Multifamily FOR SALE
1710 W. ALAMEDA AVE.

1710 West Alameda Avenue, Burbank, CA 91506



Price: $1,475,000

Highlights

- Pride of ownership 4 unit apartment building in an excellent rental pocket of Burbank
- Unit mix consist of (1) 1+1 bath detached home and (3) 1+1 units
- Upside in existing rents
- Property has 4 enclosed garages which offers ADU potential
- The property has been well maintained and recent improvements include a new roof

For more information

CINDY HILL, CCIM
Executive Vice President
(818) 640-4360
cindyhill@valleyapartmentsales.
00885625, California

Investment Details

Analysis

Analysis Date	September 2026

Property

Property Type	Multifamily
Property	1710 W. Alameda Ave.
Address	1710 West Alameda Avenue
City, State	Burbank, CA 91506
Year Built	1940

Purchase Information

Purchase Price	$1,475,000
Units	4
Total Rentable SF	2,917
Lot Size	6,353 sf

Income & Expense

Gross Operating Income	$86,602
Monthly GOI	$7,217
Total Annual Expenses	($34,303)
Monthly Expenses	($2,859)

Financial Information

All Cash

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs

Executive Summary

Acquisition Costs

Purchase Price, Points and Closing Costs	$1,475,000
Investment - Cash	$1,475,000

Investment Information

Purchase Price	$1,475,000
Price per Unit	$368,750
Price per SF	$505.66
Expenses per Unit	($8,576)

Income, Expenses & Cash Flow

Gross Scheduled Income	**$89,280**
Total Vacancy and Credits	($2,678)
Operating Expenses	($34,303)
Net Operating Income	**$52,299**
Debt Service	$0
Cash Flow Before Taxes	**$52,299**

Financial Indicators

Cash-on-Cash Return Before Taxes	3.55%
Debt Coverage Ratio	N/A
Capitalization Rate	3.55%
Gross Rent Multiplier	16.52
Gross Income / Square Feet	$30.61
Gross Expenses / Square Feet	($11.76)
Operating Expense Ratio	39.61%

Pro Forma Summary

Income

Description	Actual	Per Unit	Market	Per Unit
Gross Potential Rent	**$89,280**	**$22,320**	**$104,400**	**$26,100**
- Less: Vacancy	($2,678)	($670)	($3,132)	($783)
Effective Gross Income	**$86,602**	**$21,650**	**$101,268**	**$25,317**

Operating Expenses

Description	Actual	Per Unit	Market	Per Unit
Property Management Fee	$4,464	$1,116	$5,220	$1,305
Gardening	$1,200	$300	$1,200	$300
Utilities	$1,032	$258	$1,032	$258
Trash	$4,192	$1,048	$4,192	$1,048
Pest Control	$700	$175	$700	$175
Insurance	$2,894	$724	$2,894	$724
Maintenance and Repairs	$3,500	$875	$3,500	$875
Property Taxes	$16,321	$4,080	$16,321	$4,080
Total Expenses	**($34,303)**	**($8,576)**	**($35,059)**	**($8,765)**
Net Operating Income	**$52,299**	**$13,075**	**$66,209**	**$16,552**

Pro Forma Summary



Investment Summary

Price	$1,475,000
Year Built	1940
Units	4
Price/Unit	$368,750
RSF	2,917
Price/RSF	$505.66
Lot Size	6,353 sf
Floors	2
APN	2443-016-00
Cap Rate	3.55%
Market Cap Rate	4.49%
GRM	16.52
Market GRM	14.13

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
1+1	4	$1,860	$7,440	$2,175	$8,700
Totals	**4**		**$7,440**		**$8,700**

Annualized Income

Description	Actual	Market
Gross Potential Rent	**$89,280**	**$104,400**
- Less: Vacancy	($2,678)	($3,132)
Effective Gross Income	**$86,602**	**$101,268**
- Less: Expenses	($34,303)	($35,059)
Net Operating Income	**$52,299**	**$66,209**

Annualized Expenses

Description	Actual	Market
Property Management Fee	$4,464	$5,220
Gardening	$1,200	$1,200
Utilities	$1,032	$1,032
Trash	$4,192	$4,192
Pest Control	$700	$700
Insurance	$2,894	$2,894
Maintenance and Repairs	$3,500	$3,500
Property Taxes	$16,321	$16,321
Total Expenses	**$34,303**	**$35,059**
Expenses Per RSF	**$11.76**	**$12.02**
Expenses Per Unit	**$8,576**	**$8,765**

Property Description



4 Units in Burbank

Equity Union Commercial is proud to represent this 4 unit property in Burbank.

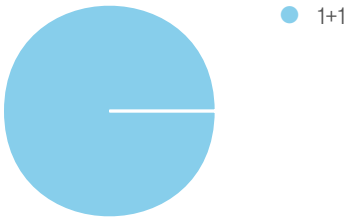
The was constructed in 1940 and its unit mix consists of (4) 1+1 units. With a total lot size of 6,353 square feet, the property has a total of 2,917 rentable square feet.

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.

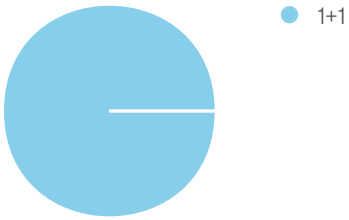
Unit Mix Report

Units	Type	Approx. SF	Avg. Rents	Monthly	Market	Monthly
4	1+1	0	$1,860	$7,440	$2,175	$8,700
4		**0**		**$7,440**		**$8,700**

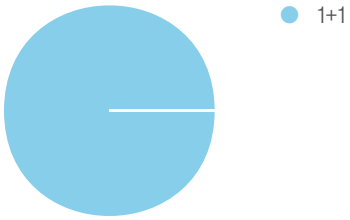
UNIT MIX



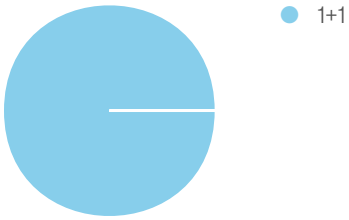
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



Unit Rent Roll

Unit	Description	Current Rent	Pro Forma Rent	Comments
1710	1+1	$2,350	$2,400	Front House
1712	1+1	$1,598	$2,100	
1712 A	1+1	$1,805	$2,100	
1712 B	1+1	$1,687	$2,100	

Property Photos











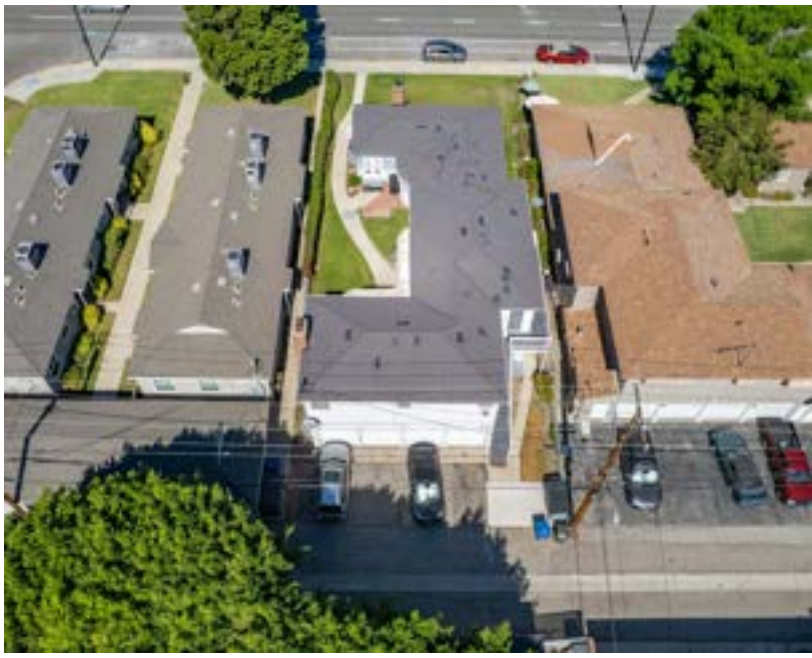


Property Photos







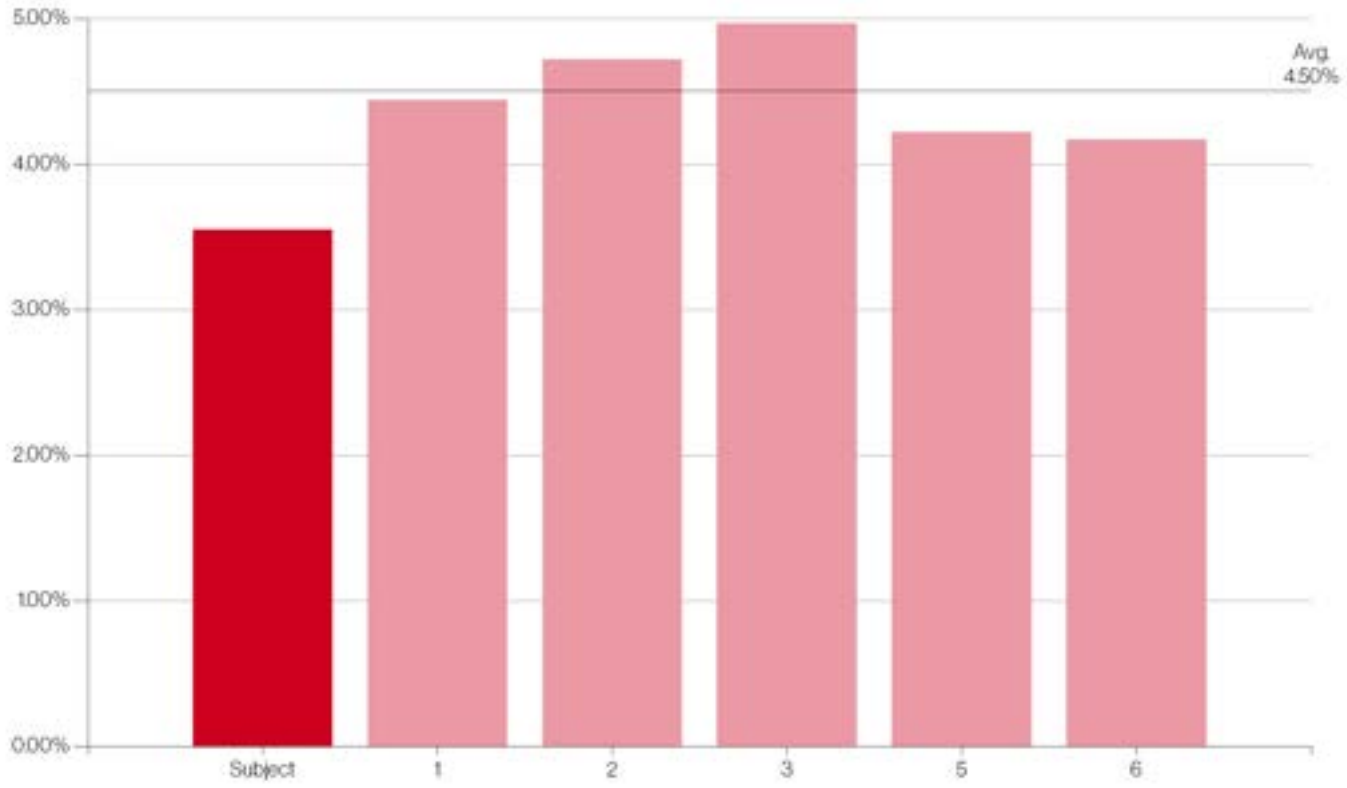




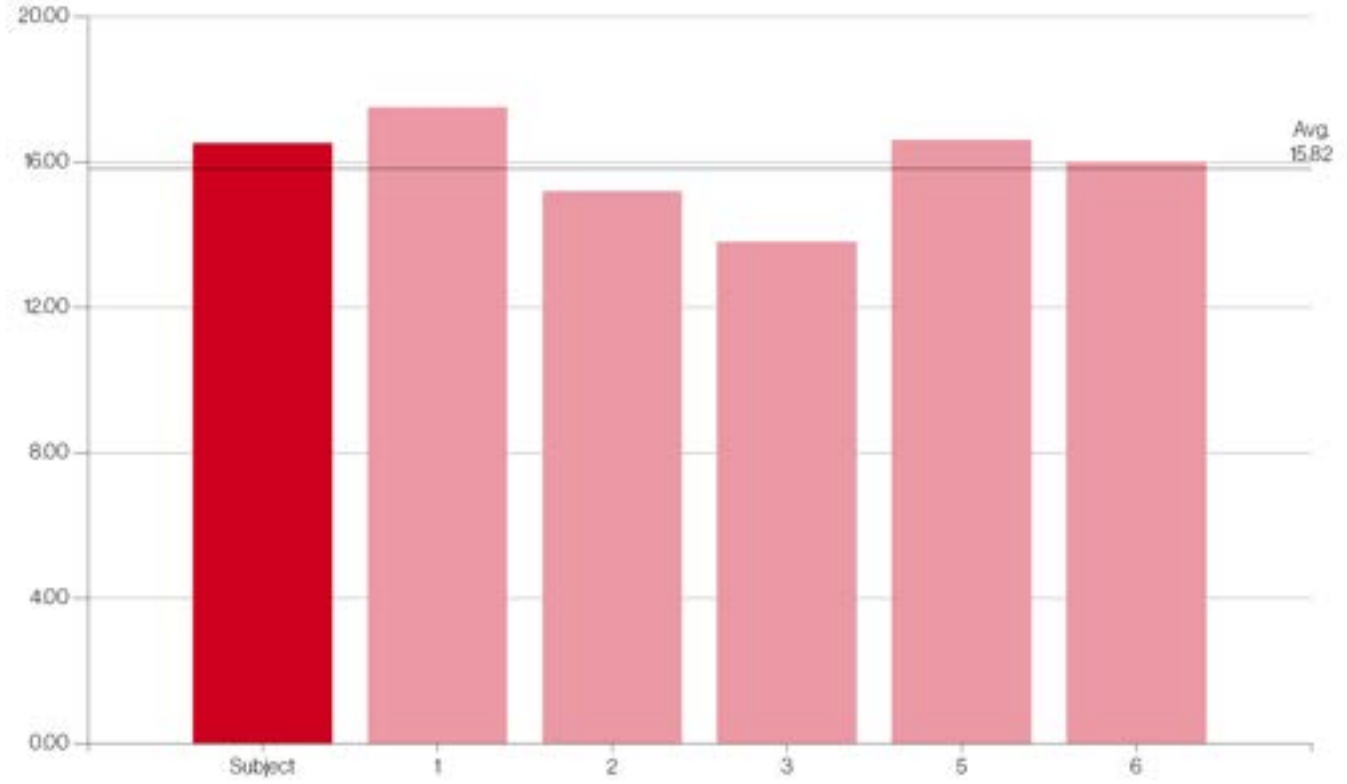


Sale Comparables

Cap Rate

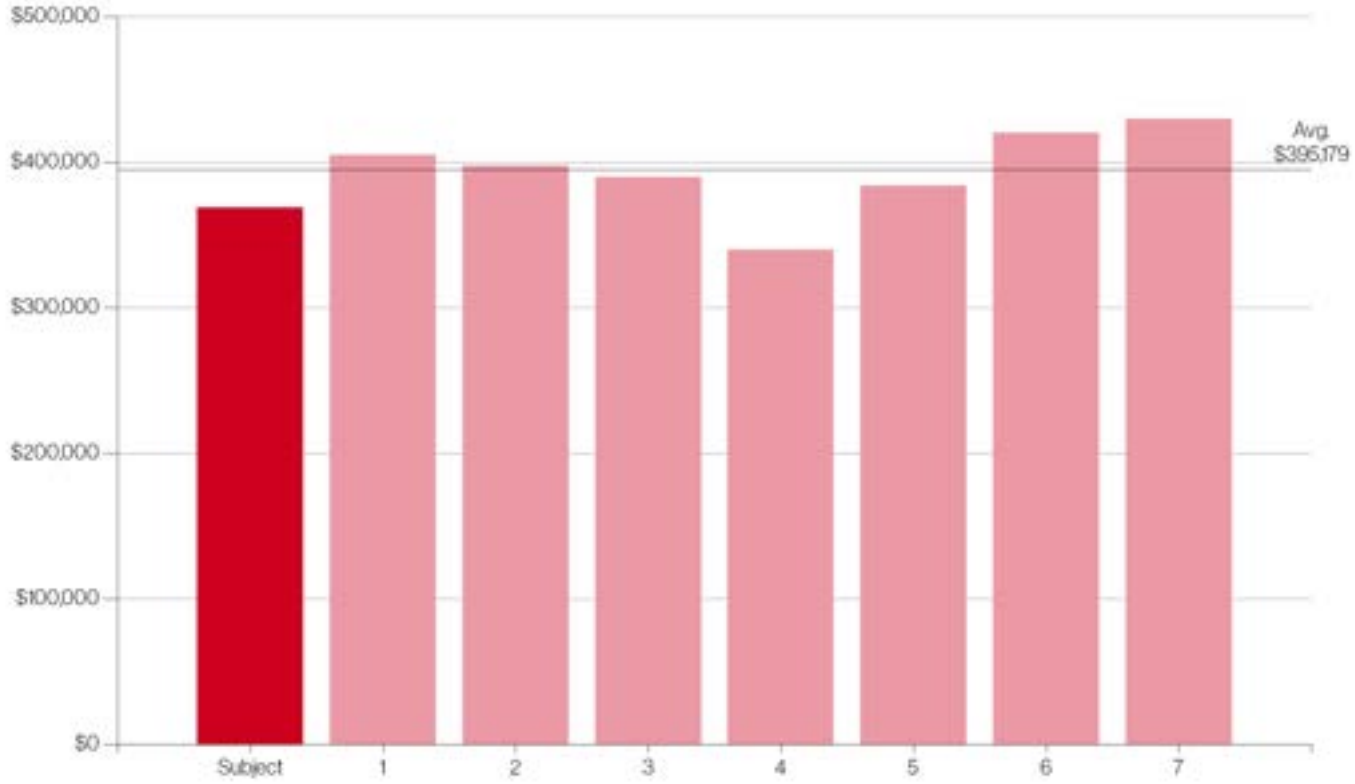


Gross Rent Multiplier

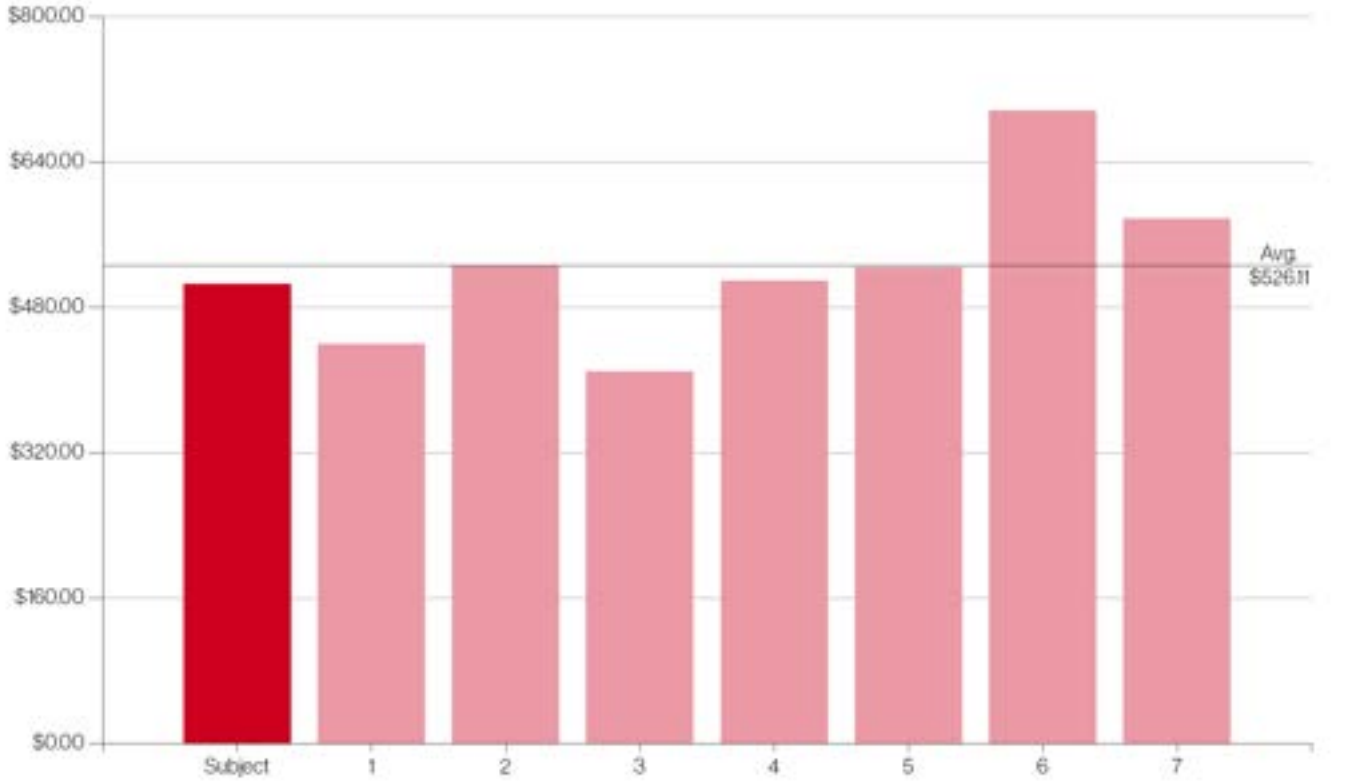


Sale Comparables

Price per Unit



Price per SF



Sale Comparables

S



1710 W. Alameda Ave.
1710 West Alameda Avenue, Burbank, CA 91506

Sale Price	$1,475,000
Units	4
Price/Unit	$368,750
Price/SF	$505.66
Lot Size	6,353
Cap Rate	3.55%
GRM	16.52
Year Built	1940

Units	Unit Type
4	1+1

1



710 E Cedar Ave.
710 East Cedar Avenue, Burbank, CA 91501

Sale Price	$1,620,000
Units	4
Price/Unit	$405,000
Price/SF	$439.86
Lot Size	9,662
Cap Rate	4.44%
GRM	17.5
Year Built	1956
Sale Date	6/29/2026

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

2



2907 W. Riverside Dr.
2907 West Riverside Drive, Burbank, CA 91505

Sale Price	$1,590,000
Units	4
Price/Unit	$397,500
Price/SF	$525.97
Lot Size	6,534
Cap Rate	4.72%
GRM	15.2
Year Built	1942
Sale Date	5/27/2026

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

Sale Comparables

3



4101 W National Ave.
4101 West National Avenue, Burbank, CA 91505

Sale Price	$1,560,000
Units	4
Price/Unit	$390,000
Price/SF	$409.23
Lot Size	6,591
Cap Rate	4.97%
GRM	13.8
Year Built	1946
Sale Date	5/8/2026

Units	Unit Type
4	2 Bedroom 1 Bath

4



618 N Mariposa St.
618 North Mariposa Street, Burbank, CA 91506

Sale Price	$1,360,000
Units	4
Price/Unit	$340,000
Price/SF	$509.36
Lot Size	8,640
Year Built	1935
Sale Date	5/6/2026

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

5



1105 W Clark Ave.
1105 West Clark Avenue, Burbank, CA 91506

Sale Price	$1,535,000
Units	4
Price/Unit	$383,750
Price/SF	$524.25
Lot Size	8,324
Cap Rate	4.22%
GRM	16.6
Year Built	1952
Sale Date	1/23/2026

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

Sale Comparables

6



315 E Valencia Ave.
315 East Valencia Avenue, Burbank, CA 91502

Sale Price	$1,680,000
Units	4
Price/Unit	$420,000
Price/SF	$696.52
Lot Size	7,405
Cap Rate	4.17%
GRM	16.0
Year Built	1948
Sale Date	12/3/2025

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

7

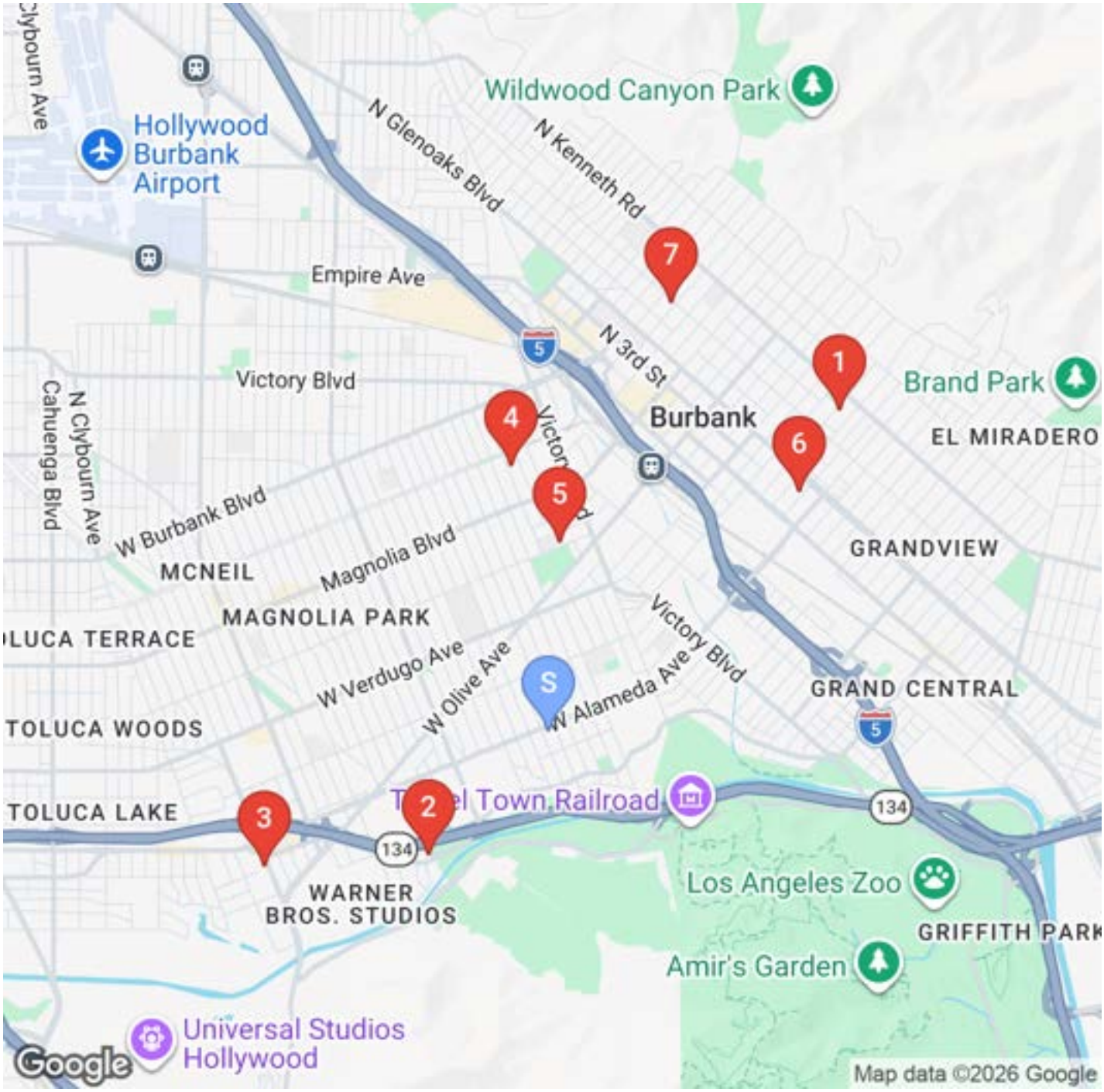


701 N. 6th St.
701 North 6th Street, Burbank, CA 91501

Sale Price	$1,720,000
Units	4
Price/Unit	$430,000
Price/SF	$577.57
Lot Size	13,067
Year Built	1949
Sale Date	5/28/2026

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

Sale Comparables



S 1710 West Alameda Avenue
Burbank, CA, 91506
$1,475,000

1 710 East Cedar Avenue
Burbank, CA, 91501
$1,620,000

2 2907 West Riverside Drive
Burbank, CA, 91505
$1,590,000

3 4101 West National Avenue
Burbank, CA, 91505
$1,560,000

4 618 North Mariposa Street
Burbank, CA, 91506
$1,360,000

5 1105 West Clark Avenue
Burbank, CA, 91506
$1,535,000

6 315 East Valencia Avenue
Burbank, CA, 91502
$1,680,000

7 701 North 6th Street
Burbank, CA, 91501
$1,720,000