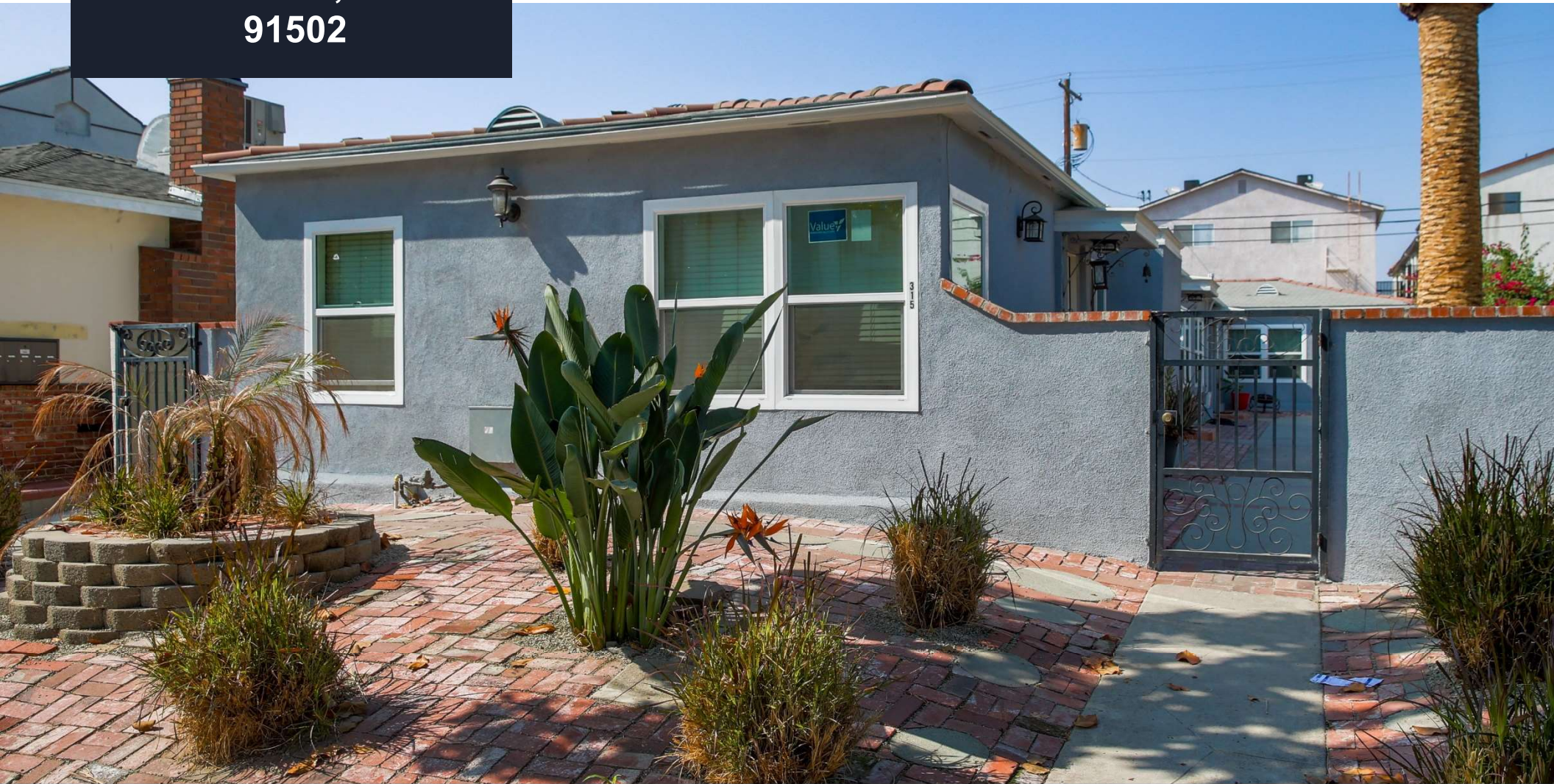


**315 Valencia Ave
Burbank, CA
91502**

Offering Memorandum



**The Ballard & Ballard
Real Estate Group**

Brent Ballard
President & Broker

Trey Ballard
VP of Sales



BROKERED BY
exp
REALTY



soldbyballard.com



brent@andersonballard.com



818. 919. 0282.

CA License #: 01297151

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Listing Agents

The Ballard Real Estate Group

Brent Ballard

President & Broker

brent@andersonballard.com

818. 919. 0282

CA License #: 01297151



Trey Ballard

DRE# 02215641

trey@andersonballard.com

818. 850. 8802



PROPERTY OVERVIEW





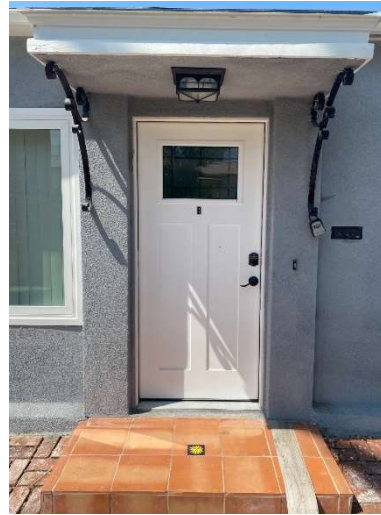
315 Valencia Ave, a fantastic 4-unit multi-family property in the heart of Burbank, CA. This well-maintained building offers a unique opportunity for investors or those looking to live in one unit while renting out the others. Each unit features its own distinct layout, providing ample living space and comfortable accommodations for tenants. The property is conveniently located near shopping, dining, and entertainment options, making it an ideal location for renters. With strong rental demand in the area, this property is a great addition to any real estate portfolio. Don't miss out on this prime opportunity in Burbank!

HIGHLIGHTS

- **Seller Financing Available**
- **ADU Opportunity**
- **Immediate cash-flow, yet opportunity for value-add investors**
- **Convenient Access to transportation, grocery stores, schools, and restaurants**
- **Fast-growing market**
- **Solid tenants who pay on time and in full**

SITE ADDRESS

**315 Valencia Ave
Burbank, CA
9152
4 Units - 3 - 1 Bed Units
1 - 2 Bed unit**



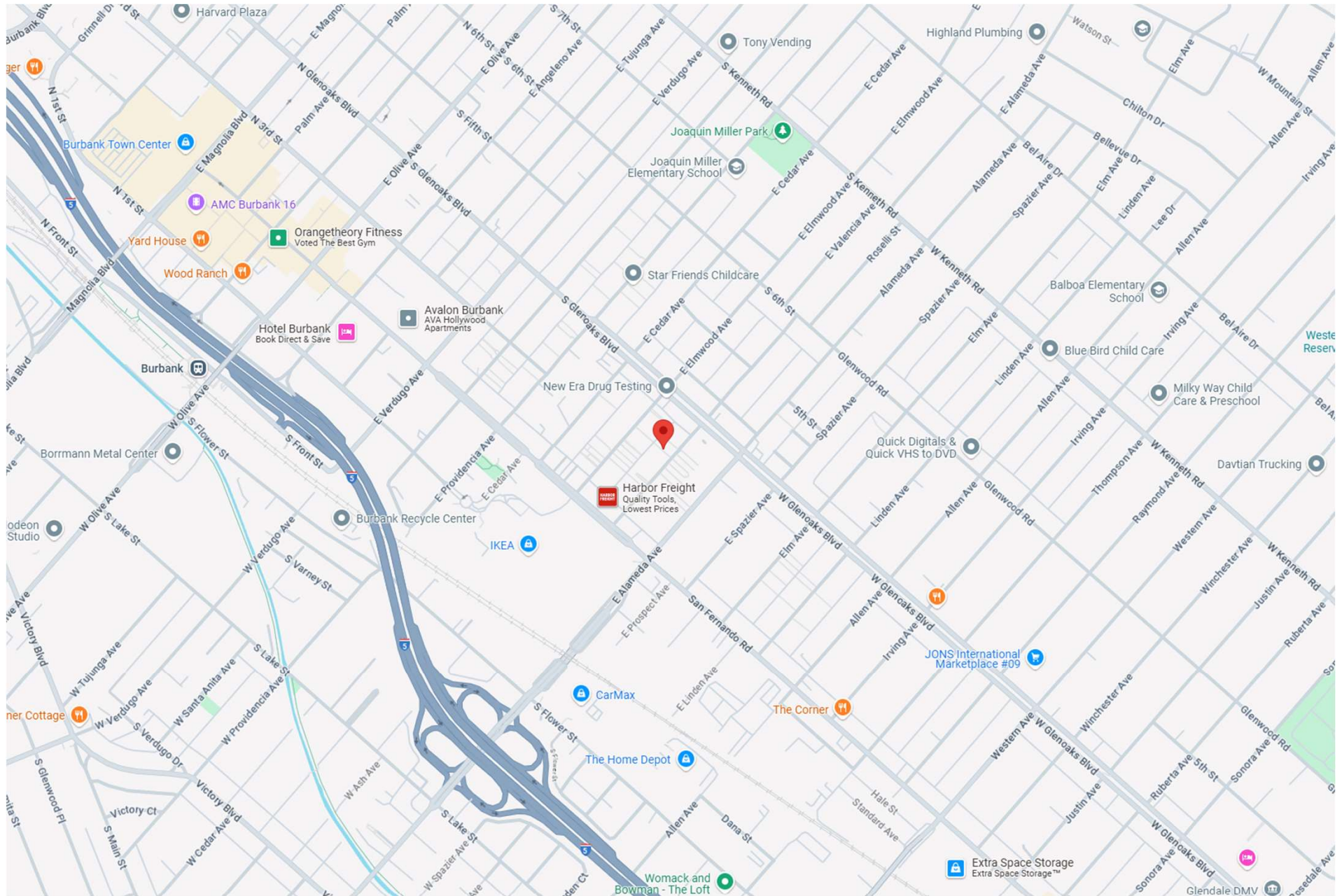
LOCATION OVERVIEW

Central Burbank location, just minutes from the city's town center. Great location for shopping, restaurants and groceries.

PROPERTY SUMMARY

- **Number of Units: 4**
- **Lot Size: 7,339 SF**
- **Building Size: 2412 SF**
- **Type: Apartment**
- **Year Built: 1948**
- **Property Type: Multi-Family**
- **ADU Opportunity: Yes**
- **Parcels: 2453-037-005**
- **Number of Beds: 5**
- **Number of Baths: 4**
- **Number of Buildings: 1**
- **Parking: Covered parking**
- **Walk Score: (88) Very Walkable**
- **Zoning Code: BUR4**
- **County: Los Angeles County**

LOCATION





FINANCIALS

FINANCIALS

PROFORMA VALUE		
Price	\$	1,688,000
Price per Unit	\$	422,000
Cap Rate		4.1%
GRM		15.94
Proforma Cap Rate		5.1%
Proforma GRM		14.23

Unit Mix and Rent Schedule					
Units	Type	Avg Current Rent	Total Rent	Avg Proforma Rent	Total Proforma Rent
1	2B + 1B	\$ 2,652.00	\$ 2,652.00	\$ 2,900.00	\$ 2,900.00
3	1B + 1B	\$ 2,029.00	\$ 6,087.00	\$ 2,300.00	\$ 6,900.00
4			\$ 8,739.00		\$ 9,800.00

Income		Monthly	Current	Proforma
Annual Gross Rent (Current/Potential)		\$ 8,739.0	\$ 104,868.00	\$ 117,600.00
Pet Fee		\$ 85.00	\$ 1,020.00	\$ 1,020.00
Other				
Gross Scheduled Income			\$ 105,888.00	\$ 118,620.00
Vacancy Rate		3%	\$ 3,176.64	\$ 3,558.60
Effective Gross Income			\$ 102,711.36	\$ 115,061.40

Expenses		Current	Proforma
Operating Expenses (Current/Potential)			
New Property Taxes	1.106083%	\$ 20,462.54	\$ 20,462.54
Insurance	\$ 166.67	\$ 2,000.00	\$ 2,000.00
Property Management	\$ 200.00	\$ 2,400.00	\$ 2,400.00
Utilites: Electric	Tenants Pay		
Utilites: Gas	Tenants Pay		
Utilities: Trash	Tenants Pay		
Utilities: Water	\$ 150.00	\$ 1,800.00	\$ 1,800.00
R&M Building	\$ 250.00	\$ 3,000.00	\$ 3,000.00
R&M Grounds	\$ 250.00	\$ 3,000.00	\$ 3,000.00

	\$ 2,445.00	Current	Proforma
Total Operating Expenses		\$32,662.54	\$32,662.54
Expenses per Unit		\$2,721.88	\$2,721.88

		Current	Proforma
Net Operating Income		\$ 70,048.82	\$ 85,957.46

Rent Roll

Valencia Rent Roll					
Unit	Bed	Bath	Monthly Rent		Pro Forma
A	1	1	\$	1,950.00	\$ 2,300.00
B	1	1	\$	2,037.00	\$ 2,300.00
C	1	1	\$	2,100.00	\$ 2,300.00
D	2	2	\$	2,652.00	\$ 2,900.00
Total			\$	8,739.00	\$ 9,800.00
Yearly Total			\$	104,868.00	\$ 117,600.00



AREA HIGHLIGHTS

Burbank, CA



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.



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Please reach out to Trey Ballard for any further questions:

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