

# OFFERING MEMORANDUM



201 N. CALIFORNIA ST. BURBANK, CA 91505

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EXCLUSIVELY PRESENTED BY:

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Media West Realty  
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Burbank, CA 91506  
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201 N CALIFORNIA ST  
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Discover an incredible investment opportunity with this centrally located triplex at 201, 203, and 205 N California Street in the heart of Burbank. Each 1-bed, 1-bath unit offers cozy living spaces and the potential for customization. The property is perfectly situated near major studios, Whole Foods, popular dining and entertainment options, beautiful parks like Johnny Carson Park, and excellent schools. With easy access to major freeways and public transportation, it's an ideal spot for tenants. Each unit is metered for gas, water, and power, with updated copper plumbing and roof. While some updating is needed, this triplex presents endless possibilities for the right investor or homeowner. Don't miss out on owning a piece of Burbank's charm and convenience!

#### Home Facts

- ◆ PROPERTY TYPE MULTIFAMILY
- ◆ PROPERTY SUBTYPE TRIPLEX (3UNITS)
- ◆ BEDROOMS 3/ 3 BATHROOMS
- ◆ LIVING AREA (SQ FT) 1,633
- ◆ LOT SIZE 3,818 SQ. FT.
- ◆ YEAR BUILT 1949
- ◆ CENTALLY LOCATED
- ◆ ZONING BUR4\*
- ◆ APN 2483-018-407
- ◆ CONSTRUCTION WOOD /STUCCO



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UNIT	UNIT TYPE	IN PLACE RENT		PROJECTED RENT
1	1 Bed / 1 Bath	\$1,875		<b>\$1,950</b>
2	1 Bed / 1 Bath	\$1,400		\$1,950
3	1 Bed / 1 Bath	\$1,400		\$1,950
TOTAL		MONTHLY	\$4,575	
		YEARLY	\$56,100	



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GARDENING \$ 1,200

LICENSE AND PERMITS \$ 49

PROJECTED REAL ESTATE TAXES \$ 14,066

INSURANCE \$1,700

REPAIRS & MAINTENANCE \$ 3,213

Water \$ 125

**TOTAL EXPENSES \$20,353**

GROSS ANNUAL INCOME \$ 55,800

**GROSS ANNUAL INCOME \$35,477**

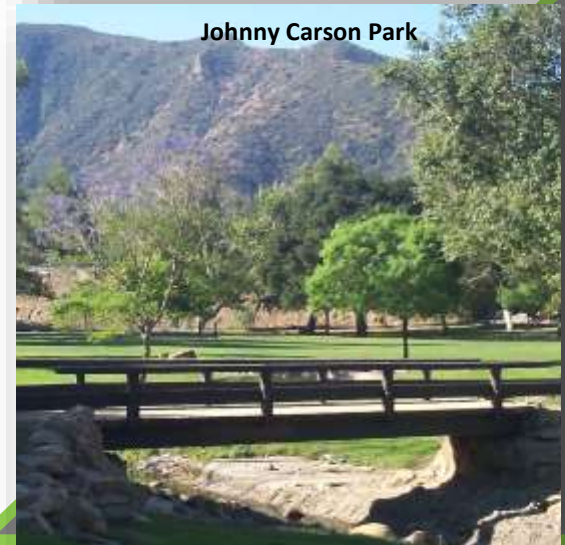


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86

**WALKER'S PARADISE**

IF YOU ENJOY WALKING, YOU'LL ENJOY RENTING IN THIS AREA! IT'S A VERY WALKABLE NEIGHBORHOOD. AND SHOPPING NEARBY

36

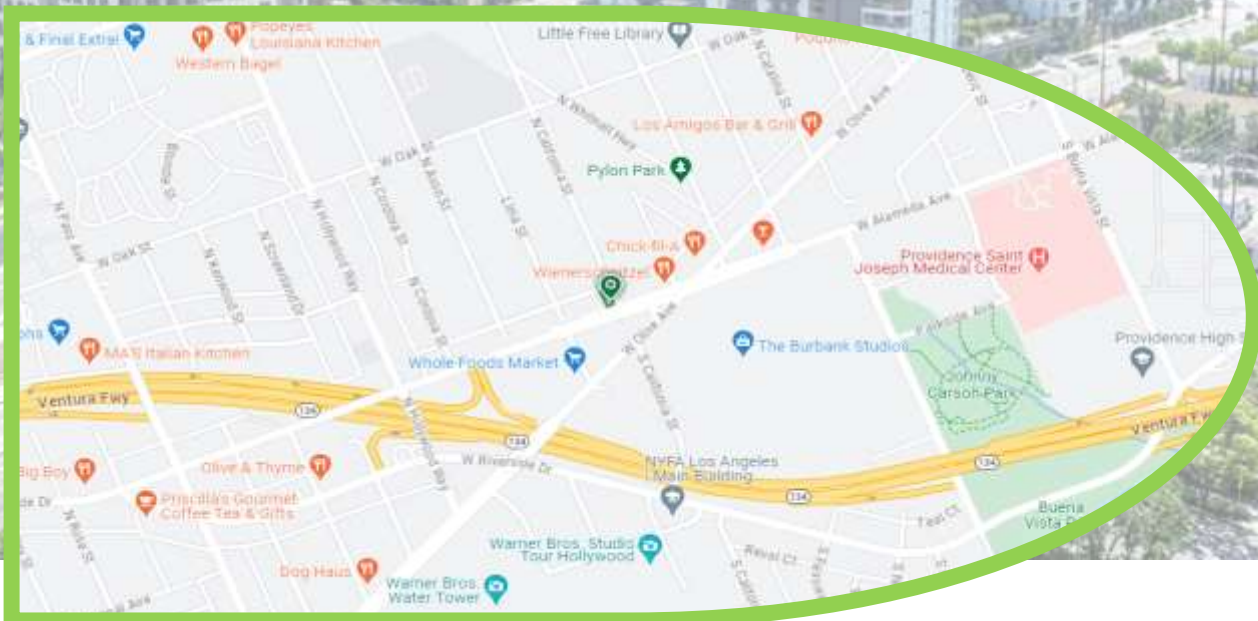
**SOME TRANSIT**

YOU'LL LIKELY WANT A CAR WHEN LIVING IN THIS AREA SINCE IT HAS FEW TRANSIT OPTIONS.

68

**VERY BIKEABLE**

THIS AREA IS BIKEABLE. YOU'LL FIND A VARIETY OF BIKE PATHS AND LANES.



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## Disclaimer

Offering memorandum is crafted to present a summarized overview of unverified financial and physical details for potential purchasers. It serves as an initial expression of interest in the subject property and is specifically tailored for inclusion in the Multiple Listing Service.

Media West Realty has not conducted an inquiry and makes no warranties or representations regarding the income or expenses associated with the subject property, its anticipated financial performance, dimensions of the property and improvements, presence or absence of contaminants such as PCBs or asbestos, compliance with local, state, and federal regulations, physical condition of the improvements, or the financial standing and business prospects of any tenant. While information has been obtained from believed reliable sources, Media West Realty has not verified its accuracy or completeness and provides no warranty or representation in this regard.

Prospective buyers are responsible for independently verifying all information at their own cost and expense. Property showings are strictly by appointment with an accepted offer. For further information, please reach out to the designated Media West Realty advisor.