

FOR SALE

455 W ELM AVE. BURBANK, CA 91506

12 UNIT INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM

PEAK COMMERCIAL

CONTENTS

01 Investment Summary

- Executive Summary
- Property Details
- Property Highlights

02 Property Gallery

- Exterior Photos

03 Financial Summary

- Rent Roll
- Income & Expense Analysis
- Financial Overview

03 Comparables

- Sale Comparables
- Rent Comparables

04 Demographics

- Demographics

05 Location Summary

- Location Overview
- Aerial Photo

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INVESTMENT SUMMARY

455 W ELM AVE. BURBANK, CA 91506

EXECUTIVE SUMMARY

A Distinctive 12-Unit Multifamily Investment in the Heart of Burbank

Peak Commercial is pleased to present the opportunity to acquire 455 W Elm Avenue, a 12-unit multifamily investment property located in Burbank's desirable Rancho Adjacent submarket.

The property consists of approximately 9,528 square feet across two well-maintained, Tudor-style residential buildings. The courtyard-style configuration, mature landscaping, brick detailing, and distinctive architectural character contribute to an inviting residential environment and strong curb appeal.

The property generates approximately $312,300 in annual gross income. Based on stabilized expenses of $117,749, the offering produces an estimated stabilized net operating income of $194,551. At the newly adjusted asking price of $4,000,000, the property is offered at a 4.86% capitalization rate, $333,333 per unit, and approximately $419.82 per square foot.

Current residential rents average approximately $2,123 per unit per month, excluding garage income, compared with a reported submarket median of approximately $2,350 for comparable two-bedroom, one-bathroom units. This difference may provide an opportunity for future rental growth through natural turnover, subject to applicable rent regulations, market conditions, unit condition, and buyer verification.



PROPERTY DETAILS

PROPERTY DETAILS

Address	**455 W Elm Ave. Burbank, CA 91506**
County	Los Angeles
Property Type	Multifamily
# of Units	12
Builidng Size	±9,528 SF
Lot Size	±13,753 / 0.32 Acres
Year Built	1953
Zoning	BUR4
APN	5625-022-005
Sale Type	Investment Sale



PROPERTY HIGHLIGHTS

- Twelve multifamily units consisting of two-bedroom, one-bathroom floor plans.
- Approximately 9,528 square feet of building area.
- Attractive 1953 Tudor-style architecture with a courtyard-oriented layout.
- Approximately **$312,300** in current annual gross income.
- Estimated stabilized net operating income of **$194,551**.
- Current residential rents are below the reported median for comparable two-bedroom units within the surrounding rental market.
- Recent capital improvements reported by ownership include roof replacement, attic insulation, and ongoing unit-level improvements.
- Desirable Rancho Adjacent location near Downtown Burbank, major entertainment employers, shopping, dining, transportation, and regional freeways.
- Approximately 66% of occupied housing within one mile of the property is renter-occupied.
- Prominent corner location enhanced by mature landscaping, established trees, brick planters, and well-maintained common areas.

PROPERTY GALLERY

455 W ELM AVE. BURBANK, CA 91506


Main
Elm















FINANCIAL SUMMARY

455 W ELM AVE. BURBANK, CA 91506

RENT ROLL

Unit	Occupancy	Unit Type	Rent	Garage	Total	Lease Term
455 A	Occupied	2BR / 1BA	$2,025	-	$2,025	MTM
455 B	Occupied	2BR / 1BA	$2,200	-	$2,200	1 Year
455 C	Occupied	2BR / 1BA	$2,075	-	$2,075	MTM
455 D	Occupied	2BR / 1BA	$2,100	$225	$2,325	6 Months
455 E	Occupied	2BR / 1BA	$2,075	-	$2,075	MTM
455 F	Occupied	2BR / 1BA	$2,250	-	$2,250	6 Months
457 A	Occupied	2BR / 1BA	$2,075	$125	$2,200	MTM
457 B	Occupied	2BR / 1BA	$2,125	-	$2,125	6 Months
457 C	Occupied	2BR / 1BA	$2,300	$100	$2,400	MTM
457 D	Occupied	2BR / 1BA	$2,150	-	$2,150	1 Year
457 E	Occupied	2BR / 1BA	$1,900	$100	$2,000	MTM
457 F	Occupied	2BR / 1BA	$2,200	-	$2,200	MTM
	TOTALS (12 UNITS)		**$25,475**	**$550**	**$26,025**	

** Unit 457E reflects combined rent from two tenants ($700 main unit + $1,200 garage-conversion arrangement). All units are 2BR/1BA per CoStar avg unit size of 794 SF. Rent roll as of May 2026.

FINANCIAL ANALYSIS

INCOME & EXPENSE ANALYSIS

INCOME

Gross Scheduled Rental Income	$312,300
Less: Vacancy & Credit Loss (3%)	($9,369)
Effective Gross Income	**$302,931**

OPERATING EXPENSES

Property Taxes (New basis, 1.25% of $4.000M)	$50,000
Insurance — Liability	$26,644
Insurance — Earthquake	$10,266
Utilities (Water, Gas, Refuse, Pest)	$8,820
Repairs & Maintenance	$7,340
Property Management (3% EGI)	$9,088
Landscaping	$4,549
General & Administrative (incl. Advertising)	$3,500
Reserves ($300/unit)	$3,600
Total Operating Expenses	**$123,807**
NET OPERATING INCOME (NOI)	**$179,124**

FINANCIAL OVERVIEW

PRICING

Asking Price	**$4,000,000**
Price Per Unit	$333,333
Price Per Square Foot	$419.82
Going-In Capitalization Rate	4.86%
Gross Rent Multiplier	12.81

STABILIZED OPERATIONS

Gross Scheduled Income	$312,300
Stabilized Expenses	($117,749)
STABILIZED NET OPERATING INCOME	**$194,551**

MONTHLY REVENUE BREAKDOWN

Monthly Residential Rent	$25,475
Monthly Garage Income	$550
Total Monthly Gross Income	**$26,025**
Average Residential Rent Per Unit	$2,123
Average Total Income Per Unit (incl. Garage)	$2,169

COMPARABLES

455 W ELM AVE. BURBANK, CA 91506

SALE COMPARABLES

#	Property	Sale Date	Units	Sale Price	$/Unit	$/SF	Year Built	CAP/GRM
1	 262 W Valencia Ave. Burbank, CA 91502	11/2024	12	$3,620,000	$301,667	$321	1988	N/A
2	 360 W Alameda Ave. Burbank, CA 91506	5/2025	12	$3,500,000	$291,667	$306	1953	4.96% / 16.4 GRM
3	 1601 W Alameda Ave. Burbank, CA 91506	2/2026	8	$3,100,000	$387,500	$543	1986	5.76% CAP
4	 268 W Ash Ave. Burbank, CA 91502	4/2025	6	$2,300,000	$383,333	$527	1928	5.23% / 13.8 GRM
5	 237 W Tujunga Ave. Burbank, CA 91502	10/2025	7	$1,800,000	$257,143	$739	1980	N/A
	AVERAGE		**9**	**$2,864,000**	**$324,262**	**$487**	**1967**	**5.32% Avg**
S	 455 W Elm Ave. Burbank, CA 91506	Listed 5/2026	12	$4,000,000	$333,333	$420	1953	4.86% CAP / 12.81 GRM

RENT COMPARABLES

BURBANK 2BR/1BA RENT SURVEY

Survey of 11 comparable 2BR/1BA apartment rentals within 2.0 miles of 455 W Elm Ave | Source: Rentometer Pro, May 2026

MARKET AVERAGE	MARKET MEDIAN	25TH PERCENTILE	70TH PERCENTILE	RANGE (Min – Max)
$2,390	$2,350	$2,260	$2,520	$2,100 – $2,700

INDIVIDUAL RENT COMPARABLES

#	Address	Distance	Bed/Bath	Unit Size	Rent	$/SF	Date
1	320 W Alameda Ave, Burbank, CA 91506	0.35 mi	2BR/1BA	825 SF	$2,100	$2.55	Aug '25
2	277 W Tujunga Ave, Burbank, CA 91502	0.89 mi	2BR/1BA	650 SF	$2,295	$2.55	Aug '26
3	510 Winchester Ave, Glendale, CA 91201	1.01 mi	2BR/1BA	750 SF	$2,150	$2.87	Sep '25
4	113 N Parish Pl, Burbank, CA 91506	1.05 mi	2BR/1BA	995 SF	$2,700	$2.71	Apr '26
5	1057 Western Ave #5, Glendale, CA 91201	1.56 mi	2BR/1BA	1,000 SF	$2,450	$2.45	Mar '26
6	1052 Justin Ave, Glendale, CA 91201	1.65 mi	2BR/1BA	700 SF	$2,400	$3.43	Mar '26
7	1151 Western Ave C, Glendale, CA 91201	1.78 mi	2BR/1BA	674 SF	$2,295	$3.41	Mar '26
8	2714 W Clark Ave, Burbank, CA 91505	1.78 mi	2BR/1BA	750 SF	$2,495	$3.33	Aug '25
9	700 S 6th St, Burbank, CA 91501	1.85 mi	2BR/1BA	750 SF	$2,700	$3.60	May '26
10	607 E Providencia Ave, Burbank, CA 91501	1.88 mi	2BR/1BA	1,000 SF	$2,350	$2.35	Jul '25
11	615 E Providencia Ave, Burbank, CA 91501	1.89 mi	2BR/1BA	1,000 SF	$2,350	$2.35	May '25

DEMOGRAPHICS

455 W ELM AVE. BURBANK, CA 91506

DEMOGRAPHICS

Demographic data sourced from CoStar / Esri (2025 estimates). Subject Property: 455 W Elm Ave, Burbank, CA 91506

POPULATION	1 MILE	3 MILE	5 MILE
2025 Population	17,398	161,748	563,288
2010 Population	17,247	159,831	560,667
Median Age	42.5	42.6	41.2

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Households	7,275	65,576	242,994
Average Household Size	2.30	2.40	2.20
Owner Occupied	33.7%	37.8%	28.6%
Renter Occupied	66.3%	62.3%	71.4%

INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	$121,686	$122,405	$112,940
Median Household Income	$93,871	$92,852	$83,227
Households Earning $100K+	47.6%	46.8%	42.1%

EDUCATION & EMPLOYMENT	1 MILE	3 MILE	5 MILE
Bachelor's Degree or Higher	38.2%	39.8%	41.1%
Civilian Employed	69.1%	61.8%	63.9%
Professional & Management	36.6%	36.3%	35.5%

HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	$1,053,779	$1,044,779	$1,045,052
Median Year Built	1955	1961	1964

KEY DEMOGRAPHIC TAKEAWAYS

66% renter-occupied housing within a 1-mile radius — one of Burbank's highest renter concentrations — creates exceptional demand. Average household income of $121,686 and 38% bachelor's-degree-or-higher educational attainment reflect a stable, white-collar tenant base.

LOCATION SUMMARY

455 W ELM AVE. BURBANK, CA 91506

LOCATION OVERVIEW

BURBANK — MEDIA CAPITAL OF THE WORLD

Rancho Adjacent Submarket | Los Angeles County

Located within Burbank's Rancho Adjacent submarket, the property benefits from proximity to many of Southern California's prominent entertainment and media employers. The surrounding area provides convenient access to Walt Disney Studios, Warner Bros. Studios, NBCUniversal, and other major employment centers throughout Burbank and the eastern San Fernando Valley.

Residents enjoy access to shopping, dining, recreation, and services throughout Burbank, including Downtown Burbank and the Magnolia Park district. The property is also conveniently positioned near Interstate 5, State Route 134, the Downtown Burbank Metrolink Station, and Hollywood Burbank Airport.

The combination of established residential neighborhoods, major employment centers, transportation access, and a substantial renter population contributes to continued demand for multifamily housing within the surrounding market.

KEY DISTANCES & EMPLOYERS

Downtown Burbank Metrolink Station	1.4 mi | 4 min
Hollywood Burbank Airport (BUR)	6.2 mi | 11 min
Walt Disney Studios	2.0 mi | 6 min
Warner Bros. Studios	1.9 mi | 6 min
NBC Universal	3.2 mi | 9 min
Downtown Los Angeles	13.0 mi | 22 min





PEAK COMMERCIAL

In 1991, two respected leaders in the Southern California real estate community established Peak Companies as an investment vehicle for real estate private equity opportunities. They realized the opportunity to offer their expertise, reserved for maintaining their own successful portfolio of business, to the rest of the real estate investment community.

In the years to follow, the organization assembled an unparalleled suite of real estate services that delivers innovative solutions to both real estate investors and consumers alike. Operating as the Peak Companies, this multi-entity brand is recognized in the market as a “one-stop-shop” for “Everything Real Estate.”

BROKERAGE

Peak Commercial, Inc. is a full-service, professionally dedicated real estate brokerage headquartered in Woodland Hills, California with three additional offices in Southern California. Peak Commercial’s management and agent team prides itself on a depth of experience spanning local, national, and international commercial markets. This includes a proven track record in successful closings for all property types.

What differentiates Peak Commercial from other commercial brokerages is its affiliation with the Peak Companies. It’s comprehensive service offerings comprised of commercial financing, insurance, escrow, and 1031 exchange services deliver an integrated set of resources for investors.



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