

# Multifamily FOR SALE

## 2014 PEYTON AVE.

2014 Peyton Avenue, Burbank, CA 91504



For more information

**CINDY HILL, CCIM**

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## Price: \$1,095,000

### Highlights

- Pride of ownership two single family homes located in Burbank
- One unit is currently vacant for potential owner/user
- Vacant unit has an unpermitted kitchenette and bathroom and could be converted to an ADU or a guest unit
- Both units have central air and have been tastefully remodeled
- Upstairs unit has high ceilings and balcony

# Investment Details



## Analysis

Analysis Date	December 2025
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## Property

Property Type	Multifamily
Property Address	2014 Peyton Ave.
City, State	2014 Peyton Avenue
Year Built	Burbank, CA 91504
	1924

## Purchase Information

Purchase Price	\$1,095,000
Units	2
Total Rentable SF	1,650
Lot Size	4,406 sf

## Income & Expense

Gross Operating Income	\$60,237
Monthly GOI	\$5,020
Total Annual Expenses	(\$19,950)
Monthly Expenses	(\$1,663)

## Financial Information

All Cash
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## Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
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# Executive Summary



## Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,095,000
Investment - Cash	\$1,095,000

## Investment Information

Purchase Price	\$1,095,000
Price per Unit	\$547,500
Price per SF	\$663.64
Expenses per Unit	(\$9,975)

## Income, Expenses & Cash Flow

<b>Gross Scheduled Income</b>	<b>\$62,100</b>
Total Vacancy and Credits	(\$1,863)
Operating Expenses	(\$19,950)
<b>Net Operating Income</b>	<b>\$40,287</b>
Debt Service	\$0
<b>Cash Flow Before Taxes</b>	<b>\$40,287</b>

## Financial Indicators

Cash-on-Cash Return Before Taxes	3.68%
Debt Coverage Ratio	N/A
Capitalization Rate	3.68%
Gross Rent Multiplier	17.63
Gross Income / Square Feet	\$37.64
Gross Expenses / Square Feet	(\$12.09)
Operating Expense Ratio	33.12%

# Pro Forma Summary



## Income

Description	Actual	Per Unit	Market	Per Unit
Gross Potential Rent	\$62,100	\$31,050	\$67,200	\$33,600
- Less: Vacancy	(\$1,863)	(\$932)	(\$2,016)	(\$1,008)
Effective Gross Income	\$60,237	\$30,119	\$65,184	\$32,592

## Operating Expenses

Description	Actual	Per Unit	Market	Per Unit
Estimated Expenses	\$19,950	\$9,975	\$19,950	\$9,975
Total Expenses	(\$19,950)	(\$9,975)	(\$19,950)	(\$9,975)
Net Operating Income	\$40,287	\$20,144	\$45,234	\$22,617

# Pro Forma Summary



## Investment Summary

Price	\$1,095,000
Year Built	1924
Units	2
Price/Unit	\$547,500
RSF	1,650
Price/RSF	\$663.64
Lot Size	4,406 sf
Floors	2
APN	2468-024-007
Cap Rate	3.68%
Market Cap Rate	4.13%
GRM	17.63
Market GRM	16.29

## Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
2+1	2	\$2,588	\$5,175	\$2,800	\$5,600
<b>Totals</b>	<b>2</b>		<b>\$5,175</b>		<b>\$5,600</b>

## Annualized Income

Description	Actual	Market
Gross Potential Rent	\$62,100	\$67,200
- Less: Vacancy	(\$1,863)	(\$2,016)
<b>Effective Gross Income</b>	<b>\$60,237</b>	<b>\$65,184</b>
- Less: Expenses	(\$19,950)	(\$19,950)
<b>Net Operating Income</b>	<b>\$40,287</b>	<b>\$45,234</b>

## Annualized Expenses

Description	Actual	Market
Estimated Expenses	\$19,950	\$19,950
<b>Total Expenses</b>	<b>\$19,950</b>	<b>\$19,950</b>
<b>Expenses Per RSF</b>	<b>\$12.09</b>	<b>\$12.09</b>
<b>Expenses Per Unit</b>	<b>\$9,975</b>	<b>\$9,975</b>

# Property Description



## Duplex in Burbank

Equity Union Commercial is proud to represent this duplex in Burbank.

The building was constructed in 1924. Its unit mix consists of (2) 2+1 units. With a lot size of 4,406 square feet, the property has a total of 1,650 rentable square feet.

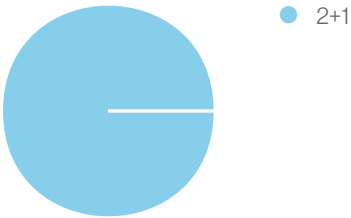
The property is located in Burbank, which is a highly desirable rental market and is known as the media capital of the world. It is home to Disney Studios, Warner Brothers, and NBC. The city has over 80 restaurants, 30 movie screens, and 200 stores; its residents enjoy top ranked schools, easy access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

# Unit Mix Report

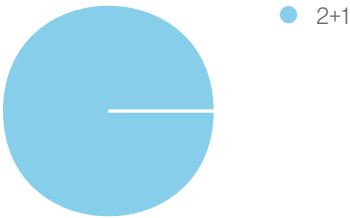


Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
2	2+1	0	\$2,588	\$5,175	\$2,800	\$5,600
2		0		\$5,175		\$5,600

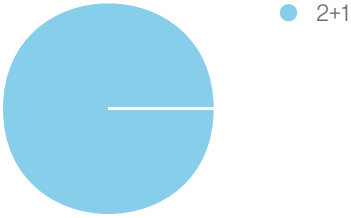
UNIT MIX



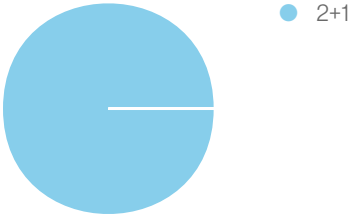
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



# Unit Rent Roll



Unit	Description	Current Rent	Pro Forma Rent	Comments
1	2+1	\$2,375	\$2,800	
2	2+1	\$2,800	\$2,800	Vacant

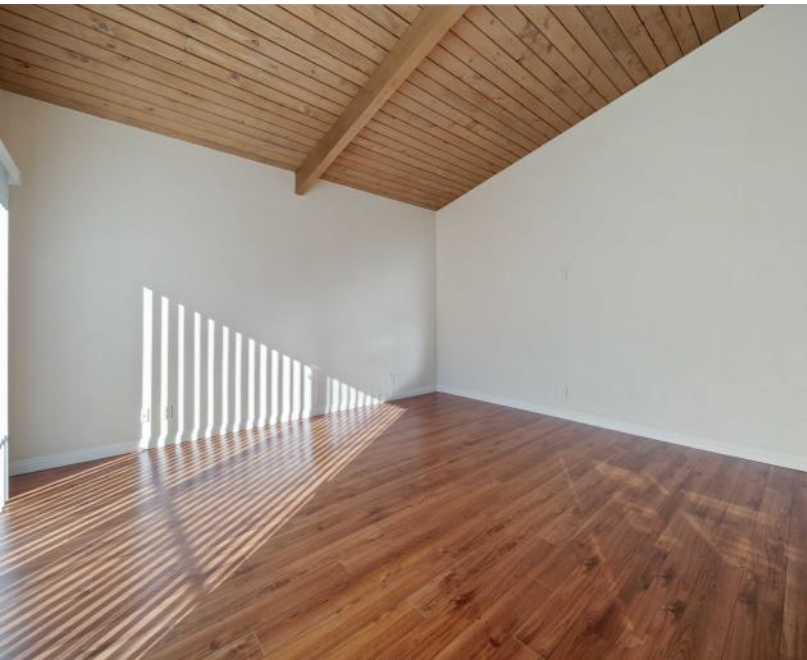


# Property Photos





# Property Photos





# Property Photos





# Property Photos



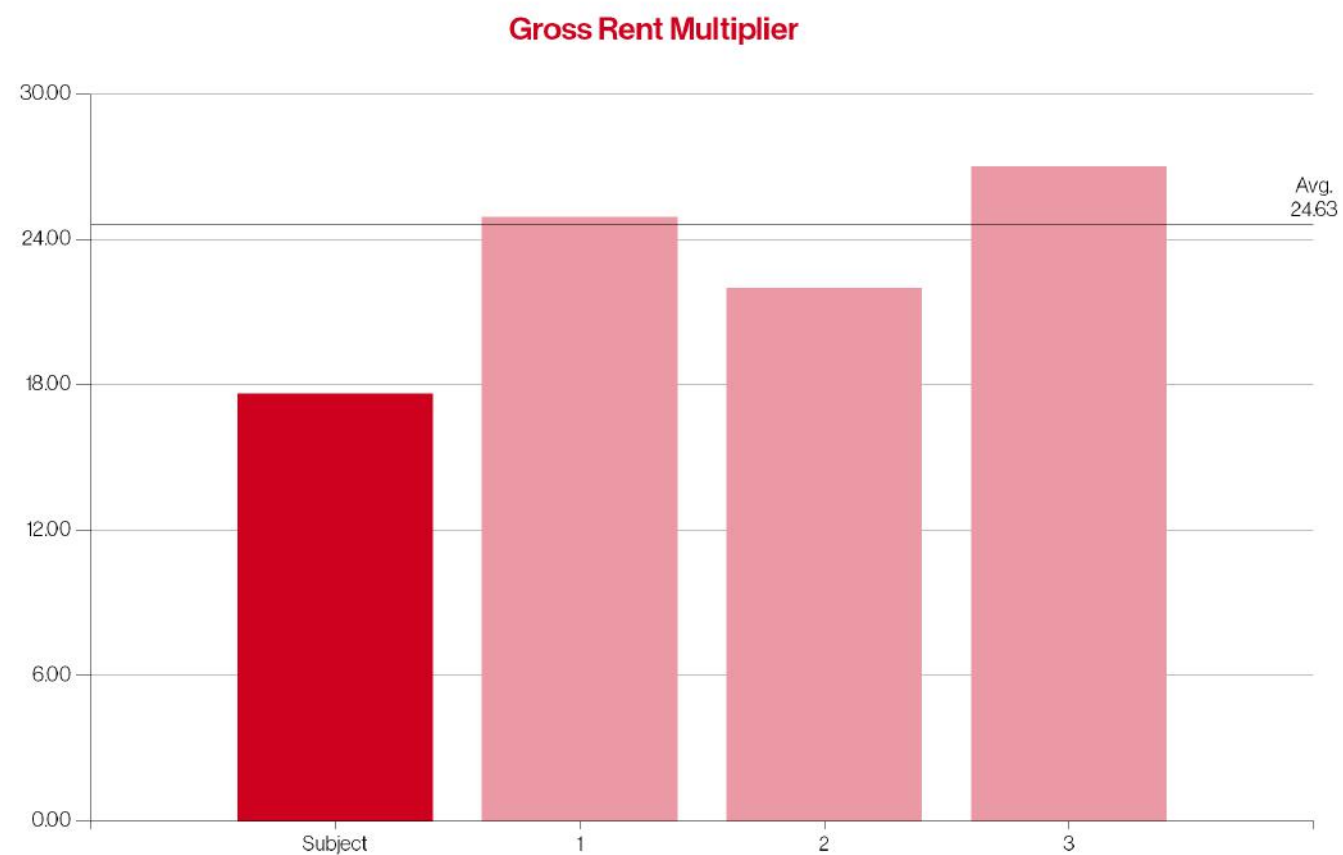
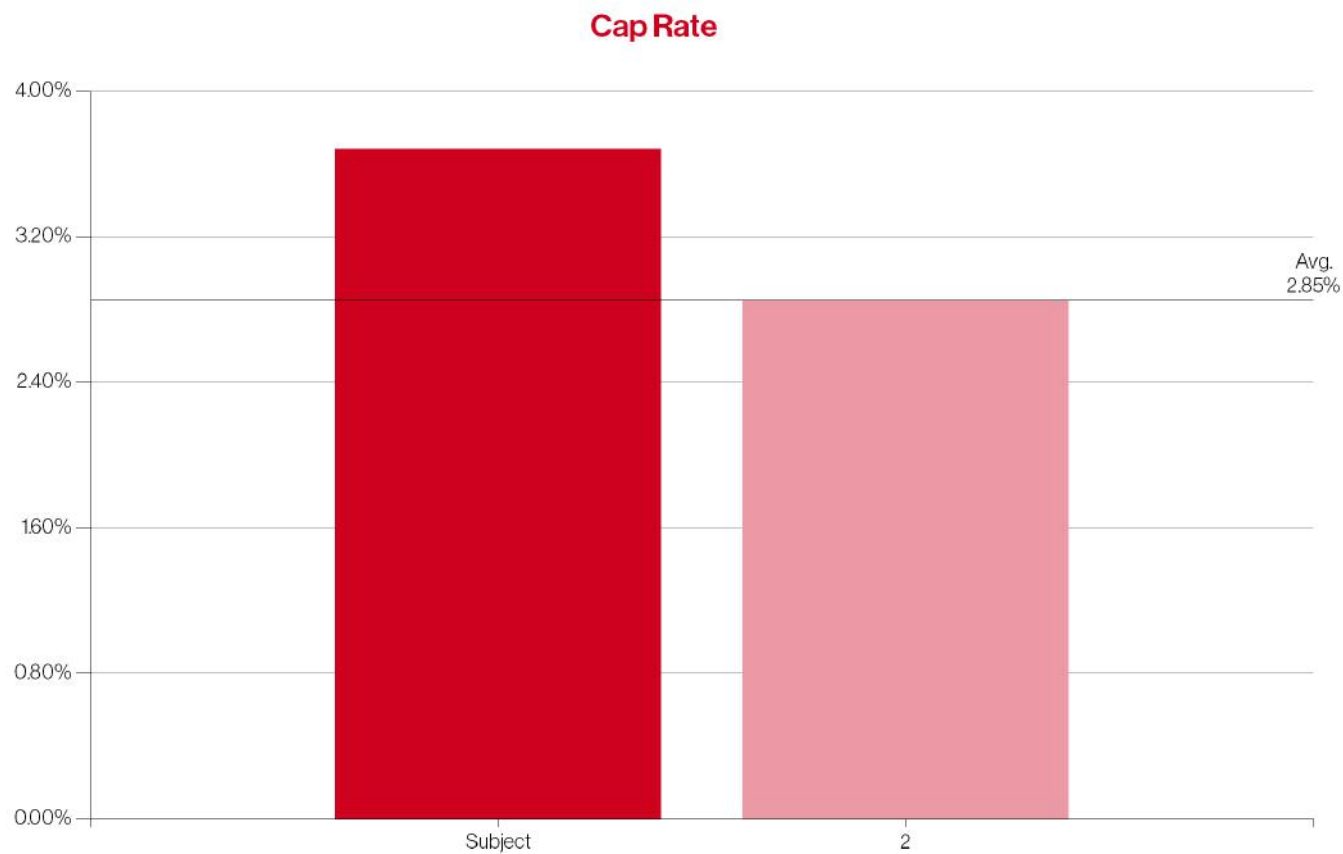


# Property Photos





# Sale Comparables



# Sale Comparables



# Sale Comparables



## 2014 Peyton Ave.

2014 Peyton Avenue, Burbank, CA 91504

Sale Price	\$1,095,000
Units	2
Price/Unit	\$547,500
Price/SF	\$663.64
Lot Size	4,406
Cap Rate	3.68%
GRM	17.63
Year Built	1924

Units	Unit Type
2	2+1



## 300 W. Tujunga Ave.

300 West Tujunga Avenue, Burbank, CA 91502

Sale Price	\$955,000
Units	2
Price/Unit	\$477,500
Price/SF	\$795.83
Lot Size	7,501
GRM	24.9
Year Built	1946
Sale Date	7/29/2025

Units	Unit Type
2	1 Bedroom 1 Bath



## 2313 N. Niagra St.

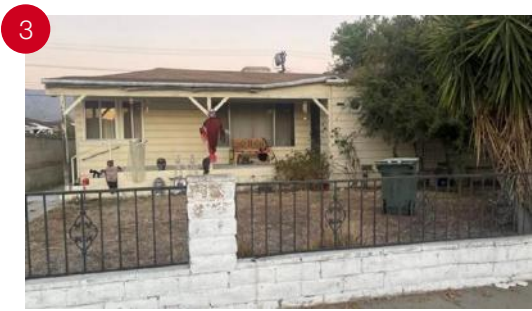
2313 North Niagara Street, Burbank, CA 91504

Sale Price	\$899,998
Units	2
Price/Unit	\$449,999
Price/SF	\$640.11
Lot Size	6,483
Cap Rate	2.85%
GRM	22.0
Year Built	1939
Sale Date	5/29/2025

Units	Unit Type
2	1 Bedroom 1 Bath



# Sale Comparables



## 2030 N. Brighton St.

2030 North Brighton Street, Burbank, CA 91504

Sale Price	\$975,000
Units	2
Price/Unit	\$487,500
Price/SF	\$438.99
Lot Size	7,366
GRM	27.0
Year Built	1950
Sale Date	2/9/2025

Units	Unit Type
1	2 Bedroom 1 Bath
1	3 Bedroom 2 Bath



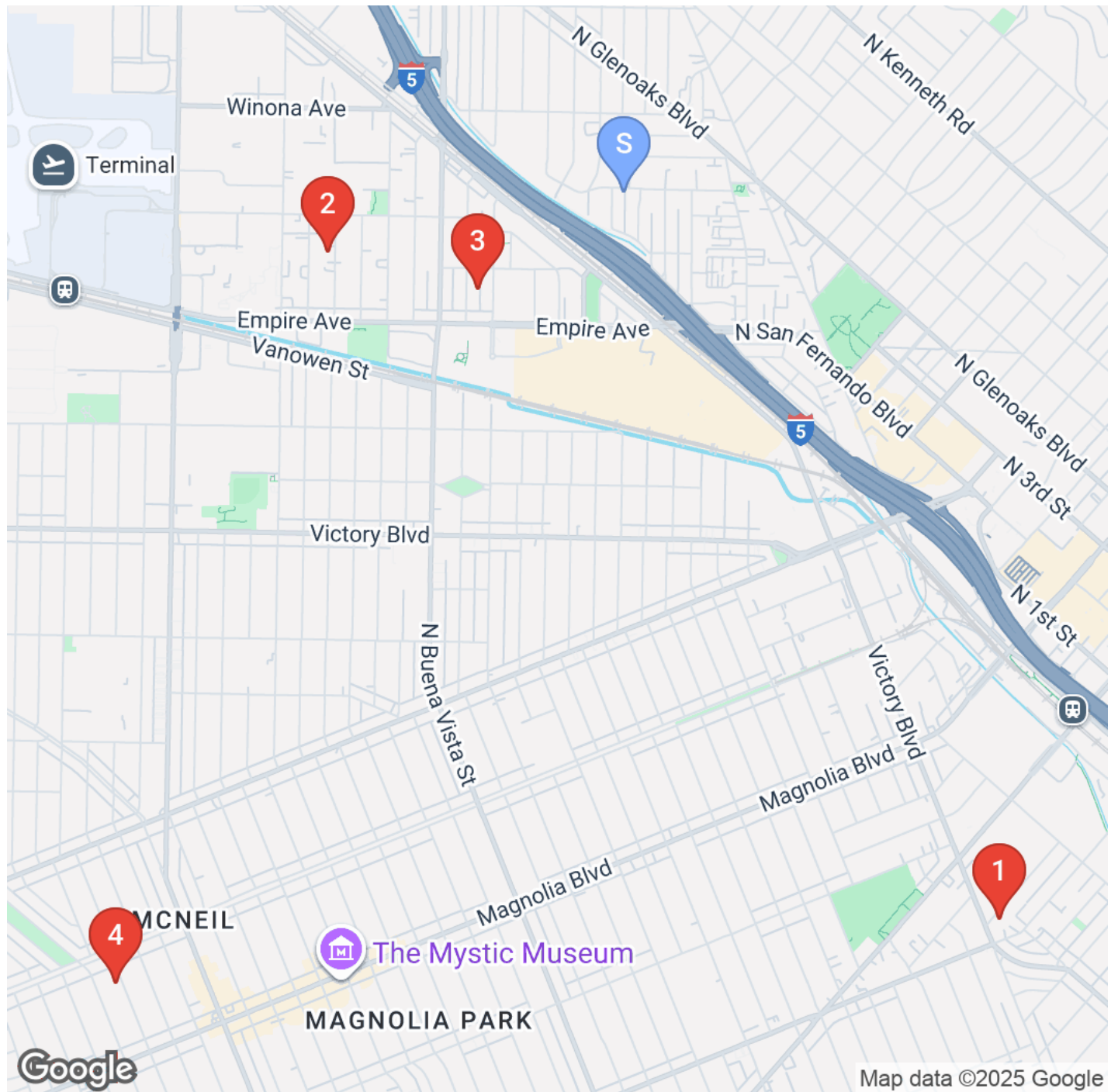
## 1121 N. Maple St.

1121 North Maple Street, Burbank, CA 91505

Sale Price	\$1,055,000
Units	2
Price/Unit	\$527,500
Price/SF	\$775.74
Lot Size	6,449
Year Built	1924
Sale Date	4/16/2025

Units	Unit Type
1	1 Bedroom 1 Bath
1	2 Bedroom 1 Bath

# Sale Comparables



S 2014 Peyton Avenue  
Burbank, CA, 91504  
\$1,095,000

3 2030 North Brighton Street  
Burbank, CA, 91504  
\$975,000

1 300 West Tujunga Avenue  
Burbank, CA, 91502  
\$955,000

4 1121 North Maple Street  
Burbank, CA, 91505  
\$1,055,000

2 2313 North Niagara Street  
Burbank, CA, 91504  
\$899,998