

# EXCLUSIVE LISTING!

1052 Elm Ave, Glendale 91201

10-Unit Value-add in Glendale near the city of Burbank!



## SUMMARY

Subject Property:	1052 Elm Ave Glendale, CA 91201
Price:	\$3,700,000
Price Per Unit:	\$370,000
Year Built:	1963
Total Building Area:	9,716 SF
Total Lot Size:	7,973 SF
APN#:	5624-006-018
Zoning:	GLR4YY
Parking:	9 Assigned + 3 Unmarked
Unit Mix:	10 x 2B + 1B

## Investment & Property Highlights

- Outstanding location in the city of Glendale, near Burbank
- Walking distance to the newly opened IKEA (largest in the U.S.); minutes away from the immensely popular Burbank Town Center and Burbank Empire Center, Glendale Galleria, and Americana at Brand.
- Long-time tenants with an estimated  $\pm 20\%$  rental upside potential
- First time for sale since 2004! TRUE VALUE ADD OPPORTUNITY
- Excellent demographics with  $\pm \$85,000$  average household incomes within a 2-mile radius
- Easy to maintain property as-is, yet provides upside potential making this as a truly pride-of-ownership luxury apartment
- Easy access to the 2 FWY, 5 FWY, and Metrolink Station
- Located within the highly desirable Glendale Unified School District
- Located in a Very Walkable neighborhood with Walkscore of 81 out of 100
- Perfect for a long-term hold buyer who plans to hold this as a multigenerational investment property or a 1031 exchange buyer
- Superb unit mix with ALL large 2 bedrooms and 1 bathrooms units
- Separately metered for electricity, shared laundry room, and lush landscaping
- NEW ROOF completed January 2018
- Each unit is equipped with ample closet and storage spaces, tiled bathrooms, laminate kitchen countertops, deep stainless steel kitchen sinks, oven, gas stove, dining area
- Excellent curb appeal with superb frontage on Elm Ave
- Some units have been updated with laminate wood flooring, new kitchen cabinets, granite kitchen countertops, tiled bathroom, recessed lighting, and smooth ceilings



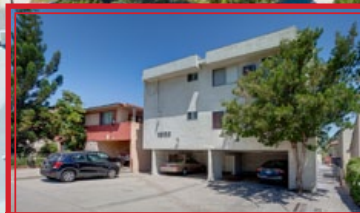
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GROWTH INVESTMENT GROUP





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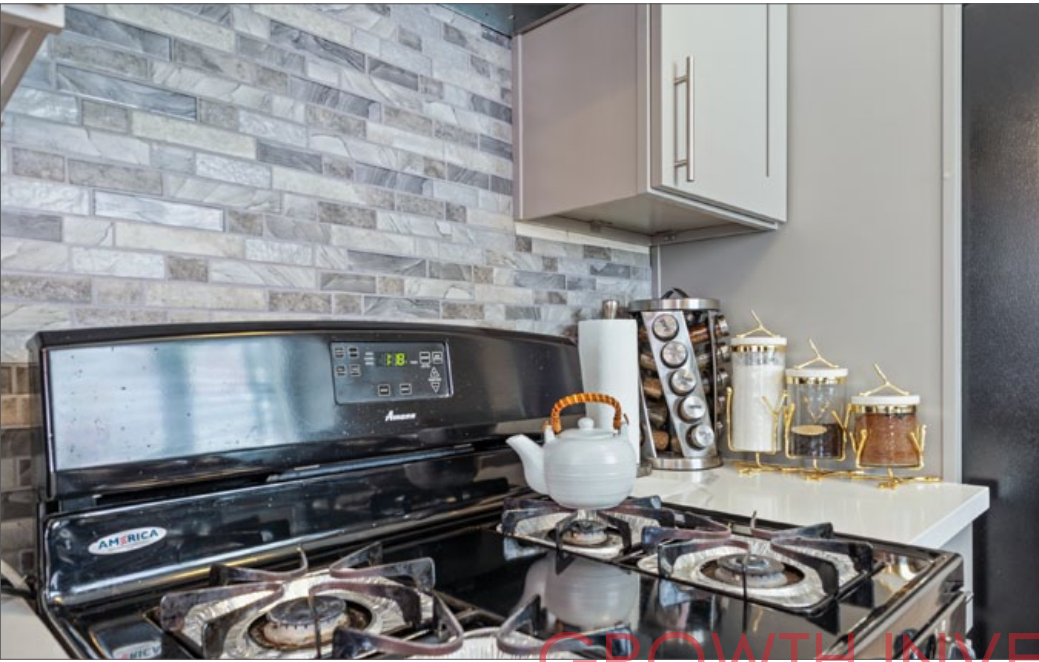




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