

OFFERING MEMORANDUM

1840 W Glenoaks Blvd.
Glendale, CA 91201



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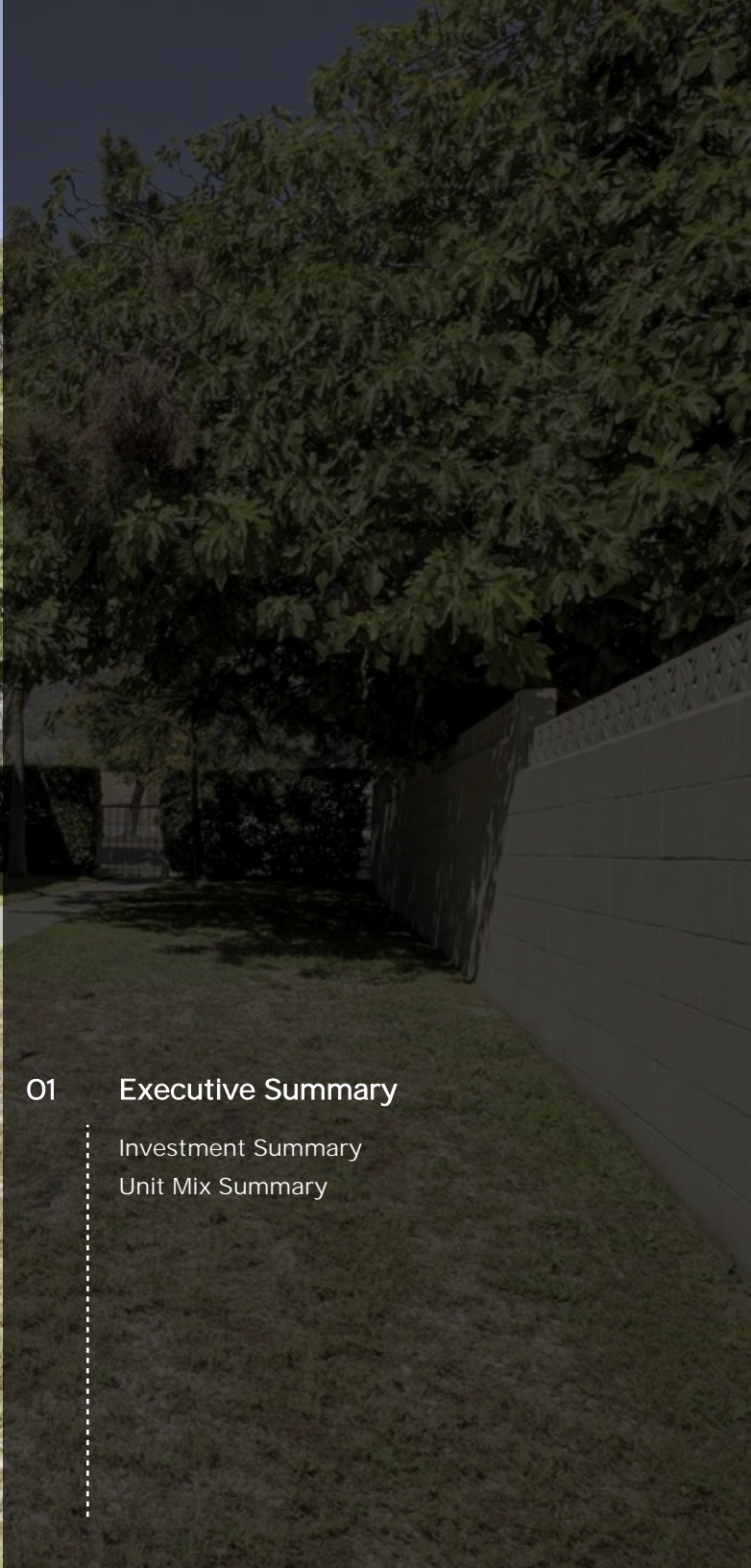
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COLDWELL BANKER
HALLMARK REALTY



01 **Executive Summary**

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS **1840 W Glenoaks Blvd.
Glendale CA 91201**

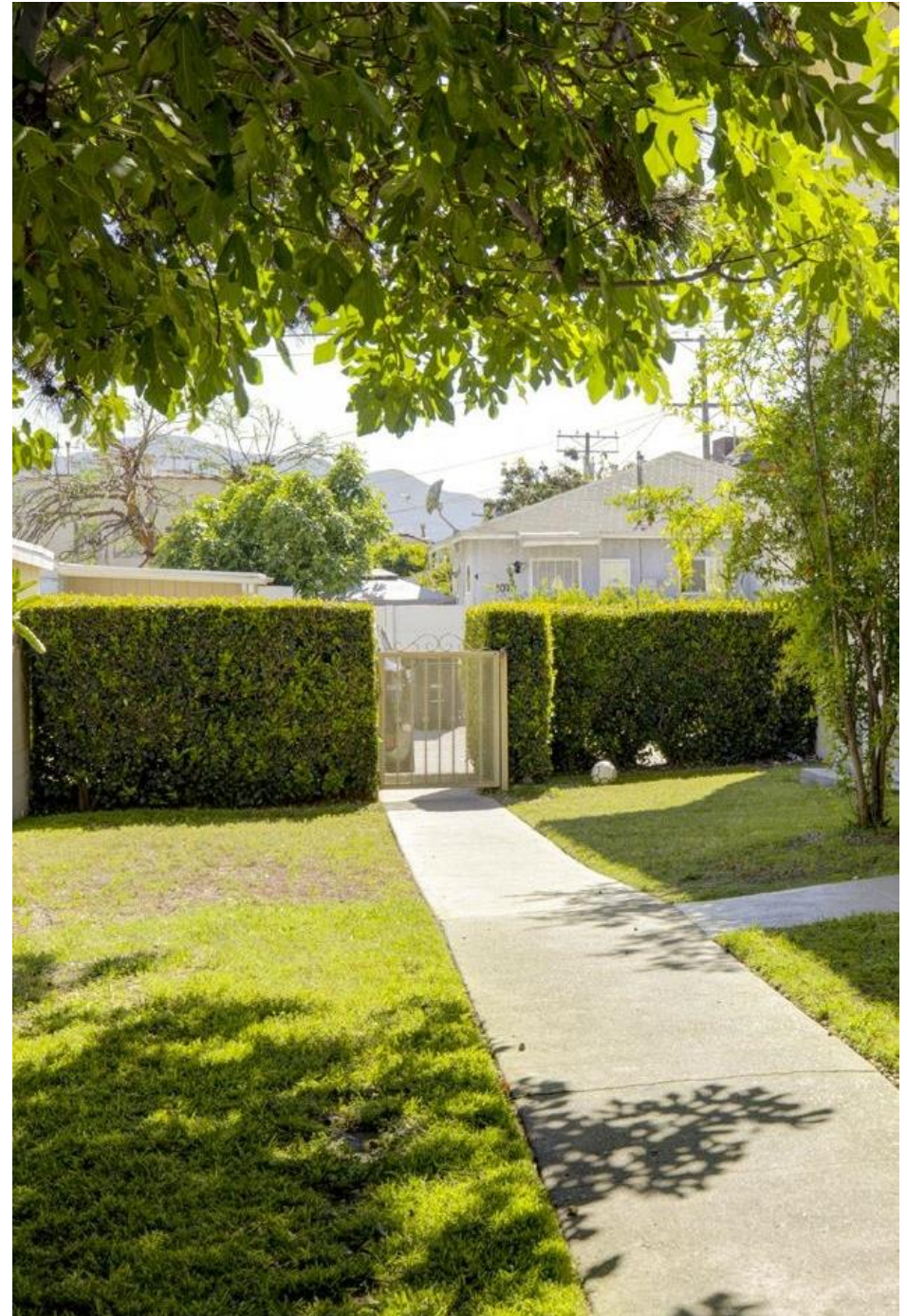
FINANCIAL SUMMARY

PRICE	\$1,799,000
OCCUPANCY	100.00%
NOI (CURRENT)	\$110,550
CAP RATE (CURRENT)	6.15%
GRM (CURRENT)	16.21

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	38,008	164,933	464,268
2026 Median HH Income	\$75,530	\$92,019	\$92,457
2026 Average HH Income	\$111,947	\$131,456	\$134,284

Highlights

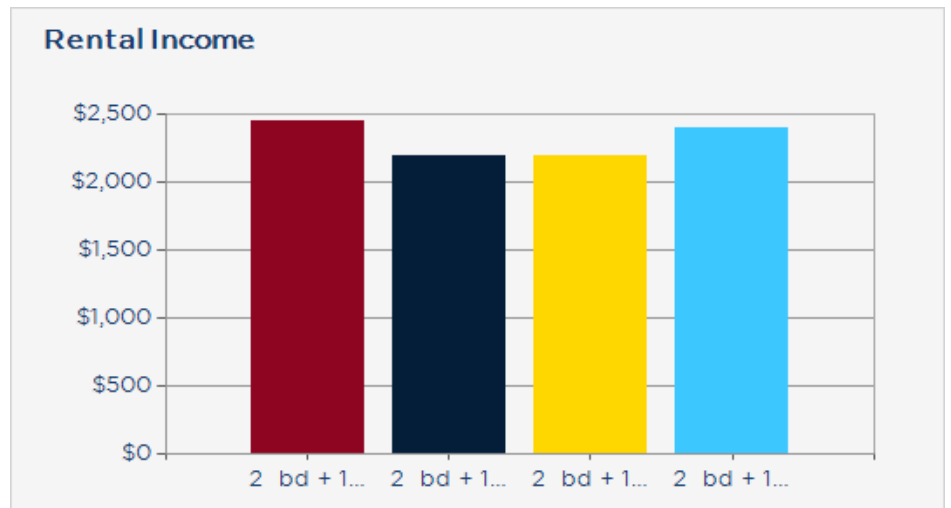
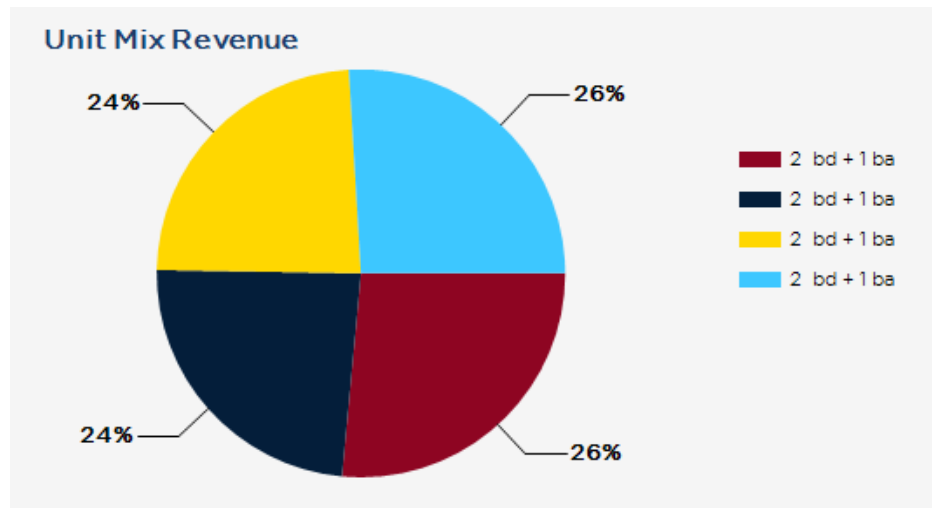
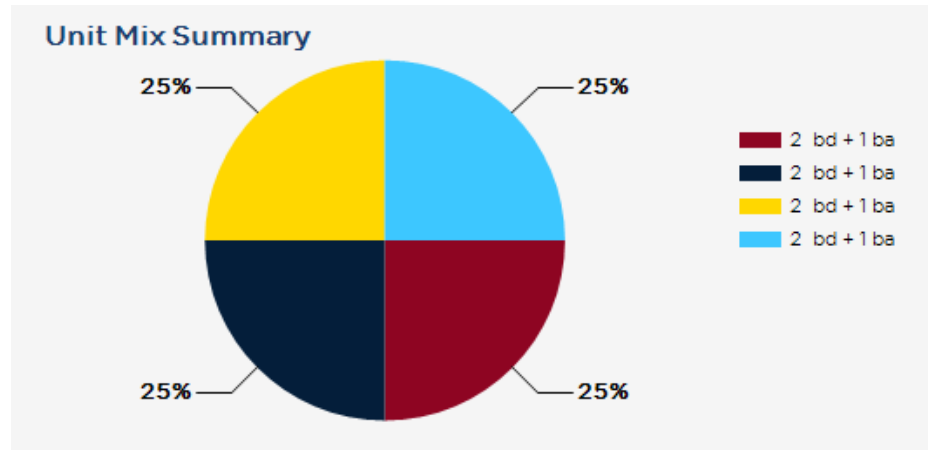
- Well-maintained 4-unit income property
- All units are 2 bedrooms, 1 bathroom
- 3,550 Sqft Two-story building with identical unit layouts
- In-unit laundry in every unit
- Split-system A/C & heating in each unit
- Copper plumbing
- Newer exterior paint enhancing curb appeal



- Updated windows for improved efficiency
- 6 dedicated parking spaces
- Lush greenery surrounding the property
- Shared backyard space ideal for BBQs and tenant enjoyment
- Prime central location
- Walking distance to grocery stores, schools, parks & public transportation
- Strong, stable income-producing investment opportunity



Unit Mix	# Units	Current Rent	Monthly Income
2 bd + 1 ba	1	\$2,450	\$2,450
2 bd + 1 ba	1	\$2,200	\$2,200
2 bd + 1 ba	1	\$2,200	\$2,200
2 bd + 1 ba	1	\$2,400	\$2,400
Totals/Averages	4	\$2,313	\$9,250

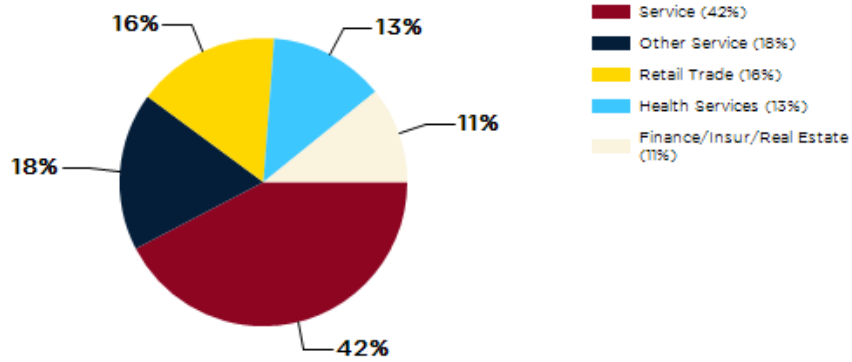


02

Location

Location Summary

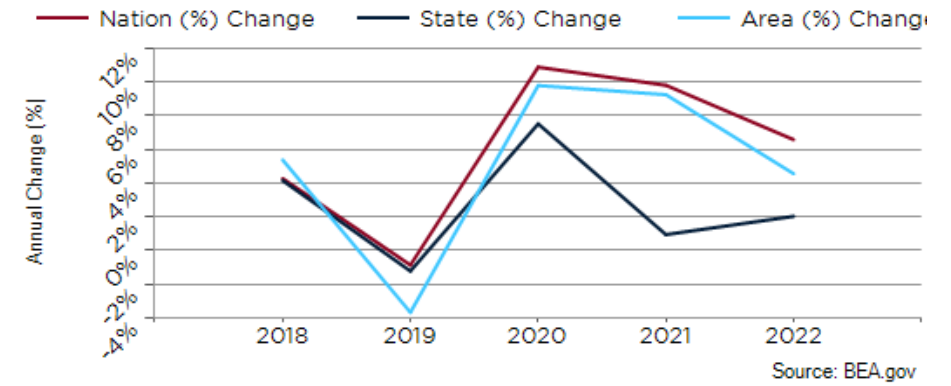
Major Industries by Employee Count



Largest Employers

Walt Disney Company	223,000
Northrop Grumman	90,000
Universal Music Group	8,000
DreamWorks Animation	2,000
ABC7 (KABC-TV)	500
Nickelodeon Animation Studio	500
Disney Television Animation	300
Glenoak Discount, Inc.	8

Los Angeles County GDP Trend



03 Property Description

- Property Images
- Common Amenities
- Unit Amenities





Common Amenities

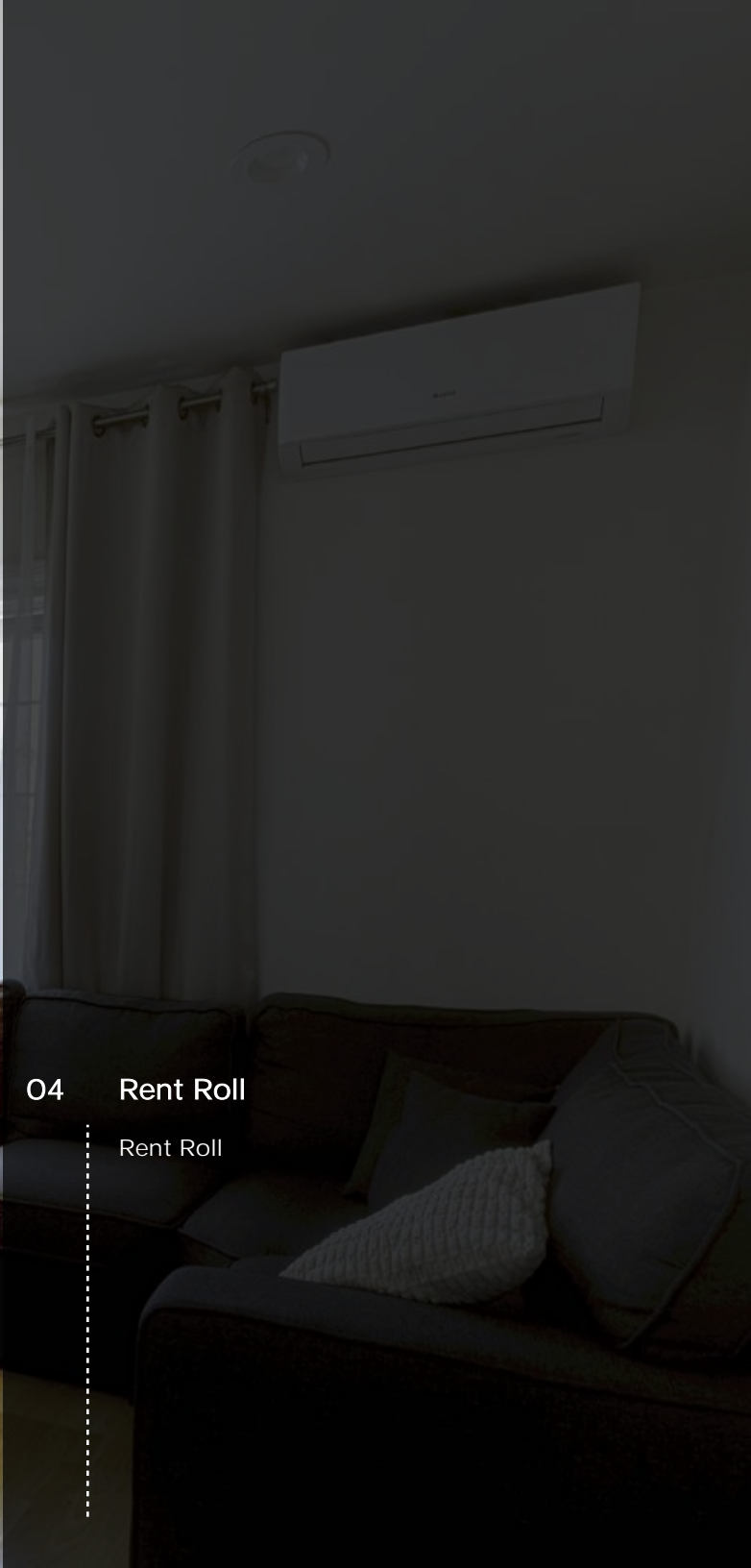
- 6 dedicated parking spaces
- Lush greenery surrounding the property
- Prime central location
- Shared backyard space ideal for BBQs and tenant enjoyment

Unit Amenities

- In-unit laundry in every unit
- Split-system A/C & heating in each unit



04 Rent Roll
Rent Roll



Unit	Unit Mix	Current Rent
A	2 bd + 1 ba	\$2,450.00
B	2 bd + 1 ba	\$2,200.00
C	2 bd + 1 ba	\$2,400.00
D	2 bd + 1 ba	\$2,200.00
Totals / Averages		\$9,250.00



05

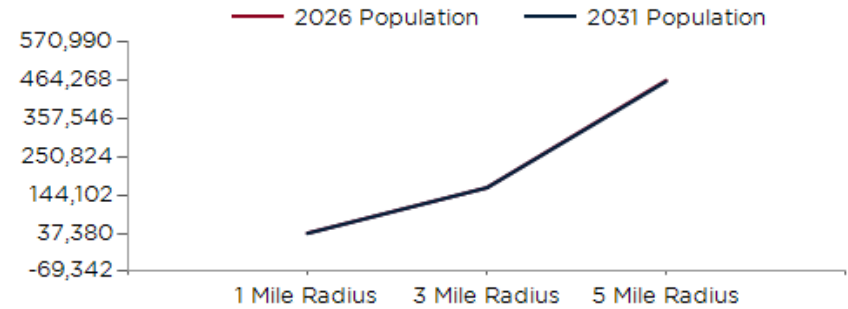
Demographics

General Demographics

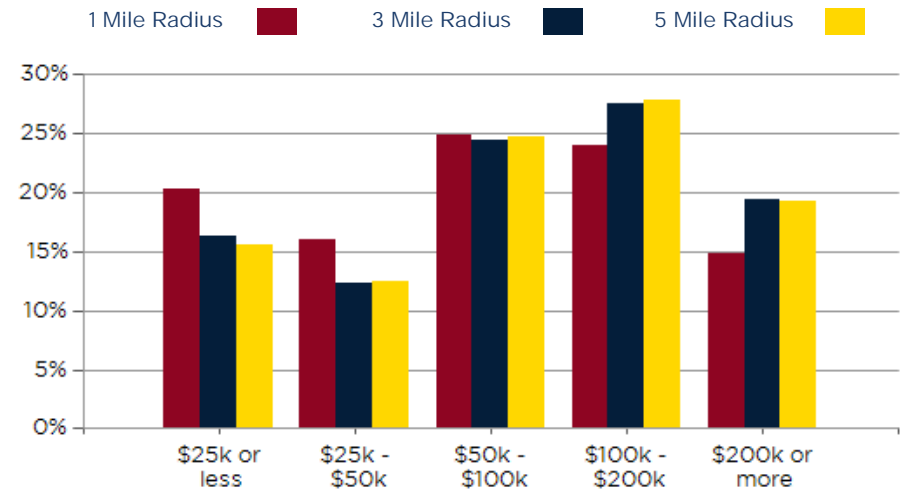
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	39,657	160,690	465,470
2010 Population	39,359	162,483	464,293
2026 Population	38,008	164,933	464,268
2031 Population	37,380	164,451	461,367
2026 African American	927	4,281	14,443
2026 American Indian	218	1,099	3,900
2026 Asian	3,690	21,787	63,681
2026 Hispanic	7,353	34,345	118,438
2026 Other Race	3,637	15,414	58,023
2026 White	25,760	103,328	266,192
2026 Multiracial	3,752	18,880	57,532
2026-2031: Population: Growth Rate	-1.65%	-0.30%	-0.65%

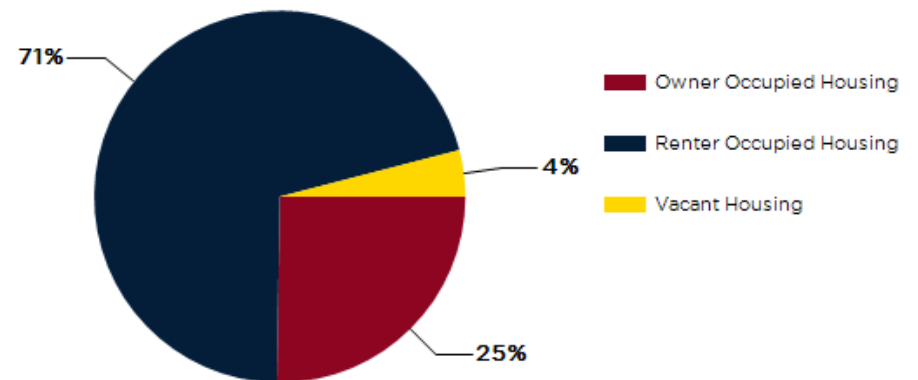
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,724	7,107	19,988
\$15,000-\$24,999	1,491	4,140	11,391
\$25,000-\$34,999	1,137	3,530	10,329
\$35,000-\$49,999	1,386	4,956	14,808
\$50,000-\$74,999	2,117	9,083	26,371
\$75,000-\$99,999	1,823	7,781	23,415
\$100,000-\$149,999	2,165	11,198	33,768
\$150,000-\$199,999	1,617	7,788	22,078
\$200,000 or greater	2,351	13,448	38,697
Median HH Income	\$75,530	\$92,019	\$92,457
Average HH Income	\$111,947	\$131,456	\$134,284



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

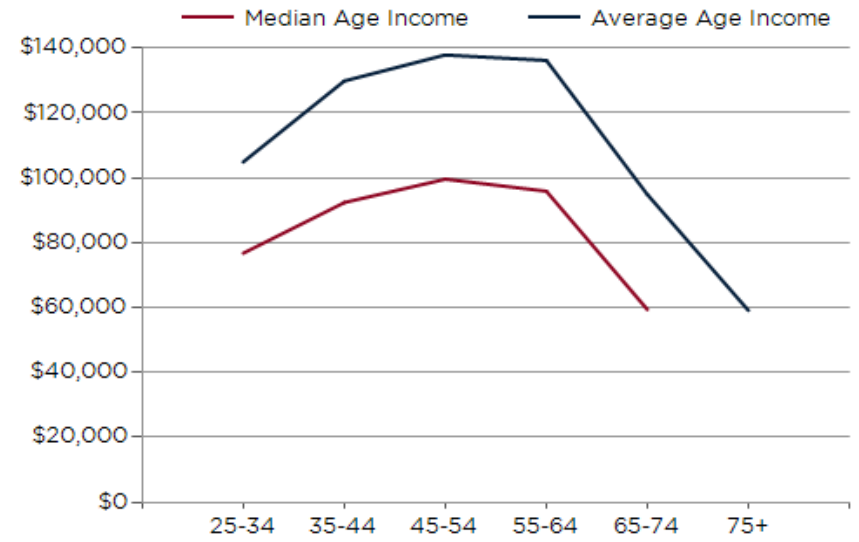
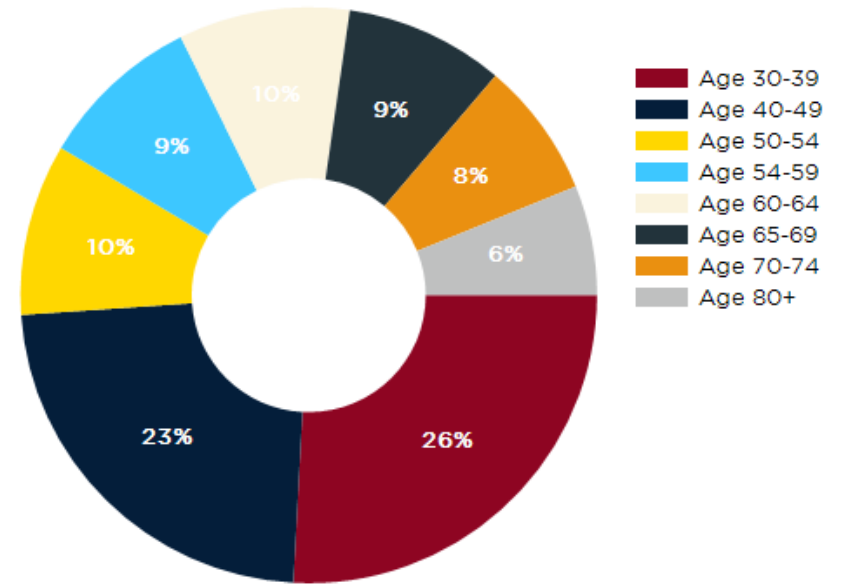


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,275	13,990	43,556
2026 Population Age 35-39	3,156	13,613	40,074
2026 Population Age 40-44	3,130	13,240	37,435
2026 Population Age 45-49	2,606	11,319	31,729
2026 Population Age 50-54	2,398	10,937	30,664
2026 Population Age 55-59	2,271	10,288	28,475
2026 Population Age 60-64	2,389	10,341	27,694
2026 Population Age 65-69	2,222	9,175	24,944
2026 Population Age 70-74	1,898	8,120	21,394
2026 Population Age 75-79	1,532	6,225	15,991
2026 Population Age 80-84	1,073	4,271	10,824
2026 Population Age 85+	1,110	4,410	10,807
2026 Population Age 18+	31,944	137,963	392,867
2026 Median Age	43	42	41
2031 Median Age	45	44	43

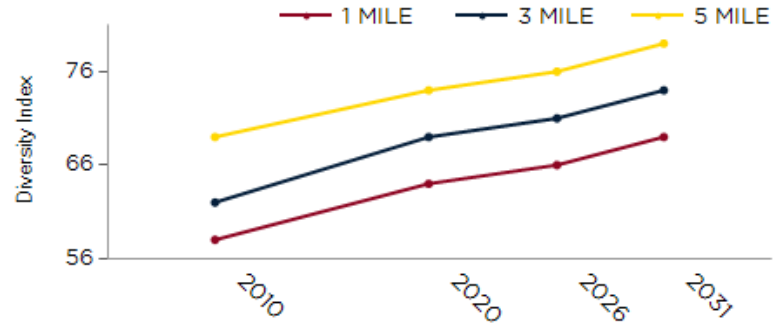
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,770	\$86,383	\$87,734
Average Household Income 25-34	\$104,888	\$118,828	\$118,988
Median Household Income 35-44	\$92,377	\$111,910	\$110,187
Average Household Income 35-44	\$129,872	\$150,977	\$153,413
Median Household Income 45-54	\$99,590	\$123,390	\$122,234
Average Household Income 45-54	\$137,888	\$162,847	\$166,904
Median Household Income 55-64	\$95,881	\$115,937	\$113,119
Average Household Income 55-64	\$136,223	\$155,134	\$156,949
Median Household Income 65-74	\$59,388	\$77,195	\$76,262
Average Household Income 65-74	\$94,831	\$112,568	\$115,267
Average Household Income 75+	\$59,112	\$74,578	\$80,276

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	69	74	79
Diversity Index (current year)	66	71	77
Diversity Index (2020)	64	69	75
Diversity Index (2010)	58	62	69

POPULATION DIVERSITY



POPULATION BY RACE

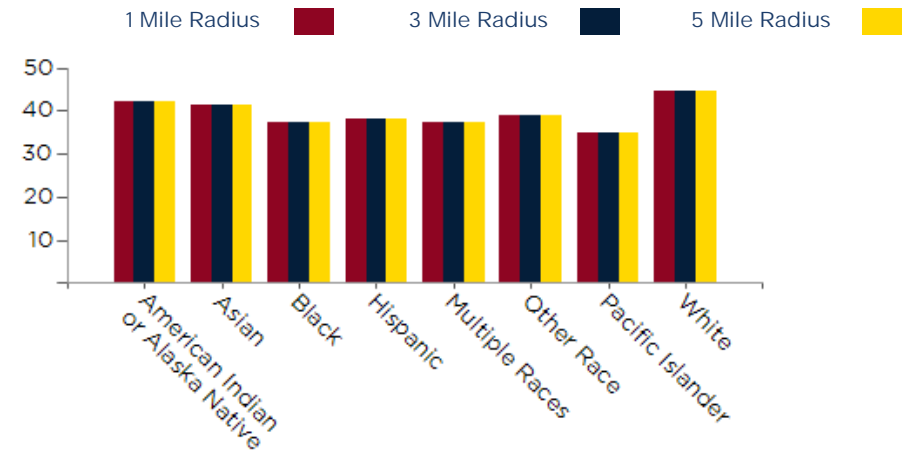


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	2%	2%
American Indian	0%	1%	1%
Asian	8%	11%	11%
Hispanic	16%	17%	20%
Multiracial	8%	9%	10%
Other Race	8%	8%	10%
White	57%	52%	46%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	42	40	39
Median Asian Age	41	41	43
Median Black Age	38	38	37
Median Hispanic Age	38	38	37
Median Multiple Races Age	38	36	36
Median Other Race Age	39	39	38
Median Pacific Islander Age	35	40	37
Median White Age	45	44	43

2026 MEDIAN AGE BY RACE



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