



## For Sale – Residential Multi Family Income – 15 Units

314 LINCOLN AVE, GLENDALE, CA 91205



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# Confidentiality Agreement

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

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If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.

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## Property Overview

This 15-unit residential income property at 314 Lincoln Avenue, Glendale, offers a stable, attractive asset built in 1989. All 15 units are one-bedroom, one-bath, ensuring easy rental management. The building features on-site laundry, assigned parking, and gated entry. Recent improvements include updated circuit breakers and new rooftop HVACs. Plus, a re-roof is already planned for summer 2026. With 9,577 square feet of living space on a 5,326 square foot lot, this property is primed for consistent returns. Positioned in a sought-after Glendale neighborhood, it's a solid addition to any portfolio.

### Additional Notes:

Built in 1989

Number of Units: 15

- All Units are 1bdr/1ba

On-Site Laundry

Assigned Parking (most have 2 parking spots)

Gated Entry

Re-Roof Planned for Summer 2026

New HVACs on Roofs

Recently Painted

Updated Circuit Breakers



## Property Details

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Address:	314 Lincoln Ave, Glendale, CA 91205
NOI:	\$220,368.34
Price/Unit	\$346,666.67/unit
GRM:	16.82
APN:	5680-030-015
# of Units:	15 units - each is 1 bed/ 1 bath
Building Size:	±9,577 sqft
Land Size:	±5,326 sqft
Year Built:	1989
Zoning:	LARD1.5
Neighborhood:	North East LA-City of Glendale
Income:	\$293,618.40
Expense:	\$73,250.06

Offering Price

\$5,200,000

Cap Rate

4.24%

314 Lincoln Ave, Glendale, CA 91205



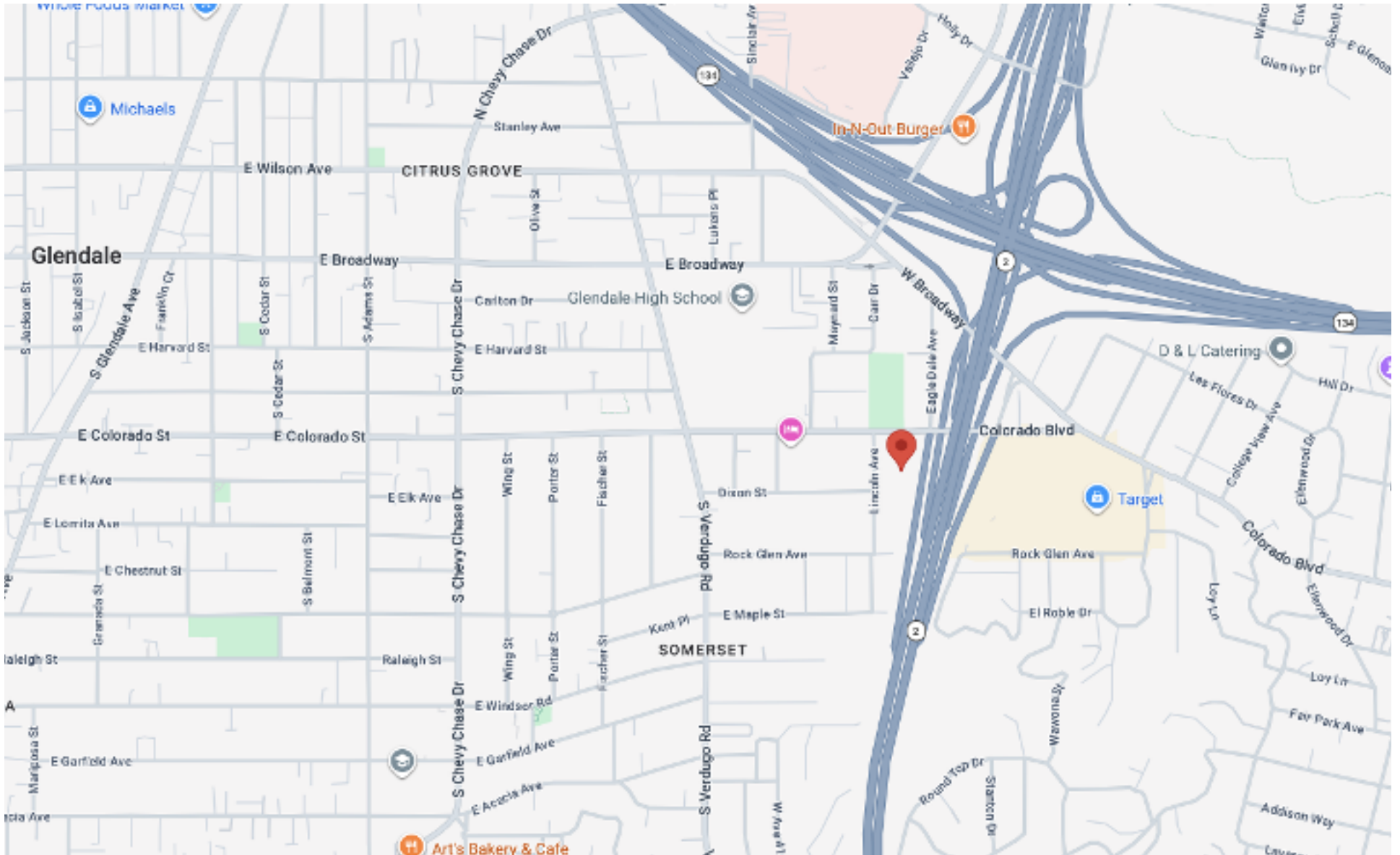




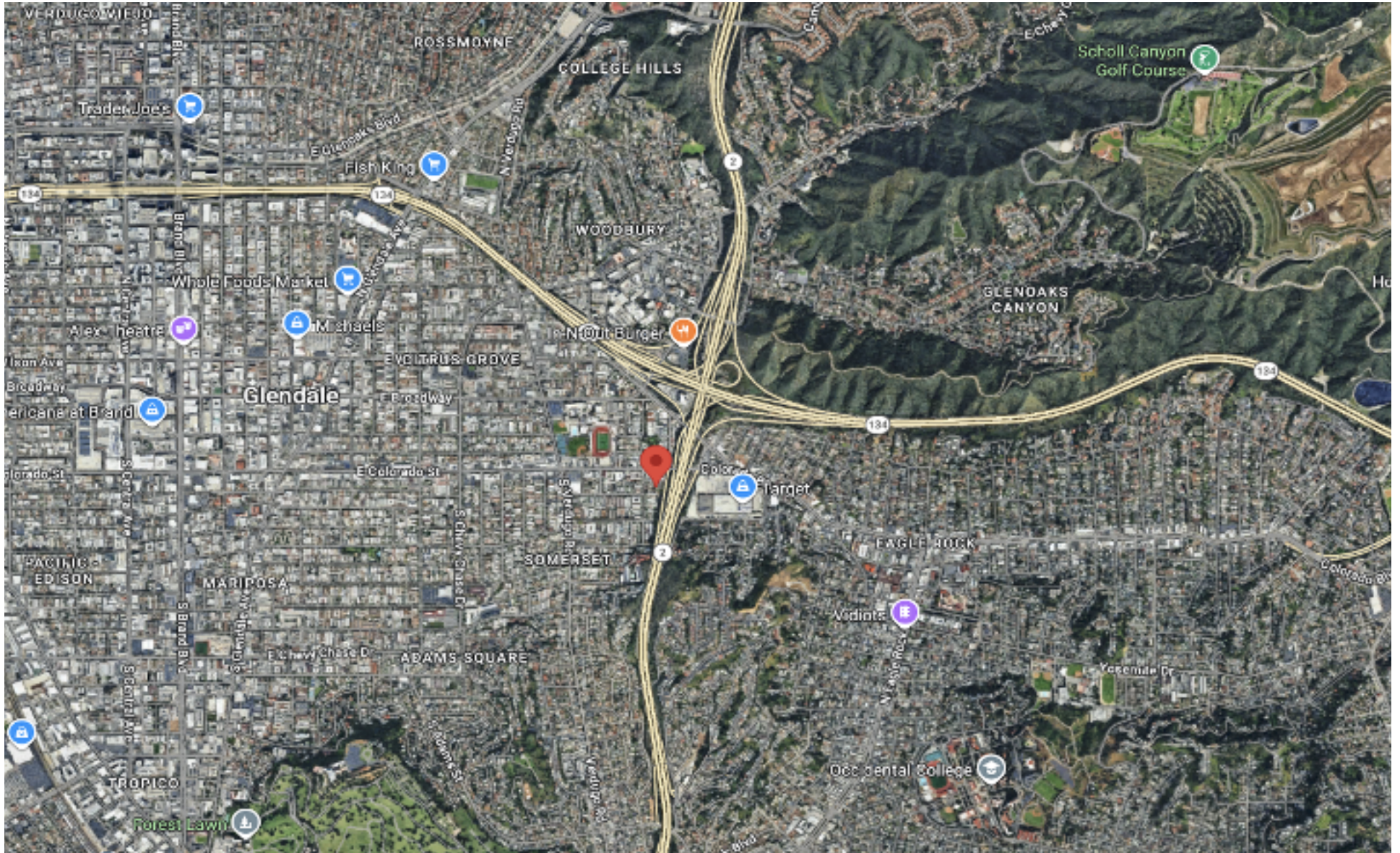
## Maps

314 LINCOLN AVE, GLENDALE, CA 91205

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## Financial Overview

314 LINCOLN AVE, GLENDALE, CA 91205

## Rent Roll (full occupancy latest rent rate)

UNIT#	CURRENT RENT
1	\$1,805.00
2	\$1,710.00
3	\$1,845.00
4	\$1,890.00
5	\$1,930.00
6	\$1,830.00
7	\$1,627.00
8	\$1,627.00
9	\$1,825.00
10	\$1,800.00
11	\$1,560.00
12	\$1,585.00
13	\$1,510.00
14	\$1,585.00
15	\$1,627.00
<b>15 Units</b>	<b>Total: \$25,756.00</b>

# Operating Expenses

MONTHLY RENTS	EXTRAPOLATED	EXPENSE CATEGORIES	2025 EXPENSES	2024 EXPENSES	2023 EXPENSES
\$25,756.00	\$309,072.00	Cleaning & Maintenance	\$13,350.00	\$14,542.00	\$7,200.00
		Insurance	\$9,679.00	\$3,073.00	-
		Legal & Professional Fees	\$5,298.00	\$2,081.00	\$795.00
		Repairs	\$15,443.00	\$14,294.00	\$5,356.00
		Property Tax	\$29,349.00	\$29,032.00	\$28,146.00
		Utilities	\$9,555.00	\$11,447.00	\$10,550.00
		Mgmt & Maint. Fees	\$8,136.00	-	-
		General Operating Exps	\$1,655.00	\$307.00	\$8,686.00
		CA FTB Tax Fee	\$1,600.00	\$800.00	\$800.00
		<b>TOTAL EXPENSES</b>		<b>\$94,065.00</b>	<b>\$75,576.00</b>

PROPERTY EXPENSE NOTES	
2025	<p>Insurance costs increased significantly after State Farm stopping insuring apartment buildings in California. State Farm's annual premium had been \$3073.00. New annual cost is greater than 300% of State Farm's premium.</p> <p>Legal &amp; Professional Fees were significantly higher in 2025 because of unexpectedly high billing costs by a new fire alarm and fire sprinkler inspection company (\$3129.00). We will not utilize them again.</p> <p>Repairs remained high in 2025 due to insurance required circuit breaker upgrades throughout the building (\$7000.00).</p> <p>Management &amp; Maintenance Fees were significantly increased due to the addition of a professional property.</p>
2024	<p>Cleaning &amp; Maintenance was higher in 2024 because there were 3 vacancies, with subsequent cleaning &amp; painting of entire units. These vacancy-related expenses totaled \$6065.00.</p> <p>Repair costs were higher in 2024 due to repairs to vacant units, plus repairs to concrete walkways and driveway. These items totaled \$3420.00. Additional plumbing repairs totaled \$5519.00.</p>
2023	<p>No insurance payment was made in 2023 because the 2023-2024 premium was paid in December 2022.</p>



## Market Overview

314 LINCOLN AVE, GLENDALE, CA 91205



## County Overview

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**Los Angeles County**, the most populous county in the United States, is a sprawling region of nearly 10 million residents. Encompassing 88 cities, including the city of Los Angeles, this diverse and dynamic area serves as a global epicenter for business, culture, technology, and innovation. With its extensive infrastructure, vibrant economy, and unparalleled quality of life, Los Angeles County offers a wealth of opportunities for commercial real estate investors.

Los Angeles County's commercial real estate market is robust and diverse, offering opportunities across various property types, including office, industrial, retail, and multifamily sectors. The county's economic strength, coupled with its strategic location, drives strong demand for commercial properties. Emerging submarkets, such as Downtown Los Angeles and Silicon Beach, are experiencing significant growth and development. Investors can find a mix of historic buildings, modern office spaces, industrial parks, and prime retail locations, catering to diverse business needs.



## City Overview

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Strategically positioned as a cornerstone of Southern California's "Tri-City" market alongside Burbank and Pasadena, Glendale stands as one of the region's most resilient and sophisticated commercial hubs. As of 2026, the city continues to command a premier reputation for its blend of corporate density and high-end lifestyle amenities, anchored by an expansive Class A office inventory exceeding six million square feet. Glendale's economic landscape is characterized by a diverse and prestigious tenant base, ranging from global entertainment giants like Walt Disney Imagineering and DreamWorks Animation to innovative tech leaders such as ServiceTitan. This industrial diversity, bolstered by a strong presence in healthcare and financial services, provides a stable economic foundation that consistently attracts institutional investment and high-quality talent. Glendale's appeal is further amplified by its "live-work-play" infrastructure, most notably the high-performing retail corridor along Brand Boulevard. This urban core features world-class destinations such as The Americana at Brand and the Glendale Galleria, which serve as regional magnets for foot traffic and affluent consumers. The city's demographics reflect this prestige, with a highly educated workforce and a median household income that significantly outpaces regional averages. Known for its safety, exceptional municipal services, and central location with immediate access to the 134, 210, and 5 freeways, Glendale remains a top-tier destination for occupiers and investors seeking a stable, low-volatility environment within the Greater Los Angeles area.

## Transportation

Transportation in Glendale is defined by its strategic "Gateway" location, offering a sophisticated blend of traditional freeway access and a highly developed local transit network. As of 2026, the city continues to enhance its reputation as one of the most accessible submarkets in the Tri-Cities area.

### Regional Freeway Access

Glendale is encircled by four major arteries, making it a focal point for regional logistics and commuting:

- **The 134 (Ventura Freeway):** Connects the city east-to-west, providing direct access to Pasadena and the San Fernando Valley.
- **The 2 (Glendale Freeway):** Offers a rapid, scenic route south into Silver Lake, Echo Park, and Downtown Los Angeles.
- **The I-5 (Golden State Freeway):** Serves as the primary north-south corridor for the state, linking Glendale to the Burbank media district and beyond.
- **The 210 (Foothill Freeway):** Accessible via the northern neighborhoods, connecting to the San Gabriel Valley and inland empire.

### Public Transit & The Glendale Beeline

The city is home to the **Glendale Transportation Center (GTC)**, a historic multimodal hub that serves as a vital link for the region.

- **Metrolink & Amtrak:** The GTC provides frequent rail service via the **Antelope Valley Line** and **Ventura County Line**, connecting residents to LA Union Station in under 20 minutes. The **Pacific Surfliner** also services this station, offering coastal travel from San Diego to San Luis Obispo.

- **The Beeline:** Glendale's proprietary bus system, the **Beeline**, operates 12 distinct routes designed to bridge the gap between residential neighborhoods and commercial cores like the Galleria and Americana at Brand. It is widely regarded for its cleanliness and reliability.
- **LA Metro:** Extensive Metro bus lines intersect the city, and the **Metro Micro** on-demand pilot program has expanded in 2026 to provide "first-mile/last-mile" shuttle service within specific zones.

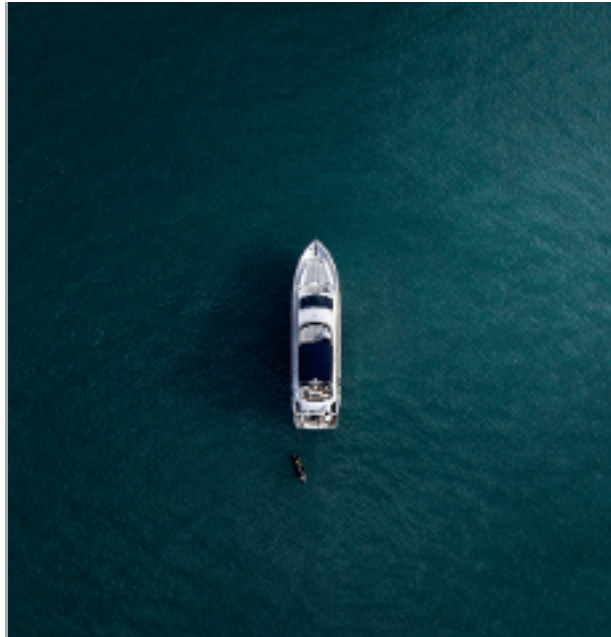
### Walkability and Micromobility

In recent years, Glendale has pivoted toward "active transportation" to reduce traffic density in its downtown core.

- **Walkability:** The Downtown area and the Brand Boulevard corridor boast high walk scores, with the city investing in **decorative crosswalks**, enhanced lighting, and wider sidewalks to support a "park-once" lifestyle.
- **Biking Infrastructure:** The city is currently finalizing the **Garden River Bridge**, a major pedestrian and bicycle span over the LA River, which will connect Glendale Narrows to Griffith Park. This is part of a broader 2026 initiative to expand protected bike lanes along North Verdugo Road and other key north-south corridors.



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PRESENTED BY KARA HANDY

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