

233-237 N. HOLLYWOOD WAY



Burbank, CA 91505

14 Units | Prime Media District | Burbank



233-237 N. HOLLYWOOD WAY

Burbank, CA 91505



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DESIGN BY CRESC

An aerial photograph of a city, likely Los Angeles, with a blue overlay and diagonal lines. The image shows a mix of residential and commercial buildings, trees, and a road. The text '01 Executive Summary' is overlaid in the center.

01 Executive Summary

233-237 N. HOLLYWOOD WAY

PROPERTY SUMMARY

PRICING SUMMARY

OFFERING PRICE \$4,400,000

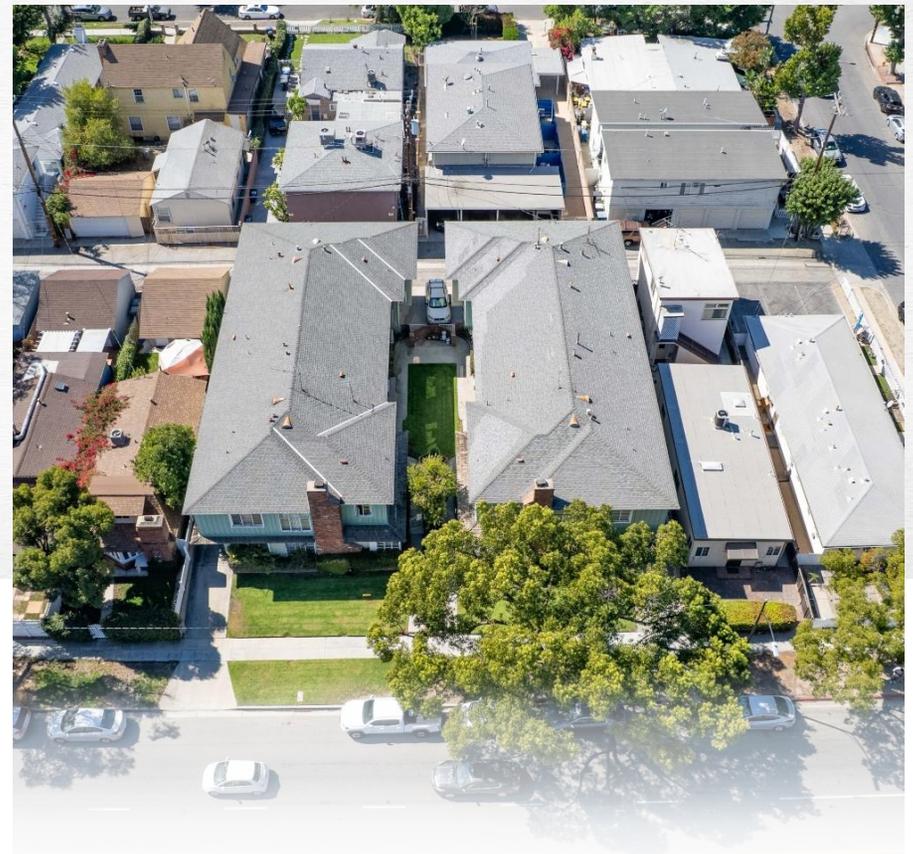
PRICE/UNIT \$314,286

PRICE/SF \$390.76

GRM 13.34 **10.74**

CAP RATE 4.82% **6.58%**

Current *Market*



233-237 N. HOLLYWOOD WAY

UNITS 14

YEAR BUILT 1958

GROSS SF 11,260

LOT SF 10,585

APN 2482-012-010

FLOORS 2



The Location

BURBANK TOWN CENTER		
BURBANK TOWN CENTER	AMC THEATRES	★ macy's
sears	BED BATH & BEYOND	OLD NAVY
california PIZZA KITCHEN	FIVE GUYS BURGERS and FRIES	IN-N-OUT BURGER CRUNCH

DOWNTOWN BURBANK		
DOWNTOWN BURBANK	CLAPPEE'S COUNTRY CLUB	Yard House
AMC THEATRES	Gyu-Kaku Japanese BBQ	ISLANDS Fine Burgers & Drinks
WOOD RANCH BBQ & GRILL	WOKCANO	Gyu-Kaku Japanese BBQ

PROVIDENCE
Saint Joseph Medical Center

WALT DISNEY Studios

PBS

WHEEL OF FORTUNE

THE BURBANK STUDIOS

JEOPARDY!

THE CW

STUDIO PLAZA



HOLLYWOOD WAY

HEFFRON DR

SUBJECT



PROPERTY OVERVIEW

Equity Union Commercial is proud to represent this 14-unit apartment building in an excellent rental pocket in Burbank.

The building was constructed in 1958. Its unit mix consists of (8) 1+1 units and (6) 2+1 units. With a lot size of 10,585 square feet, the property has a total of 11,260 rentable square feet.

The property is located in Burbank, which is a highly desirable rental market known as the Media Capital of the World. It is home to Disney Studios, Warner Brothers, and NBC. The city has over 80 restaurants, 30 movie screens, and 200 stores; residents enjoy top-ranked schools, easy access to the 5 and 134 freeways, and close proximity to the Burbank Metrolink.

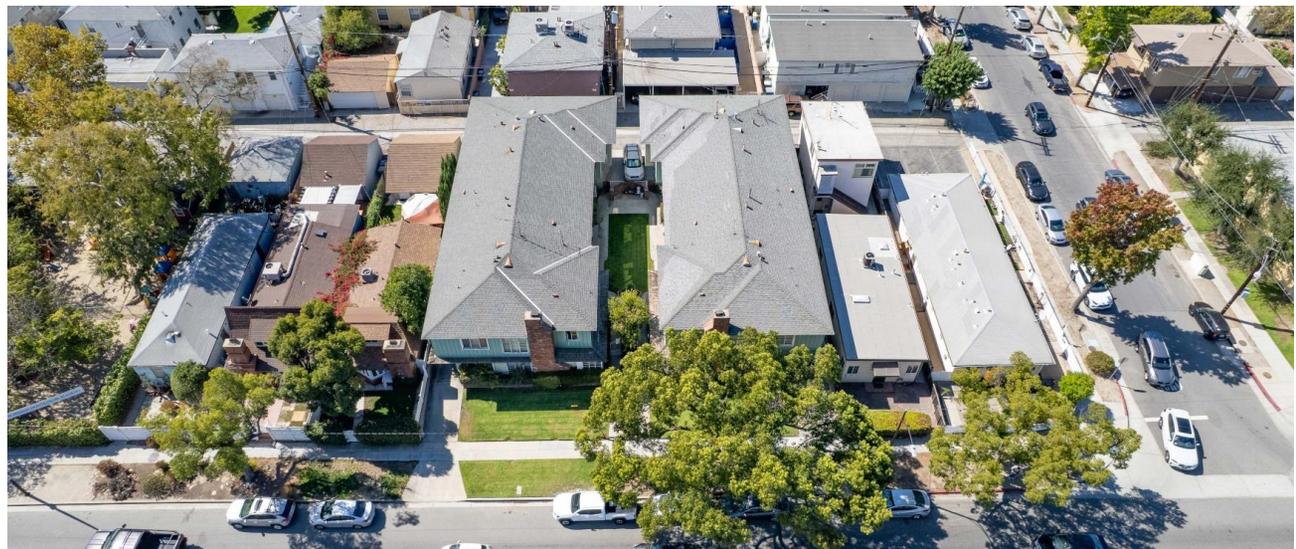
Investment Highlights

- 14 units in Prime media district of Burbank
- Property is on two separate assessor parcel numbers and is situated on a 10,585 square foot lot
- Building features a fireplace in the front units, pitched roof, and units have been tastefully upgraded as the units have turned
- Upside in existing rents
- Burbank is subject to AF 1482 rent control
- Property has updated electrical



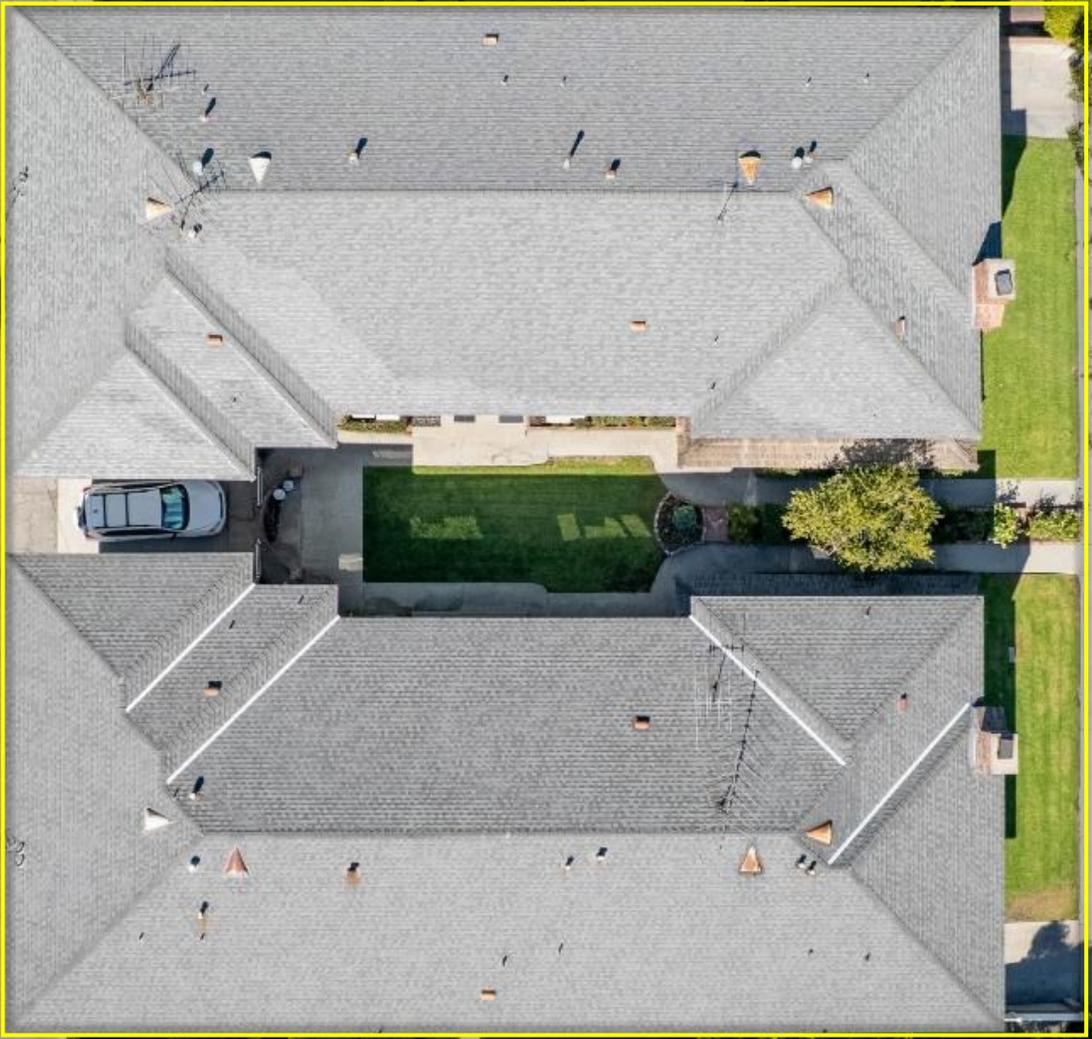


233-237 N. HOLLYWOOD WAY
Burbank, CA 91505



Interior Layout







02

Financial Analysis

233-237 N. HOLLYWOOD WAY

Financial Analysis

PRICING SUMMARY

OFFERING PRICE	\$4,400,000	
PRICE/UNIT	\$314,286	
PRICE/SF	\$390.76	
GRM	13.34	10.74
CAP RATE	4.82%	6.58%
	<i>Current</i>	<i>Market</i>

PROPERTY SUMMARY

UNITS	14
YEAR BUILT	1958
GROSS SF	11,260
LOT SF	10,585
APN	2482-012-010
FLOORS	2

MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
9	1+1	\$1,796	\$16,161	\$2,250	\$20,250
5	2+1	\$2,236	\$11,178	\$2,750	\$13,750
Total Scheduled Rent			\$27,339		\$34,000

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$328,068	\$408,000
Less: Vacancy/Deductions	3% (\$9,842)	3% (\$12,240)
Misc. Income	\$1,800	\$1,800
Effective Gross Income	\$320,026	\$397,560

ANNUALIZED EXPENSES

	Current	Market
Gardener	\$3,750	\$3,750
Management	\$15,651	\$15,651
Gas	\$2,628	\$2,628
Pest Control	\$1,440	\$1,440
Property Taxes	\$48,747	\$48,747
Maintenance & Repairs	\$16,348	\$16,348
Water & Power	\$10,499	\$10,499
Insurance	\$8,836	\$8,836

ESTIMATED EXPENSES

	Current	Market
Expenses/Unit	\$7,707	\$7,707
Expenses/SF	\$9.58	\$9.58
% of GOI	33.7%	27.1%

RETURN

	Current	Market
NOI	\$212,127	\$289,661

Rent Roll

233-237 N. HOLLYWOOD WAY

Unit #	Type	Current Rent	Market Rent
233 A	2+1	\$1,907	\$2,750
B	1+1	\$1,346	\$2,250
C	1+1	\$1,655	\$2,250
D	2+1	\$2,067	\$2,750
E	1+1	\$1,995	\$2,250
F	2+1	\$1,973	\$2,750
G	1+1	\$1,884	\$2,250
237 A	2+1	\$2,701	\$2,750
B	1+1	\$2,250	\$2,250
C	1+1	\$1,620	\$2,250
D	1+1	\$2,017	\$2,250
E	1+1	\$1,510	\$2,250
F	2+1	\$2,530	\$2,750
G	1+1	\$1,884	\$2,250
Totals:		\$27,339	\$34,000

An aerial photograph of a city neighborhood, likely Hollywood, California, showing residential buildings, streets, and trees. A large, semi-transparent white number '03' is overlaid in the center of the image. The background is a dark blue gradient with diagonal lines.

03

Market Comparables

233-237 N. HOLLYWOOD WAY

SALES COMPARABLES

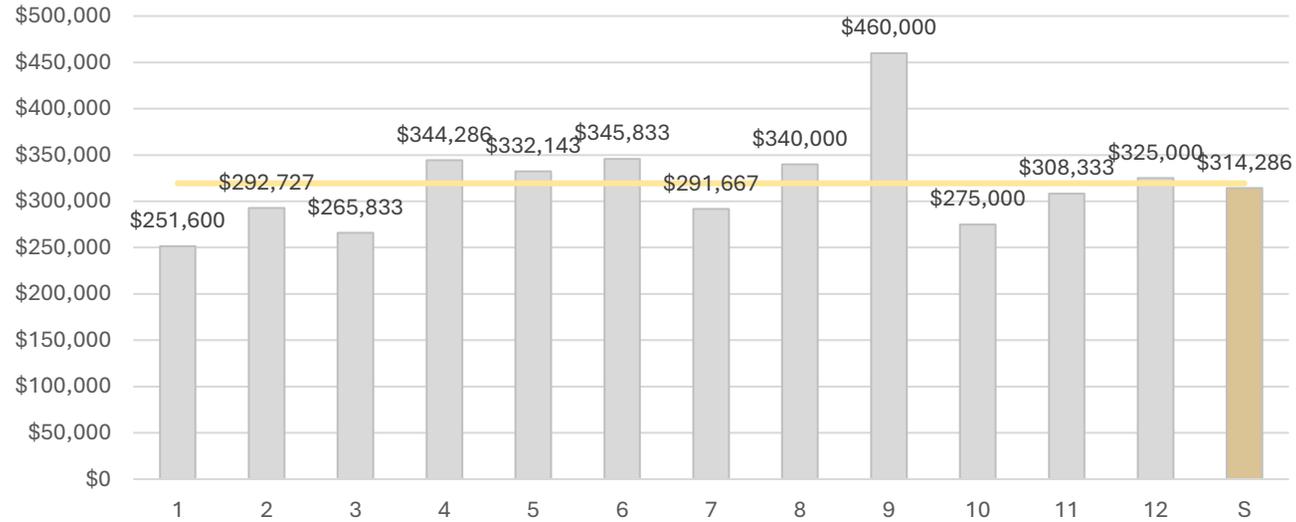
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 428 E. Elmwood Ave Burbank, CA 91501	5	1948	2,933	7,218	4 - 2+1	9/24/2024	\$1,258,000	\$251,600	\$428.91	-	-
	2 600 E. Harvard Blvd Burbank, CA 91501	11	1962	8,466	8,276	1 - Studio 5 - 1+1 5 - 2+2	11/14/2024	\$3,220,000	\$292,727	\$380.34	-	-
	3 1509 N. Hollywood Way Burbank, CA 91505	6	1949	3,409	8,089	6 - 1+1	11/1/2024	\$1,595,000	\$265,833	\$467.88	5.80%	13.70
	4 401 N. Kenneth Rd Burbank, CA 91501	7	1954	5,600	10,149	6 - 1+1 1 - 2+2	10/16/2024	\$2,410,000	\$344,286	\$430.36	-	-
	5 115 N. Myers St Burbank, CA 91506	7	1955	6,680	10,337	3 - 1+1 3 - 2+1 1 - 3+2	9/13/2024	\$2,325,000	\$332,143	\$348.05	4.53%	14.00
	6 121 N. Parish Pl Burbank, CA 91506	6	1952	5,300	6,212	4 - 1+1 2 - 2+1	10/31/2024	\$2,075,000	\$345,833	\$391.51	4.50%	14.40

SALES COMPARABLES

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	7 360 W. Alameda Ave Burbank, CA 91506	12	1953	11,440	18,480	4 - 1+1 8 - 2+1	5/22/2025	\$3,500,000	\$291,667	\$305.94	4.45%	14.30
	8 504-508 E. Valencia Ave Burbank, CA 91501	5	1946	4,084	7,884	2 - 1+1 3 - 2+1	5/21/2025	\$1,700,000	\$340,000	\$416.26	4.18%	14.50
	9 268 W. Ash Ave Burbank, CA 91502	5	1928	4,364	6,810	1 - 2+1 4 - 2+1.5	2/25/2025	\$2,300,000	\$460,000	\$527.04	5.20%	13.40
	10 268 E. Providencia Ave Burbank, CA 91502	8	1955	4,758	8,771	8 - 1+1	3/3/2025	\$2,200,000	\$275,000	\$462.38	3.76%	17.80
	11 336 E. Santa Anita Ave Burbank, CA 91502	12	1964	14,088	8,968	2 - 1+1 8 - 2+2 2 - 3+2	7/17/2025	\$3,700,000	\$308,333	\$262.63	5.10%	11.70
	12 310-312 Cornell Dr Burbank, CA 91504	6	1952	3,770	7,400	5 - 1+1 1 - 2+1	9/23/2025	\$1,950,000	\$325,000	\$517.24	4.49%	16.50
AVERAGES		8	1952	6,241	9,050				\$319,369	\$411.55	4.67%	14.48
	S Subject 233-237 N. Hollywood Way Burbank, CA 91505	14	1958	11,260	10,585	9 - 1+1 5 - 2+1	On Market	\$4,400,000	\$314,286	\$390.76	4.82%	13.34

SALES COMPARABLES

PRICE/UNIT

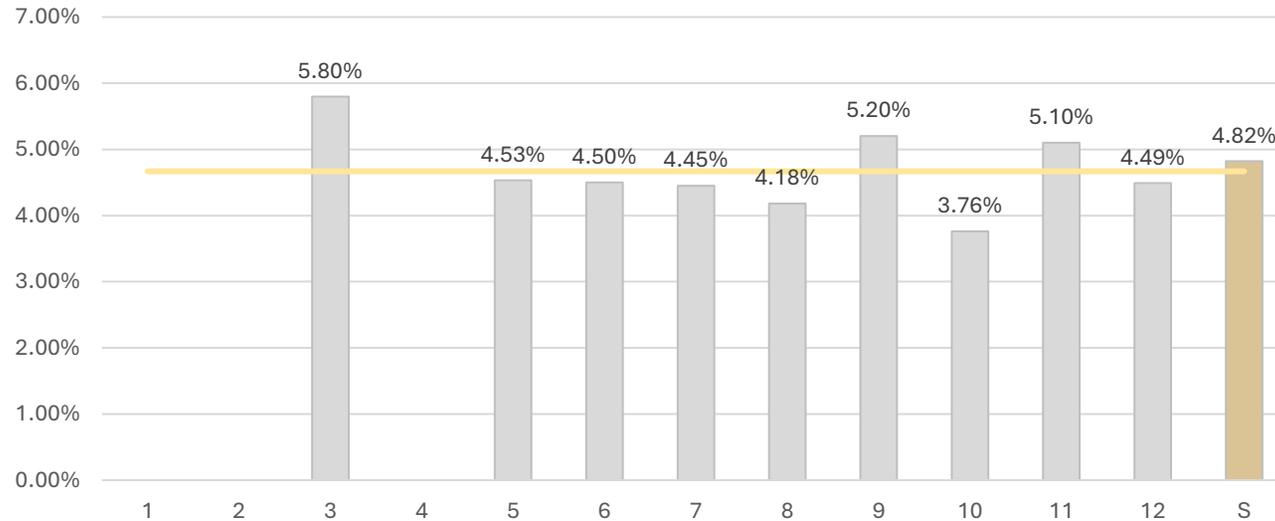


PRICE/SF

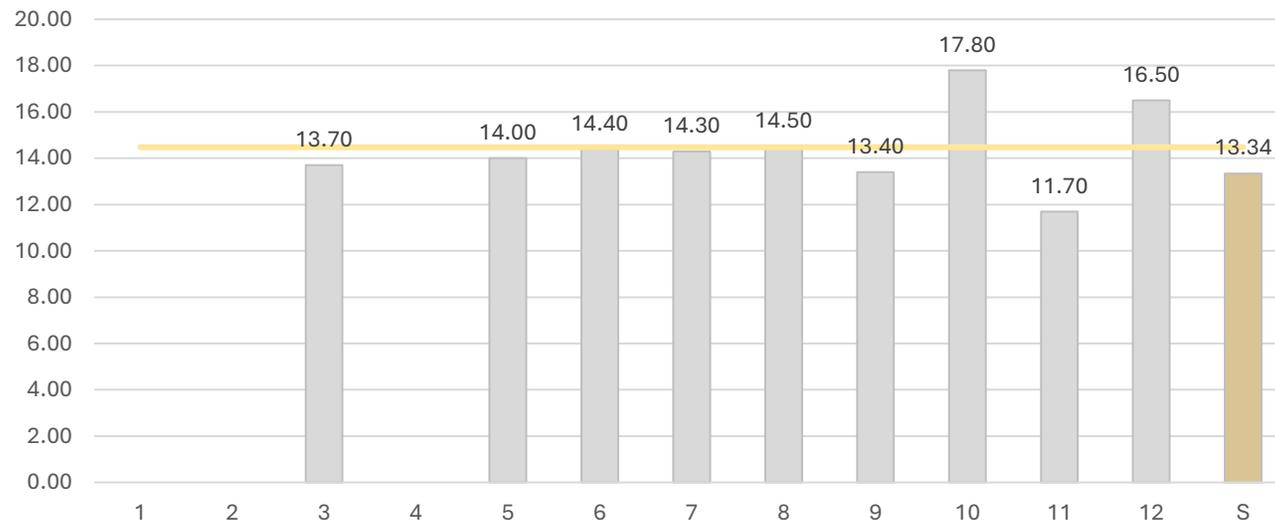


SALES COMPARABLES

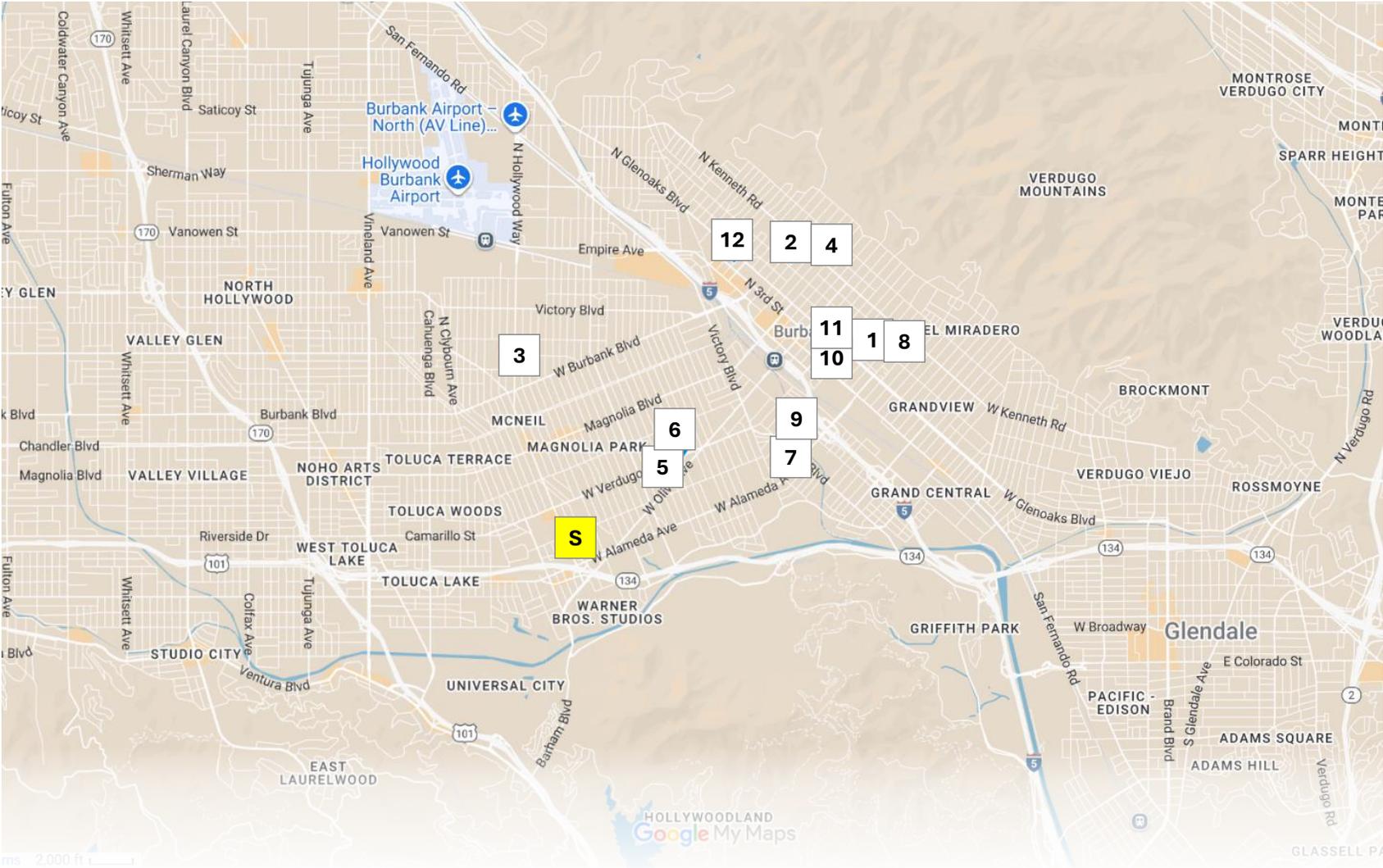
CAP RATE



GRM



SALES COMPARABLES



An aerial photograph of a city neighborhood, likely Hollywood, California, showing residential buildings, streets, and trees. The image is overlaid with a semi-transparent blue filter and several diagonal lines. In the center, the number '04' is displayed in a large, white, serif font. Below the number, the text 'Location Overview' is written in a smaller, white, serif font.

04

Location Overview

233-237 N. HOLLYWOOD WAY

Burbank *California*



165,000

RELATED JOBS



4.1M

ANNUAL VISITORS



\$97,680

AVG HH INCOME

The property is strategically positioned in the heart of Burbank's famed "Media Row," a global hub for television, film, and digital content production. The property sits within minutes of some of the most influential names in the entertainment industry, providing a built-in demand driver for high-quality rental housing. With over 76,000 jobs in entertainment and more than 1,000 media, post-production, and creative firms, the area is a powerful job engine and demand generator for quality housing.



Area Connectivity

BURBANK TOWN CENTER

BURBANK TOWN CENTER	AMC THEATRES	macy's
sears	BED BATH & BEYOND	OLD NAVY
california PIZZA KITCHEN	FIVE GUYS BURGERS and FRIES	IN-N-OUT BURGER

Providence

THE BURBANK STUDIOS

WALT Disney Studios

WHOLE FOODS

WB

Lakeside GOLF CLUB

COMCAST NBCUNIVERSAL

NBC UNIVERSAL

nickelodeon

SUBJECT

BURBANK EMPIRE CENTER

BEST BUY	NORDSTROM	Walmart	Target
TJ-maxx	Marshalls	REI COOP	BevMo!
Olive Garden	SHARKY'S	OUTBACK STEAKHOUSE	BLAZE PIZZA

NOHO ARTS DISTRICT

Target	NOHO	Television Academy Foundation	KAISER PERMANENTE
FEDERAL	LAEMMLE	EL PORTALE	
THE FAT DOG	BYP	amazon fresh	

COSTCO BUSINESS CENTER

AMBAK

NBCUniversal Television Asset Center

KAISER PERMANENTE

NOHO WEST



Community Profile

Burbank draws about 4.1 million visitors annually, largely driven by media-related attractions and studio tours—a key contributor to rental demand among hospitality and tourism workers. California’s Film & TV Tax Credit Program has acted as a significant economic driver statewide. Through Program 3.0, it generated \$26 billion in economic activity and supported over 197,000 cast and crew jobs in the state. A massive local employment base in entertainment ensures stable rental demand from industry professionals.

- **Studio Infrastructure:** A production hub with robust technical infrastructure; ONE Burbank high-speed fiber optics network.
- **Regional Amenities:** Burbank Hollywood Airport (named the best US airport by Fodor’s Travel) and Metrolink; abundant shopping districts, entertainment and hotels.
- **Access to Labor:** Burbank draws from a skilled and qualified workforce of which 62% is college educated or higher.
- **Quality of Life:** An independent city, with its own police and fire, school district, transportation and utilities; 41 city parks and recreation facilities, distinguished Burbank Unified School District and attractive residential neighborhoods.



Amenities



BURBANK EMPIRE CENTER

BEST BUY	NORDSTROM rack	Walmart	Target
TJ-maxx	Marshalls	REI	BevMo!
Olive Garden	SHARKY'S	OUTBACK	BLAZE PIZZA

BURBANK TOWN CENTER

BURBANK TOWN CENTER	AMC THEATRES	MACY'S
sears	BED BATH & BEYOND	OLD NAVY
california PIZZA KITCHEN	FIVE GUYS	IN-N-OUT

DOWNTOWN BURBANK

DOWNTOWN BURBANK	CLAPPER	Yard House
AMC THEATRES	Gyu-Kaku	ISLANDS
WOOD RANCH	WOKCANO	Gyu-Kaku

GLENDALE EMPLOYERS

IMAGINATIONS	Disney	UNIVISION RADIO
DREAMWORKS STUDIOS	Public Storage	Nestlé
IHOP	legalzoom	abc
Applebee's	WHOLE FOODS	Adventist Health

COMCAST NBCUNIVERSAL

NBC UNIVERSAL

UNIVERSAL

UNIVERSAL STUDIOS

WB

RANCHO MKTPLACE

PAVILIONS blink

STARBUCKS COFFEE

LA POLLO LOCO

Denny's

THE BURBANK STUDIOS

PROVIDENCE

Saint Joseph Medical Center

abc

WALT DISNEY Studios

Walt Disney IMAGINEERING

DREAMWORKS STUDIOS

TRADER JOE'S

IKEA

Ralphs

Habit

TESLA

starbucks

cvs pharmacy

CN

CARTOON NETWORK

SPROUTS

FARMERS MARKET

deluxe

SDFX

STUDIOS

COSTCO

WHOLESALE

nickelodeon

nickelodeon

ANIMATION

Target

NBCUniversal

Television Asset Center

NOHO WEST

NOHO

CBS

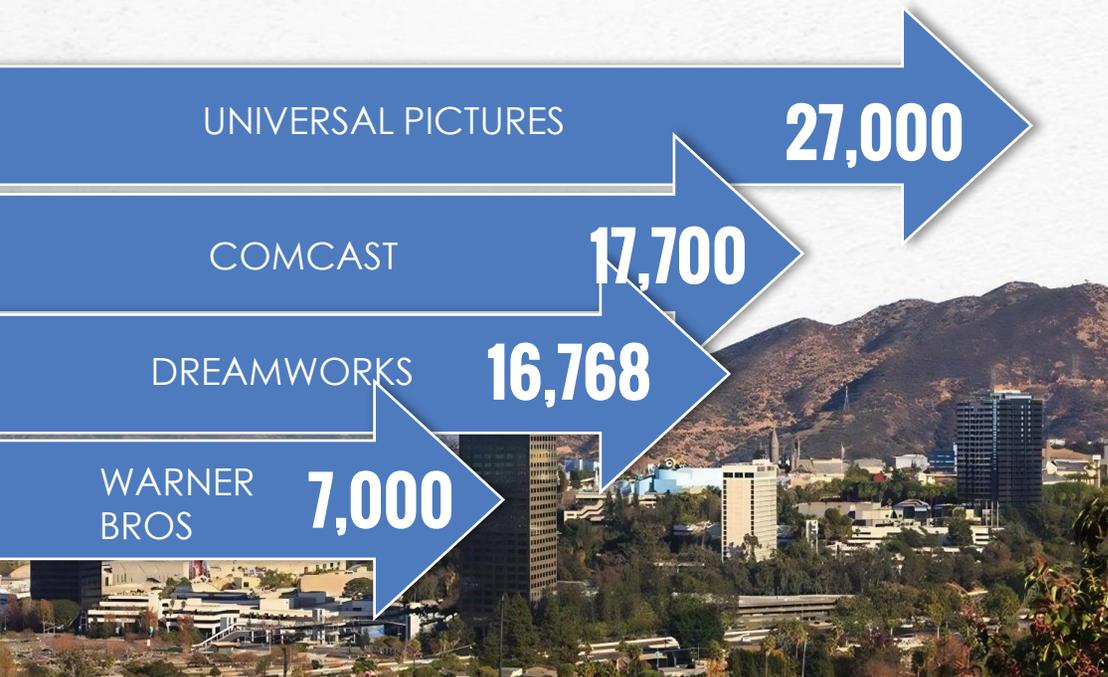
STUDIO CITY

Glendale

Employment Hubs



TOP REGIONAL EMPLOYERS



AREA LANDMARKS

The Media District (sometimes called Media Row / Media Center) is the part of Burbank, CA, with a high density of entertainment/media companies: studios, production offices, creative services, etc.

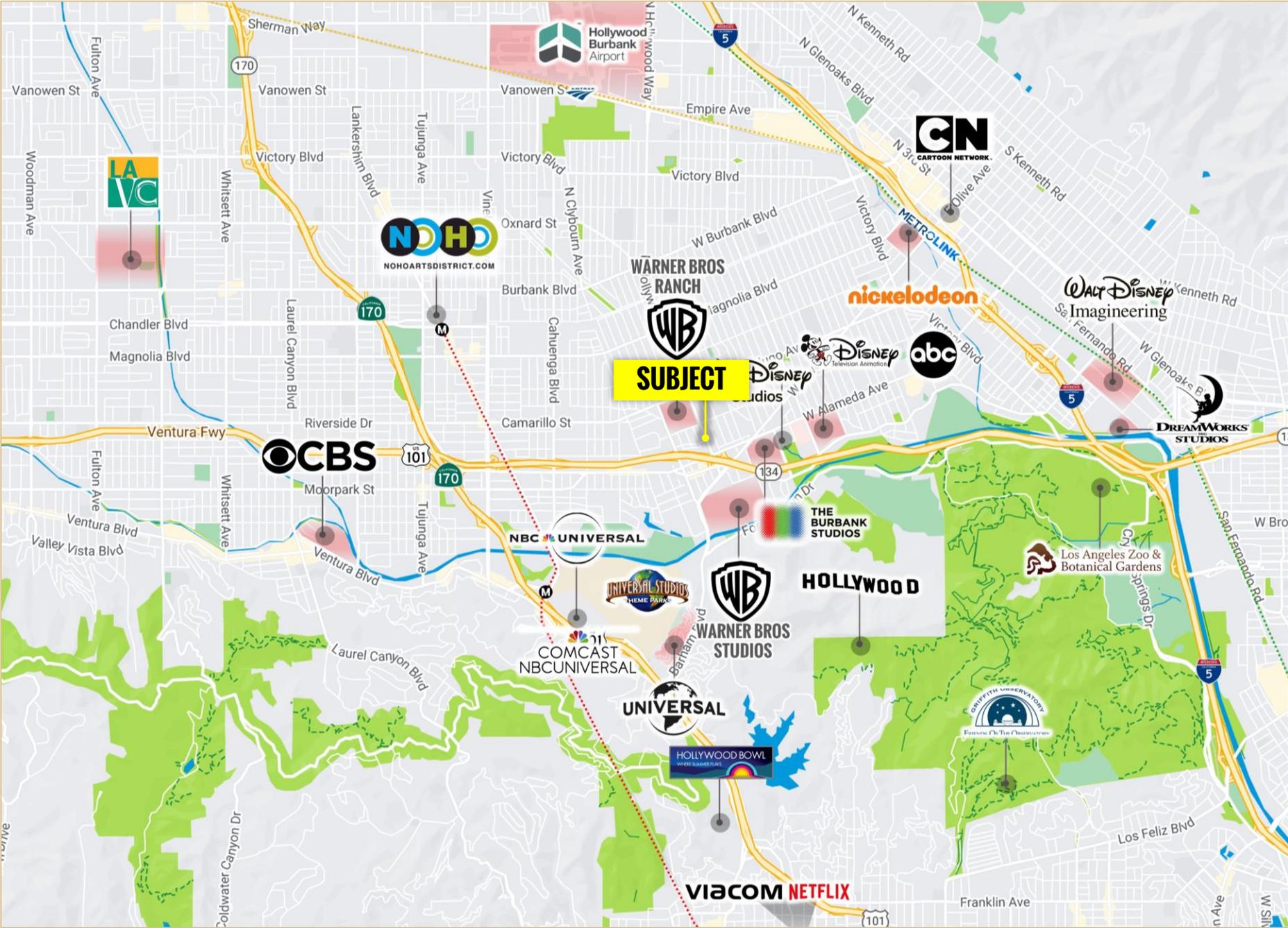
Major landmarks: The Walt Disney Company headquarters, Warner Bros. Studios, ABC Television, DC Comics, Legendary Entertainment, iHeart Media, PBS SoCal, New Line Cinema.

It's centrally located in Burbank, close to freeways (especially the 134 Ventura Freeway and Interstate 5), the Hollywood Burbank Airport / Regional Transportation Hub, and with good access to public transit.

The Media District is arguably the core of Burbank's economy – many of its jobs are in film, TV, media production, post-production, creative offices.

Because of the concentration of studios, support services (editing, sound, etc.), and ancillary businesses (retail, food, lodging) are also prominent.

MEDIA ROW CONNECTIVITY



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