

18032 | Burbank Blvd ENCINO, CA 91316

RARE 6-UNIT ENCINO VALUE-ADD OPPORTUNITY



CINDY HILL, CCIM ▪ (818) 640-4360 ▪ cindyhill@valleyapartmentsales.com ▪ CA Lic: 00885625

18032 Burbank Boulevard

ENCINO, CA 91316

CINDY HILL, CCIM

(818) 640-4360 ▪ cindyhill@valleyapartmentsales.com

CA LIC: 00885625

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Equity Union and should not be made available to any other person or entity without the written consent of Equity Union. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Equity Union has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Equity Union has not verified, and will not verify, any of the information contained herein, nor has Equity Union conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Equity Union makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Equity Union is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Equity Union, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Equity Union, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

18032 Burbank Boulevard

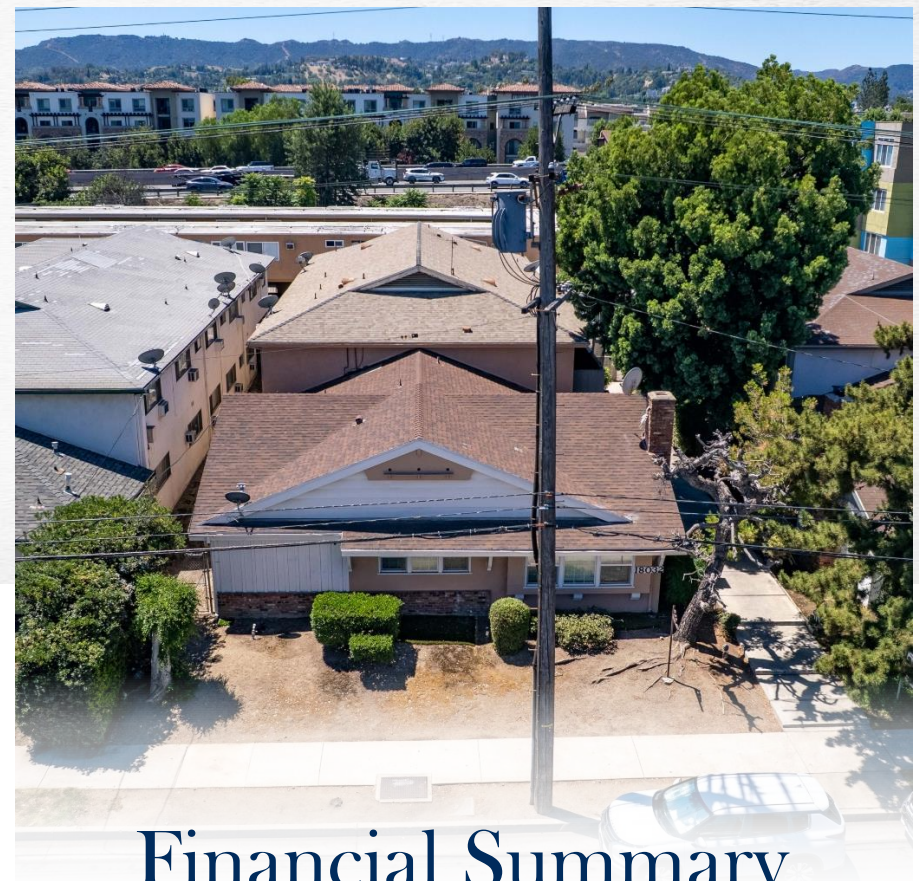
01

EXECUTIVE SUMMARY

PROPERTY SUMMARY

THE ASSET

UNITS	6
YEAR BUILT	1963
GROSS SF	5,212
LOT SF	7,063
APN	2159-005-013
FLOORS	2



Financial Summary

PRICING

OFFERING PRICE	\$1,050,000	
PRICE/UNIT	\$175,000	
PRICE/SF	\$201.46	
GRM	15.31	6.25
CAP RATE	2.53%	11.72%
	Current	Market

Property Overview

Property Description

Equity Union Commercial is proud to represent this 6-unit property in Encino. The property was constructed in 1963. Its unit mix consists of (3) 1+1 units, (2) 2+1 units, and (1) 3+2 unit. With a lot size of 7,063 square feet, the property has a total of 5,212 rentable square feet.

Encino Overview

Encino remains one of the San Fernando Valley's most sought-after residential communities, attracting tenants with its exceptional blend of suburban comfort and urban convenience. Residents enjoy easy access to Ventura Boulevard's premier shopping, dining, and entertainment destinations, as well as nearby parks, recreation areas, and major employment centers throughout Los Angeles. The neighborhood's tree-lined streets, highly regarded schools, and strong sense of community appeal to a broad tenant base, from young professionals to families and long-term residents. Combined with convenient access to the 101 and 405 Freeways, Encino's enduring desirability supports strong rental demand, tenant retention, and long-term investment stability.

Property Highlights

- **Rare Encino Value-Add Opportunity** – Six-unit apartment building located in one of the San Fernando Valley's most desirable rental markets with strong long-term rental demand.
- **Significant Rental Upside** – Current rents are substantially below market levels, creating an opportunity to increase income through strategic unit turnover and rent optimization.
- Property has been well maintained by long-term ownership, providing investors with a solid operational foundation.
- **Major Capital Improvements Completed** – Copper plumbing and completed seismic retrofit help reduce future capital expenditure requirements and enhance long-term ownership stability.
- **Desirable Unit Mix** – Featuring (3) 1+1 units, (2) 2+1 units, and (1) 3+2 unit, appealing to a broad range of tenants from young professionals to families.



Vicinity Map



18032 Burbank Boulevard

02

FINANCIAL ANALYSIS

Financial Analysis

18032 Burbank Boulevard

PRICING

OFFERING PRICE	\$1,050,000	
PRICE/UNIT	\$175,000	
PRICE/SF	\$201.46	
GRM	15.31	6.25
CAP RATE	2.53%	11.72%
	Current	Market

THE ASSET

UNITS	6
YEAR BUILT	1963
GROSS SF	5,212
LOT SF	7,063
APN	2159-005-013
FLOORS	2

MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
3	1+1	\$873	\$2,620	\$1,800	\$5,400
2	2+1	\$898	\$1,795	\$2,600	\$5,200
1	3+2	\$1,300	\$1,300	\$3,400	\$3,400
Total Scheduled Rent			\$5,715		\$14,000

ANNUALIZED INCOME

	Current	Market
Scheduled Gross Income	\$68,580	\$168,000
Less: Vacancy/Deductions	3% (\$2,057)	3% (\$5,040)
Effective Rental Income	\$66,523	\$162,960

ANNUALIZED EXPENSES

	Current	Market
Water and Power	\$8,700	\$8,700
Gas	\$2,400	\$2,400
Trash	\$3,360	\$3,360
Laundry Machine Fee	\$2,040	\$2,040
Property Taxes	\$12,467	\$12,467
Insurance	\$4,763	\$4,763
Gardening	\$1,200	\$1,200
Repairs	\$3,500	\$3,500
Misc.	\$1,500	\$1,500
ESTIMATED EXPENSES	\$39,930	\$39,930
Expenses/Unit	\$6,655	\$6,655
Expenses/SF	\$7.66	\$7.66
% of GOI	58.2%	23.8%

RETURN

	Current	Market
NOI	\$26,593	\$123,030

Rent Roll

18032 Burbank Boulevard

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	3+2	\$1,300	\$3,400
2	2+1	\$860	\$2,600
3	1+1	\$885	\$1,800
4	2+1	\$935	\$2,600
5	1+1	\$800	\$1,800
6	1+1	\$935	\$1,800
TOTALS:		\$5,715	\$14,000

18032 Burbank Boulevard

03

MARKET COMPARABLES

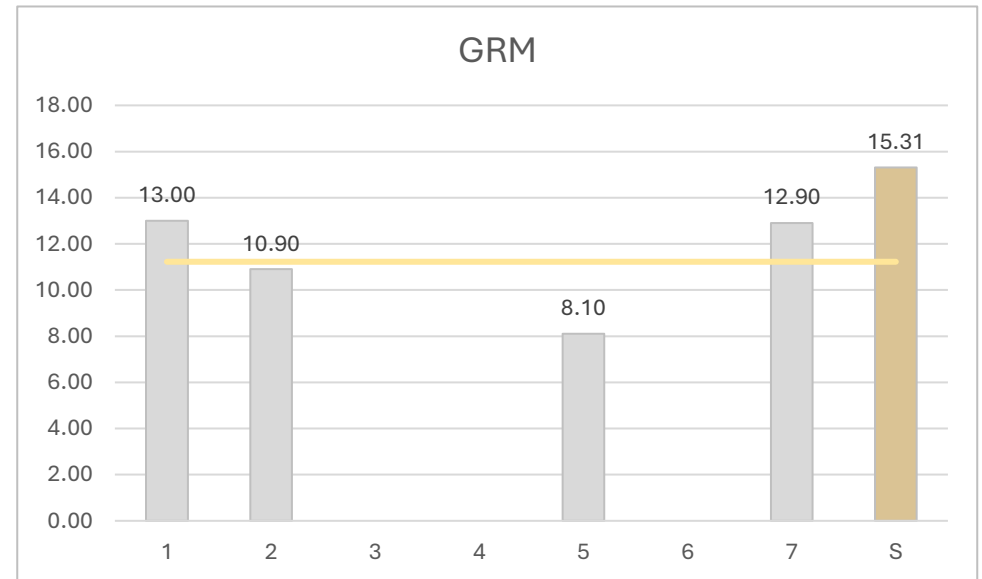
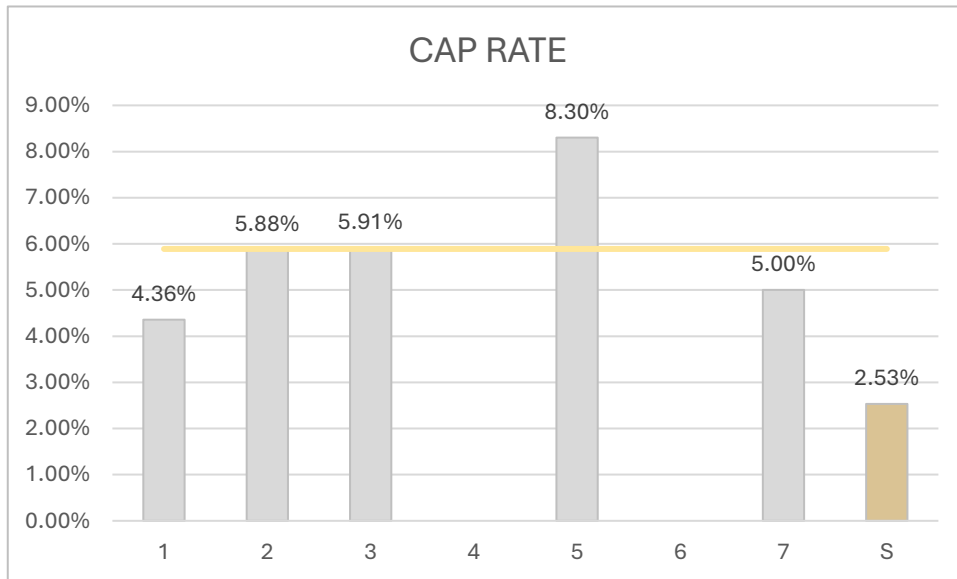
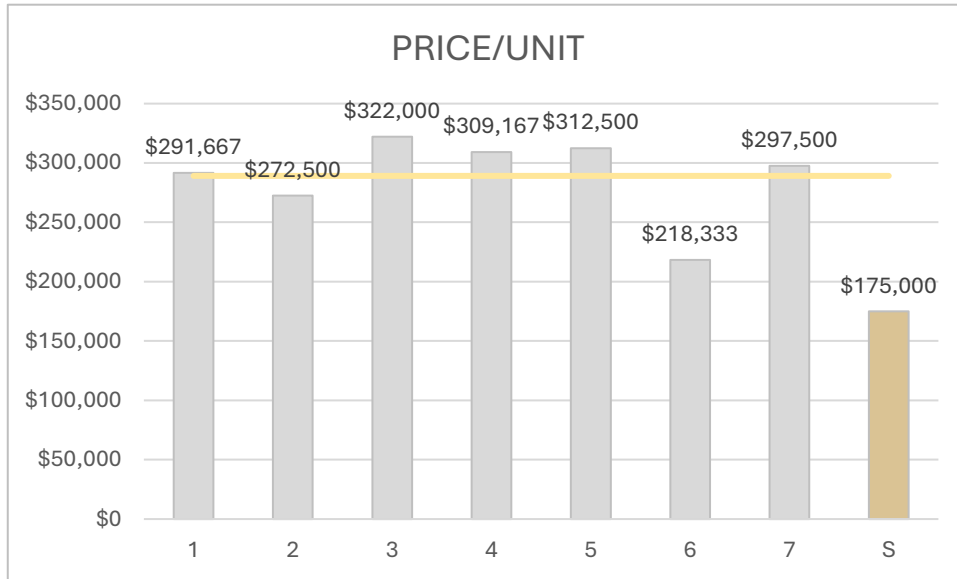
SALES COMPARABLES

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 4189 Greenbush Avenue Sherman Oaks, CA 91423	6	1925	3,707	5 - 1+1 1 - 2+1	4/13/2026	\$1,750,000	\$291,667	\$472.08	4.36%	13.0
	2 14641 Magnolia Boulevard Sherman Oaks, CA 91403	10	1962	8,920	4 - 1+1 6 - 2+2	4/21/2026	\$2,725,000	\$272,500	\$305.49	5.88%	10.9
	3 14728 Magnolia Boulevard Sherman Oaks, CA 91403	5	1957	5,430	1 - 1+1 2 - 2+1 2 - 3+2	2/25/2026	\$1,610,000	\$322,000	\$296.50	5.91%	-
	4 4220 Ventura Canyon Ave Sherman Oaks, CA 91423	6	1948	4,576	4 - 1+1 2 - 2+1	6/30/2025	\$1,855,000	\$309,167	\$405.38	-	-

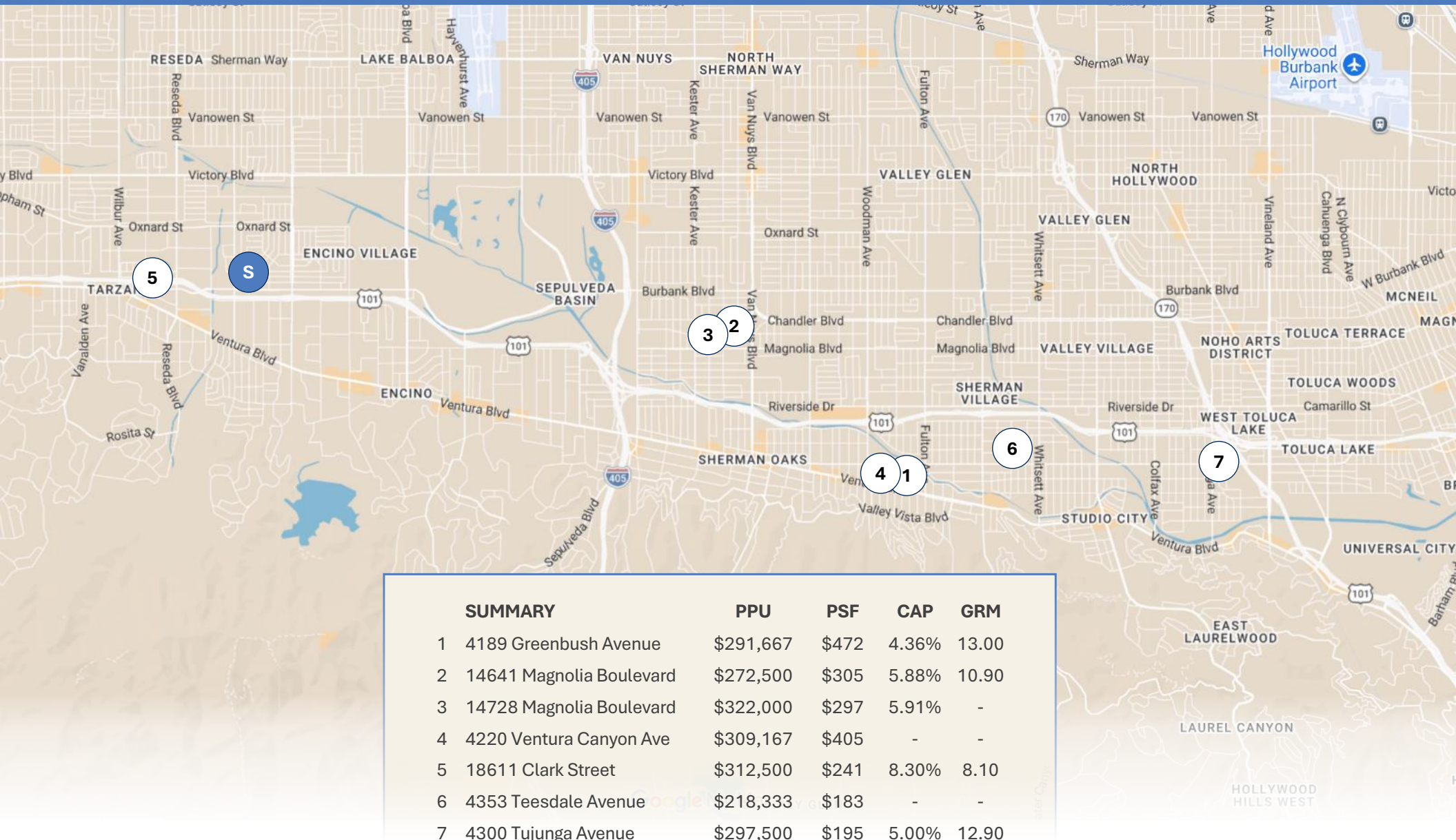
SALES COMPARABLES

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	5 18611 Clark Street Tarzana, CA 91356	8	1964	10,376	6 - 2+2 2 - 3+2	On Market	\$2,500,000	\$312,500	\$240.94	8.30%	8.1
	6 4353 Teesdale Avenue Studio City, CA 91604	6	1962	7,160	3 - 1+1 3 - 2+1	10/8/2025	\$1,310,000	\$218,333	\$182.96	-	-
	7 4300 Tujunga Avenue Studio City, CA 91604	10	1963	7,841	2 - Studio 4 - 1+1 3 - 2+1 1 - 2+2	On Market	\$2,975,000	\$297,500	\$194.52	5.00%	12.90
AVERAGES		7	1954	6,859				\$289,095	\$299.70	5.89%	11.2
	S Subject 18032 Burbank Boulevard Encino, CA 91316	6	1963	5,212	3 - 1+1 2 - 2+1 1 - 3+2	On Market	\$1,050,000	\$175,000	\$201.46	2.53%	15.31

SALES COMPARABLES



SALES COMPARABLES



	SUMMARY	PPU	PSF	CAP	GRM
1	4189 Greenbush Avenue	\$291,667	\$472	4.36%	13.00
2	14641 Magnolia Boulevard	\$272,500	\$305	5.88%	10.90
3	14728 Magnolia Boulevard	\$322,000	\$297	5.91%	-
4	4220 Ventura Canyon Ave	\$309,167	\$405	-	-
5	18611 Clark Street	\$312,500	\$241	8.30%	8.10
6	4353 Teesdale Avenue	\$218,333	\$183	-	-
7	4300 Tujunga Avenue	\$297,500	\$195	5.00%	12.90
S	18032 Burbank Boulevard	\$175,000	\$201	2.53%	15.31

18032 Burbank Boulevard

An aerial photograph of a city street, likely Burbank Boulevard, showing a mix of residential and commercial buildings. A red location pin is placed on a building in the center of the frame. A large, stylized number '4' is overlaid on the left side of the image, with a horizontal line extending from its base towards the right. The text 'LOCATION OVERVIEW' is written in a serif font below the number '4'.

04

LOCATION OVERVIEW

Encino, CA

California

Located in the heart of the San Fernando Valley, Encino is one of Los Angeles' most established and desirable residential communities, known for its tree-lined streets, affluent neighborhoods, and exceptional quality of life. The area offers a balanced mix of suburban tranquility and urban convenience, making it a highly sought-after destination for residents and investors alike.



45,000

Population



\$140,802

Median HH
Income



\$1.7M

Median Home
Value

With its established residential character, highly regarded schools, diverse housing options, and resilient rental market fundamentals, Encino remains one of the premier multifamily investment locations within the San Fernando Valley.

Market Drivers

VENTURA BOULEVARD

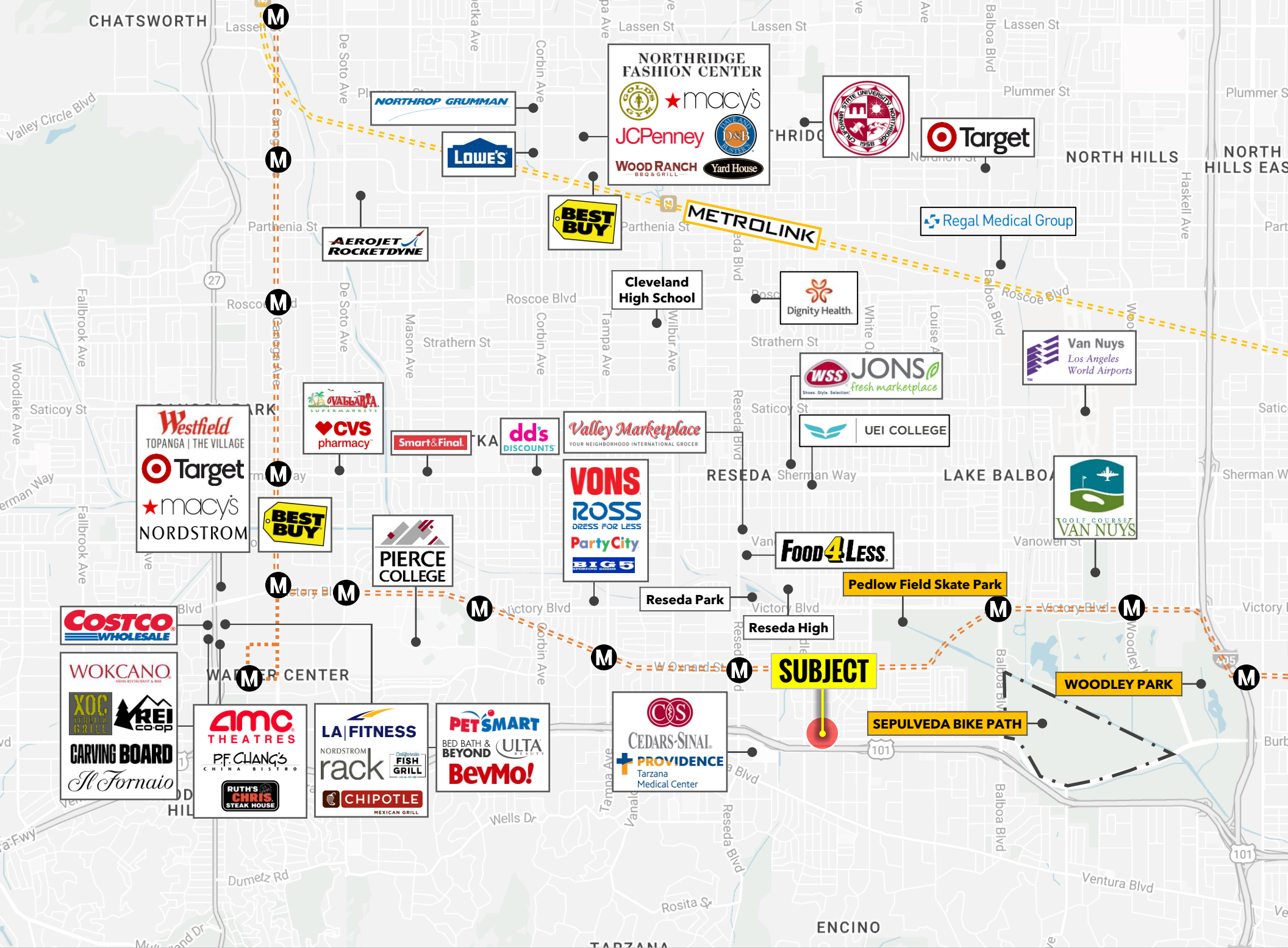


Centered around Ventura Boulevard, Encino features an extensive selection of upscale restaurants, boutique retailers, national shopping centers, fitness studios, and everyday conveniences. Residents also enjoy access to outdoor recreation at the expansive Sepulveda Basin Recreation Area, Lake Balboa Park, and numerous hiking and biking trails, enhancing the neighborhood's strong lifestyle appeal.

REGIONAL CONNECTIVITY

Encino benefits from excellent regional connectivity via the Ventura (101) and San Diego (405) Freeways, providing convenient access to major employment centers throughout Los Angeles, including Sherman Oaks, Century City, Beverly Hills, and Downtown Los Angeles. This accessibility, combined with the area's strong demographics and enduring desirability, continues to support healthy rental demand and long-term investment performance.





HIGH BARRIER-TO-ENTRY -MARKET

Demand for single-family homes in the Encino submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking a suburban setting with access to urban amenities

In terms of supply, Encino has a limited amount of new development land. This, coupled strict zoning regulations, contribute to a relatively limited supply of single-family homes. As a result, the market for single-family homes in Encino tends to be competitive, with properties often selling quickly at or above asking prices.



\$140,802

Median Household Income



139 Days

Median Days On Market



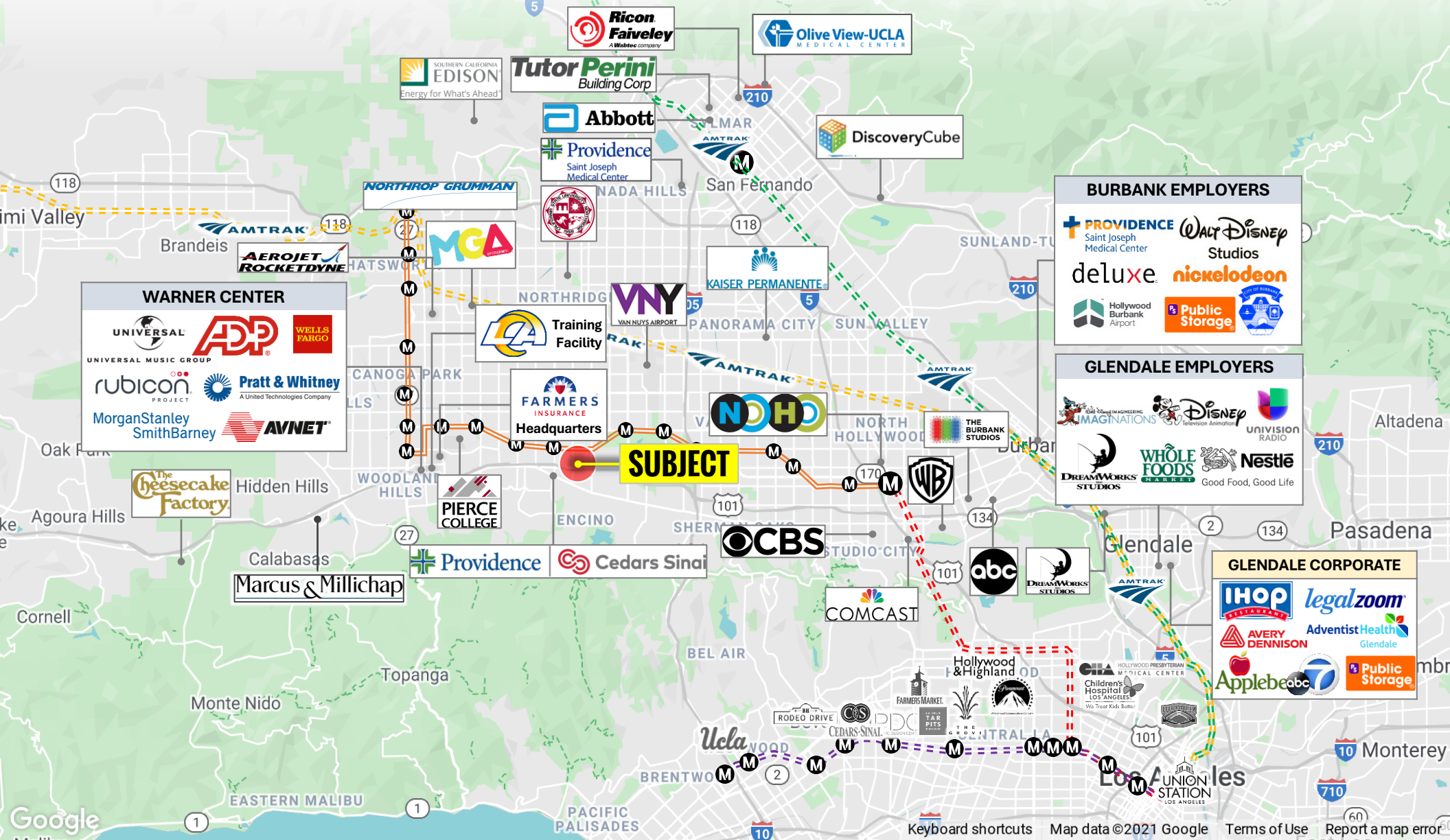
\$1,699,428

Median Home Sale Price



San Fernando Valley

The San Fernando Valley offers exceptional regional connectivity via the 101, 405, 118, 170, and 5 Freeways, providing convenient access to major employment hubs throughout Los Angeles. The region is home to a diverse employment base, including leading healthcare providers, entertainment and media companies, technology firms, aerospace employers, higher education institutions, and numerous corporate offices, supporting a large and stable workforce that continues to drive strong housing demand.



18032 Burbank Boulevard

ENCINO, CA 91316

CINDY HILL, CCIM

(818) 640-4360 ■ cindyhill@valleyapartmentsales.com

CA LIC: 00885625



ValleyApartmentSales.com

DESIGN BY CRESC