

OFFERING MEMORANDUM

OFFERING PRICE: \$2,000,000

2250 N. FREDERIC STREET
BURBANK, CA 91504

3,912 SQ. FT. FOURPLEX

- Fantastic Residential Income Opportunity
- Remodeled Fourplex
- Four 2-Bedroom + 1-Bathroom Units
- 5.1% Cap Rate | 15.9 GRM
- Stellar Burbank Location

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SUBJECT
PROPERTY

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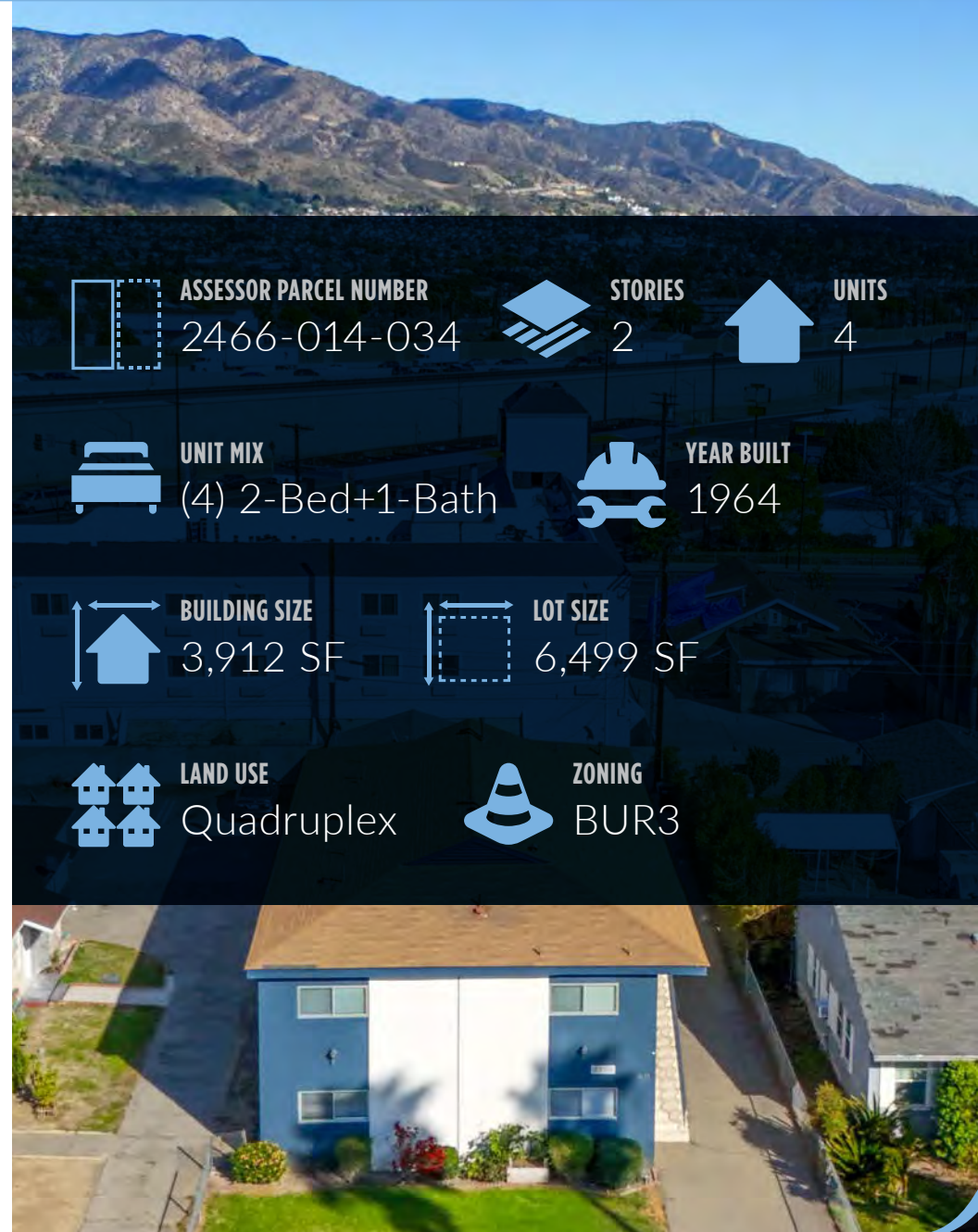
EXECUTIVE SUMMARY

Welcome to 2250 N. Frederic Street, a Residential Income property in Burbank. Built in 1964, this Fourplex encompasses 3,912 SF and is on a 6,499 SF lot. 2250 N. Frederic St. features (4) large recently remodeled 2-Bedroom + 1-Bathroom units, including in-unit washer/dryer. The building also has designated carport parking spaces with separate parking leases for each tenant, which may enable a new owner to build ADUs in the carport.

Nestled in the heart of Burbank, this property offers unbeatable access to stellar schools, trendy restaurants, and premier shopping destinations, all within a vibrant and highly sought-after neighborhood. With seamless freeway access to the 5, 134, and 170, commuting to Los Angeles and beyond is effortless, making this an ideal choice for tenants seeking both convenience and lifestyle.

Burbank is more than just a city, it's the epicenter of the entertainment industry. Home to Disney, Warner Bros., and countless production studios, creating a hub for industry professionals, creatives, and executives alike. The booming job market, powered by global entertainment giants and a strong tech and media presence, fuels high demand for rental properties, driving long-term stability and appreciation in the real estate market.

This is an exceptional investment opportunity in a city where high rental demand meets sustained economic growth.



ASSESSOR PARCEL NUMBER

2466-014-034



STORIES

2



UNITS

4



UNIT MIX

(4) 2-Bed+1-Bath



YEAR BUILT

1964



BUILDING SIZE

3,912 SF



LOT SIZE

6,499 SF



LAND USE

Quadruplex



ZONING

BUR3

INVESTMENT HIGHLIGHTS



STELLAR LOCATION

Burbank combines the benefits of stable rental income, potential for property value appreciation, and strong demand fueled by its economic anchors. Its location, tenant quality, and long-term growth prospects make it an ideal market for both seasoned and first-time multifamily investors.

- Proximity to major freeways like I-5, CA-134, and US-101, offering excellent connectivity to the greater Los Angeles area.
- Population of approximately 30,000 residents.
- Median household income ranges from \$80,000 to \$100,000, reflecting a mix of middle-to upper-middle-class households.
- A culturally-diverse population, reflecting a blend of professionals, families, and creatives.



STRONG RENTAL DEMAND

This highly desirable location attracts professionals, young families, and long-term renters drawn. With limited housing inventory, strict development regulations, and minimal new multifamily construction, rental properties in Burbank remain in consistently high demand, ensuring strong occupancy rates and competitive rental prices.

Low vacancies, steady rental appreciation, and a high-income tenant base make Burbank a top-performing rental market. It offers investors stability, long-term appreciation, and strong cash flow potential.



SOLID TENANT BASE

All tenants pay on time and in full. No one is in arrears.



FAVORABLE FINANCING

Investors can take advantage of favorable residential income financing terms. Lending institutions require only 25% down on residential income properties paired with a 30-year fixed-term loan, offering a rare opportunity to leverage your investment with long-term stability.



POTENTIAL TO BUILD ADUS

This exceptional property in Burbank not only offers a prime location and strong rental demand but also presents a valuable opportunity to maximize income through Accessory Dwelling Units (ADUs). With California's push for increased housing density, Burbank may allow for ADU development, allowing investors and owner-occupants to add additional rental units, increase property value, and generate extra income.

The spacious lot and existing parking layout create potential ADU construction, whether a detached unit, garage conversion, or junior ADU. Given Burbank's high rental demand and limited housing supply, ADUs provide a unique chance to attract tenants looking for modern, private living spaces while boosting long-term returns.

*Buyer to verify with the City of Compton as to what can be built.

INVESTMENT HIGHLIGHTS



EMPLOYMENT

- Anchored by major entertainment studios like **Disney**, **Warner Brothers**, and **NBC Universal**, located nearby.
- A significant number of residents work in entertainment, media, and related industries.



EDUCATION

- Served by the **Burbank Unified School District**, which includes highly-rated schools like **Burroughs High School** and **Luther Burbank Middle School**.
- Nearby colleges include **Woodbury University** and **Los Angeles Valley College**.



COMMUNITY AND LIFESTYLE

- Walkable neighborhoods with tree-lined streets and well-maintained parks.
- Popular parks include **Johnny Carson Park** and **Verdugo Park**, offering recreational opportunities.
- Close proximity to **Downtown Burbank** for shopping, dining, and entertainment.



RETAIL AND DINING

- A mix of independent boutiques, grocery stores (like **Ralphs** and **Trader Joe's**) and chain retailers.
- Restaurants cater to diverse tastes, with popular options for global cuisine, casual dining, and trendy cafes.



TRANSPORTATION

- **Public transit**: well-served by **Metrolink** (Burbank Airport-South station) and **Burbank Bus** for local transit.
- Convenient access to **Hollywood-Burbank Airport (BUR)**, just minutes away.



ENTERTAINMENT AND AMENITIES

- Near entertainment hubs like **Universal Studios Hollywood** and **Warner Bros. Studio Tour Hollywood**.
- Close to cultural attractions like the **Autry Museum** and **Los Angeles Zoo**.



SAFETY

- Burbank is considered one of the safer cities in the Los Angeles metro area, with strong community policing.

PHOTO GALLERY | EXTERIOR



PHOTO GALLERY | EXTERIOR



AERIAL MAP

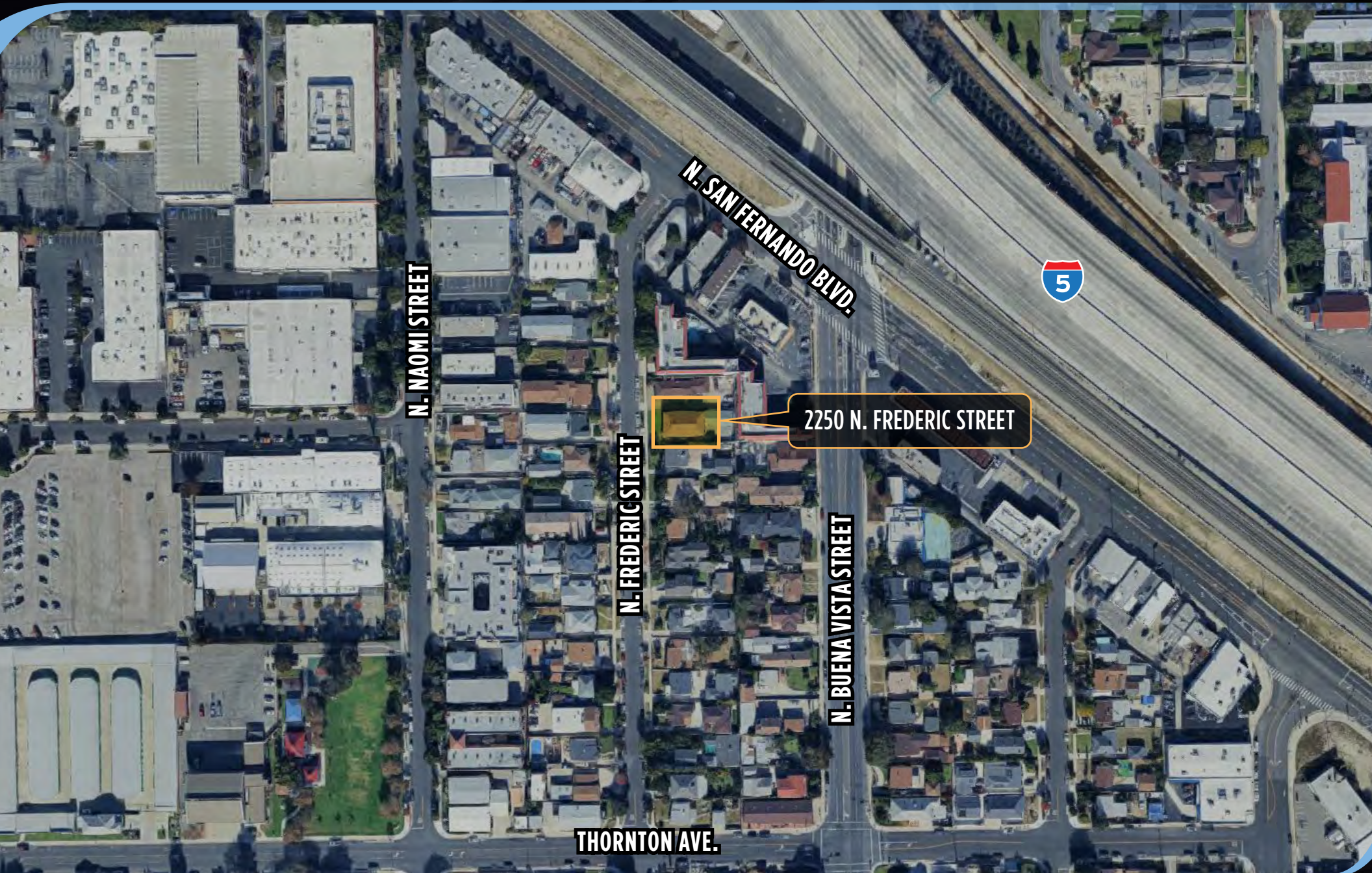


PHOTO GALLERY | INTERIOR



FINANCIALS

An aerial photograph of a city, likely Los Angeles, showing a multi-lane highway with several semi-trucks and cars. In the background, there are dense urban buildings and a large, forested mountain range under a clear sky.

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FINANCIAL OVERVIEW

Financial Indicators		Estimated Annualized Expenses		Source of Income		Current Rents		Market Rents	
Price	\$2,000,000	New Property Taxes	\$21,951	# of Units	Unit Type	Avg Rent	Total	Avg Rent	Income
Current Cap	5.1%	Total Estimated Expenses	(\$21,951)	4	2 Bed+1 Bath	\$2,600	\$10,400	\$2,800	\$11,200
Market Cap	5.5%			Total Rental Income			\$10,400		\$11,200
Current GRM	15.9			Parking/Storage Fee			\$65		\$65
Market GRM	14.8			Total Monthly Income			\$10,465		\$11,265
Cost per sq ft	\$511			Total Annual Income			\$125,580		\$135,180
Cost per Unit	\$500,000								
Expenses per Unit	\$5,488								
Expenses per sq ft	\$5.61								

Building Data		Estimated Annualized Operating Data		Current		Market	
Units	4	Scheduled Gross Income			\$125,580		\$135,180
Year Built	1964	Less Vacancy		2.0%	(\$2,512)	2.0%	(\$2,704)
Lot sq ft	6,499	Gross Operating Income			\$123,068		\$132,476
BLDG Gross sq ft	3,912	Less Expenses		18%	(\$21,951)	16%	(\$21,951)
Parking Spaces	4	Net Operating Income			\$101,117		\$110,525

Pro Forma rents represent all units at adjusted market rents. Market rents are underwritten using comparable market rents and assume that the buyer will upgrade the units to market levels, with similar features, upgrades, and amenities as surrounding properties in the 91504 zip code.

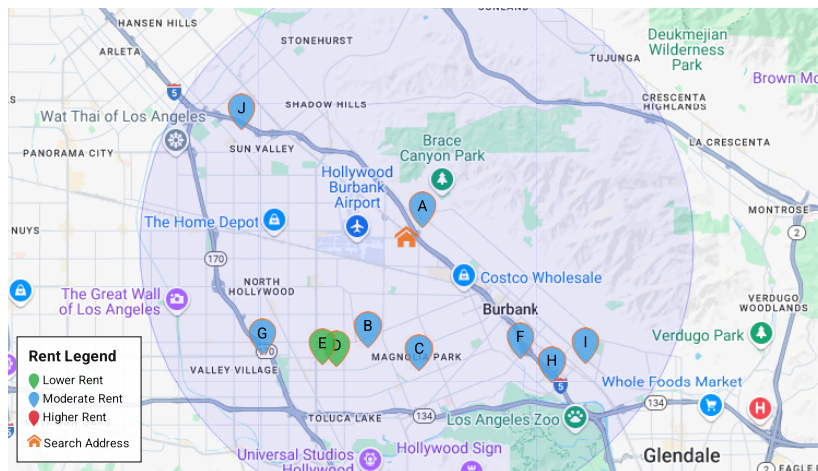
1. New Property Tax: 1.097571 (Tax Rate 2-530).

RENT ROLL

UNIT	STATUS	BED + BATH	ESTIMATED SF	MOVE-IN DATE	CURRENT RENT	ESTIMATED PPSF	MARKET RENT	MARKET PPSF
A	Occupied	2 Bed + 1 Bath	978	3/30/2024	\$2,700	\$2.76	\$2,800	\$2.86
B	Occupied	2 Bed + 1 Bath	978	10/1/2024	\$2,600	\$2.66	\$2,800	\$2.86
C	Occupied	2 Bed + 1 Bath	978	1/4/2025	\$2,600	\$2.66	\$2,800	\$2.86
D	Occupied	2 Bed + 1 Bath	978	2/1/2025	\$2,500	\$2.56	\$2,800	\$2.86
TOTAL			3,912		\$10,400		\$11,200	



LEASE COMPARABLES | 2 BED + 1 BATH



AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$2,780 $\pm 0\%$	\$2,800	\$2,752	\$2,808

HISTORICAL TREND LINE



AVERAGE RENT BY BEDROOM TYPE



ADDRESS	DIST.	RENT	UNIT SF	PRICE/SF	BEDS	BATHS	TYPE
2571 N. Brighton St., Burbank, CA 91504	0.43 mi	\$2,800	851	\$3.29	2 Bed	1 Bath	House
1238 N. Whitnall Hwy, Burbank, CA 91505	2.45 mi	\$2,800	776	\$3.61	2 Bed	1 Bath	House
602 N. Fairview St., Burbank, CA 91505	2.71 mi	\$2,800	800	\$3.50	2 Bed	1 Bath	Duplex
5224 Denny Ave., North Hollywood, CA 91601	3.17 mi	\$2,700	820	\$3.29	2 Bed	1 Bath	Condo
5248 Cleon Ave., North Hollywood, CA 91601	3.31 mi	\$2,700			2 Bed	1 Bath	House
1005 S. Bruce Lane, Burbank, CA 91502	3.33 mi	\$2,800	850	\$3.29	2 Bed	1 Bath	House
11683 Chandler Blvd., Valley Village, CA 91601	4.11 mi	\$2,800	1,287	\$2.18	2 Bed	1 Bath	Condo
1554 Lake St., Glendale, CA 91201	4.2 mi	\$2,795	800	\$3.49	2 Bed	1 Bath	House
1054 Grover Ave., Glendale, CA 91201	4.49 mi	\$2,800	700	\$4.00	2 Bed	1 Bath	House
11969 Neenach St., Sun Valley, CA 91352	4.57 mi	\$2,800	1,000	\$2.80	2 Bed	1 Bath	House

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