



HOSPY HOMES

MTR ANALYSIS

1323 5TH ST, GLENDALE, CA 91201
2 BED 1 BATH HOUSE

Estimated MTR Rent	\$3,500 - \$4,500
Estimated Occupancy Rate	80%
Annual Rental Income Estimate	\$33,600 - \$43,200

The following page includes comps at varying rental rates to show you the income potential for this property as a midterm rental with different amounts of update and renovation work. For the best ROI, cosmetic updates for the kitchen and bathroom should be done, as well as good design and decor.

Benefits of Mid Term Rentals

- Higher rents! MTR rents in Los Angeles are 1.5x to 2x long term rents
- Flexibility for personal use of the home
- Regular cleaning and maintenance can catch small issues before they become big issues
- Ability to increase rents from tenant to tenant
- No need to deal with strict short term rental regulations

2 BED COMPS

Click the photos for links to listings

\$2,700 advertised monthly rent

This rate is very low for a 2 bed MTR. It's an older property, not updated, and no design or decor.



\$3,600 advertised monthly rent

Great example for a nicely set up 2 bed MTR. Some cosmetic updates, decor, and professional photos make a big difference for MTR income potential.



\$4,600 advertised monthly rent

This is a new construction, but it shows the MTR potential for a newly renovated property.



\$3,500 average 2025 monthly rent

This is a 2 bed 1 bath duplex unit in Torrance managed by Hopsy Homes. It has a smaller kitchen and living room. It's also older without recent updates. Occupancy rate in 2025 was 81%





HOSPY HOMES

GET STARTED NOW!

SIGN UP FOR OUR PROPERTY MANAGEMENT SERVICES TODAY
AND LET US SHOW YOU THE DIFFERENCE PROFESSIONAL
MANAGEMENT CAN MAKE.



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Thank you!