

EXCLUSIVE LISTING!

1052 Elm Ave, Glendale 91201

10-Unit Value-add in Glendale near the city of Burbank!



Investment & Property Highlights

- Outstanding location in the city of Glendale, near Burbank
- Walking distance to the newly opened IKEA (largest in the U.S.); minutes away from the immensely popular Burbank Town Center and Burbank Empire Center, Glendale Galleria, and Americana at Brand.
- Long-time tenants with an estimated $\pm 20\%$ rental upside potential
- First time for sale since 2004! TRUE VALUE ADD OPPORTUNITY
- Excellent demographics with $\pm \$85,000$ average household incomes within a 2-mile radius
- Easy to maintain property as-is, yet provides upside potential making this as a truly pride-of-ownership luxury apartment
- Easy access to the 2 FWY, 5 FWY, and Metrolink Station
- Located within the highly desirable Glendale Unified School District
- Located in a Very Walkable neighborhood with Walkscore of 81 out of 100

SUMMARY

| | |
|----------------------|------------------------------------|
| Subject Property: | 1052 Elm Ave Glendale, CA 91201 |
| Price: | \$3,750,000 |
| Price Per Unit: | \$375,000 |
| Year Built: | 1963 |
| Total Building Area: | 9,716 SF |
| Total Lot Size: | 7,973 SF |
| APN#: | 5624-006-018 |
| Zoning: | GLR4YY |
| Parking: | 9 Assigned + 3 Unmarked |
| Unit Mix: | 10 x 2B + 1B |

- Perfect for a long-term hold buyer who plans to hold this as a multigenerational investment property or a 1031 exchange buyer
- Superb unit mix with ALL large 2 bedrooms and 1 bathrooms units
- Separately metered for electricity, shared laundry room, and lush landscaping
- NEW ROOF completed January 2018
- Each unit is equipped with ample closet and storage spaces, tiled bathrooms, laminate kitchen countertops, deep stainless steel kitchen sinks, oven, gas stove, dining area
- Excellent curb appeal with superb frontage on Elm Ave
- Some units have been updated with laminate wood flooring, new kitchen cabinets, granite kitchen countertops, tiled bathroom, recessed lighting, and smooth ceilings



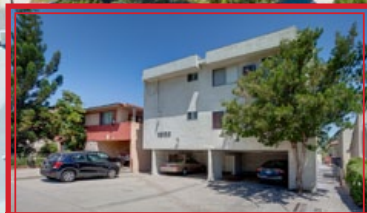
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1052 ELM AVE



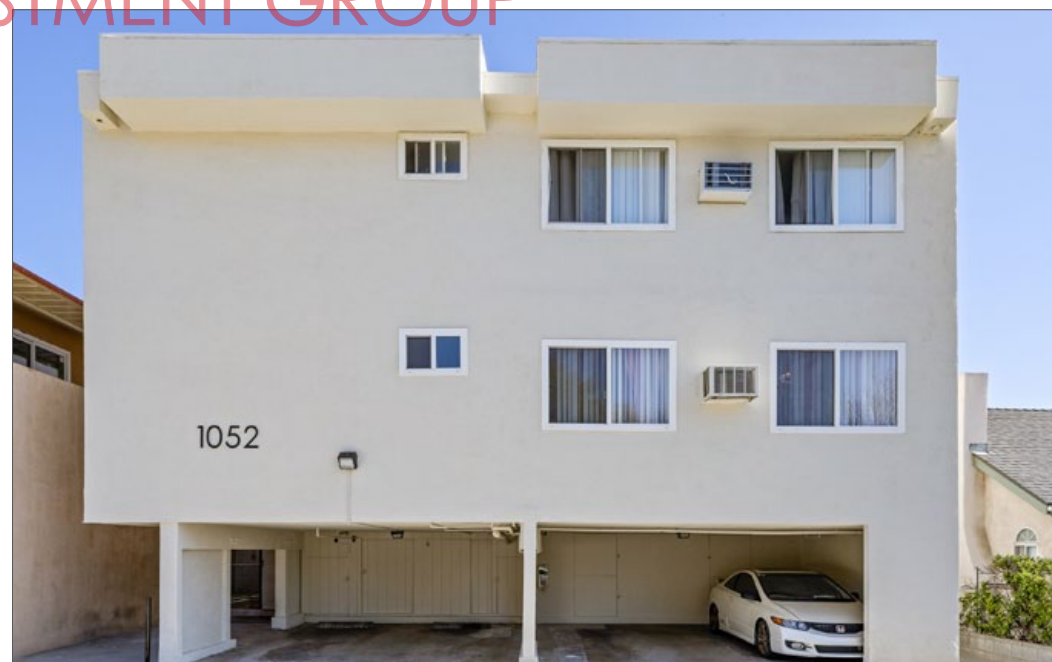
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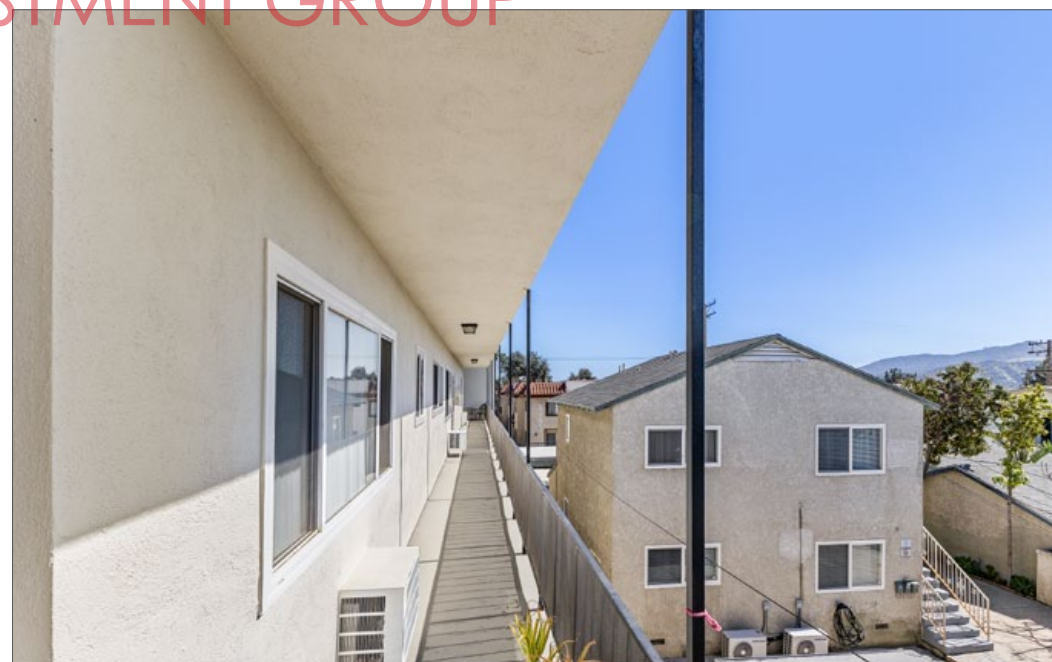
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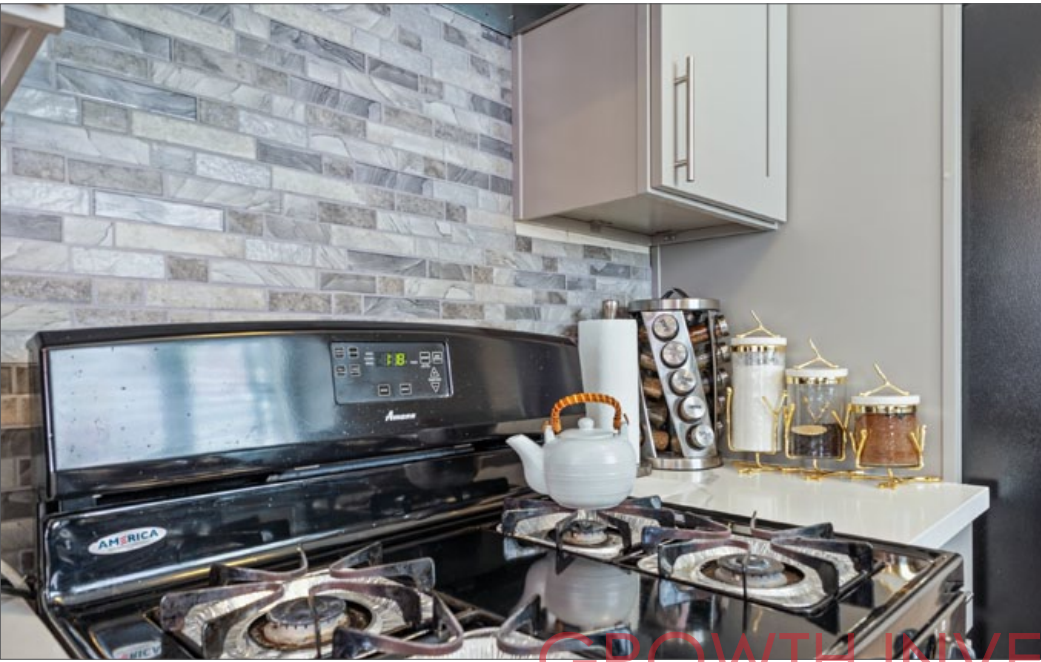


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