COMMERCIAL BROKERAGE
Apartment Owners Association

6445 Sepulveda Blvd., Suite 300
VAN NUYS, CA 91411
(818) 988-9200 - (800) 827-4262

APARTMENT BUILDING DATA

DRE Lic. #00511817

PROPERTY DATA

Address	**523 E. Cedar Avenue**		
City	**Burbank, Ca.**	No. Units:	**1**
Price	**$795,000**	Down Payment	**100%**
To see property, call:	**800-827-4262**		

Directions: Thomas Guide:

GREAT RENTAl DEMAND AREA
Must See.

FEATURES

Lot size	**7899**	Age	**81**	#Stoves		# Water Htrs.	**1**	Rent Control	**No**	Utilities paid by:	
Exterior	**Wf Stucco**	Drapes:		# Refrig.		# Disposals	**Yes**	Zoning	**BUR4**	Resident	**ALL**
Parking	**Garage**	Carpets		# A/C		Pets	**Yes**	Alley	**Yes**	Owner	**None**

FINANCIAL ANALYSIS

NEW LOAN RECOMMENDED

@

Payable: # Yrs.:
Lender:
Loan Fee:

Existing Financing

1st TD:
Payable
Lender

Approximate 1st Year Deductions

ANNUAL GROSS INCOME		$ 21,600
Int. 1st T.D.		
Int. 2nd T.D.		
Dep.on Imp.		
Dep. On Furn.		
Fixed Exp.	$ 26,089	
VMR	$ 1,296	
TOTAL DEDUCTIONS		$ 27,385
NET TAX GAIN/LOSS		$ (5,785)

(We recommend you consult your accountant for tax advice.)

Equity Buildup

T.D.	1st yr.	5th yr.	10th yr.
1st			
2nd			

EXPENSES

Annual Fixed Expenses

Taxes	$ 9,938	(E)
Insurance	$ 1,200	(E)
Water	Tenant	(E)
Electricity	Tenant	
Gas	Tenant	
Trash	City	
Gardner	$ 14,401	
Management		
Pool		
Lic. & Fees	$ 50	
Wrkms Comp	$ 500	
Pest Control		
Other		
TOTAL	26,089	

(E) = Estimate

REMARKS

% Down Payment	100.00%
Cap Rate	-0.73%
Gross Multiplier	36.81
C.P.U.	$795,000
Price/Sq.Ft..	$700

RENTALS AND INCOME

Rent Schedule

Apt. No.	No. BR	No. Bath	Monthly Rent Unfurn.	Monthly Rent Furnished
523	3	2	$ 1,800	

Top Burbank Location!! Occupancy or Rent and Possible Building Site. Must See Don't Wait

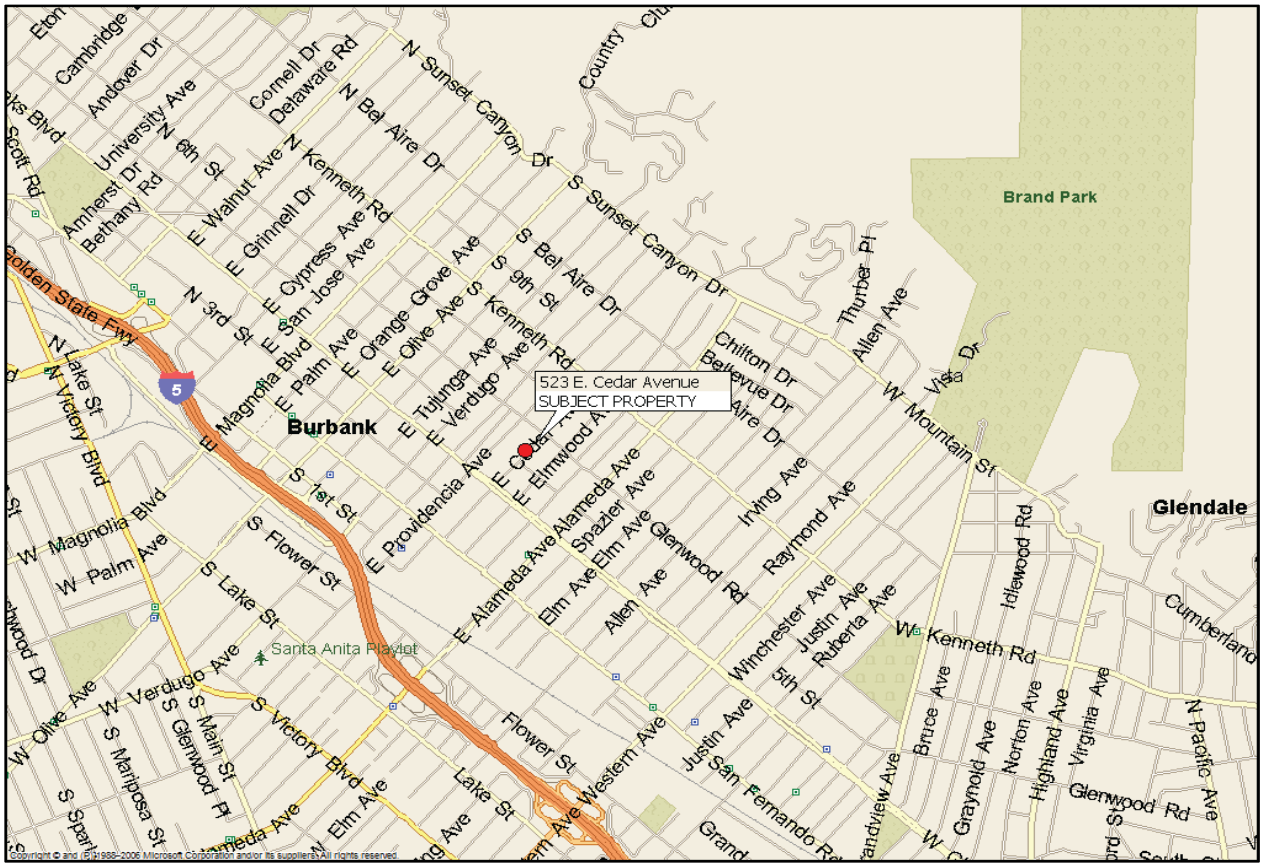
Monthly Rent	$ 1,800
Garage Income	
Laundry Income	
Other	
MONTHLY TOTAL	$ 1,800

CASH FLOW

ANNUAL GROSS INCOME			$ 21,600
Annual Loan Payments and Fixed Expenses	Amount	% of Gross	
1st T.D.		( )	
2nd T.D.		( )	
Expenses	$ 26,089	(121%)	
Other		( )	
TOTAL PAYMENTS AND EXPENSES			$ 26,089
SCHEDULED NET INCOME			$ (4,489)
Allowance for vacancies, maintenance and replacement (6%)			$ 1,296
PROJECTED NET INCOME			$ (5,785)
PERCENTAGE RETURN ON CASH INVESTED			-0.73%

All statements are based upon information furnished by the owner or sources deemed reliable, but for which we assume ;no responsibility. All subject to change without notice.

CL & SR 5/27/2016


523 E. Cedar Avenue
SUBJECT PROPERTY
Burbank
Glendale
Brand Park
Santa Anita Playlot
Golden State Fwy
5
N Sunset Canyon Dr
S Sunset Canyon Dr
N Bel Aire Dr
S Bel Aire Dr
N Kenneth Rd
S Kenneth Rd
W Kenneth Rd
W Mountain St
Vista Dr
Thurber Pl
Allen Ave
Chilton Dr
Bellevue Dr
Irving Ave
Raymond Ave
Winchester Ave
Justin Ave
Ruberta Ave
Idlewood Rd
Cumberland
Bruce Ave
Graynold Ave
Norton Ave
Highland Ave
Virginia Ave
N Pacific Ave
Glenwood Rd
Grandview Ave
San Fernando Rd
Western Ave
Flower St
Lake St
S Victory Blvd
N Victory Blvd
N Lake St
W Magnolia Blvd
W Palm Ave
W Verdugo Ave
W Olive Ave
S Flower St
S Lake St
S Main St
S Glenwood Pl
S Mariposa St
S Spark
E Alameda Ave
E Providencia Ave
E Tujunga Ave
E Verdugo Ave
E Olive Ave
E Orange Grove Ave
E Palm Ave
E Magnolia Blvd
E Elmwood Ave
E Alameda Ave
Alameda Ave
Spazier Ave
Elm Ave
Glenwood Rd
Allen Ave
S 1st St
S 9th St
5th St
N 3rd St
E San Jose Ave
E Cypress Ave
E Grinnell Dr
E Walnut Ave
N 6th St
Cornell Dr
Delaware Rd
University Ave
Andover Dr
Cambridge
Eton
Amherst Dr
Bethany Rd
Country Club