

Multifamily FOR SALE

2014 PEYTON AVE.

2014 Peyton Avenue, Burbank, CA 91504



For more information

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Price: \$1,050,000

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

Property

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

Purchase Information

Purchase Price \$1,050,000
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

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
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Executive Summary



Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,050,000
Investment - Cash	\$1,095,000

Investment Information

Purchase Price	\$1,050,000
Price per Unit	\$525,000
Price per SF	\$636.36
Expenses per Unit	(\$9,975)

Income, Expenses & Cash Flow

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

Financial Indicators

Cash-on-Cash Return Before Taxes	3.68%
Debt Coverage Ratio	N/A
Capitalization Rate	3.84%
Gross Rent Multiplier	16.91
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	\$1,050,000
Year Built	1924
Units	2
Price/Unit	\$525,000
RSF	1,650
Price/RSF	\$636.36
Lot Size	4,406 sf
Floors	2
APN	2468-024-007
Cap Rate	3.84%
Market Cap Rate	4.31%
GRM	16.91
Market GRM	15.63

Unit Mix & Monthly Scheduled Income

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

Annualized Income

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

Annualized Expenses

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

Property Description



Duplex in Burbank

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

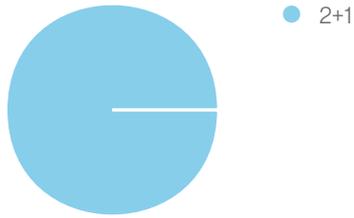
The building was constructed in 1924. Its unit mix consists of (2) 2+1 units. With a lot size of 4,406 square feet, the property has a total of 1,650 rentable square feet.

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.

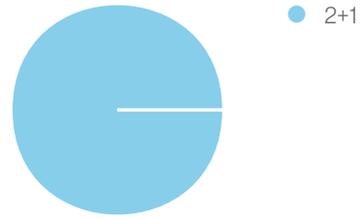
Unit Mix Report

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

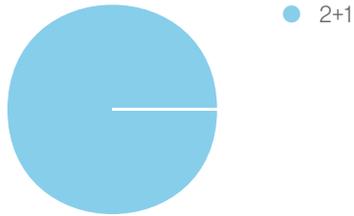
UNIT MIX



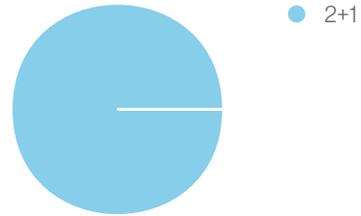
UNIT MIX SQUARE FEET



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

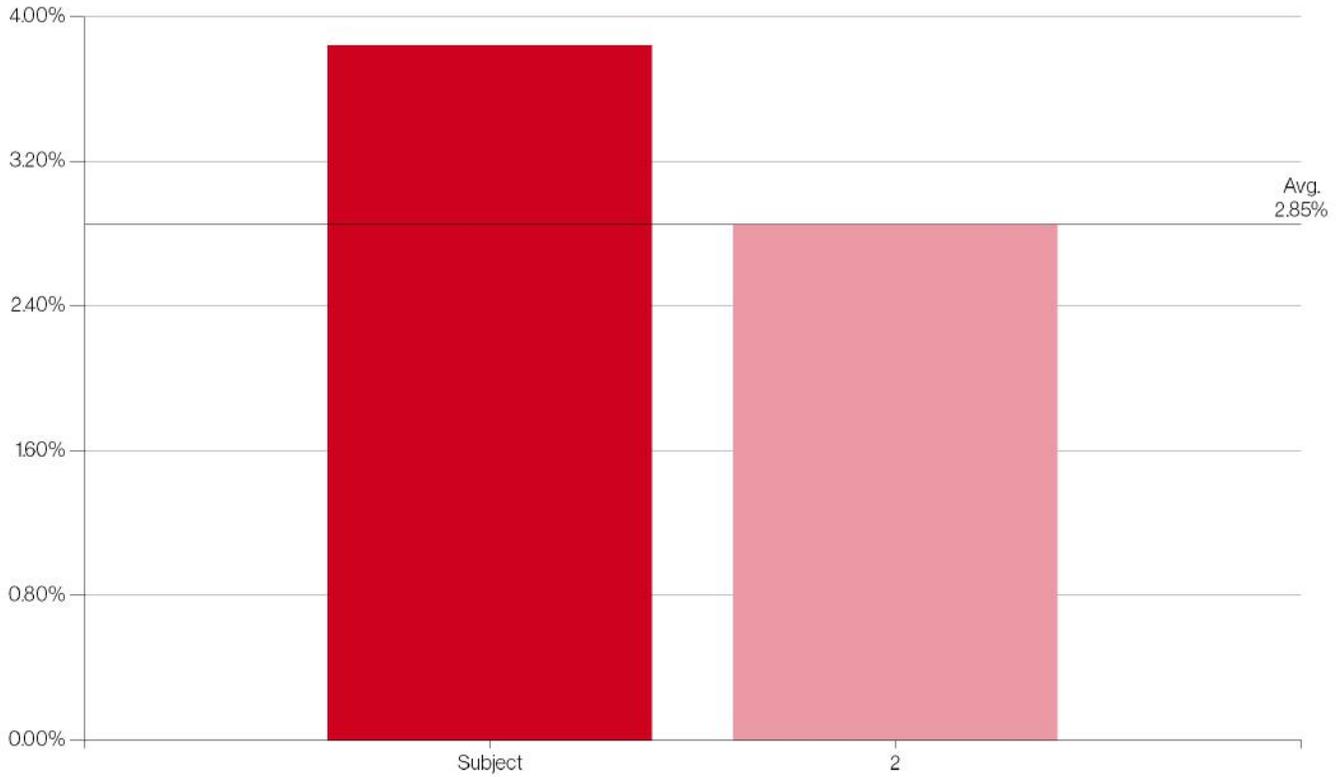


Property Photos

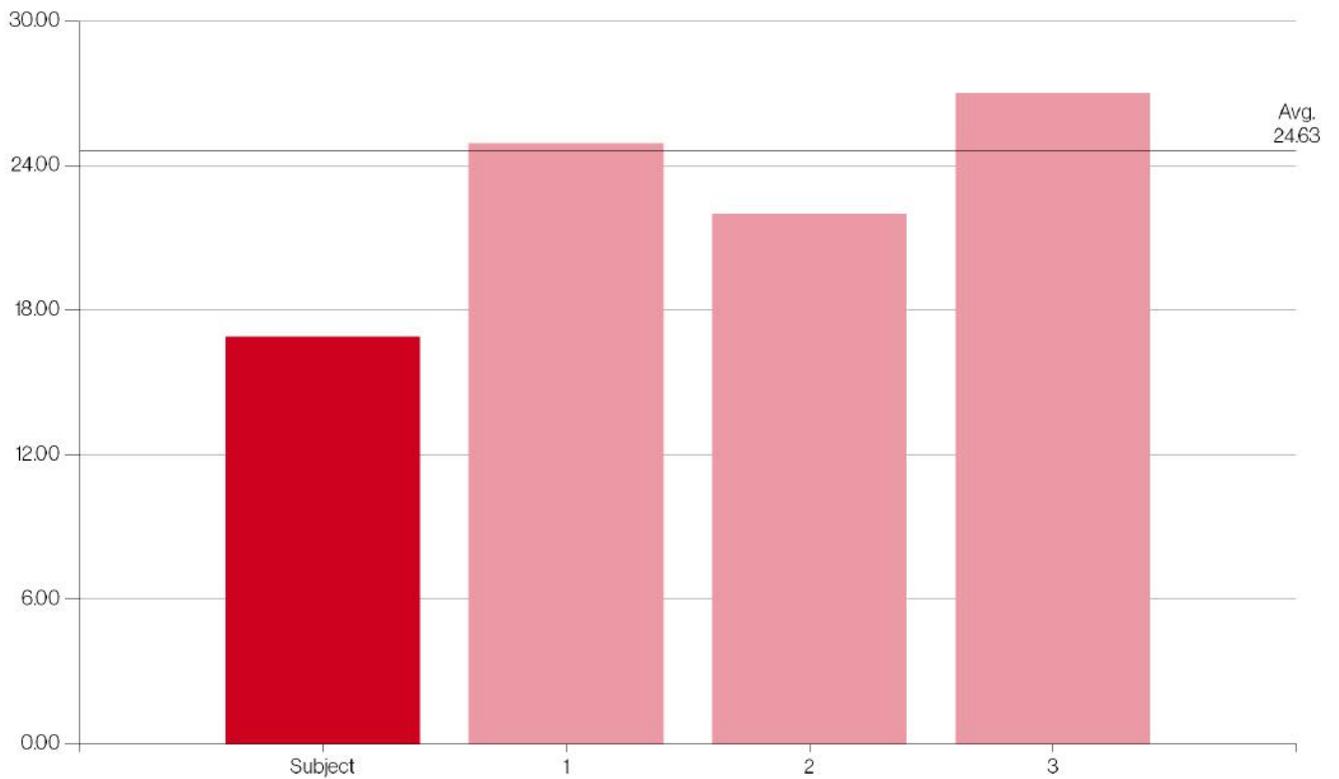


Sale Comparables

Cap Rate

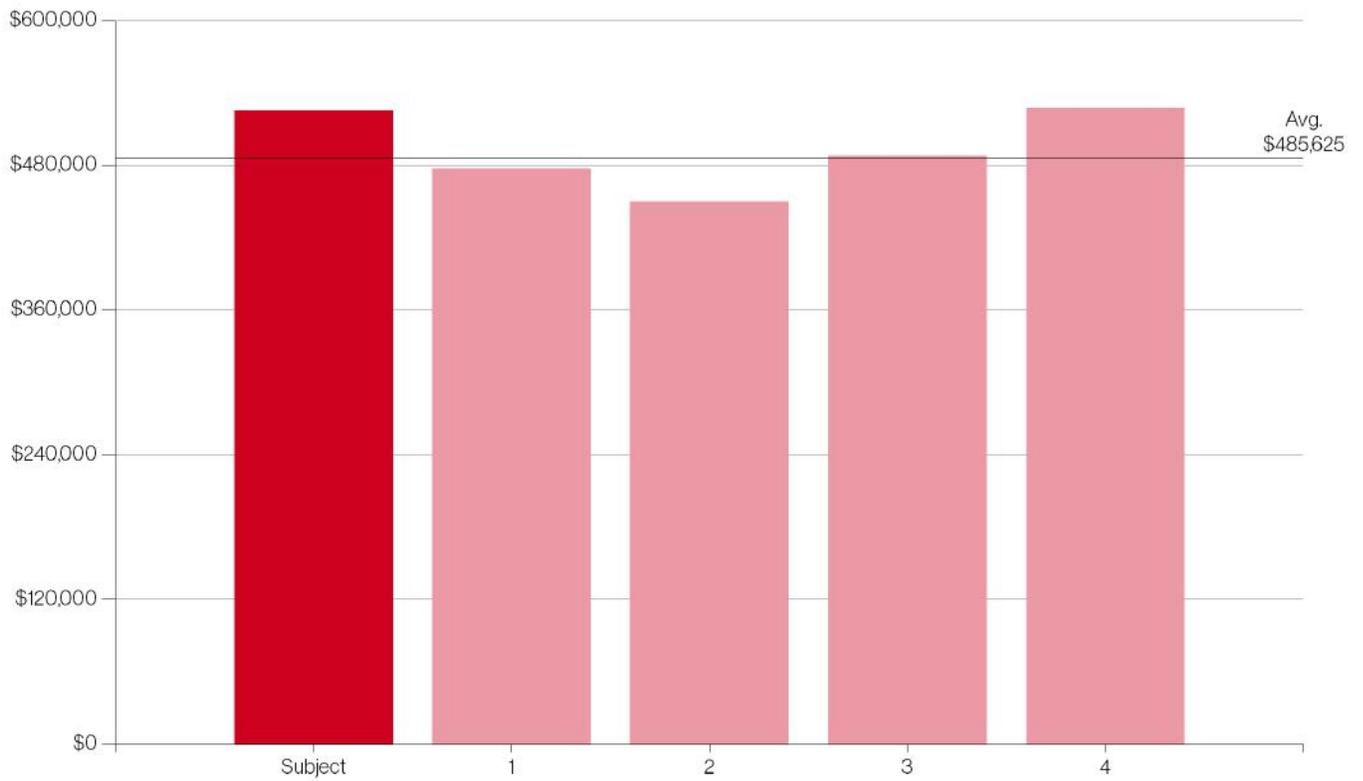


Gross Rent Multiplier

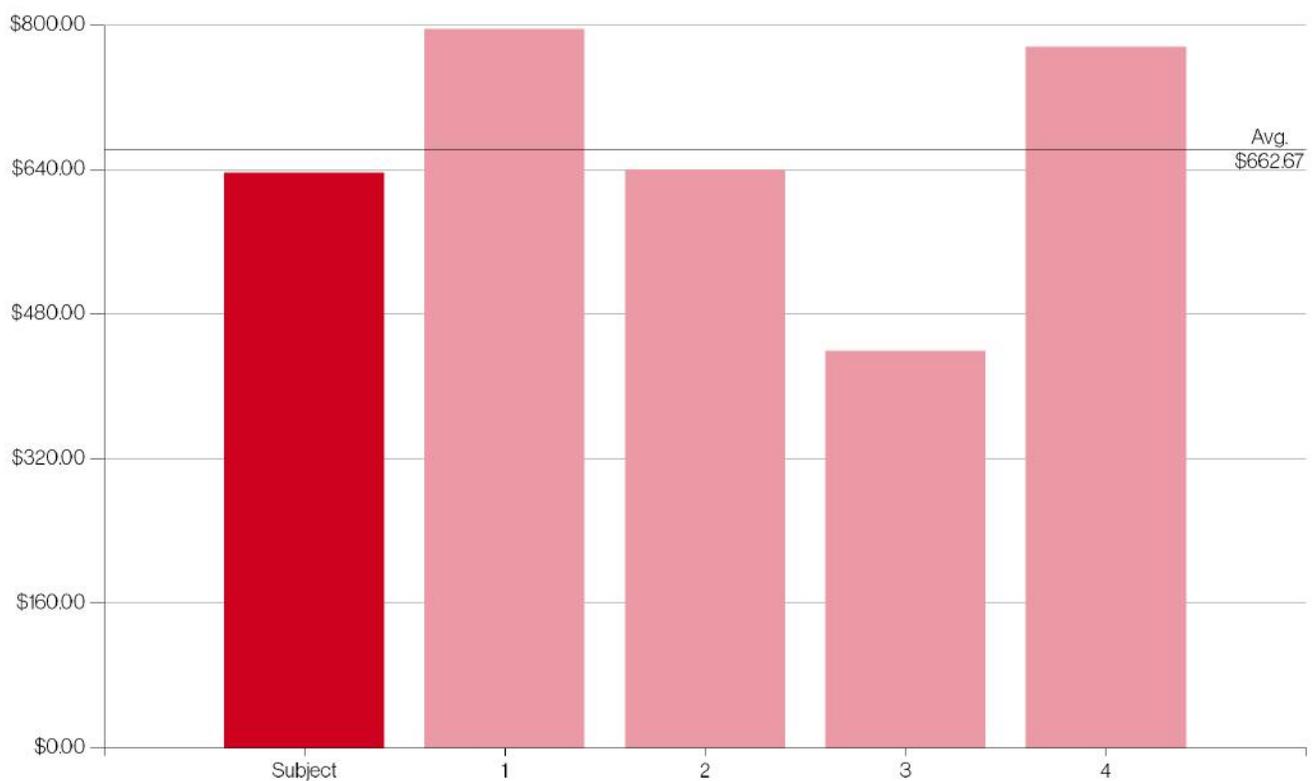


Sale Comparables

Price per Unit



Price per SF



Sale Comparables



Sale Price	\$1,050,000
Units	2
Price/Unit	\$525,000
Price/SF	\$636.36
Lot Size	4,406
Cap Rate	3.84%
GRM	16.91
Year Built	1924

Units	Unit Type
2	2+1

2014 Peyton Ave.

2014 Peyton Avenue, Burbank, CA 91504



1	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

300 W. Tujunga Ave.

300 West Tujunga Avenue, Burbank, CA 91502



2	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

2313 N. Niagra St.

2313 North Niagara Street, Burbank, CA 91504

Sale Comparables

3



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

2030 N. Brighton St.

2030 North Brighton Street, Burbank, CA 91504

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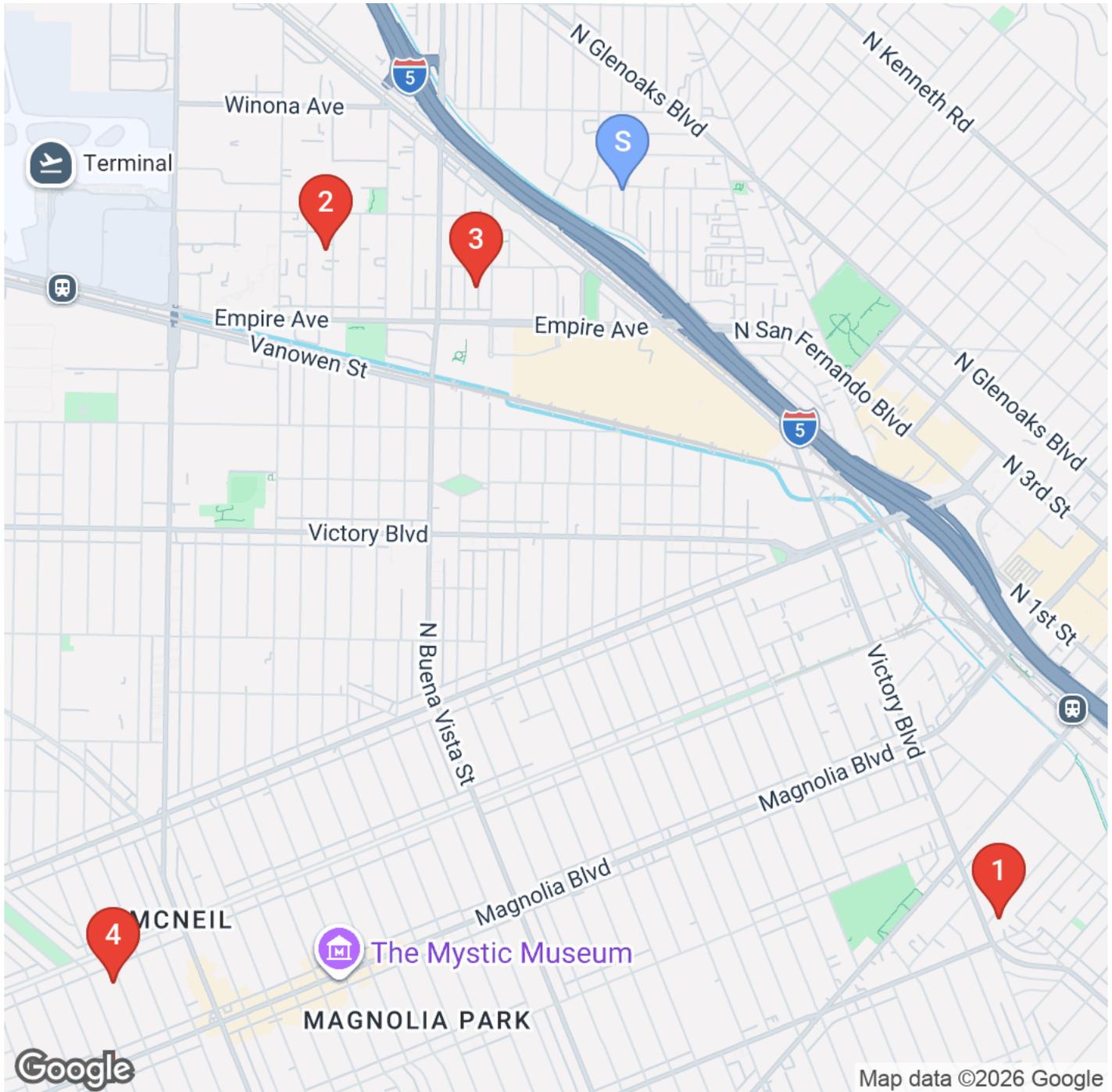
Sale Price	\$1,055,000
Units	2
Price/Unit	\$527,500
Price/SF	\$775.74
Lot Size	6,449
Year Built	1924
Sale Date	4/16/2025

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

1121 N. Maple St.

1121 North Maple Street, Burbank, CA 91505

Sale Comparables



2014 Peyton Avenue
Burbank, CA, 91504
\$1,050,000



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



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



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



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



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