

335-337 E PROVIDENCIA AVENUE

BURBANK, CALIFORNIA 91502

Marcus & Millichap
THE RAYMUNDO GROUP

\$3,295,000 | 8 MULTIFAMILY UNITS

EXCELLENT BURBANK LOCATION NEAR GLENOAKS BOULEVARD AND BURBANK TOWN CENTER
ALL UNITS EITHER CONSTRUCTED IN 2000 OR SIGNIFICANTLY UPGRADED
BURBANK ALLOWS HIGHER ANNUAL RENT INCREASES AND IMPROVED LANDLORD PRIVILEGES COMPARED TO LA CITY

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335-337 E PROVIDENCIA AVENUE, BURBANK, CA 91502

INVESTMENT OVERVIEW

Marcus & Millichap

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INVESTMENT HIGHLIGHTS

- Excellent Burbank Location Next to Glenoaks Boulevard, Blocks from Burbank Town Center Shopping Mall
- Two Separate Buildings Including Four Units Constructed in 2000
- Several Recent Upgrades — New Copper Plumbing, New Electrical Panel and Breakers, New Mini-Split HVAC Units, New Windows and Doors
- Not Subject to Los Angeles Rent Control -- Burbank's Rent Legislation Allows for Higher Rent Increases and is More Favorable to Owners When Compared to LA City
- Recently Passed SB 721 Inspection (Buyer to Verify)
- Spacious Floorplans — 8,018 Rentable Square Feet Spread Across Eight Units
- Considered a “Walker’s Paradise” with a Walk Score of 90
- Convenient Access to Several Major Studio Employers – Walt Disney Imagineering, Disney Studios, Warner Bros. Studios, Universal Studios, Dreamworks Animation, and Nickelodeon Studios



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase the 335-337 E Providencia Avenue, an 8-unit multifamily property located in Burbank, CA. Situated near the intersection of Glenoaks Boulevard and Verdugo Avenue, the property is mere blocks from Downtown Burbank and the Burbank Town Center shopping mall. The location's high Walk Score of 90 earns it the designation of “Walker’s Paradise” while providing convenient access to shopping and dining along Glenoaks Boulevard and San Fernando Boulevard.

There are two separate buildings on one parcel — one structure was constructed in 2000 while the other has been heavily renovated in the past two years. Upgrades to the original building include new electrical panels and breakers, mini-split HVAC units, new copper plumbing, new wood flooring, new windows, new doors, and new security cameras. The property also recently passed the SB 721 elevated walkways inspection (Buyer to verify). The two buildings provide ample living space, with the eight units occupying over 8,000 rentable square feet.

Dubbed the “Media Capital of the World,” the city of Burbank is home to a vast contingent of entertainment employers, which allows tenants convenient commutes to studios. Notable media production campuses in and around Burbank include Disney Studios, Walt Disney Imagineering, Warner Bros. Studios, Universal Studios, Nickelodeon Studios, Cartoon Network, and Dreamworks Animation. In addition to the Burbank Town Center Shopping Mall, several other retail and dining destinations are conveniently accessible to tenants, including the Empire Center, Costco, Ikea, and the Americana at Brand lifestyle center.



335-337 E PROVIDENCIA AVENUE

BURBANK, CA 91502

LISTING PRICE		PRICE/UNIT		PRICE/SF			
\$3,295,000		\$411,875		\$411			
CAP RATE - CURRENT		GRM - CURRENT		CAP RATE - PRO FORMA		GRM - PRO FORMA	
4.58%		13.96		4.91%		13.29	

THE OFFERING

Price	\$3,295,000
Down Payment	100% / \$3,295,000
Price/Unit	\$411,875
Price/SF	\$411
Number of Units	8
Rentable Square Feet	8,018 SF
Number of Buildings	2
Number of Stories	2
Year Built	1957/2000
Lot Size	8,712 SF

VITAL DATA

CAP Rate - Current	4.58%
GRM - Current	13.96
Net Operating Income - Current	\$150,876
CAP Rate - Pro Forma	4.91%
GRM - Pro Forma	13.29
Net Operating Income - Pro Forma	\$161,768

PROPERTY DETAILS

THE OFFERING

Property Address:	335-337 E Providencia Avenue Burbank, CA 91502
Assessor's Parcel Number:	2453-029-012
Zoning:	BUR4

SITE DESCRIPTION

Number of Units:	8
Number of Buildings:	2
Number of Stories:	2
Year Built:	1957/2000
Rentable Square Feet:	8,018 SF
Lot Size:	8,712 SF
Type of Ownership:	Fee Simple

CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Concrete
Roof:	Pitched/Flat



OFFERING PRICE:
\$3,295,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents

UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
1	Studio 1 Bath	550
4	1 Bdr 1 Bath	750
1	1 Bdr 1.5 Bath Townhouse	800
2	2 Bdr 2 Bath	1,500
8	TOTAL	8,018

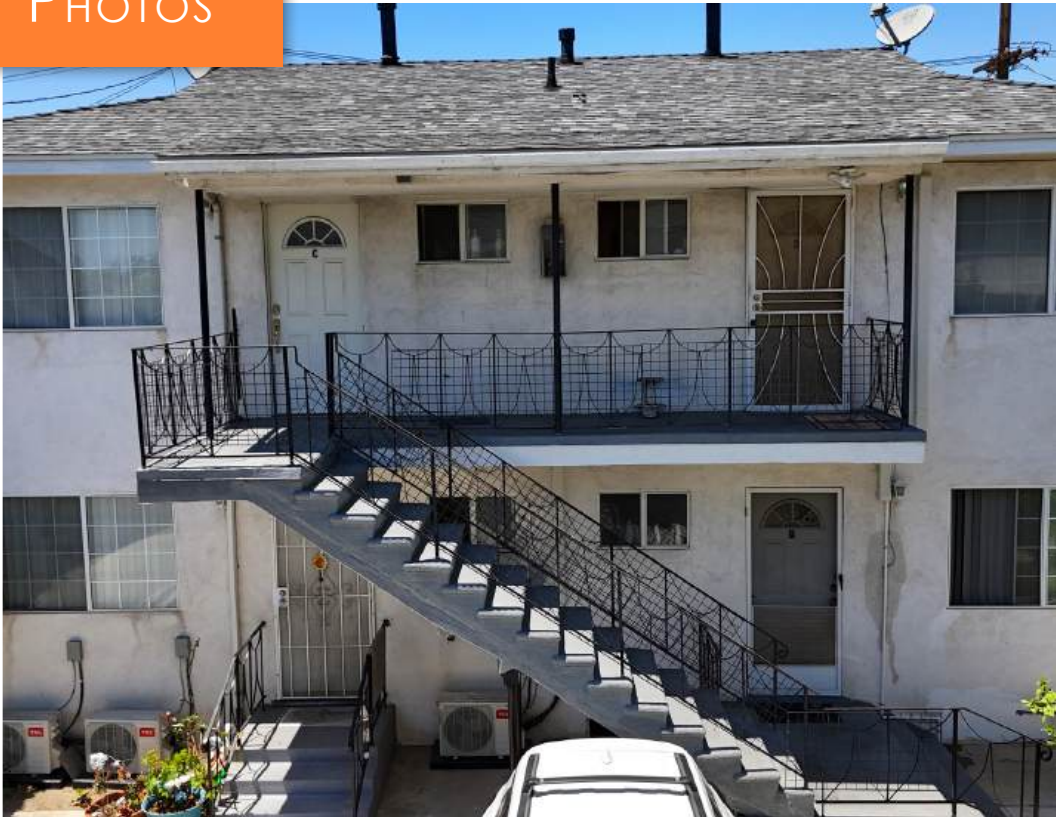
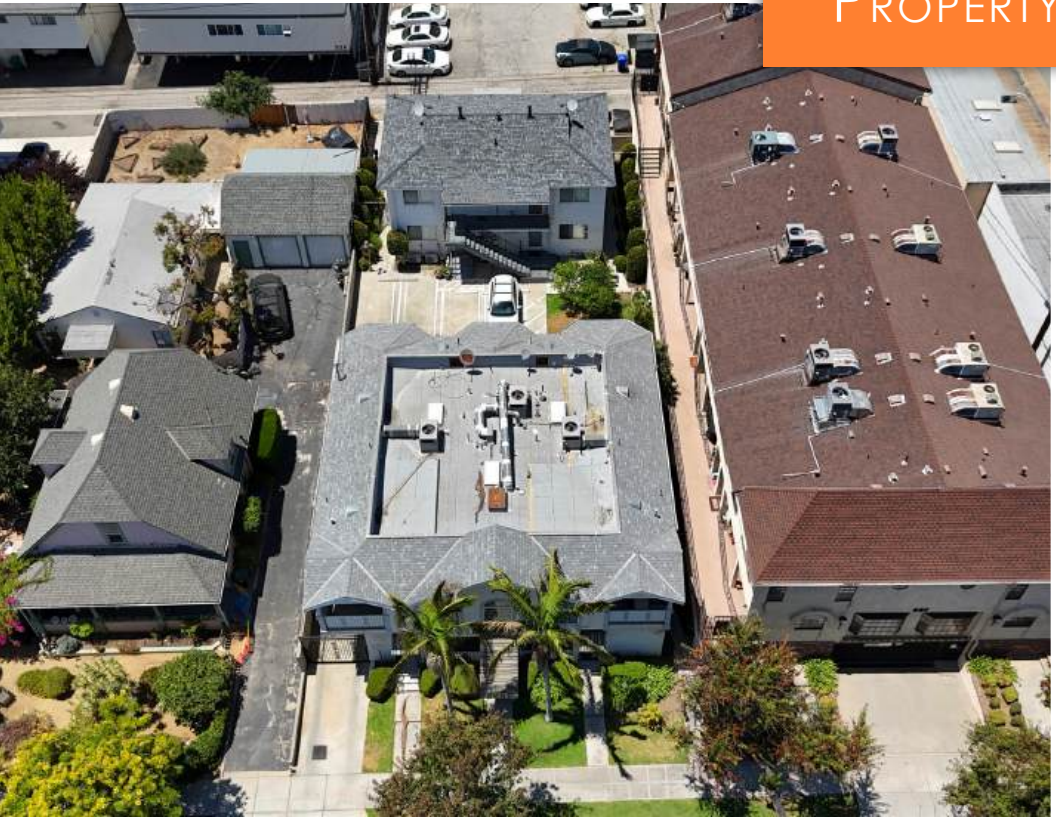




PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



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LOCATION OVERVIEW

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Burbank, California

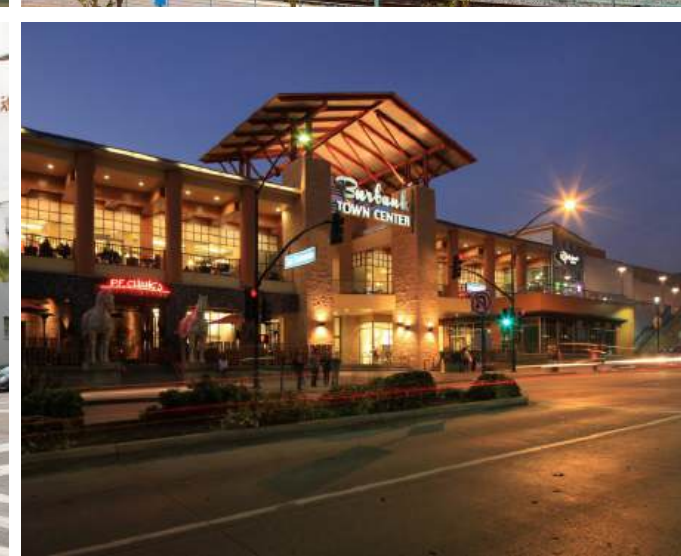
Exciting • Entertainment • Great Location • Upscale • Dining • Shopping • Tourism

THE EPICENTER
OF HOLLYWOOD'S
ENTERTAINMENT
INDUSTRY—AND
ONE OF THE LA
AREA'S BEST
PLACES TO LIVE.

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.

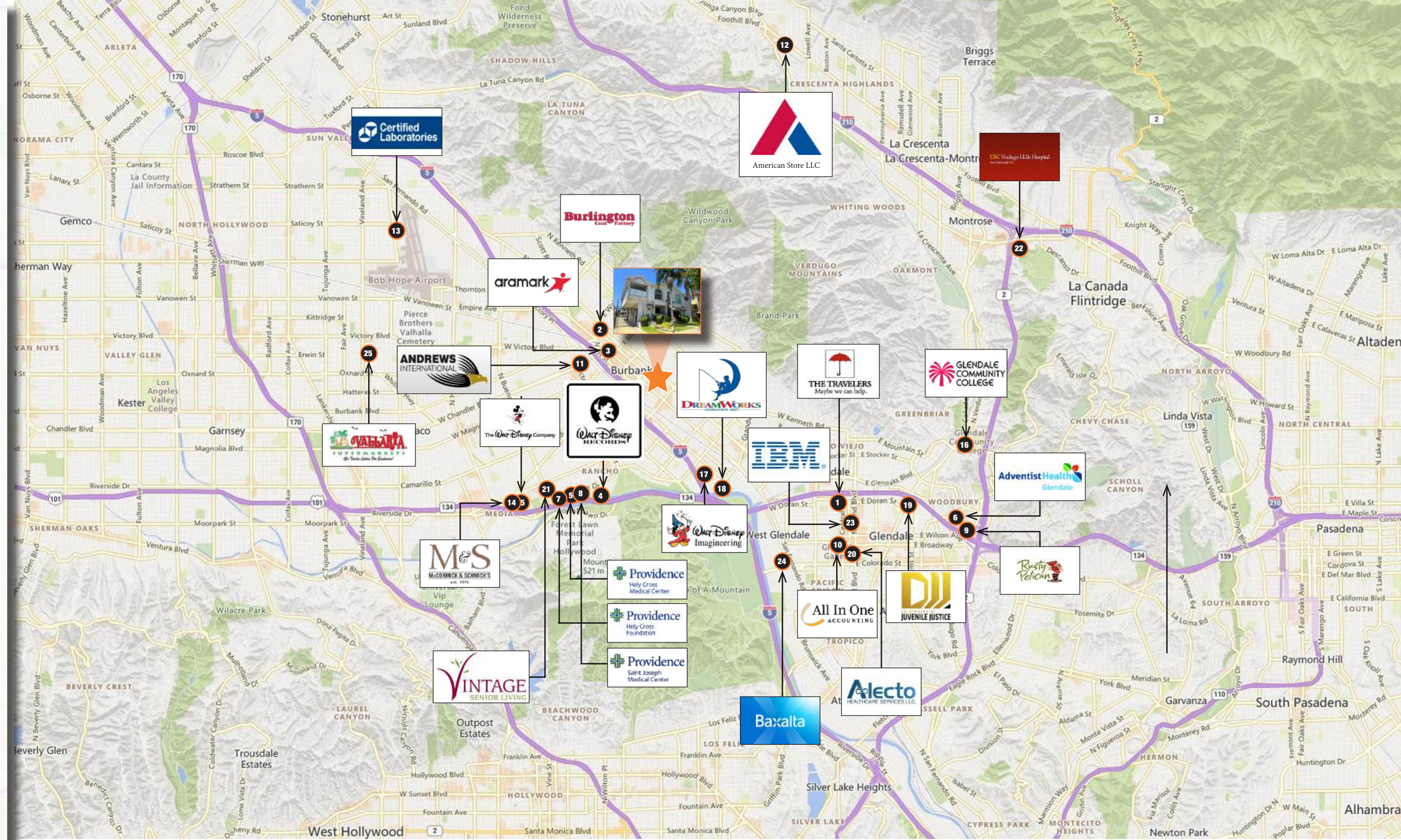
For residents, the vibe in Burbank is relaxed and bohemian. You'll find locals hiking along Wildwood Canyon Trailhead or enjoying an outdoor concert at the Starlight Bowl. A world-class selection of dining caters to the tastes of the populace from indulgent potato balls at the renowned Porto's Bakery and Café to classic Californian cuisine paired with awe-inspiring views at Castaway Burbank. Go to Magnolia Park for eclectic clothing stores and cozy coffee shops filled with writers typing their next screenplay. Galleries, museums, live theatre, and concerts of every description inject high culture into the community. Just minutes from Hollywood and other SoCal destinations, you'll have access to a range of amenities.

SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET, HOMES.COM, MARCUS&MILLICHAP



MAJOR EMPLOYERS

1	Travelers Insurance Company	5,037
2	Burlington Coat Factory	4,187
3	Aramark LLC	4,180
4	Walt Disney Records	2,990
5	Providence Holy Cross Medical Center	2,561
6	Glendale Adventist Medical Center	2,550
7	Providnce Holy Cross Foundation	2,000
8	Providence Saint Joseph Medical Center	2,000
9	Rusty Pelican Restaurants Inc	1,983
10	All In One Inc	1,904
11	Andrews International Inc	1,700
12	American Store LLC	1,567
13	Certified Laboratories LLC	1,503
14	McCormick & Schmick Holdingr	1,433
15	Walt Disney Company	1,381
16	Glendale Community College	1,180
17	Walt Disney Imagineering	1,011
18	Dreamworks Animation	975
19	Juvenile Justice Division California Youth Authority	903
20	Alecto Healthcare Services LLC	900
21	Vintage Senior Management Inc	832
22	USC Verdugo Hills Hospital LLC	750
23	International Business Machine Corporation	700
24	Baxalta US Inc	681
25	Vallarta Food Enterptrises Inc	613



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	39,707	150,573	465,982
2025 Estimate			
Total Population	39,635	149,746	461,730
2020 Census			
Total Population	41,093	154,851	472,838
2010 Census			
Total Population	41,124	150,504	458,641
Daytime Population			
2025 Estimate	49,628	367,866	694,800
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	17,331	63,316	199,082
2025 Estimate			
Total Households	17,197	62,727	196,322
Average (Mean) Household Size	2.3	2.4	2.4
2020 Census			
Total Households	16,956	61,660	191,214
2010 Census			
Total Households	16,330	58,990	179,901
Growth 2025-2030	0.8%	0.9%	1.4%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	18,057	66,067	208,854
2025 Estimate	17,915	65,450	205,928
Owner Occupied	3,856	24,402	69,283
Renter Occupied	13,360	38,286	127,066
Vacant	718	2,724	9,606
Persons in Units			
2025 Estimate Total Occupied Units	17,197	62,727	196,322
1 Person Units	32.5%	30.7%	33.3%
2 Person Units	32.3%	31.9%	31.4%
3 Person Units	16.5%	16.9%	15.8%
4 Person Units	13.2%	14.2%	12.5%
5 Person Units	4.1%	4.4%	4.6%
6+ Person Units	1.5%	1.9%	2.5%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	10.2%	17.0%	15.7%
\$150,000-\$199,999	9.3%	11.3%	10.3%
\$100,000-\$149,999	16.0%	18.2%	17.9%
\$75,000-\$99,999	11.3%	11.3%	11.9%
\$50,000-\$74,999	12.9%	12.6%	13.3%
\$35,000-\$49,999	9.2%	7.6%	8.4%
\$25,000-\$34,999	7.6%	5.8%	6.0%
\$15,000-\$24,999	10.0%	6.5%	6.5%
Under \$15,000	13.5%	9.7%	10.1%
Average Household Income	\$100,047	\$124,548	\$117,412
Median Household Income	\$77,217	\$98,093	\$93,096
Per Capita Income	\$41,986	\$51,332	\$50,025
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	39,635	149,746	461,730
Under 20	17.4%	18.6%	18.1%
20 to 34 Years	22.1%	20.3%	22.4%
35 to 39 Years	8.8%	8.1%	8.5%
40 to 49 Years	13.5%	14.0%	13.9%
50 to 64 Years	18.8%	20.0%	19.6%
Age 65+	19.5%	19.0%	17.5%
Median Age	43.0	42.0	42.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	30,734	114,520	353,657
Elementary (0-8)	7.5%	5.0%	6.7%
Some High School (9-11)	5.1%	3.8%	4.8%
High School Graduate (12)	20.6%	18.4%	18.0%
Some College (13-15)	19.6%	19.8%	17.4%
Associate Degree Only	10.8%	10.0%	9.1%
Bachelor's Degree Only	23.8%	28.6%	29.4%
Graduate Degree	12.6%	14.4%	14.6%
Population by Gender			
2025 Estimate Total Population	39,635	149,746	461,730
Male Population	47.9%	48.5%	49.1%
Female Population	52.1%	51.5%	50.9%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DEMOGRAPHICS SUMMARY



POPULATION

In 2025, the population in your selected geography is 461,730. The population has changed by 0.67 since 2010. It is estimated that the population in your area will be 465,982 five years from now, which represents a change of 0.9 percent from the current year. The current population is 49.1 percent male and 50.9 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 40.0. The population density in your area is 5,878 people per square mile.



HOUSEHOLDS

There are currently 196,322 households in your selected geography. The number of households has changed by 9.13 since 2010. It is estimated that the number of households in your area will be 199,082 five years from now, which represents a change of 1.4 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2025, the median household income for your selected geography is \$93,096, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 65.50 since 2010. It is estimated that the median household income in your area will be \$111,791 five years from now, which represents a change of 20.1 percent from the current year.

The current year per capita income in your area is \$50,025, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$117,412, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 243,874 people in your selected area were employed. The 2010 Census revealed that 69.7 of employees are in white-collar occupations in this geography, and 13.7 are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



HOUSING

The median housing value in your area was \$990,225 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 68,729.00 owner-occupied housing units and 111,174.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 42.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 12.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.9 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 22.9 percent in the selected area compared with the 19.6 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



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PRICING & FINANCIAL ANALYSIS

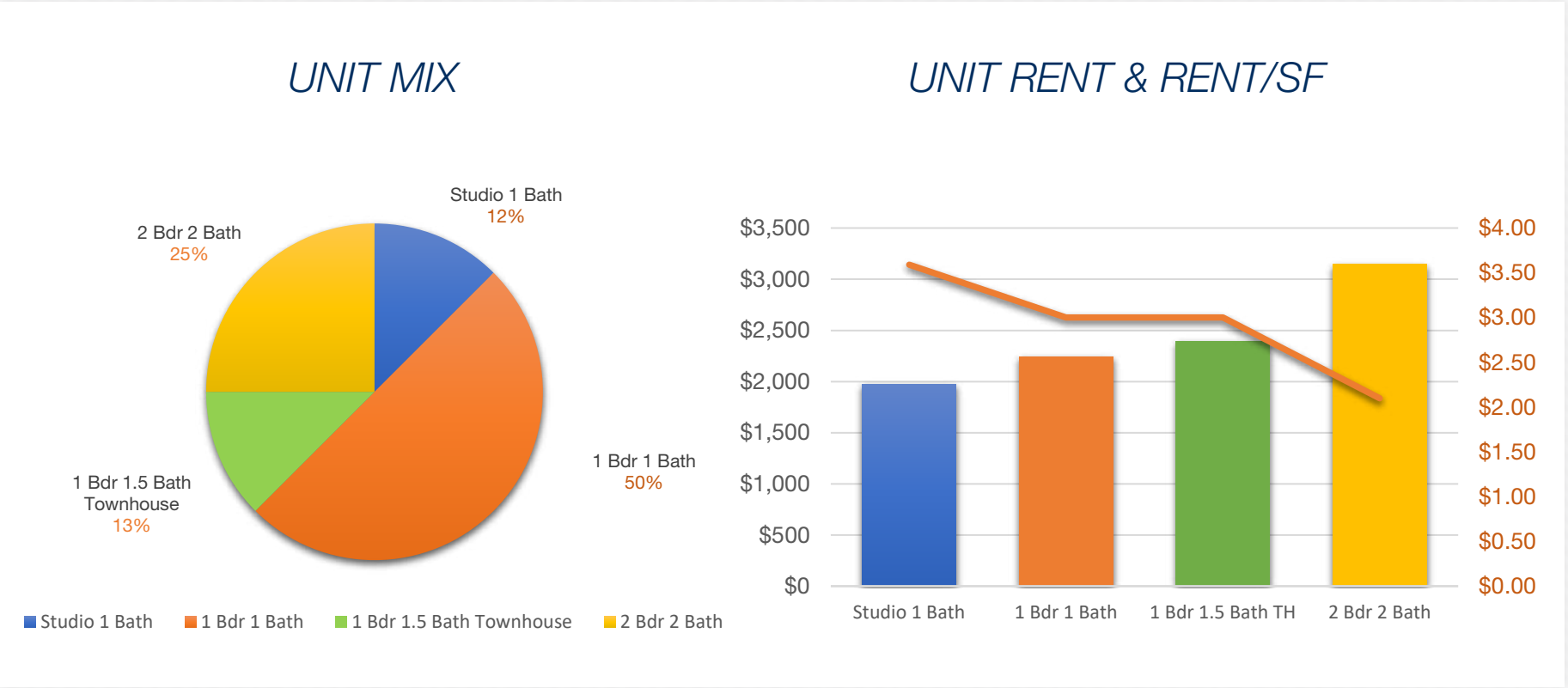
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
1	Studio 1 Bath	550	\$1,975	\$3.59	\$1,975	\$1,995	\$3.63	\$1,995
4	1 Bdr 1 Bath	750	\$2,200-\$2,300	\$3.00	\$9,000	\$2,395	\$3.19	\$9,580
1	1 Bdr 1.5 Bath Townhouse	800	\$2,400	\$3.00	\$2,400	\$2,495	\$3.12	\$2,495
2	2 Bdr 2 Bath	1,500	\$3,100-\$3,200	\$2.10	\$6,300	\$3,295	\$2.20	\$6,590
8	TOTAL	8,018			\$19,675			\$20,660



INCOME & EXPENSES

	Current		Per Unit		Pro Forma		Per Unit	
GROSS POTENTIAL INCOME	\$236,100		\$29,513		\$247,920		\$30,990	
Vacancy/Collection Allowance (GPR)	3.0% / \$7,083		\$885		3.0% / \$7,438		\$930	
EFFECTIVE GROSS INCOME	\$229,017		\$28,627		\$240,482		\$30,060	
	Current		Per Unit		Pro Forma		Per Unit	
Real Estate Taxes	\$36,165		\$4,521		\$36,165		\$4,521	
Insurance	\$12,027		\$1,503		\$12,027		\$1,503	
Utilities	\$7,588		\$949		\$7,588		\$949	
Repairs & Maintenance	\$4,000		\$500		\$4,000		\$500	
Trash	\$1,710		\$214		\$1,710		\$214	
Management Fee	\$11,451		\$1,431		\$12,024		\$1,503	
Reserves & Replacements	\$1,600		\$200		\$1,600		\$200	
Landscaping	\$1,200		\$150		\$1,200		\$150	
Pest Control	\$400		\$50		\$400		\$50	
Unit Turnover	\$2,000		\$250		\$2,000		\$250	
TOTAL EXPENSES	\$78,141		\$9,768		\$78,714		\$9,839	
Expenses per SF	\$9.75				\$9.82			
% of EGI	34.1%				32.7%			
NET OPERATING INCOME	\$150,876		\$18,860		\$161,768		\$20,221	

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 101	1 Bdr 1.5 Bath Townhouse	800	\$2,400	\$3.00
Unit 102	Studio 1 Bath	550	\$1,975	\$3.59
Unit 201	2 Bdr 2 Bath	1,500	\$3,200	\$2.13
Unit 202	2 Bdr 2 Bath	1,500	\$3,100	\$2.07
Unit A	1 Bdr 1 Bath	750	\$2,300	\$3.07
Unit B	1 Bdr 1 Bath	750	\$2,300	\$3.07
Unit C	1 Bdr 1 Bath	750	\$2,200	\$2.93
Unit D	1 Bdr 1 Bath	750	\$2,200	\$2.93
	Total	Vacant		
8	Total	Occupied	7,350	\$19,675
8	Total		7,350	\$19,675

FINANCIAL OVERVIEW

Property Details	
Location	335-337 E Providencia Avenue Burbank, CA 91502
Price	\$3,295,000
Down Payment	100% / \$3,295,000
Number of Units	8
Price/Unit	\$411,875
Rentable Square Feet	8,018 SF
Price/SF	\$411
CAP Rate - Current	4.58%
CAP Rate - Pro Forma	4.91%
GRM - Current	13.96
GRM - Pro Forma	13.29
Year Built	1957/2000
Lot Size	8,712 SF
Type of Ownership	Fee Simple

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
1	Studio 1 Bath	550	\$1,975	\$1,975
4	1 Bdr 1 Bath	750	\$2,200-\$2,300	\$9,000
1	1 Bdr 1.5 Bath TH	800	\$2,400	\$2,400
2	2 Bdr 2 Bath	1,500	\$3,100-\$3,200	\$6,300
8	TOTAL	8,018		\$19,675

Annualized Operating Data

Income	Current	Pro Forma
Gross Potential Income	\$236,100	\$247,920
Less: Vacancy / Deductions (GPR)	3.0% / \$7,083	3.0% / \$7,438
Effective Gross Income	\$229,017	\$240,482
Less: Expenses	\$78,141	\$78,714
Net Operating Income	\$150,876	\$161,768

Expenses	Current	Pro Forma
Real Estate Taxes	\$36,165	\$36,165
Insurance	\$12,027	\$12,027
Utilities	\$4,004	\$4,004
Repairs & Maintenance	\$4,000	\$4,000
Trash	\$1,710	\$1,710
Management Fee	\$11,451	\$12,024
Reserves & Replacements	\$1,600	\$1,600
Landscaping	\$1,200	\$1,200
Pest Control	\$400	\$400
Unit Turnover	\$2,000	\$2,000
Total Expenses	\$74,557	\$75,130
Expenses / Unit	\$9,320	\$9,391
Expenses / SF	\$9.30	\$9.37
% of EGI	32.6%	31.2%

335-337 E PROVIDENCIA AVENUE, BURBANK, CA 91502

PROPERTY DESCRIPTION

Marcus & Millichap

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PROPERTY SUMMARY

THE OFFERING

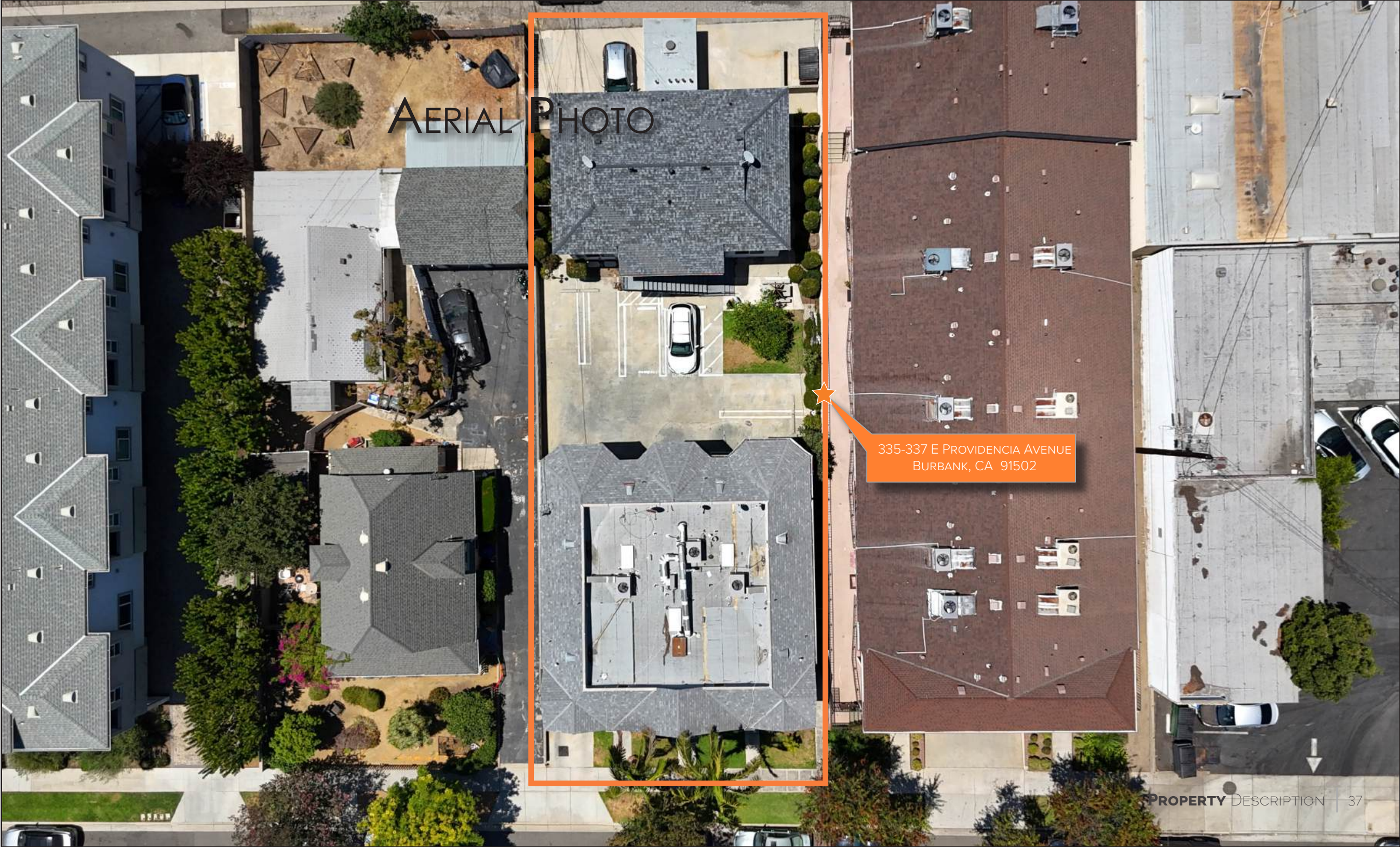
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Zoning	BUR4

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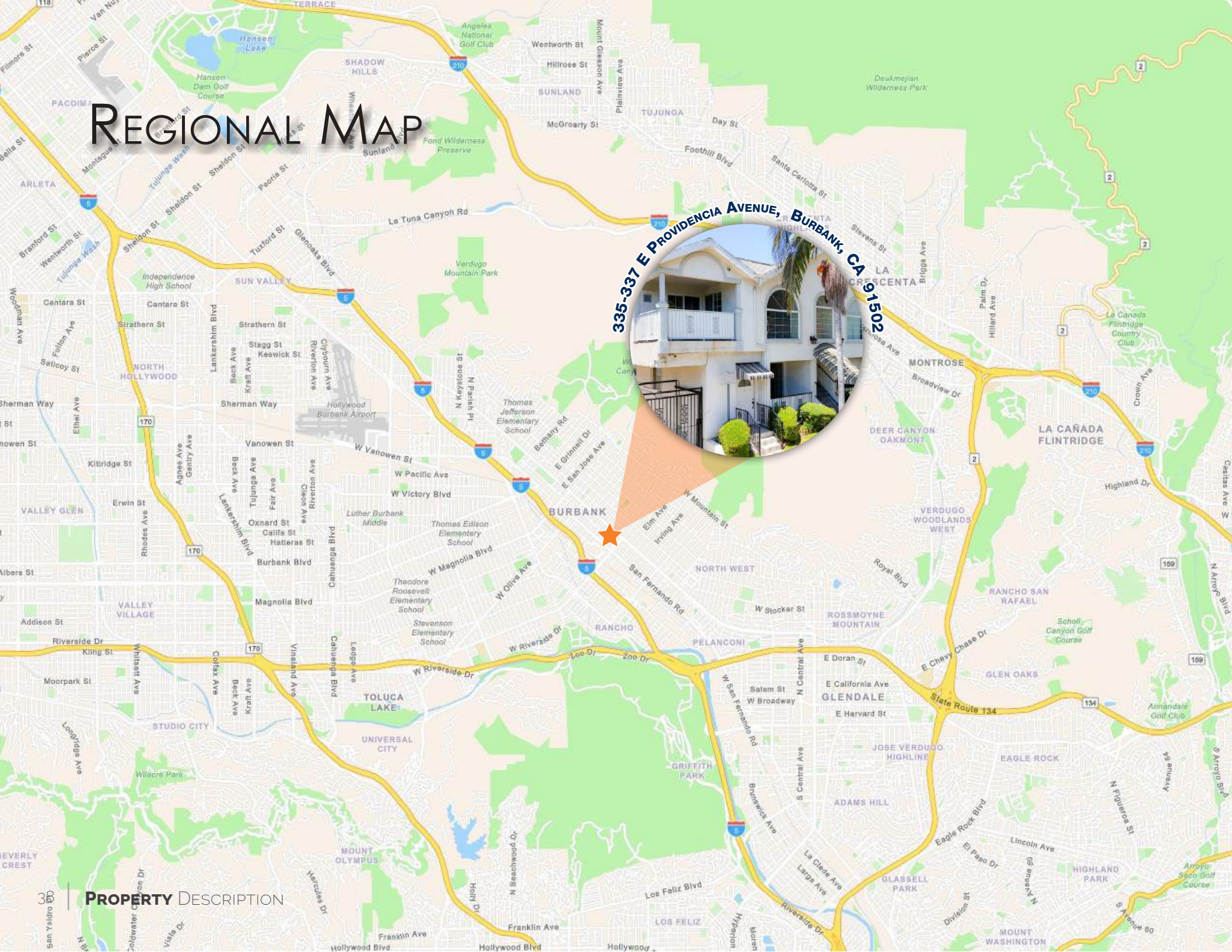
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Year Built	1957/2000
Rentable Square Feet	8,018 SF
Lot Size	8,712 SF
Type of Ownership	Fee Simple

CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Pitched/Flat



REGIONAL MAP

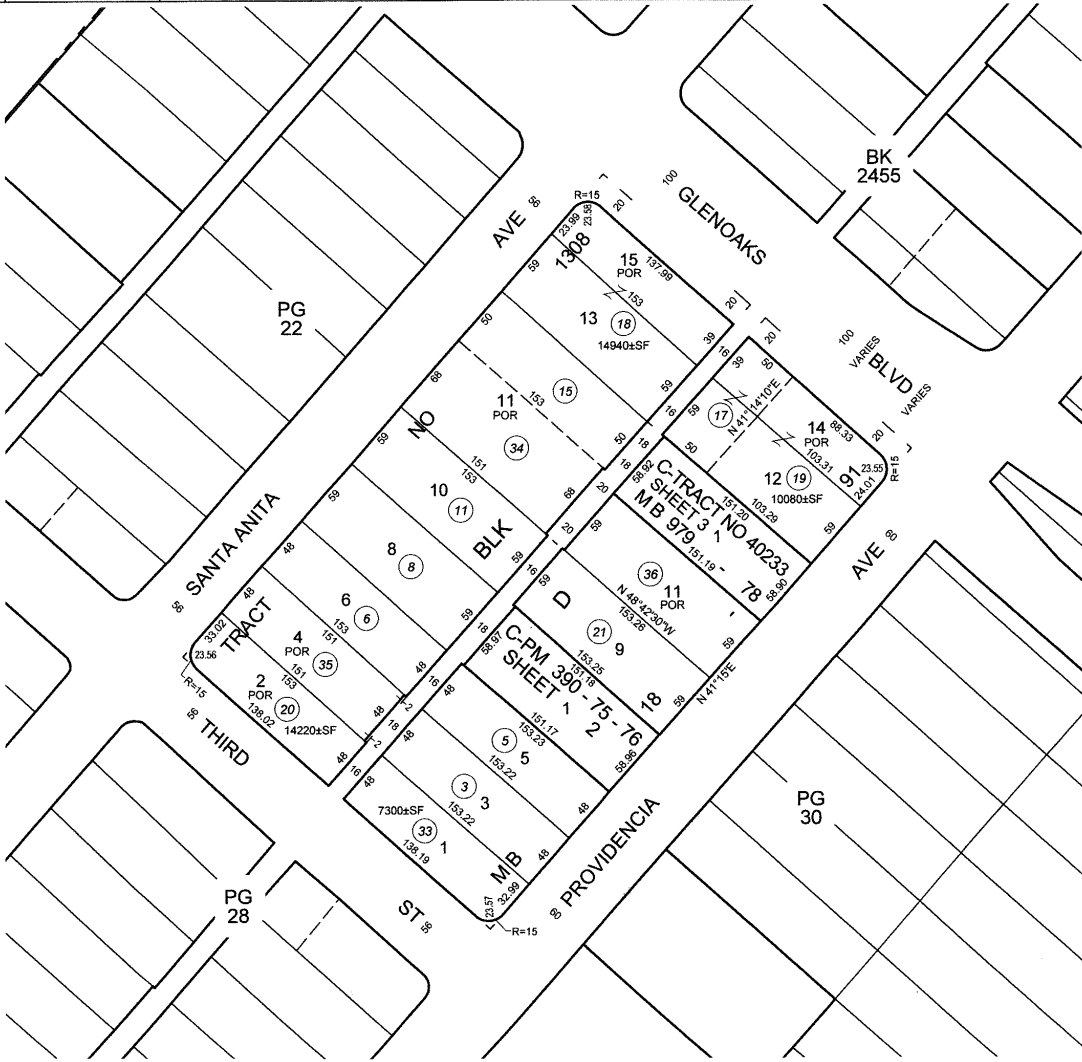
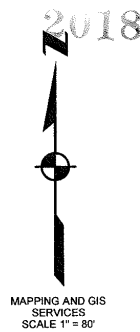


LOCAL MAP



PARCEL MAP

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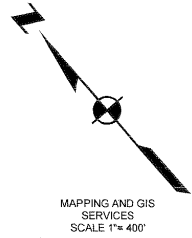
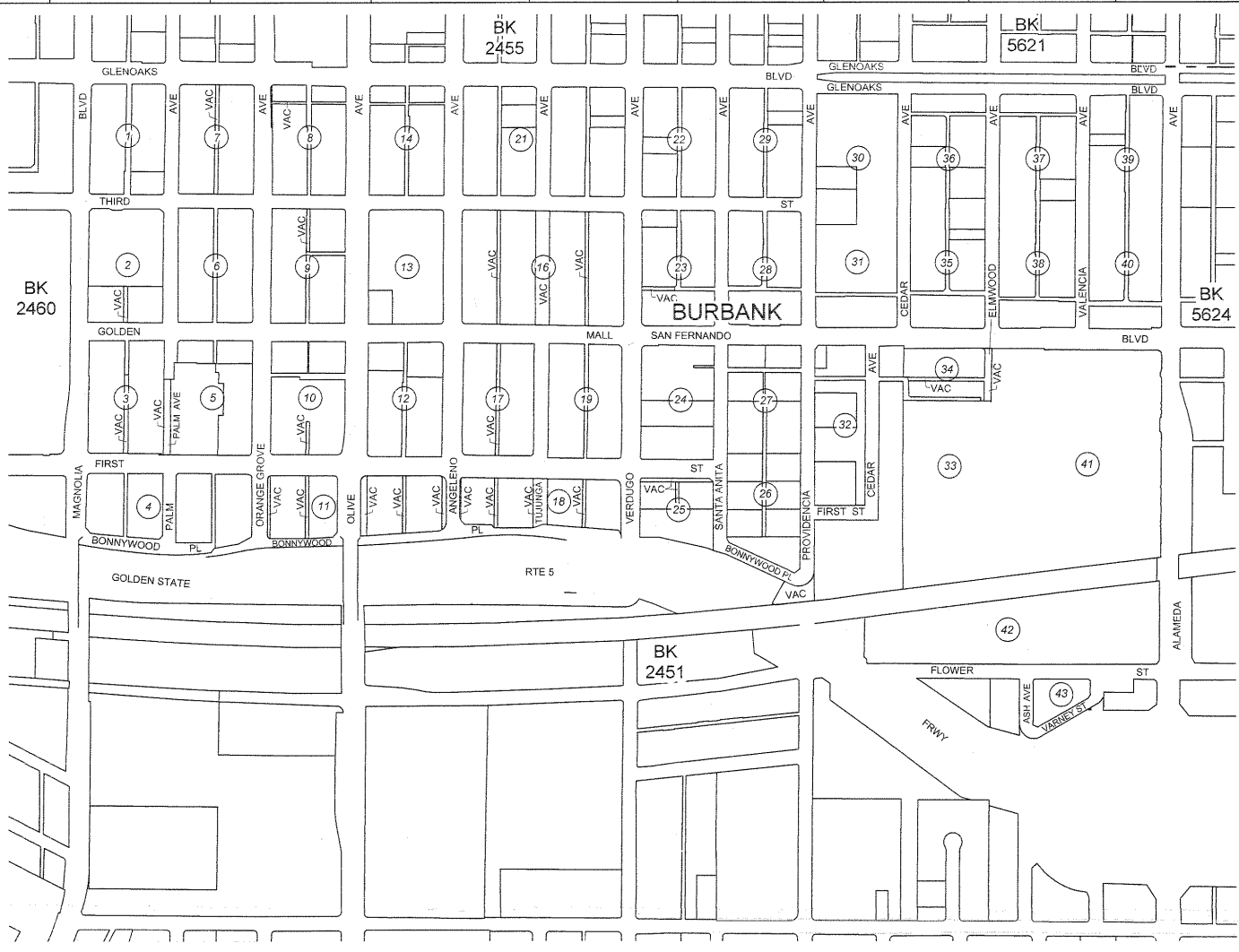


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Date Saved: 12/7/2017 9:11:33 AM

INDEX MAP

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2009



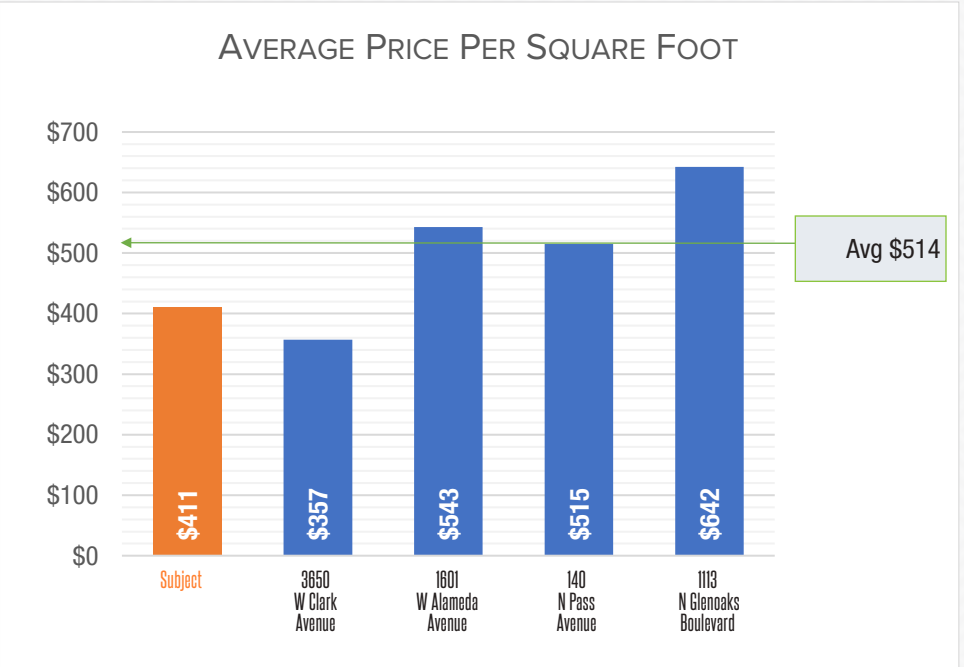
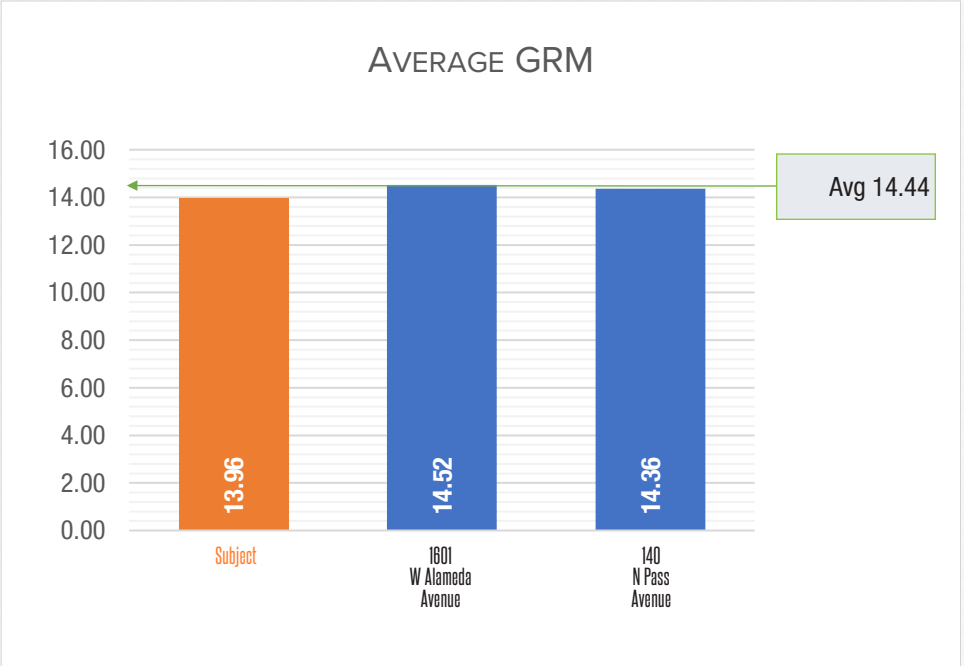
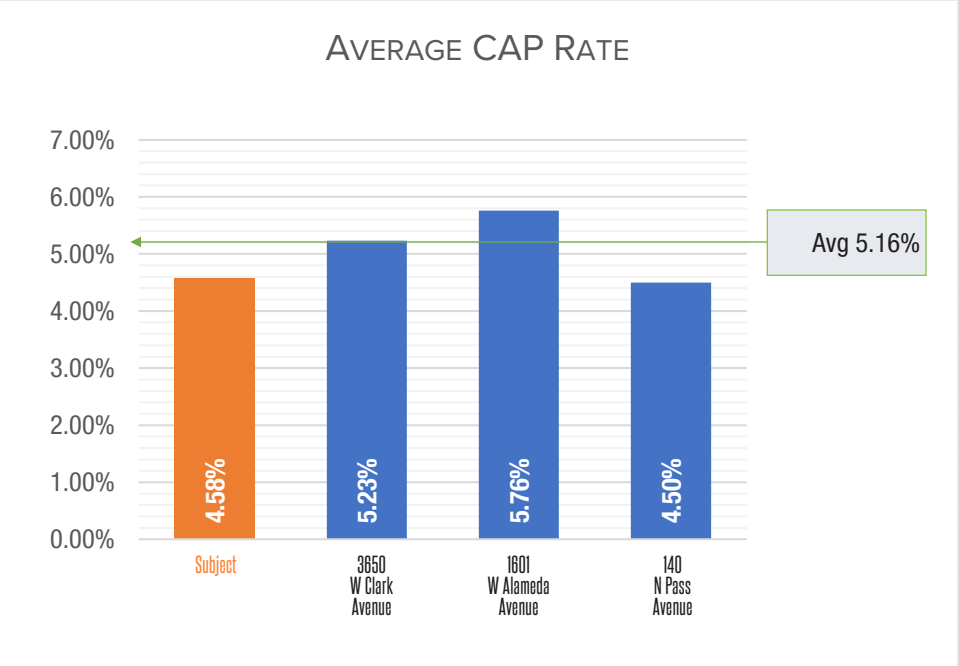
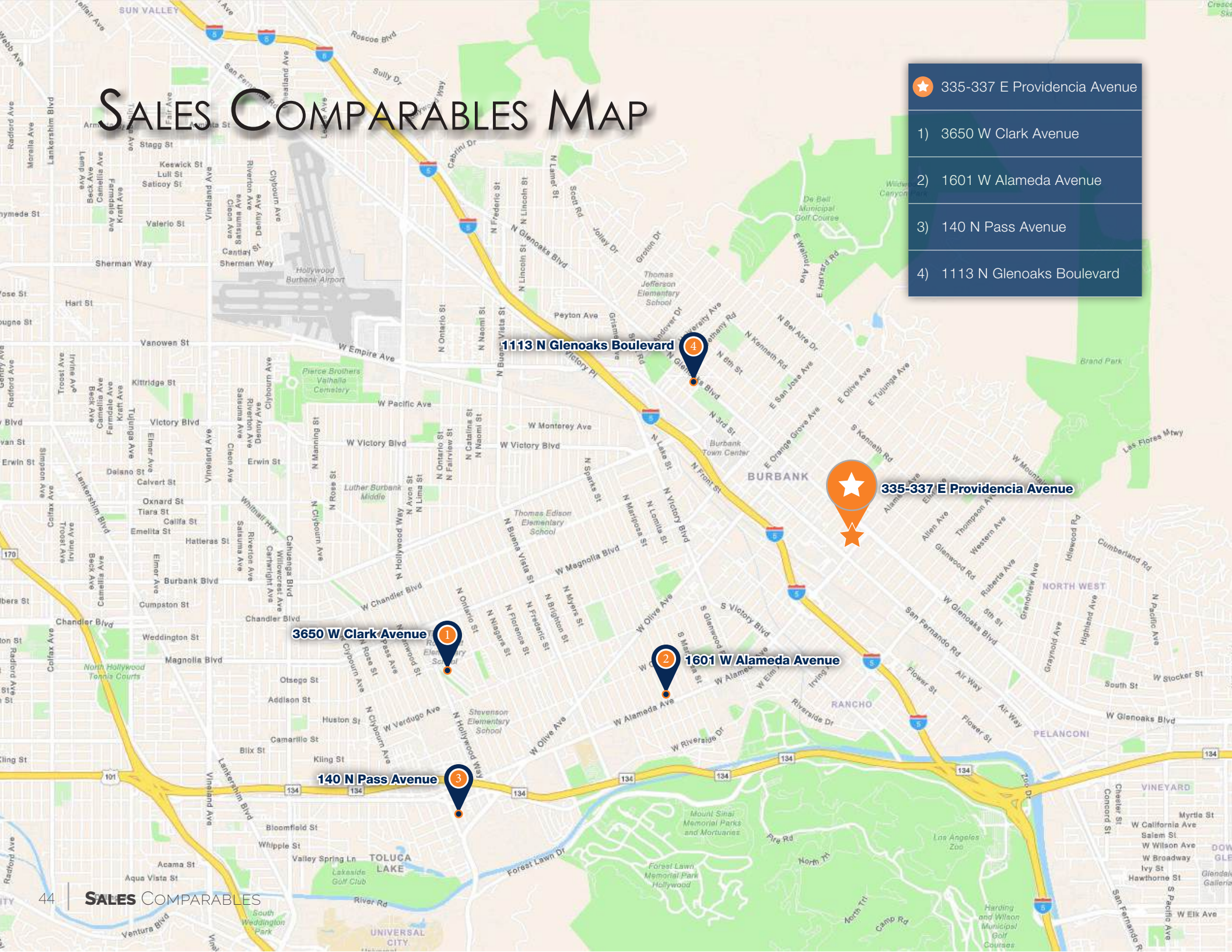
335-337 E PROVIDENCIA AVENUE, BURBANK, CA 91502

SALES COMPARABLES

Marcus & Millichap

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**335-337 E Providencia Avenue
Burbank, CA 91502**

Subject Property

Total No. of Units: 8
Year Built: 1957/2000
Rentable SF: 8,018 SF
Lot Size: 8,712 SF
Listing Price: \$3,295,000
Price/Unit: \$411,875
Price/SF: \$411
CAP Rate: 4.58%
GRM: 13.96

No. of Units	Unit Type
1	Studio 1 Bath
4	1 Bdr 1 Bath
1	1 Bdr 1.5 Bath Townhouse
2	2 Bdr 2 Bath



**3650 W Clark Avenue
Burbank, CA 91505**

Close of Escrow: 06/22/26
Total No. of Units: 5
Year Built: 1964
Rentable SF: 5,856 SF
Lot Size: 6,484 SF
Sales Price: \$2,090,000
Price/Unit: \$418,000
Price/SF: \$357
CAP Rate: 5.23%

No. of Units	Unit Type
1	1 Bdr 1 Bath
3	2 Bdr 2 Bath
1	3 Bdr 2 Bath



**1601 W Alameda Avenue
Burbank, CA 91506**

Close of Escrow: 02/25/26
Total No. of Units: 8
Year Built: 1986
Rentable SF: 5,712 SF
Lot Size: 6,551 SF
Sales Price: \$3,100,000
Price/Unit: \$387,500
Price/SF: \$543
CAP Rate: 5.76%
GRM: 14.52

No. of Units	Unit Type
4	1 Bdr 1 Bath
4	2 Bdr 2 Bath



**140 N Pass Avenue
Burbank, CA 91505**

Close of Escrow: Under Contract
Total No. of Units: 5
Year Built: 1941
Rentable SF: 4,077 SF
Lot Size: 5,691 SF
Sales Price: \$2,100,000
Price/Unit: \$420,000
Price/SF: \$515
CAP Rate: 4.50%
GRM: 14.36

No. of Units	Unit Type
4	1 Bdr 1 Bath
1	2 Bdr 1 Bath



4

1113 N Glenoaks Boulevard
Burbank, CA 91504

Close of Escrow: On Market
Total No. of Units: 5
Year Built: 1940
Rentable SF: 3,894 SF
Lot Size: 8,885 SF
Sales Price: \$2,500,000
Price/Unit: \$500,000
Price/SF: \$642

No. of Units	Unit Type
2	1 Bdr 1 Bath
2	2 Bdr 1 Bath
1	2 Bdr 2 Bath

SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	 3650 W Clark Avenue Burbank, CA 91505	06/22/26	5	1964	\$2,090,000	\$418,000	\$357	5.23%	N/A
2	 1601 W Alameda Avenue Burbank, CA 91506	02/25/26	8	1986	\$3,100,000	\$387,500	\$543	5.76%	14.52
3	 140 N Pass Avenue Burbank, CA 91505	Under Contract	5	1941	\$2,100,000	\$420,000	\$515	4.50%	14.36
4	 1113 N Glenoaks Boulevard Burbank, CA 91504	On Market	5	1940	\$2,500,000	\$500,000	\$642	N/A	N/A
A V E R A G E S						\$431,375	\$514	5.16%	14.44
★	 335-337 E Providencia Avenue Burbank, CA 91502	Subject Property	8	1957/2000	\$3,295,000	\$411,875	\$411	4.58%	13.96

335-337 E PROVIDENCIA AVENUE, BURBANK, CA 91502

RENT COMPARABLES

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RENT COMPARABLES MAP

- ★ 335-337 E Providencia Avenue

1) 600 E Olive Avenue

2) 303 E Providencia Avenue

3) 520 E Magnolia Boulevard

3 520 E Magnolia Boulevard

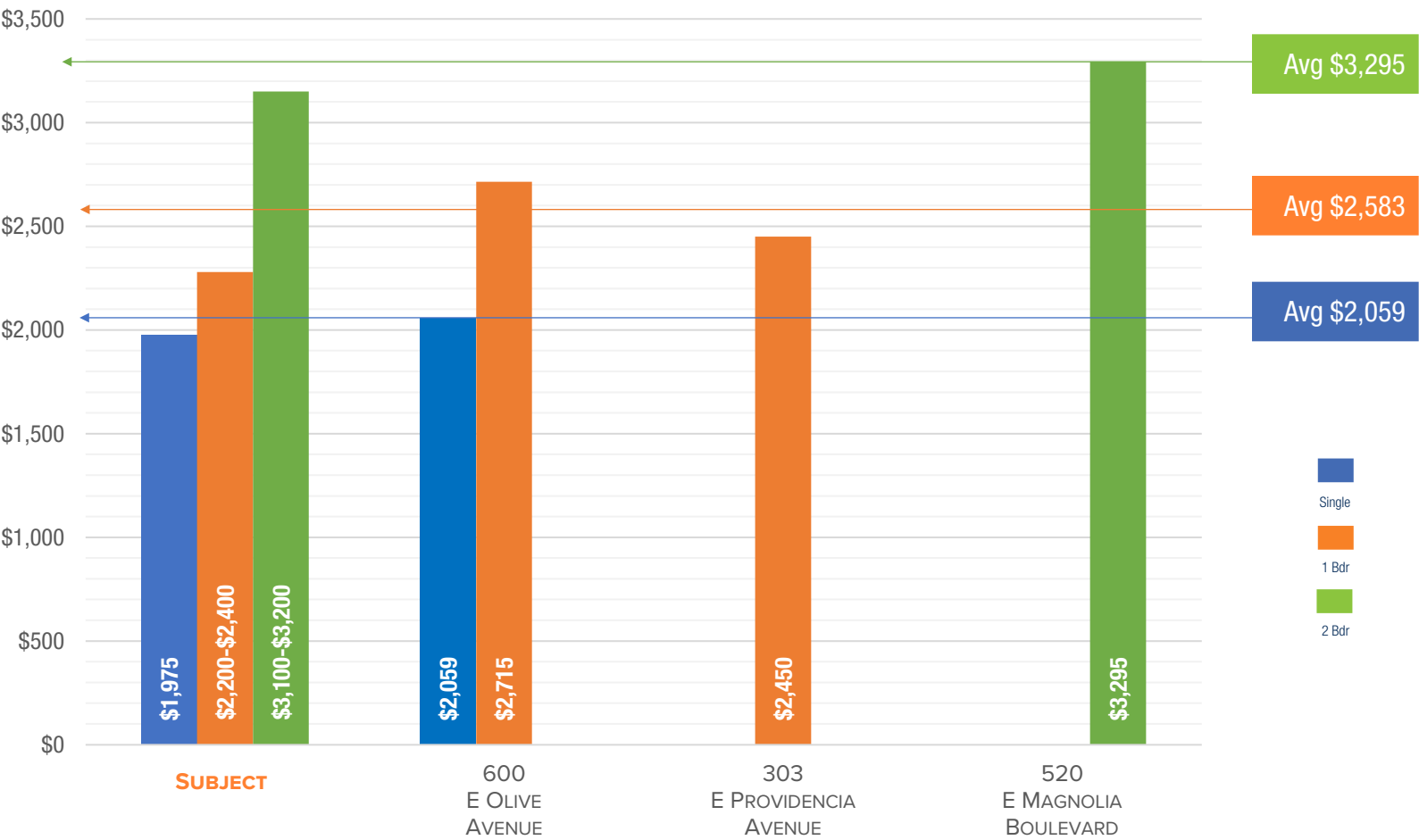
1 600 E Olive Avenue

303 E Providencia Avenue

★ 335-337 E Providencia Avenue

2

AVERAGE RENTS - STUDIO, 1 & 2 BEDROOM UNITS





**335-337 E Providencia Avenue
Burbank, CA 91502**

Total No. of Units	8
Year Built	1957/2000

Unit Type	SF	Rent	Rent/SF
Studio 1 Bath	550	\$1,975	\$3.59
1 Bdr 1 Bath	750	\$2,200-\$2,300	\$3.00
1 Bdr 1.5 Bath Townhouse	800	\$2,400	\$3.00
2 Bdr 2 Bath	1,500	\$3,100-\$3,200	\$2.10



**600 E Olive Avenue
Burbank, CA 91501**

Total No. of Units	63
Year Built	1973

Unit Type	SF	Rent	Rent/SF
Studio 1 Bath	430	\$2,059	\$4.79
1 Bdr 1 Bath	617	\$2,715	\$4.40

Amenities
Property features wood flooring, stainless steel appliances, quartz countertops, mini-split HVAC units, a swimming pool, and on-site laundry.



**303 E Providencia Avenue
Burbank, CA 91502**

Total No. of Units	9
Year Built	1984

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	860	\$2,450	\$2.85

Amenities
Property features wood flooring, white appliances, fireplaces, ceiling fans, and on-site laundry.



**520 E Magnolia Boulevard
Burbank, CA 91501**

Total No. of Units	21
Year Built	1967

Unit Type	SF	Rent	Rent/SF
2 Bdr 1.5 Bath	1,156	\$3,295	\$2.85

Amenities
Property features wood flooring, stainless steel appliances, granite countertops, wall AC units, and in-unit washer/dryers.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	 600 E Olive Avenue Burbank, CA 91501	63	1973	Studio 1 Bath 1 Bdr 1 Bath	430 617	\$2,059 \$2,715	\$4.79 \$4.40
2	 303 E Providencia Avenue Burbank, CA 91502	9	1984	1 Bdr 1 Bath	860	\$2,450	\$2.85
3	 520 E Magnolia Boulevard Burbank, CA 91501	21	1967	2 Bdr 1.5 Bath	1,156	\$3,295	\$2.85
A V E R A G E S				Studio 1 Bedroom 2 Bedroom	430 739 1,156	\$2,059 \$2,583 \$3,295	\$4.79 \$3.50 \$2.85
★	 335-337 E Providencia Avenue Burbank, CA 91502	8	1957/2000	Studio 1 Bath 1 Bdr 1 Bath 1 Bdr 1.5 Bath TH 2 Bdr 2 Bath	550 750 800 1,500	\$1,975 \$2,200-\$2,300 \$2,400 \$3,100-\$3,200	\$3.59 \$3.00 \$3.00 \$2.10





335-337 E PROVIDENCIA AVENUE, BURBANK, CA 91502

Exclusively Listed By:

RICK E. RAYMUNDO

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

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