Play

1001

E. Acacia Avenue

11 UNITS
Glendale, CA 91205

SELLER FINANCING
opportunity

VARTANIAN
COMMERCIAL REAL ESTATE

LYONSTAHL
INVESTMENT REAL ESTATE

1001 E. Acacia Avenue

Glendale, CA 91205

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VARTANIAN COMMERCIAL REAL ESTATE

LYON STAHL INVESTMENT REAL ESTATE

01 The Property

Executive
Summary

Lyon Stahl Investment Real Estate, Inc., is pleased to present 1001 E. Acacia Avenue, an 11-unit multifamily investment opportunity located in one of Glendale's most desirable and consistently performing rental markets. Built in 1961, the property consists of ten one-bedroom/one-bathroom units and one studio unit situated on an 8,084-square-foot parcel, with approximately 6,096 square feet of rentable building area.

The property reflects a strong pride of ownership and has benefited from numerous capital improvements that enhance both its long-term value and tenant appeal. Several apartment homes have been thoughtfully updated with contemporary finishes, including upgraded flooring, modern cabinetry, stainless steel appliances, updated plumbing fixtures, and refreshed kitchen and bathroom interiors. These renovations provide residents with an attractive living environment while offering future ownership a solid foundation for continued rental growth.

The proposed Seller Financing terms are as follows:
•35% Down Payment
•5.0% Interest-Only Payments
•3-Year Carry Term
•All Terms Negotiable

PRICING		
OFFERING PRICE		$3,175,000
PRICE/UNIT		$288,636
PRICE/SF		$520.83
GRM	12.44	11.54
CAP RATE	5.22%	5.83%
	Current	Market

THE ASSET	
Units	11
Year Built	1961
Gross SF	6,096
Lot SF	8,084
APN	5675-030-033
Floors	2

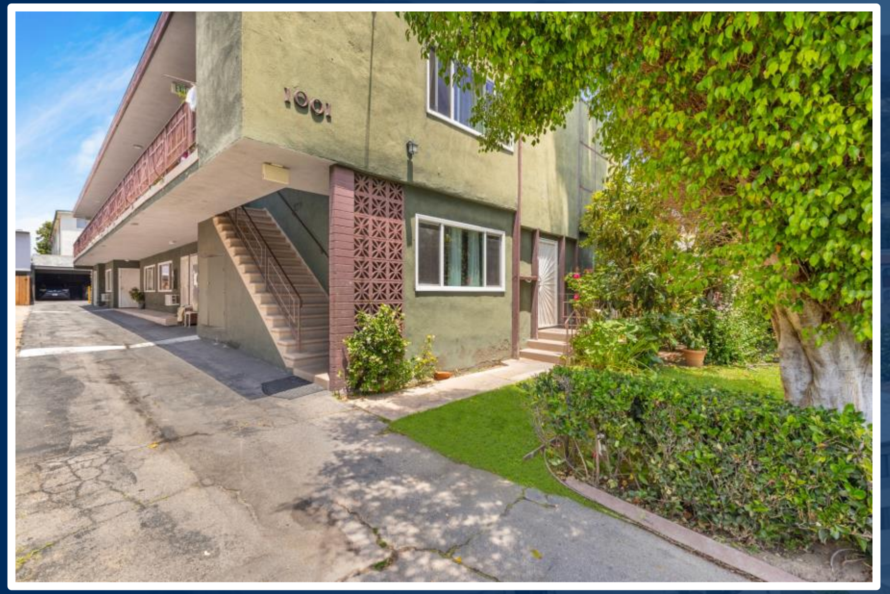
Well-Maintained Glendale Multifamily Asset

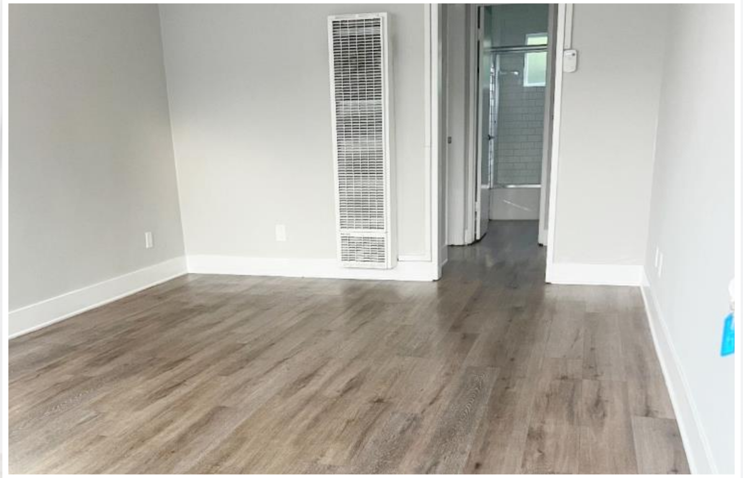
One of the property's most significant improvements is the installation of new windows throughout the entire building. In addition to enhancing the property's overall appearance, the window upgrades contribute to improved energy efficiency, increased resident comfort, and reduced long-term maintenance requirements. Ownership has also invested in various exterior and common area improvements that further contribute to the property's well-maintained condition and attractive curb appeal.

Residents benefit from a variety of desirable amenities, including on-site laundry facilities and nine covered carport parking spaces. The property is currently 100% occupied and features separately metered gas and electric utilities, allowing ownership to minimize operating expenses and efficiently manage utility costs.

Ideally positioned within close proximity to Glendale's major employment centers, shopping, dining, entertainment, and transportation corridors, 1001 E. Acacia Avenue offers investors the opportunity to acquire a well-maintained apartment asset with proven occupancy, recent capital improvements, and strong long-term fundamentals. The combination of a desirable unit mix, attractive location, and continued rental demand makes this property an exceptional investment opportunity in one of Southern California's most sought-after multifamily markets.

Adding to the property's appeal, ownership is offering Seller Financing for qualified Buyers, creating a unique opportunity to acquire a well-maintained apartment asset with flexible acquisition terms.




02

Financial Analysis

Rent Roll

Unit #	Type	Current Rent	Market Rent
1	1+1	$2,000	$2,100
2	1+1	$1,815	$2,100
3	1+1	$2,320	$2,100
4	1+1	$2,205	$2,100
5	Studio	$1,452	$1,750
6	1+1	$1,815	$2,100
7	1+1	$2,050	$2,100
8	1+1	$1,815	$2,100
9	1+1	$1,800	$2,100
10	1+1	$1,815	$2,100
11	1+1	$2,000	$2,100
Totals:		**$21,087**	**$22,750**

***Brokers do not represent the accuracy of any of this information.
Buyer to conduct own investigation of all information provided.***

Financial Analysis

PRICING		
OFFERING PRICE		$3,175,000
PRICE/UNIT		$288,636
PRICE/SF		$520.83
GRM	12.44	11.54
CAP RATE	5.22%	5.83%
	Current	Market

SELLER FINANCING		
Down	35%	$1,111,250
Loan	65%	$2,063,750
Ammort Years		30
Interest Rate		5.00%
Payments		($8,599)

Estimated Expenses
Seller P&L Expenses

MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
10	1+1	$1,964	$19,635	$2,100	$21,000
1	Studio	$1,452	$1,452	$1,750	$1,750
Total Scheduled Rent			**$21,087**		**$22,750**
Laundry Income			$185		$185
Monthly Scheduled Gross Income			$21,272		$22,935

ANNUALIZED INCOME		Current		Market
Scheduled Gross Income		**$255,264**		**$275,220**
Less: Vacancy/Deductions	3%	($7,591)	3%	($8,190)
Effective Rental Income		**$247,673**		**$267,030**

ANNUALIZED EXPENSES		Current	Market
*Taxes: Rate	1.085%	$34,461	$34,461
**Insurance		$11,620	$11,620
**Utilities		$8,261	$8,261
*Maintenance/Repair		$6,892	$6,892
*Off-Site Mgmt	4.0%	$10,211	$10,211
*Gardening		$1,440	$1,440
**Trash		$6,635	$6,635
*Reserves	1.0%	$2,553	$2,553
ESTIMATED EXPENSES		**$82,073**	**$82,073**
Expenses/Unit		$7,461	$7,461
Expenses/SF		$13.46	$13.46
% of GOI		32.2%	29.8%

RETURN		Current		Market
NOI		**$165,600**		**$184,957**
Less Debt		($103,188)		($103,188)
Cashflow	5.6%	$62,412	7.4%	$81,770
Principal Paydown		-		-
Total Return Before Taxes	5.6%	$62,412	7.4%	$81,770

03

Market Comparables

Sales Comparables

Sales Comparables

PHOTO		ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1	**731 E Windsor Road** Glendale, CA 91205	15	1962	11,956	14,467	2 - 2+1 13 - 1+1	2/11/2026	**$4,040,000**	$269,333	$337.91	N/A	N/A
	2	**404 Porter Street** Glendale, CA 91205	6	1965	5,198	7,497	1 - 2+2 3 - 2+1 2 - 1+1	1/28/2026	**$1,925,000**	$320,833	$370.33	5.36%	14.39
	3	**810 E Lomita Avenue** Glendale, CA 91205	6	1963	5,866	7,161	2 - 2+2 2 - 2+1 2 - 1+1	12/2/2025	**$2,000,000**	$333,333	$340.95	4.12%	16.36
	4	**824 E Windsor Road** Glendale, CA 91205	12	1976	11,882	17,912	7 - 2+2 5 - 1+1	9/30/2025	**$4,875,000**	$406,250	$410.28	N/A	N/A
	5	**1246 E Harvard Street** Glendale, CA 91205	6	1954	3,196	6,250	6 - 1+1	5/21/2026	**$1,350,000**	$225,000	$422.40	4.12%	15.12
		AVERAGES	**9**	**1964**	**7,620**	**10,657**				**$310,950**	**$376.38**	**4.53%**	**15.29**
	S	**Subject** **1001 E. Acacia Avenue** Glendale, CA 91205	11	1961	6,096	8,084	10 - 1+1 1 - Studio	On Market	**$3,175,000**	$288,636	$520.83	5.22%	12.44

1001 E. Acacia Avenue
Glendale, CA 91205

S

SUBJECT		**Units**	**Unit Type**
Offering Price	**$3,175,000**	10	1+1
Price/Unit	$288,636	1	Studio
Price/SF	$521		
Cap Rate	5.22%		
GRM	12.44		
Total Units	11		
Year Built	1961		

731 E Windsor Road
Glendale, CA 91205

1

COE	**2/11/2026**	**Units**	**Unit Type**
Sales Price	**$4,040,000**	2	2+1
Price/Unit	$269,333	13	1+1
Price/SF	$338		
Cap Rate	N/A		
GRM	N/A		
Total Units	15		
Year Built	1962		

404 Porter Street
Glendale, CA 91205

2

COE	**1/28/2026**	**Units**	**Unit Type**
Sales Price	**$1,925,000**	1	2+2
Price/Unit	$320,833	3	2+1
Price/SF	$370	2	1+1
Cap Rate	5.36%		
GRM	14.39		
Total Units	6		
Year Built	1965		

Sales Comparables

Sales Comparables

810 E Lomita Avenue
Glendale, CA 91205

3

COE	12/2/2025	Units	Unit Type
Sales Price	**$2,000,000**	2	2+2
Price/Unit	$333,333	2	2+1
Price/SF	$341	2	1+1
Cap Rate	4.12%		
GRM	16.36		
Total Units	6		
Year Built	1963		

824 E Windsor Road
Glendale, CA 91205

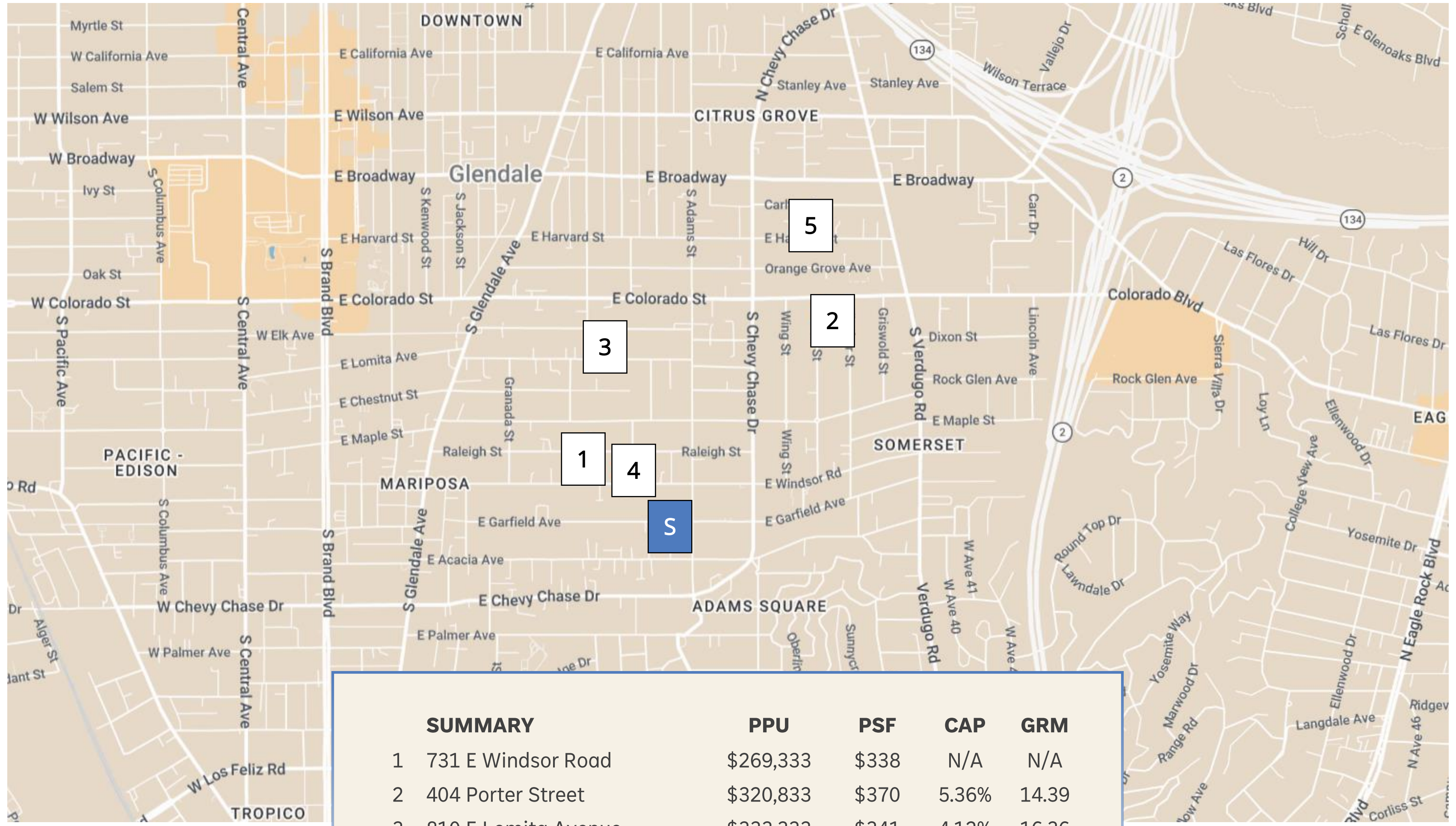
4

COE	9/30/2025	Units	Unit Type
Sales Price	**$4,875,000**	7	2+2
Price/Unit	$406,250	5	1+1
Price/SF	$410		
Cap Rate	N/A		
GRM	N/A		
Total Units	12		
Year Built	1976		

1246 E Harvard Street
Glendale, CA 91205

5

COE	5/21/2026	Units	Unit Type
Sales Price	**$1,350,000**	6	1+1
Price/Unit	$225,000		
Price/SF	$422		
Cap Rate	4.12%		
GRM	15.12		
Total Units	6		
Year Built	1954		



	SUMMARY	PPU	PSF	CAP	GRM
1	731 E Windsor Road	$269,333	$338	N/A	N/A
2	404 Porter Street	$320,833	$370	5.36%	14.39
3	810 E Lomita Avenue	$333,333	$341	4.12%	16.36
4	824 E Windsor Road	$406,250	$410	N/A	N/A
5	1246 E Harvard Street	$225,000	$422	4.12%	15.12
S	**1001 E. Acacia Avenue**	**$288,636**	**$521**	**5.22%**	**12.44**

04
The Location

Glendale

CALIFORNIA

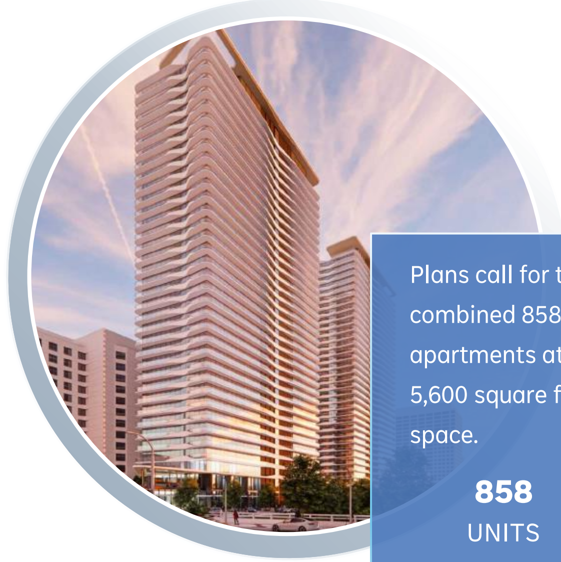
As one of its core functions, Glendale provides well-maintained streets and a variety of transportation services. The City's historic success at attracting employers is partially attributed to the result of its location at the center of four major freeways including the I-5 Golden State Freeway, SR-2 Glendale Freeway, ST-134 Ventura Freeway, and the 210 Foothill Freeway; all provide easy access for residents, workers, and customers from around the region. Glendale

ACCESSIBILITY

CALIFORNIA 2 · INTERSTATE CALIFORNIA 5 · CALIFORNIA 134 · INTERSTATE CALIFORNIA 210

METROLINK · AMTRAK

Major Developments



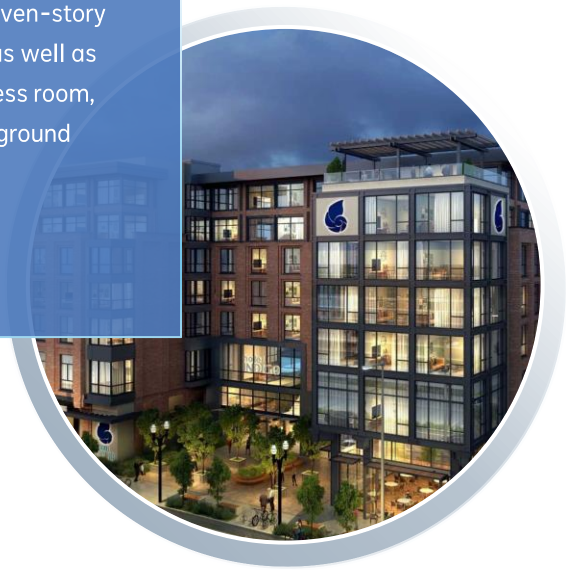
601 N. Brand Blvd

Plans call for twin 36-story towers containing a combined 858 one- and two-bedroom apartments atop parking for 942 vehicles and 5,600 square feet of ground-floor commercial space.

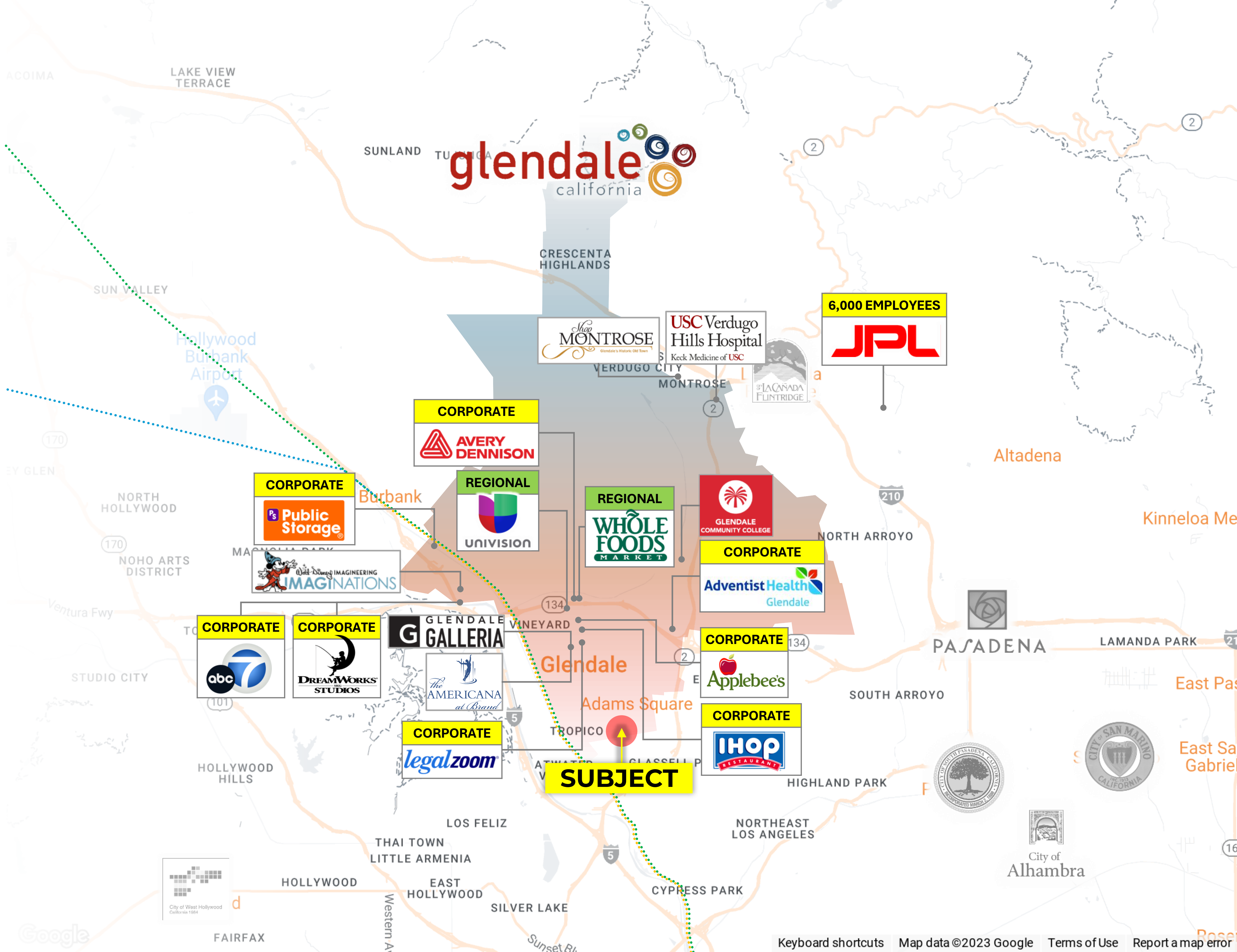
858	5,600	942
UNITS	SF RETAIL	VEHICLES

Plans call for the construction of a seven-story building featuring 142 guest rooms, as well as amenities such as a pool deck, a fitness room, meeting rooms, and a 137-car underground garage.

142	137
ROOMS	VEHICLES



515 N. Central Ave



High
Barrier-to-Entry -Market

GLENDALE: SINGLE FAMILY MARKET

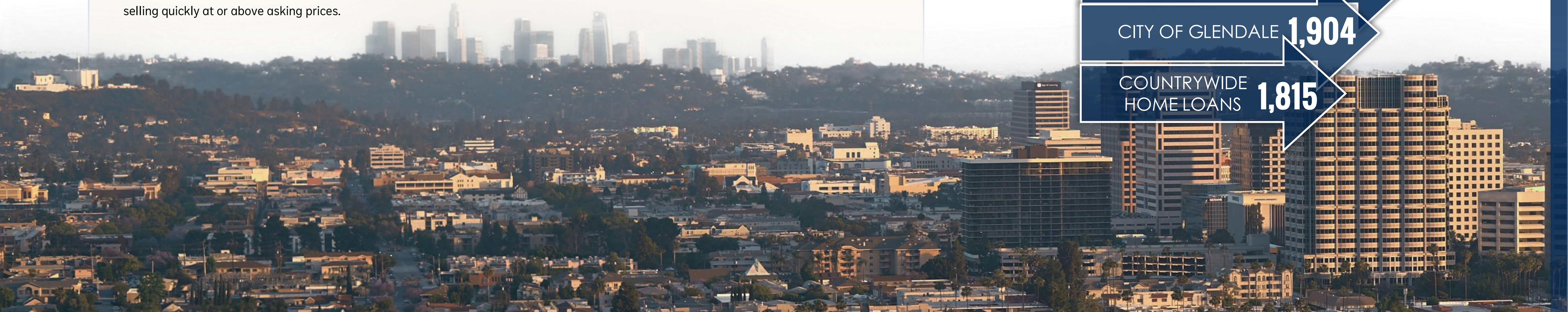
Demand for single-family homes in the Glendale submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking a suburban setting with access to urban amenities

In terms of supply, Glendale has a limited amount of new development land. This, coupled strict zoning regulations, contribute to a relatively limited supply of single-family homes. As a result, the market for single-family homes in Glendale tends to be competitive, with properties often selling quickly at or above asking prices.

$81,219
Median Household Income

47 Days
Median Days On Market

$1,265,000
Median Home Sale Price



Employment Hubs

GLENDALE UNIFIED	4,000
ADVENTIST HEALTH	2,600
CITY OF GLENDALE	1,904
COUNTRYWIDE HOME LOANS	1,815

AREA HIGHLIGHTS

Glendale's strong fundamentals and strategic advantage make it a leading choice for foreign direct investment and job creation.

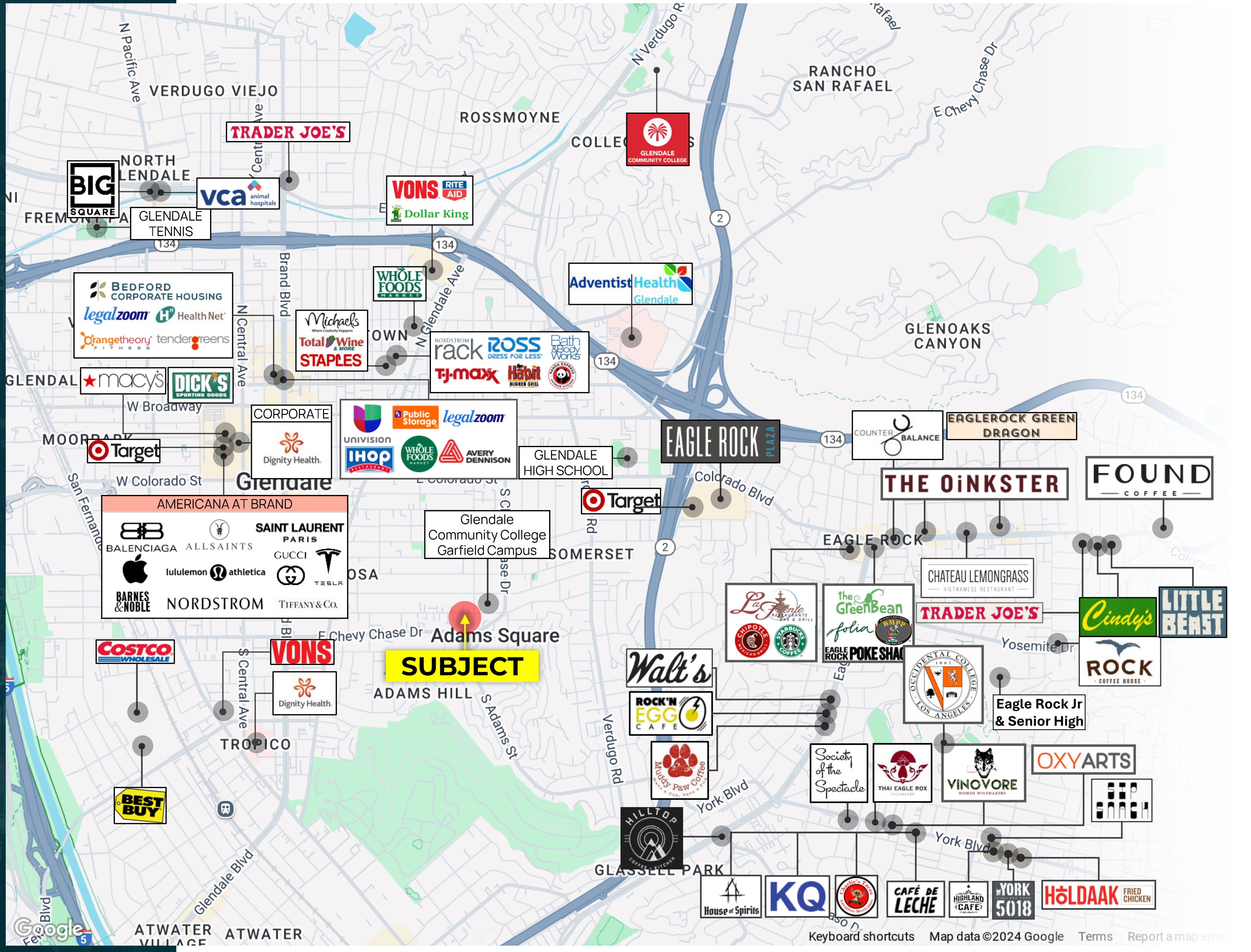
There are more than 112 foreign-owned enterprises that chose Glendale as a top place for investment and economic success.

Glendale's tech industry stimulates economic growth in the region by providing an ample source of jobs and high paying salaries.

Currently, Glendale is home to 1,500 tech companies that employ over 20,000 people in the City.

Several large companies have offices in Glendale including the U.S. headquarters of International House of Pancakes. The Los Angeles regional office of California's State Compensation Insurance Fund is in Glendale.

Central Location



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