



## For Sale – Residential Multi Family Income – 16 Units

1247 VIOLA AVENUE – GLENDALE, CA 91202



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# Confidentiality Agreement

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1. The Offering Memorandum and its contents are confidential;
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 16-unit income property at 1247 Viola Avenue, Glendale, built in 1957, offers a balanced mix of seven one-bedroom and nine two-bedroom units. With on-site laundry, assigned parking, updated electrical panels, a new roof, and freshly repaved asphalt, it's ready for steady returns. With 11,444 square feet of living area on a 16,083 square foot lot, this \$4.5 million offering is an ideal addition to any portfolio in a prime Glendale location.

### Additional Notes:

Built in 1956

Resident Manager Onsite

Number of Units: 16

- Units 1, 6, 7, 8, 9, 16, 17: 1bdr/1ba
- Units 2, 3, 4, 5, 10, 11, 12, 14, 15: 2bdr/1ba

On-Site Laundry Room

Assigned Parking Spots

Mix Between Covered Parking Along Side of the Building and Uncovered Parking in Front of Building

Electrical Panels & Subpanels Updated

New Roof

Asphalt Areas Repaved



## Property Details

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Address:	1247 Viola Avenue, Glendale, CA 91202
NOI:	\$238,185.49
Price/Unit	\$281,250/unit
GRM:	12.82
APN:	5633-006-011
# of Units:	# of Units: 16 (7) 1 bed/1 bath (9) 2 bed/ 1bath
Building Size:	±11,444 sqft
Land Size:	±16,083 sqft
Year Built:	1956
Zoning:	GLR4YY
Neighborhood:	The Baugh Tract

Offering Price  
\$4,500,000

Cap Rate  
5.29%

1247 Viola Avenue, Glendale, CA 91202

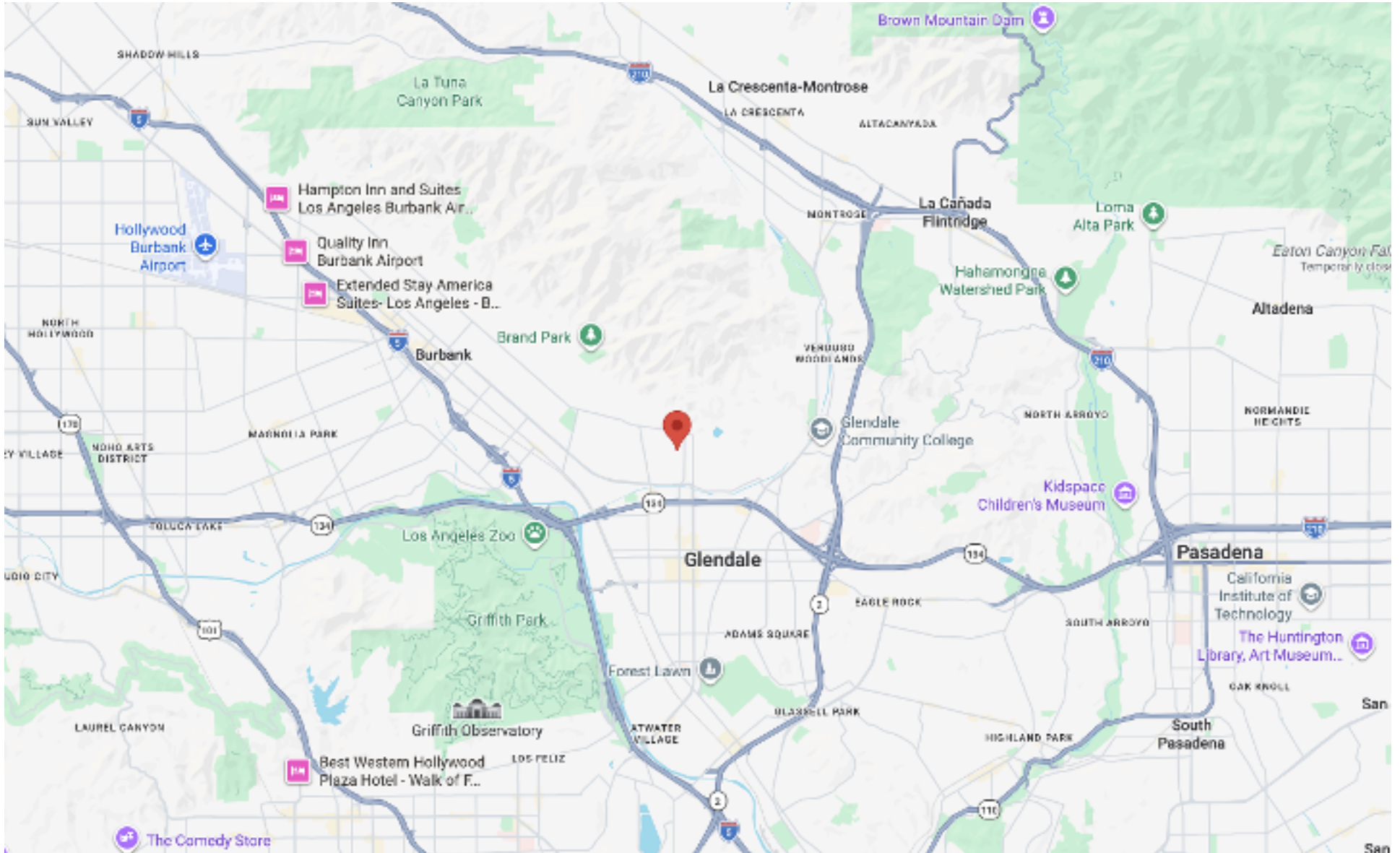


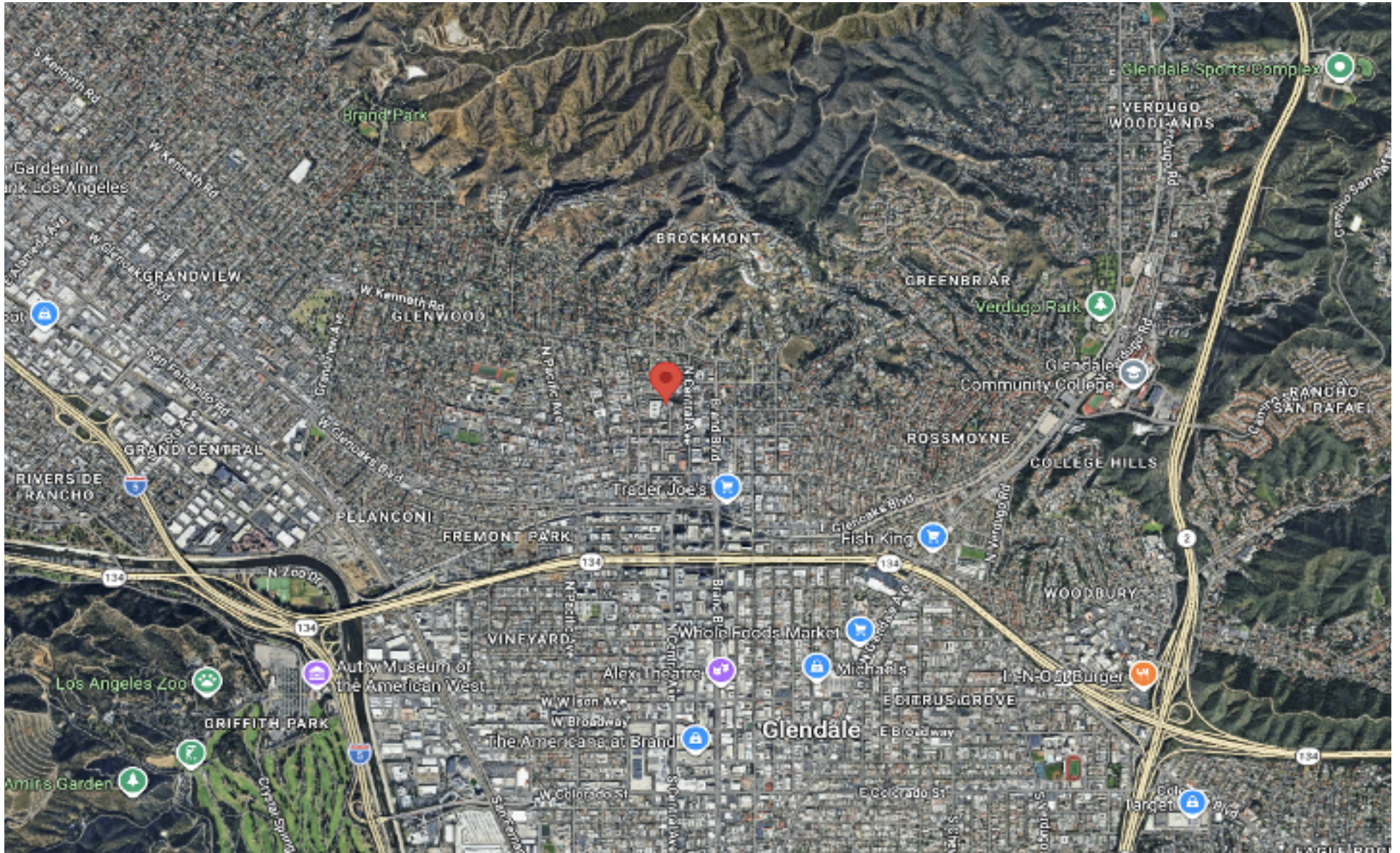


## Maps

1247 VIOLA AVENUE, GLENDALE, CA 91202

1247 Viola Avenue, Glendale, CA 91202







## Financial Overview

1247 VIOLA AVENUE, GLENDALE, CA 91202

## Rent Roll (full occupancy latest rent rate)

UNIT#	CURRENT RENT
1	\$1,086.00
2	\$2,295.00
3	\$2,010.00
4	\$1,890.00
5	\$2,010.00
6	\$1,865.00
7	\$1,605.00
8	\$1,680.00

UNIT#	CURRENT RENT
9	\$1,580.00
10	\$2,075.00
11	\$2,150.00
12	\$1,890.00
13	\$2,035.00
14	\$1,890.00
15	\$1,605.00
16	\$1,575.00

<b>16 Units</b>	<b>Total: \$29,241.00</b>
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# Operating Expenses

MONTHLY RENTS	EXTRAPOLATED	EXPENSE CATEGORIES	2025 EXPENSES	2024 EXPENSES	2023 EXPENSES
\$29,241.00	\$350,892.00	Cleaning & Maintenance	\$9,869.00	\$10,400.00	\$10,227.00
		Insurance	\$22,623.00	\$3,781.00	-
		Legal & Professional Fees	\$3,821.00	\$3,670.00	\$3,550.00
		Repairs	\$35,735.00	\$17,878.00	\$11,590.00
		Property Tax	\$34,063.00	\$33,457.00	\$32,804.00
		Utilities	\$8,336.00	\$9,309.00	\$8,737.00
		Mgmt & Maint. Fees	\$17,335.00	\$16,532.00	\$16,454.00
		General Operating Exps	\$1,628.00	\$232.00	\$74.00
		CA FTB Tax Fee	\$1,280.00	\$640.00	\$640.00
		<b>TOTAL EXPENSES</b>			<b>\$134,690.00</b>

PROPERTY EXPENSE NOTES	
2025	Insurance costs increased significantly after State Farm stopped insuring apartment buildings in CA. State Farm's premium had been \$3781.00. The new annual cost is almost 500% of State Farm's premium. Repair costs were significantly higher in 2025 due to insurance required upgrades including driveway repaving (\$15700.00) and circuit breaker upgrades (\$9050.00).
2024	Repair costs were significantly higher in 2024 due to repairs & renewal of the building concrete stairs and walkways. These costs totaled \$5600.00.
2023	No insurance payment was made in 2023 because the 2023-2024 premium was paid in December 2022.



## Market Overview

1247 VIOLA AVENUE, GLENDALE, CA 91202



## 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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Situated as the "Jewel City" at the gateway of the San Gabriel and San Fernando Valleys, Glendale stands as one of Southern California's most sophisticated and economically resilient submarkets. As the fourth-largest city in Los Angeles County, it offers a unique "urban-suburban" synergy that appeals to a diverse demographic of high-earning professionals and long-term residents. The city is anchored by a massive 6-million-square-foot office sector, serving as a regional headquarters for global powerhouses like Disney, DreamWorks, and IHOP, which ensures a consistent influx of high-quality tenants for local multi-family assets. Beyond its corporate strength, Glendale is a premier lifestyle destination, home to the world-class shopping and dining of the Americana at Brand and the Glendale Galleria. Residents benefit from a notoriously high safety rating, top-tier public schools, and a strategic location flanked by the 134, 2, and 210 freeways, providing seamless access to Downtown LA, Pasadena, and the Burbank Media District. With a constrained supply of mid-sized housing and a high barrier to entry for new construction, properties like 1247 Viola Avenue are positioned in a "safe haven" market characterized by historically low vacancy rates and steady long-term appreciation. This blend of institutional-grade infrastructure and community-focused charm makes Glendale an enduring cornerstone for real estate investment in the 2026 landscape.

## 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.

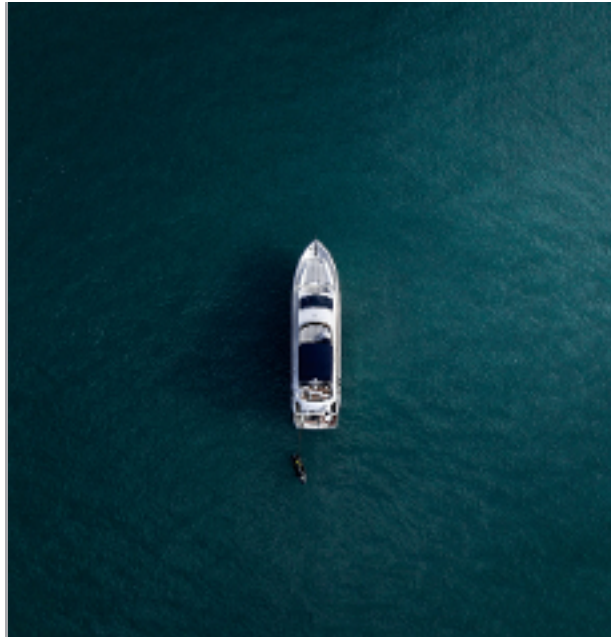
### Walkability and Micromobility

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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