

EXCLUSIVE LISTING

7545 N Hollywood Way, Burbank, CA 91505

Spacious Fourplex in Burbank, south of the 5 FWY



Property Overview

Subject Property:	7545 N Hollywood Way, Burbank, CA 91505
Price:	1,580,000
Price Per Unit:	395,000
Number of Units:	4
Building Size:	3,748 Sq.Ft
Lot Size:	6,491 Sq. Ft
APN#:	2405-011-037
Price Per Sq Ft:	422
Year Built:	1964
Zoning:	LAR3
CAP Rate:	3.50%
GRM:	17.94

INVESTMENT & PROPERTY HIGHLIGHTS

- Superb location in Burbank, just south of the 5 FWY
- Opportunity to build! Zoning allows up to 10 total units*!
- Long-time owner - since 2003! TRUE VALUE ADD OPPORTUNITY
- Suitable for a 1031 exchange buyer, owner-user, or a long-term investor
- Located in a strong submarket with high barriers to entry, low vacancy rate, and high rent growth
- Excellent access to 5 FWY, Burbank Metrolink Station, and downtown Los Angeles
- Investment only requires a 20%-25% down payment!
- Easy to maintain property as-is, yet provides upside potential making this as a truly pride-of-ownership luxury apartment
- Long-time tenants with an estimated $\pm 20\%$ rental upside potential
- 1 unit to be delivered vacant
- Superb unit mix with ALL (4) 2-bedroom 1.5-bath townhome-style units
- Semi-Upgraded property with recent capital improvements
- Large lot size with abundant parking (12 total spaces)
- Low-maintenance landscaping
- Each unit has washer and dryer hookups, water heater, and a private patio; separately metered for gas and electric

Exclusively Listed By: Jeanelle Mountford

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