially attributed to the result of its location at the center of four major freeways including the I-5 Golden State Freeway, SR-2 Glendale Freeway, ST-134 Ventura Freeway, and the 210 Foothill Freeway; all provide easy access for residents, workers, and customers from around the region.

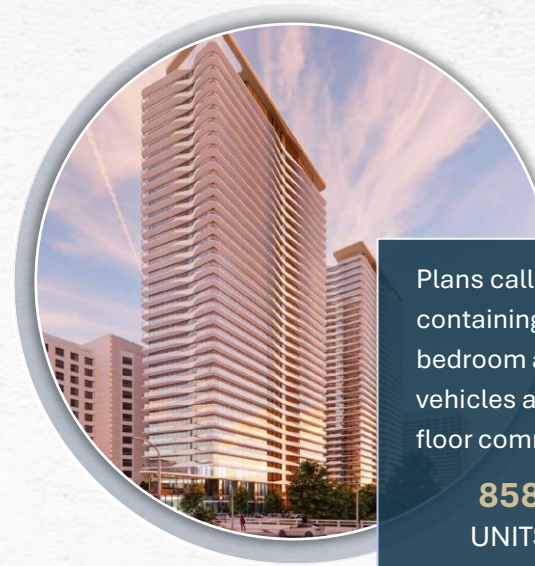
ACCESSIBILITY



METROLINK



Major Developments



601 N. Brand Blvd

Plans call for twin 36-story towers containing a combined 858 one- and two-bedroom apartments atop parking for 942 vehicles and 5,600 square feet of ground-floor commercial space.

858
UNITS

5,600
SF RETAIL

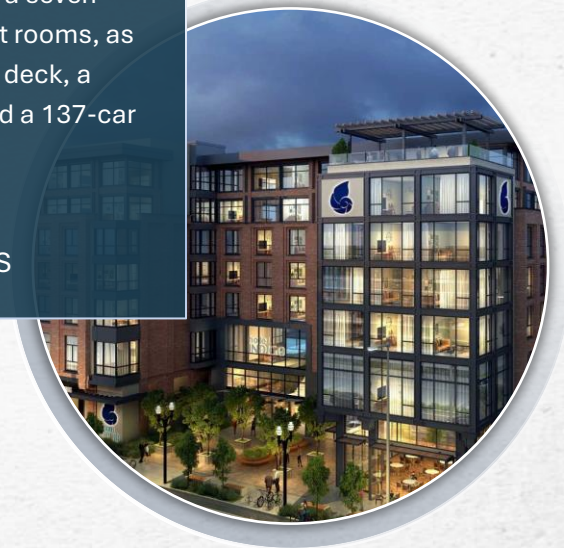
942
VEHICLES

Plans call for the construction of a seven-story building featuring 142 guest rooms, as well as amenities such as a pool deck, a fitness room, meeting rooms, and a 137-car underground garage.

142
ROOMS

137
VEHICLES

515 N. Central Ave



LOCATION AMENITIES

A PREMIER "LIVE, WORK, PLAY" MARKET



HIGH BARRIER-TO-ENTRY -MARKET

GLENDALE: SINGLE FAMILY MARKET

Demand for single-family homes in the Glendale submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking a suburban setting with access to urban amenities

In terms of supply, Glendale has a limited amount of new development land. This, coupled strict zoning regulations, contribute to a relatively limited supply of single-family homes. As a result, the market for single-family homes in Glendale tends to be competitive, with properties often selling quickly at or above asking prices.



\$81,219

Median Household Income



47 Days

Median Days On Market



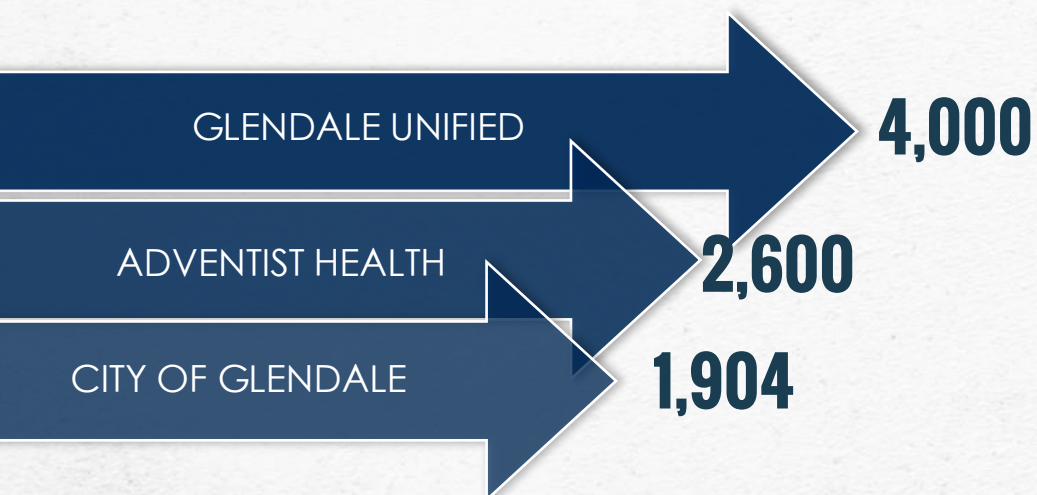
\$1,265,000

Median Home Sale Price

Employment Hubs



TOP REGIONAL EMPLOYERS



AREA HIGHLIGHTS

Glendale's strong fundamentals and strategic advantage make it a leading choice for foreign direct investment and job creation.

There are more than 112 foreign-owned enterprises that chose Glendale as a top place for investment and economic success.

Glendale's tech industry stimulates economic growth in the region by providing an ample source of jobs and high paying salaries.

Currently, Glendale is home to 1,500 tech companies that employ over 20,000 people in the City.

Several large companies have offices in Glendale including the U.S. headquarters of International House of Pancakes. The Los Angeles regional office of California's State Compensation Insurance Fund is in Glendale.

1207

N. COLUMBUS AVE GLENDALE, CA 91202



Petros Gumrikyan

PETROS GUMRIKYAN

Realtor®

M: 747.221.2675

Petrosg4re@gmail.com | CalDRE 02129119

PINNACLE
ESTATE PROPERTIES, INC.