ALL FOUR UNITS VACANT!

OFFERING MEMORANDUM
1515 N HOLLYWOOD WAY

Burbank, CA 91505 4 UNITS

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SAMIMI INVESTMENTS

1515 N Hollywood Way – Burbank, CA 91505

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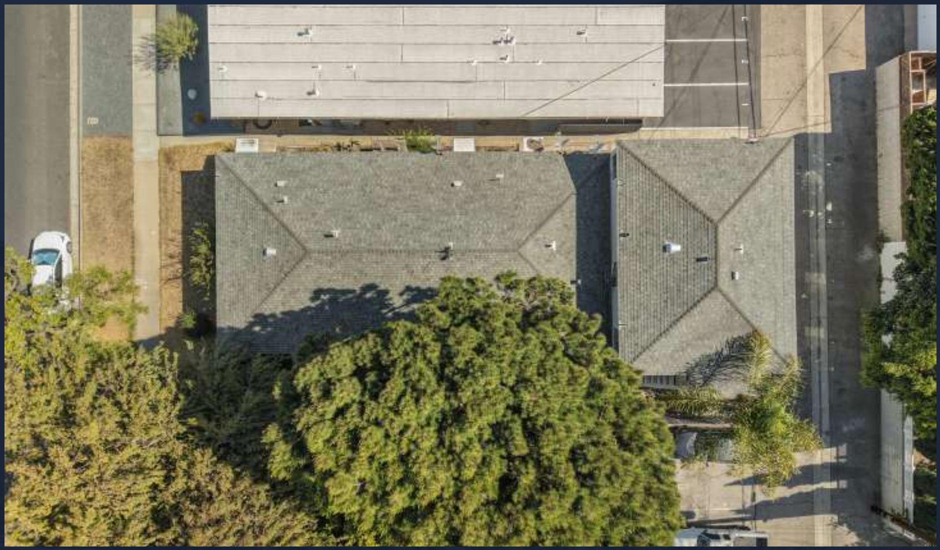
LYONSTAHL INVESTMENT REAL ESTATE

PROPERTY INFORMATION

THE OFFERING



1515 N Hollywood Way presents a rare opportunity to acquire a **fully vacant 4-unit apartment building** in the highly desirable Burbank market. Built in 1948, the property totals approximately **2,908 square feet** on a **5,407 square foot lot** and is comprised of **(2) 2Bed+1Bath unit and (2) 1Bed+1Bath units**. With all units delivered vacant, a new owner has the immediate ability to lease at market rents, select their own tenants, renovate further, or reposition the asset without existing tenant complications.

The property has been improved with **new paint** and offers strong pro forma income potential, with projected scheduled gross income of **$153,600 annually** based on market rent assumptions of **$3,750/month** for the 2Bed+1Bath units and **$2,650/month** for each 1Bed+1Bath unit. At the list price of **$1,495,000**, the property is priced at **$373,750 per unit** and approximately **$514 per building square foot**, with a projected **7.85% cap rate** and **9.73 GRM**.

A major value-add component is the ability to potentially add **up to 4 ADUs**, creating a significant upside path for a buyer to explore. With the property fully vacant and existing garage/parking improvements already on site, the asset gives investors a clean opportunity to stabilize the current four units while also evaluating additional rental income through ADU development. **Buyer to verify all ADU feasibility, zoning, permits, CUP requirements, and development standards with the City of Burbank.**

Located along Hollywood Way in Burbank, the property benefits from proximity to **Magnolia Park, the Media District, Warner Bros. Studios, The Walt Disney Company, ABC Television, shopping, dining, and major employment centers**. Unlike properties located in the City of Los Angeles, this Burbank asset is **not subject to LA RSO**. Burbank has its own tenant protections, and **AB 1482 may apply**, but the property is not under Los Angeles rent control.

PROPERTY DETAILS

SAMIMI INVESTMENTS

Address	**1515 N Hollywood Way Burbank, CA 91505**
Total Units	4
Total Building Sqft.	2,908 SF
Total Lot Size	5,407 SF
Year Built	1948
Zoning	BUR4
APN	2436-025-004

INVESTMENT HIGHLIGHTS

- **Fully vacant** Burbank 4-unit with immediate ability to lease at market rents and avoid inherited tenant issues.
- Projected $12,800/month in rent, $153,600 annual scheduled income, with a 7.85% cap at asking.
- Priced at $373,750/unit in a high-barrier Burbank submarket with strong renter demand.
- Outside LA City RSO, offering cleaner rent growth and management compared to LA rent-controlled assets.
- Garage ADU conversion potential creates a real path to add income and increase future value.

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

SAMIMI INVESTMENTS

LYONSTAHL INVESTMENT REAL ESTATE

FLOORPLANS

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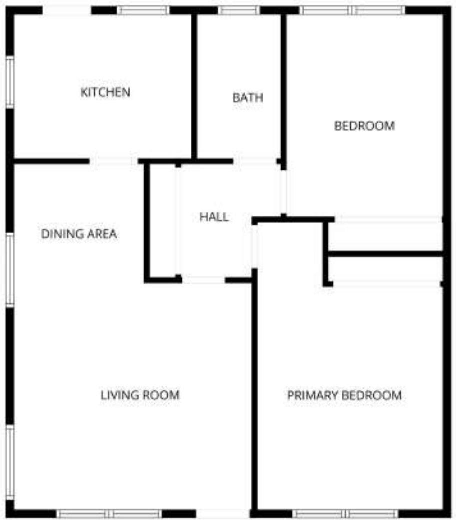

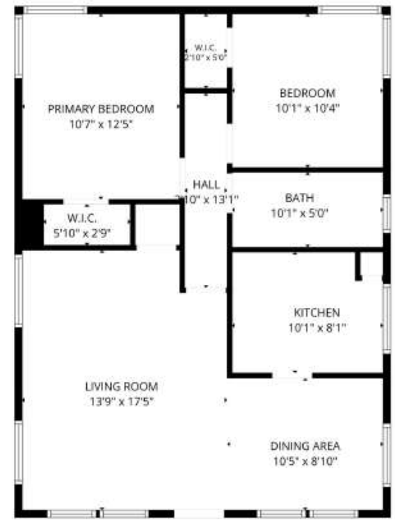

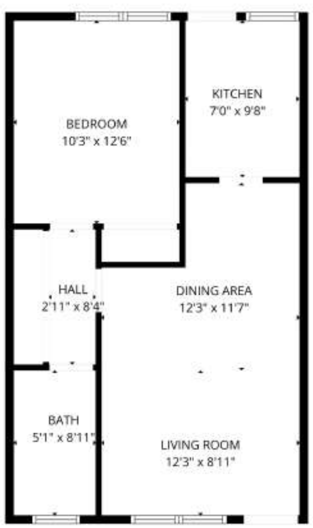

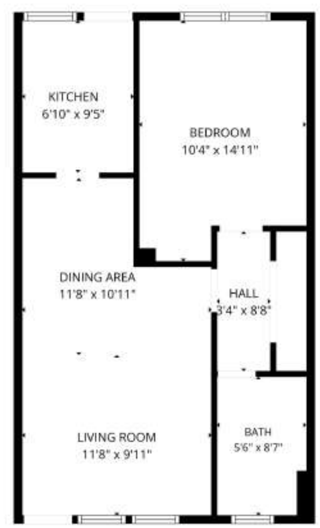

LYON STAHL INVESTMENT REAL ESTATE

PROPERTY PHOTOS

SAMIMI INVESTMENTS

LYON STAHL INVESTMENT REAL ESTATE

PROPERTY PHOTOS

SAMIMI INVESTMENTS

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PROPERTY PHOTOS

SAMIMI INVESTMENTS

FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT
1	2	1	$3,750	$3,750
2	2	1	$3,750	$3,750
3	1	1	$2,650	$2,650
4	1	1	$2,650	$2,650
–	1	1	–	$10,600
TOTALS			$12,800	$23,400

ANALYSIS

SAMIMI INVESTMENTS

Property Address: 1515 N Hollywood Way		
List Price:		$1,495,000
Down Payment:	35.0%	$523,250
Number of units:		4
Cost per Unit:		$373,750
Current GRM:		9.73
Market GRM:		5.32
Current CAP:		7.85%
Market CAP:		15.93%
Year Built / Age:		1948
Approx. Lot Size:		5,407
Approx. Gross RSF:		2,908
Cost per Net RSF:		$514.10

Annualized Operating Data	Current Rents			Market Rents		
Scheduled Gross Income:	$153,600			$280,800		
Vacancy Rate Reserve:	$7,680	5%	*1	$14,040	5%	*1
Gross Operating Income:	$145,920			$266,760		
Expenses:	$28,575	19%	*1	$28,575	10%	*1
Net Operating Income:	$117,345			$238,185		
Loan Payments:	$68,421			$68,421		
Pre Tax Cash Flows:	$48,924	9.35%	*2	$169,764	32.44%	*2
Principal Reduction:	$12,386			$12,386		
Total Return Before Taxes:	$61,310	11.72%	*2	$182,150	34.81%	*2

*1 As a percent of Scheduled Gross Income
*2 As a percent of Down Payment

Proposed Financing			
First Loan Amount:	$971,750	Amort:	INTEREST ONLY
Terms:	**5.80%**	Fixed:	7
Payment:	$4,697	DCR:	1.72

Annualized Expenses	
*Estimated	
New Taxes (New Estimated):	$17,940
Repairs & Maintenance:	$2,600
Insurance ($/SF):	$3,635
Utilities ($800/unit)	$3,200
Landscaping ($100/month)	$1,200
Total Expenses:	$28,575
Expenses as %/SGI	18.60%
Per Net Sq. Ft:	$9.83
Per Unit	$7,144

Scheduled Income

			Current Income		Market Income	
# of Units	Bdrms/ Baths	*Notes*	Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
1	2+1		$3,750	$3,750	$3,750	$3,750
1	2+1		$3,750	$3,750	$3,750	$3,750
1	1+1		$2,650	$2,650	$2,650	$2,650
1	1+1		$2,650	$2,650	$2,650	$2,650
4	1+1	Potential ADU Buyer to Verify			$2,650	$10,600

	Current	Market
Total Scheduled Rent:	$12,800	$23,400
Late Charges	$0	$0
Misc. Income	$0	$0
Monthly Scheduled Gross Income:	$12,800	$23,400
Annualized Scheduled Gross Income:	$153,600	$280,800
Utilities Paid by Tenant:	Gas & Electric	

LYON STAHL INVESTMENT REAL ESTATE

SALE COMPARABLES

SALE COMPARABLES

SALE COMPS

★

1515 N HOLLYWOOD WAY

Burbank, CA 91505

Price:	$1,495,000	Bldg Size:	2,908 SF
No. Units:	4	Year Built:	1948

1

445 S MAIN STREET

Burbank, CA 91506

Price:	$2,100,000	Bldg Size:	3,542 SF
No. Units:	4	Year Built:	1906

2

1520 N HOLLYWOOD

Burbank, CA 91505

Price:	$1,540,000	Bldg Size:	2,893 SF
No. Units:	4	Year Built:	1953

SALE COMPARABLES

SALE COMPS

3

125 N KEYSTONE STREET
Burbank, CA 91506

Price:	$1,875,000	Bldg Size:	2,766 SF
No. Units:	4	Year Built:	1926

4

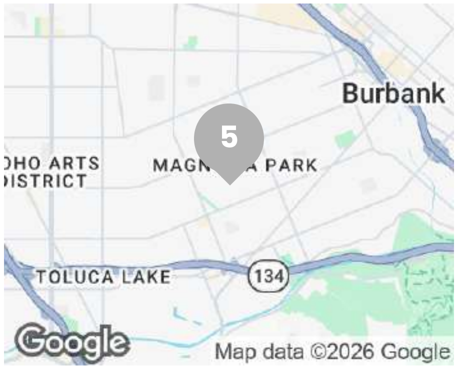
924 W CLARK AVENUE
Burbank, CA 91506

Price:	$1,650,000	Bldg Size:	2,838 SF
No. Units:	4	Year Built:	1949

5

633 N ROSEMARY LANE
Burbank, CA 91505

Price:	$1,920,000	Bldg Size:	3,224 SF
No. Units:	4	Year Built:	1944

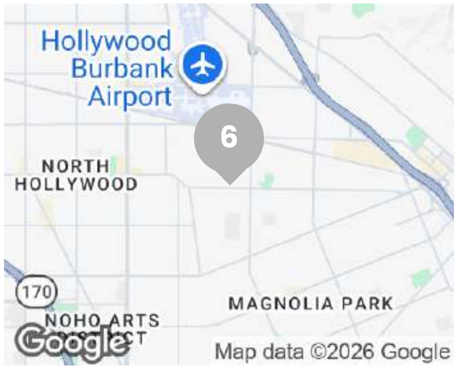


SALE COMPS

6

3807 W VICTORY BOULEVARD
Burbank, CA 91505

Price:	$1,900,000	Bldg Size:	3,697 SF
No. Units:	4	Year Built:	1940



SALE COMPS ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
445 S Main Street	$2,100,000	4	1906	3,542	21,282	10.42	6.24%	$592.89	$525,000	12/24/25	(4)2+1
1520 N Hollywood	$1,540,000	4	1953	2,893	5,772	11.88	5.47%	$532.32	$385,000	11/18/25	(2)2+1, (2)1+1
125 N Keystone Street	$1,875,000	4	1926	2,766	7,459	10.98	5.92%	$677.87	$468,750	11/5/25	(1)3+2, (2)2+1, (1)1+1
924 W Clark Avenue	$1,650,000	4	1949	2,838	6,178	19.10	3.40%	$581.40	$412,500	11/4/25	(4)1+1
633 N Rosemary Lane	$1,920,000	4	1944	3,224	11,717	16.58	3.92%	$595.53	$480,000	4/1/25	(4)2+1
3807 W Victory Blvd	$1,900,000	4	1940	3,697	6,502	16.14	4.03%	$513.93	$475,000	6/18/24	(1)4+2, (2)2+1, (1)1+1
633 N Rosemary Lane	$1,950,000	4	1944	3,224	11,717	18.54	3.51%	$604.84	$487,500	5/1/24	(4)2+1
Averages				**3,169**	**10,090**	**14.80**	**4.64%**	**$585.54**	**$461,964**		
1515 N Hollywood Way	$1,495,000	4	1948	2,908	5,407	9.73	7.85%	$514.10	$373,750	N/A	(2) 2+1, (2) 1+1

LOCATION OVERVIEW

1515 N Hollywood Way – Burbank, CA 91505

LOCATION OVERVIEW

LOS ANGELES OVERVIEW

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LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County's population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION

10M

Residents

TOTAL AREA

4,084

Square Miles

CITIES

88

Incorporated Cities

Economy

950B

Gross Domestic Product

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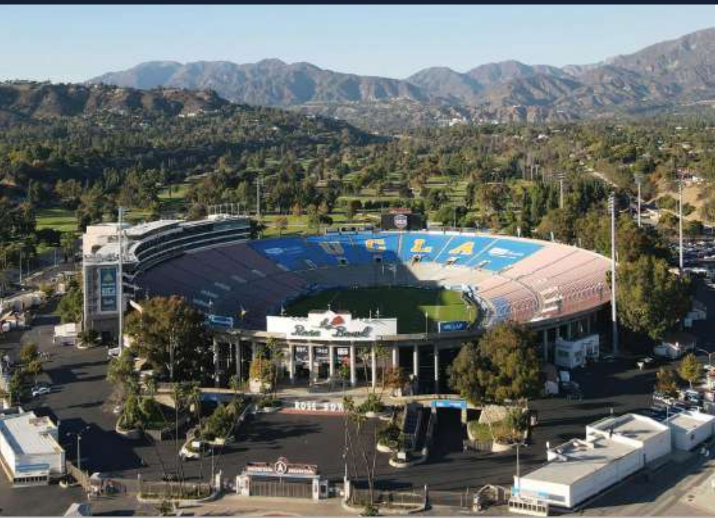
LOS ANGELES



Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.

100

Over 100 colleges and universities, including UCLA, USC, and Caltech

5M

Highly educated and diverse workers

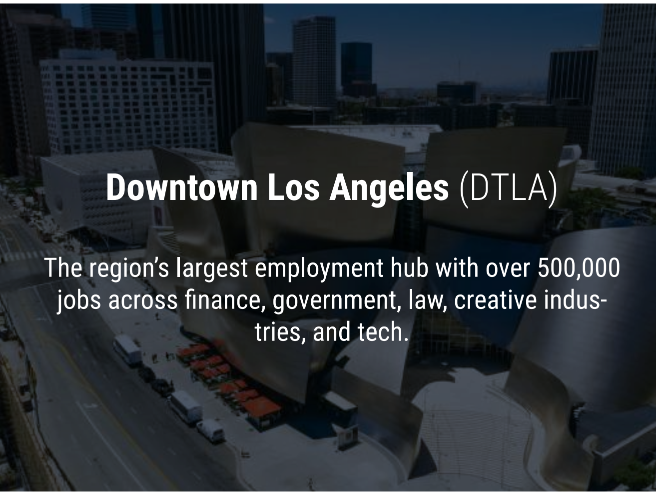
950B

GDP. One of the largest county economies in the world

EMPLOYMENT CENTERS

SAMIMI INVESTMENTS

CENTRAL TO EMPLOYMENT CENTERS

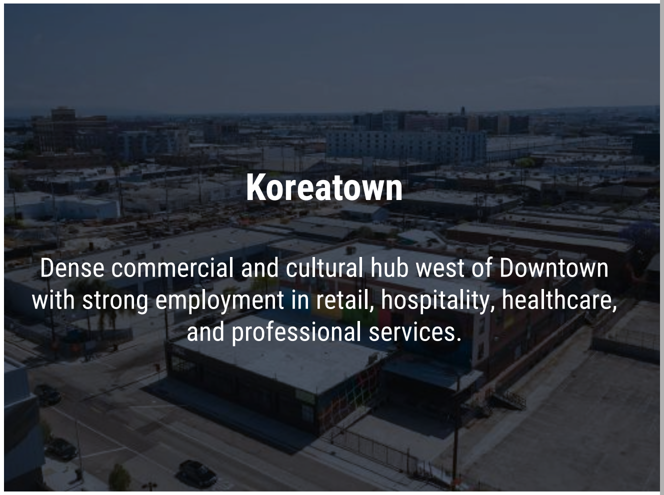


Downtown Los Angeles (DTLA)

The region's largest employment hub with over 500,000 jobs across finance, government, law, creative industries, and tech.

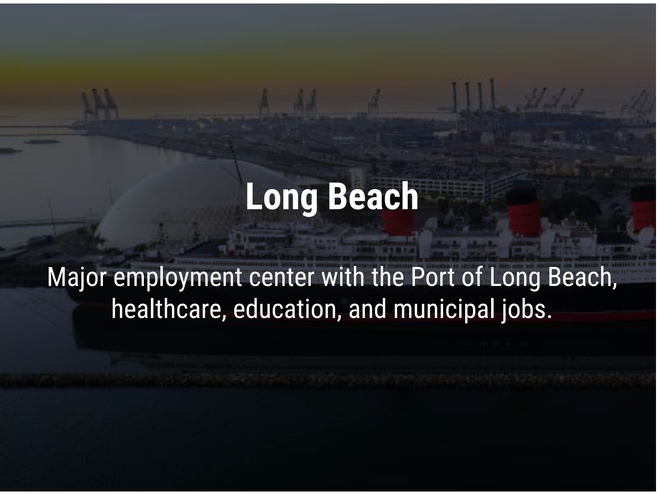
Hollywood

Global center for entertainment and media, home to major studios, production companies, and a growing tech presence.



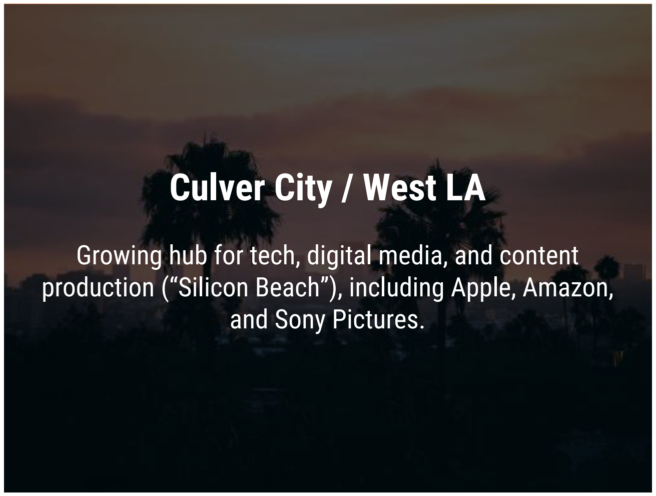
Koreatown

Dense commercial and cultural hub west of Downtown with strong employment in retail, hospitality, healthcare, and professional services.



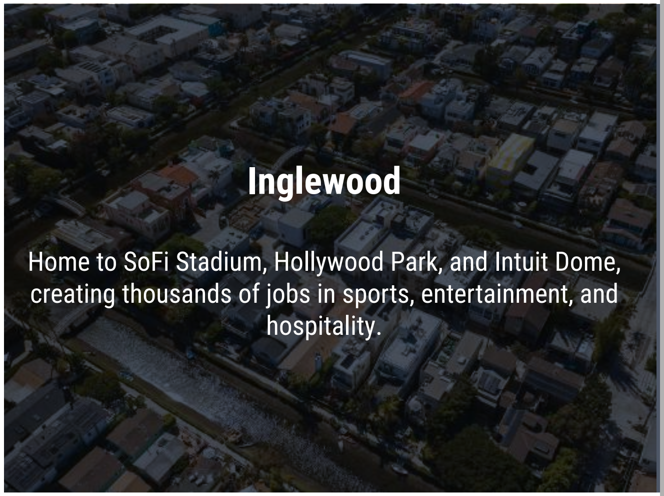
Long Beach

Major employment center with the Port of Long Beach, healthcare, education, and municipal jobs.



Culver City / West LA

Growing hub for tech, digital media, and content production ("Silicon Beach"), including Apple, Amazon, and Sony Pictures.



Inglewood

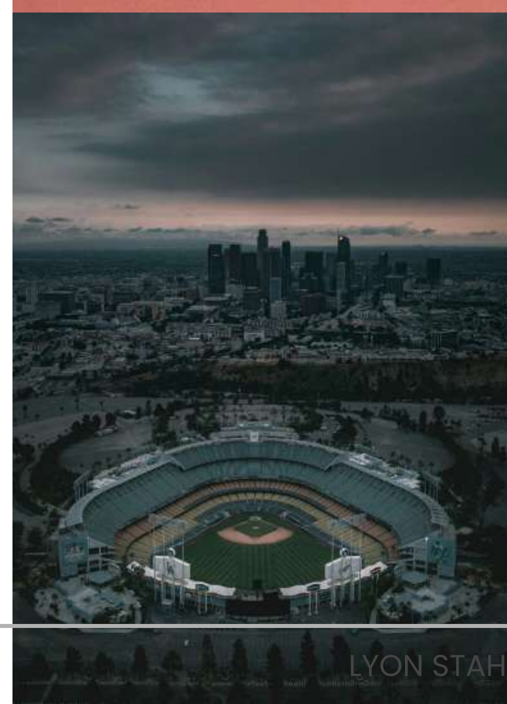
Home to SoFi Stadium, Hollywood Park, and Intuit Dome, creating thousands of jobs in sports, entertainment, and hospitality.

2028 OLYMPICS | LOS ANGELES

In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.

ECONOMIC IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.

EXCLUSIVELY MARKETED BY

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