

18620 Burbank Boulevard Tarzana, CA 91356



11 Condo-Quality Units in the heart of Tarzana | Not Subject to Los Angeles Rent Control
(10) 2+2 & (1) 1+1.5 TH | 2 Blocks North of Ventura Blvd | 0.3 Miles from Tarzana Village

COMPASS

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Property Overview

18620 Burbank Blvd Tarzana 91356			
Price:	\$4,450,000	Year Built:	1988
Units:	11	Unit Mix:	(10) 2+2 & (1) 1+1.5 TH
Bldg. Size:	11,500 SF	Lot Size:	9,143 SF
Price per Unit:	\$404,545	Price per Foot:	\$387
Recent Capital Improvements			
2026	Garage gate control board replaced		
2025	New security camera system installed		
2023	Hot water heater replaced		
2022	New roof installed		
2022	Common area lighting upgraded to LED		
2022	Common area carpet replaced		
2022	Common area popcorn ceilings removed		
2021-2022	(6) HVAC systems replaced		



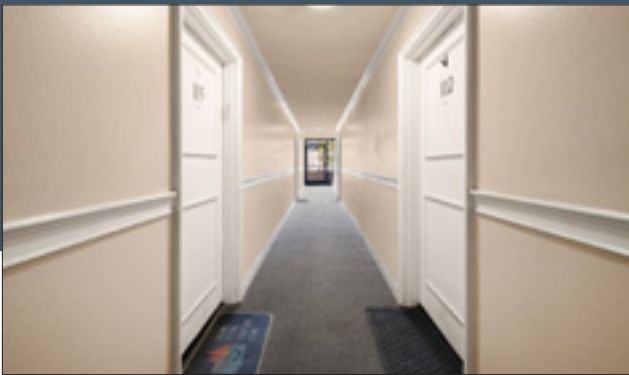
Property Highlights



- Condo-quality 11-unit asset in the heart of Tarzana, located just north of Ventura Blvd. and walking distance to Village Walk Shopping Center.
- Built in 1988 and not subject to Los Angeles rent control, subject to buyer verification.
- Newer construction profile reduces potential management headaches typically associated with vintage alternatives.
- Unit mix of (10) 2-bdrm. / 2-bath units and (1) 1-bdrm. / 1.5 bath townhouse-style unit, offering larger layouts suited for roommates, small households, and young professionals.
- Approx. 3.5 miles from Pierce College and approx. 5 miles from CSUN, supporting demand from students, recent graduates, and Valley-based renters.
- Nearby Providence Cedars-Sinai Tarzana Medical Center (0.8 mile away) anchors a tenant pool tied to healthcare, professional services, and long-term Valley residency.
- Select interiors feature stainless-steel appliances, granite countertops, recessed lighting, white cabinetry, fireplaces, private balconies, and a mix of hard-surface flooring and carpeted bedrooms.
- Potential future condo conversion opportunity, supported by larger 2-bdrm. / 2-bath layouts, private balconies, secured parking, and a controlled-access building configuration, subject to buyer verification.
- 1988 construction, larger 2-bdrm. / 2-bath layouts, and a walkable Tarzana location give the property a cleaner ownership profile than older Valley apartment stock.

Exterior Photography

18620 Burbank Blvd - Tarzana - 91356



Neighborhood Overview



About Tarzana



Quieter Valley Setting with Room to Breathe

Tarzana has always had a slightly different identity within the San Fernando Valley. Its history is tied directly to Edgar Rice Burroughs, the creator of Tarzan, who purchased the former 550-acre Otis estate in 1919 and renamed it Tarzan Ranch. By 1930, the surrounding community had adopted the name Tarzana, giving the neighborhood a backstory that still feels unusually specific for Los Angeles.

Ventura Blvd gives Tarzana its day-to-day rhythm. The corridor is not built around nightlife or destination traffic in the way other parts of Los Angeles are. It functions more as a local commercial stretch, with restaurants, cafés, markets, service businesses, and shopping centers that serve residents throughout the week. Tarzana Village and nearby retail centers along Ventura Blvd reinforce that pattern, offering a practical mix of dining, errands, and neighborhood-serving uses without changing the quieter residential feel around them.

The southern edge of Tarzana is where the neighborhood's character becomes more distinct. Marvin Braude Mulholland Gateway Park sits above Reseda Blvd and provides access into the Santa Monica Mountains, with MRCA describing the park as approx. 1,500 acres of wild land above the west San Fernando Valley.

That balance is a large part of Tarzana's appeal. It offers the privacy, space, and greenery associated with hillside living, while still keeping residents close to Ventura Blvd, the 101, and the broader West Valley.

Tarzana's strength lies in that balance. It combines hillside privacy with everyday convenience, established residential streets with a practical commercial corridor, and access to open space without giving up proximity to the rest of the Valley. It is a neighborhood that feels residential first, shaped less by reinvention than by the consistency of what it has offered for decades.

Nearby Hotspots



1) Ventura Blvd | Tarzana Village

Ventura Blvd serves as Tarzana's primary commercial corridor, with Tarzana Village offering one of the neighborhood's most active stretches of dining, cafés, markets, fitness, and daily-use services. The area is not built around nightlife or heavy destination traffic.

2) Ventura Blvd | Tarzana Square

Tarzana Square and the surrounding Ventura Blvd retail centers provide a practical mix of grocery, casual dining, personal services, and everyday retail. These centers function as part of the neighborhood's regular routine, giving residents close access to errands and basic services without leaving the immediate area.

3) Marvin Braude Mulholland Gateway Park

Marvin Braude Mulholland Gateway Park sits at the southern edge of Tarzana and connects into the Santa Monica Mountains trail system. The park is defined by open hillsides, ridgeline views, and access to hiking and biking routes above the west Valley.

4) Westfield Topanga

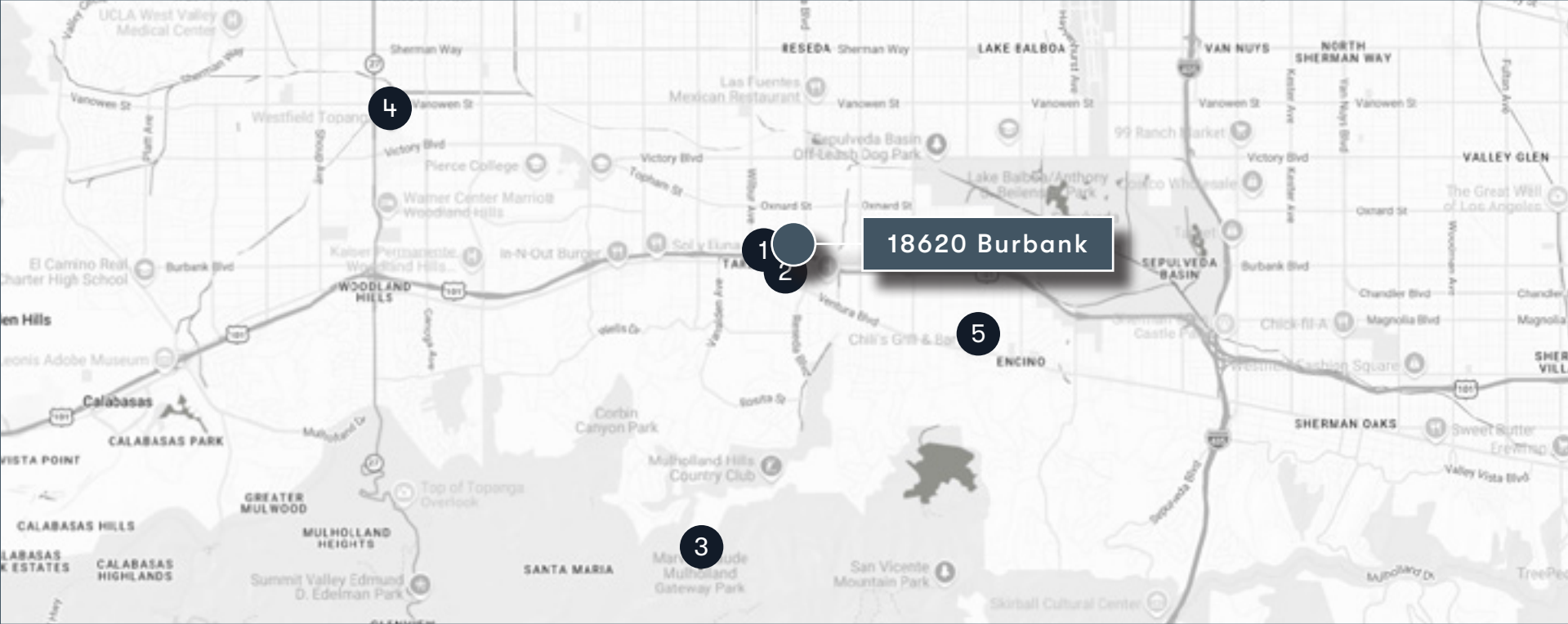
Westfield Topanga and The Village sit west of Tarzana in Warner Center and offer one of the Valley's larger shopping, dining, and entertainment districts. The area includes major retail, restaurants, fitness uses, entertainment, and outdoor space.

5) Encino Commons

Encino Commons and Sherman Oaks adds a deeper mix of restaurants, cafés, fitness studios, bars, and neighborhood retail within a short drive. These corridors are more active than Tarzana, and play a complementary role rather than replacing the quieter feel residents get at home.



Nearby Hotspots Map

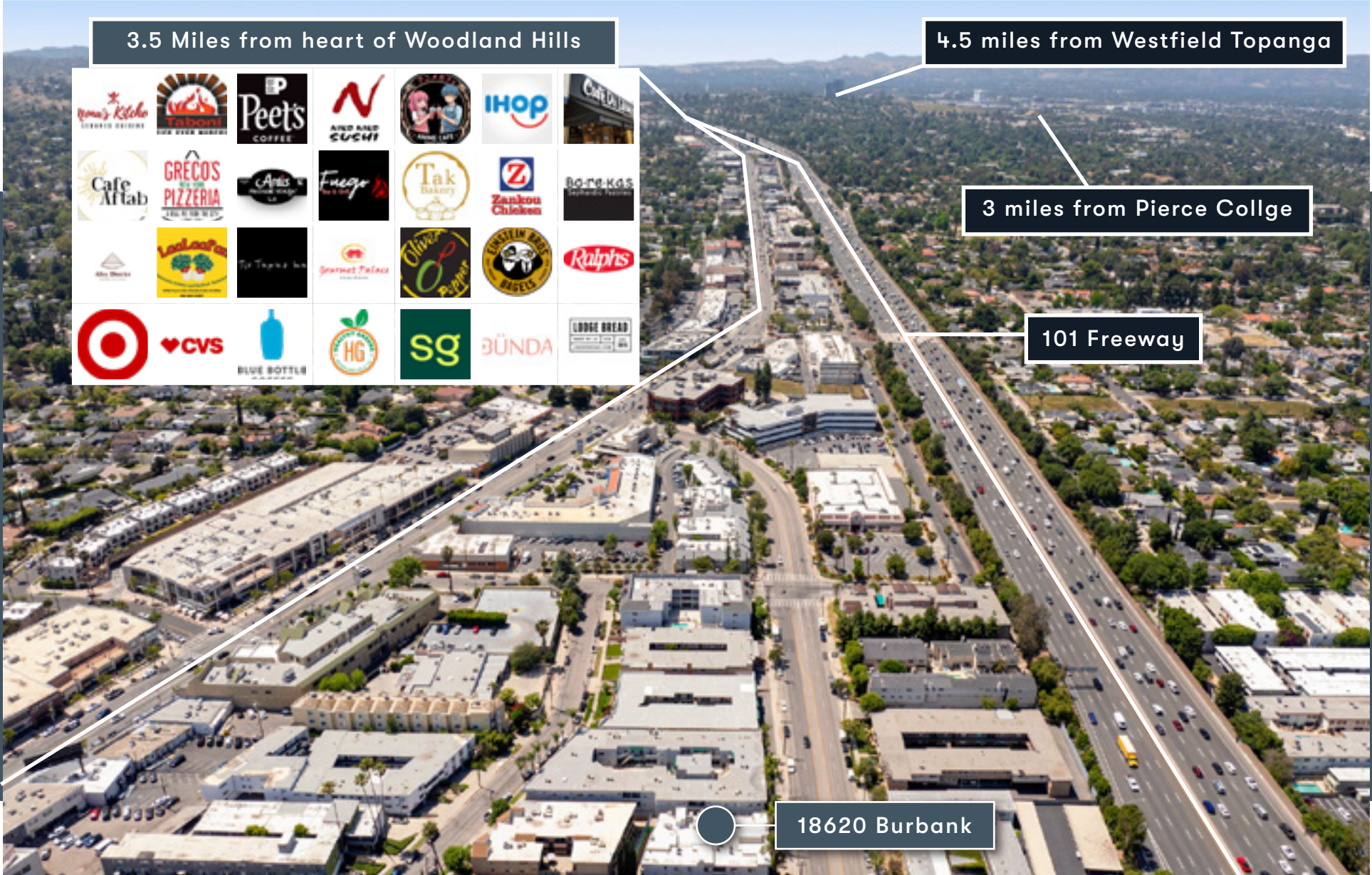


Hotspot Address	Distance	Notes
1) Tarzana Village	0.3 mile	Primary commercial corridor with restaurants, cafés, markets, fitness uses, and daily-use services.
2) Tarzana Square	0.3 mile	Neighborhood retail center offering grocery, casual dining, personal services, and everyday shopping.
3) Mulholland Park	3.6 miles	Open-space anchor at the southern edge of Tarzana with access to Santa Monica Mountains hiking trails.
4) Westfield Topanga	4.6 miles	Warner Center shopping and dining destination with retail, restaurants, entertainment, and outdoor pedestrian areas.
5) Encino Commons	2.3 miles	Nearby Ventura Blvd corridors offering additional dining, cafés, fitness, bars, and neighborhood retail east of Tarzana.

Neighborhood Amenities Map



Neighborhood Amenities Map



Neighborhood Amenities Map



Financials & Comparables

18620 Burbank Blvd Tarzana 91356			
Price:	\$4,450,000	Year Built:	1988
Units:	11	Unit Mix:	(10) 2+2 & (1) 1+1 TH
Bldg. Size:	11,500 SF	Lot Size:	9,143 SF
Price per Unit:	\$203	Price per Foot:	\$387

Recent Capital Improvements	
2026	Garage gate control board replaced
2025	New security camera system installed
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Loan Quote



15 years	5-Year Fixed - 5 Years Interst Only	5-Year Fixed
Loan Amount:	\$2,447,500	\$2,500,000
Current Rate:	6.00%	6.00%
Monthly Payment:	\$12,238	\$14,989
Maximum LTV:	55%	65%
Adjust Portion:	2.50 > 30- Day SOFR	2.50 > 30- Day SOFR
Loan Term:	30 years	30 years
Amortization:	30 years	30 years
Floor:	6.00%	6.00%
Ceiling:	11.00%	11.00%
Recourse:	None; except standard carve-outs	None; except standard carve-outs
Prepayment:	5,4,3,2,1	5,4,3,2,1
3 rd Party Deposit:	\$5,000	\$5,000
Closing Costs:	\$500	\$500



Financials

18620 Burbank Blvd | Tarzana | 91356
Offered at \$4,450,000

Investment Summary	
Price:	\$4,450,000
Down Payment:	\$4,450,000
Number of Units:	11
Price per Unit:	\$404,545
Current GRM:	13.47
Potential GRM:	11.75
Proposed Financing:	\$0

Income					
		Current Rents		Potential Rents	
# of Units	Unit Mix	Avg. Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
10	2+2	\$2,063 - \$2,754	\$25,044	\$2,895	\$28,950
1	1+1.5 TH	\$2,375	\$2,375	\$2,495	\$2,495
Total Scheduled Rent:			\$27,418		\$31,445
Laundry Income:			\$110		\$110
Monthly Gross Income:			\$27,528		\$31,555
Annual Gross Income:			\$330,340		\$378,660

Approx. Year Built:	1988	Price per Foot	\$387
Approx. Lot Size:	9,143 SF	Current CAP	4.77%
Approx. Bldg. Size:	11,500 SF	Market CAP	5.82%
Annualized Operating Data			
		Current Rents	Market Rents
Scheduled Gross Income:		\$330,340	\$378,660
Vacancy Allowance:		\$9,910 2.5%	\$11,360 2.5%
Gross Operating Income:		\$320,430	\$367,300
Less Expenses:		\$108,354 33%	\$108,354 29%
Net Operating Income:		\$212,075	\$258,946
Less Loan Payment:		\$0	\$0
Pre-Tax Cash Flow:		\$212,075 4.77%	\$258,946 5.82%
Plus Principal Reduction:		\$0	\$0
Return Before Taxes:		\$212,075 4.77%	\$258,946 5.82%

Estimated Expenses (**Expenses are ACTUALS)	
Taxes (1.25%):	\$55,625
Insurance:**	\$7,992
Utilities:	\$13,852
Maintenance:**	\$12,114
Professional Mgmt:	\$16,021
On-Site Manager:	\$0
Misc:	\$2,750
Total Expenses:	\$108,354
Per Sq. Ft:	\$9.42
Per Unit:	\$9,850

Rent Roll

18620 Burbank Blvd | Tarzana | 91356

Current as of 06/01/26



Current Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date:	Notes:
101	2+2	\$2,063	\$2,895	11/22/2014	Rent effective 6/1/2026
102	2+2	\$2,677	\$2,895	04/25/2023	Rent effective 6/1/2026
103	2+2	\$2,546	\$2,895	03/05/2014	Rent effective 6/1/2026
104	1+1.5 TH	\$2,375	\$2,495	12/28/2022	Rent effective 6/1/2026
105	2+2	\$2,754	\$2,895	08/01/2023	Rent effective 6/1/2026
106	2+2	\$2,570	\$2,895	11/03/2014	Rent effective 8/1/2026
201	2+2	\$2,259	\$2,895	03/01/2010	Rent effective 6/1/2026
202	2+2	\$2,754	\$2,895	11/23/2014	Rent effective 6/1/2026
203	2+2	\$2,676	\$2,895	05/01/2021	Rent effective 8/1/2026
205	2+2	\$2,068	\$2,895	04/23/2010	Rent effective 6/1/2026
206	2+2	\$2,676	\$2,895	06/01/2021	Rent effective 6/1/2026
	Laundry Income:	\$110	\$110		
	Other Income:	\$0	\$0		
	Monthly Total:	\$27,528	\$31,555		
	Annual Total:	\$330,340	\$378,660		

SFV Sales Comparables



Address:	18620 Burbank
Price:	\$4,450,000
# of Units:	11
Year Built:	1988
Price per Unit:	\$404,545
Building Size:	9,143 SF
Price per SF:	\$387
Unit Mix:	(10) 2+2 & (1) 1+1.5 TH
Gross Income:	\$330,340
Notes:	N/A

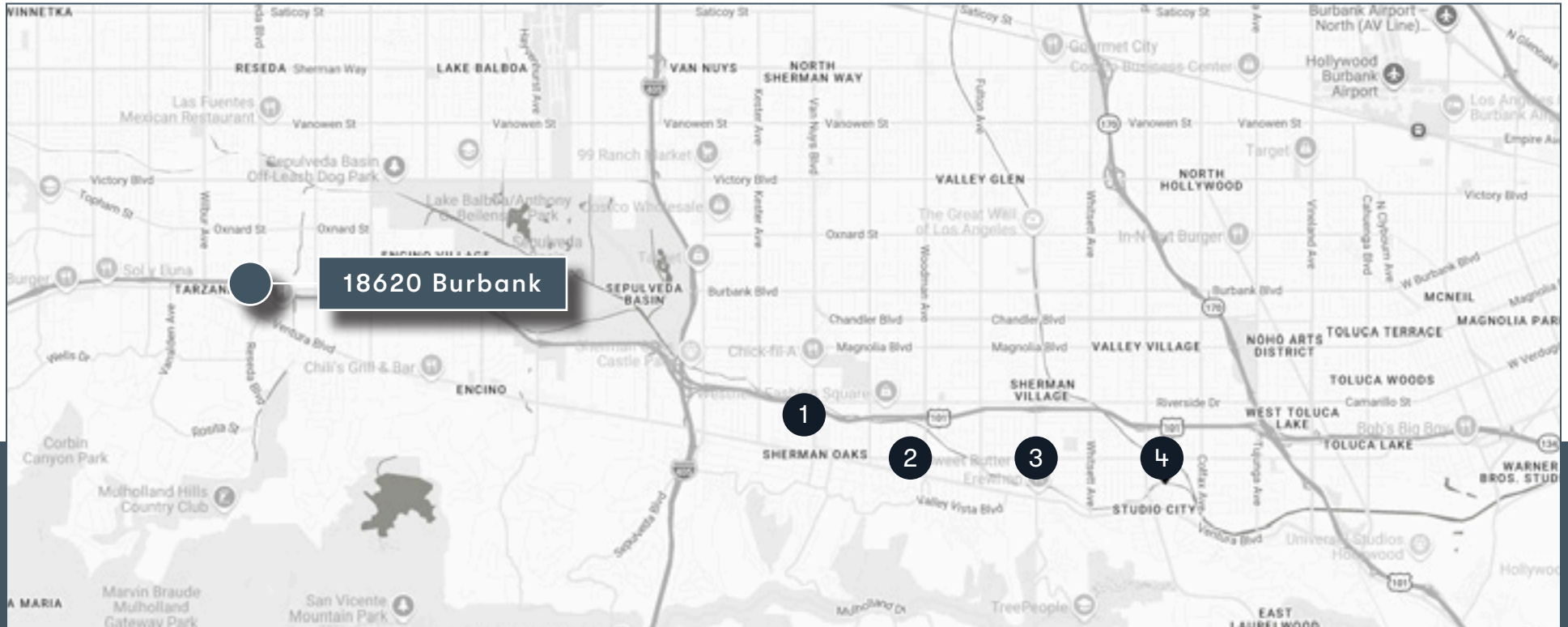
Address:	4524 Vista del Monte
Price:	\$3,620,000
# of Units:	8
Year Built:	1985
Price per Unit:	\$452,500
Building Size:	7,614 SF
Price per SF:	\$476
Unit Mix:	(4) 2+2, (5) 1+1 & (1) 0+1
Gross Income:	\$298,376
Notes:	N/A

Address:	4247 Matilija
Price:	\$2,650,000
# of Units:	6
Year Built:	1988
Price per Unit:	\$441,667
Building Size:	7,776 SF
Price per SF:	\$341
Unit Mix:	(6) 2+2
Gross Income:	\$262,500
Notes:	N/A

Address:	12861 Woodbridge
Price:	\$2,185,000
# of Units:	5
Year Built:	1984
Price per Unit:	\$437,000
Building Size:	5,335 SF
Price per SF:	\$410
Unit Mix:	(5) 2+2
Gross Income:	\$146,412
Notes:	N/A

Address:	13028 Valleyheart
Price:	\$7,450,000
# of Units:	18
Year Built:	1986
Price per Unit:	\$413,889
Building Size:	21,744 SF
Price per SF:	\$343
Unit Mix:	(18) 2+2
Gross Income:	\$601,407
Notes:	N/A

SFV Sales Comparables Map



Address	Price	# of Units	Year	Price per Unit	Bldg. Size	Price Per Foot	Current GOI	Current GRM	Unit Mix
1) 18620 Burbank Blvd.	Subject Property	11	1988	\$404,545	11,500 SF	\$383	\$330,430	13.47	(10) 2+2 & (1) 1+1.5 TH
1) 4524 Vista del Monte	\$3,620,000	8	1985	\$452,500	7,614 SF	\$476	\$298,376	12.13	(4) 2+2, (5) 1+1 & (1) 0+1
2) 4247 Matilija Ave	\$2,650,000	6	1988	\$441,667	7,776 SF	\$341	\$163K GOI	10.10	(6) 2+2
3) 12861 Woodbridge St.	\$2,185,000	5	1964	\$437,000	5,335 SF	\$410	\$163K GOI	14.92	(5) 2+2
4) 12038 Valleyheart Dr	\$7,450,000	18	1986	\$413,889	21,744 SF	\$343	\$601 GOI	12.39	(18) 2+2

SFV Rental Comparables



Subject Property	
18620 Burbank Tarzana 91356	
(10) 2-Bdrm. & 2-Bath	\$2,895
(1) 1-Bdrm. & 1.5-Bath Townhome	\$2,495



1) 17914 Magnolia Blvd. Unit #135	
Rent	\$3,000
Unit Type	2-Bdrm. & 2-Bath 1,096 SF



2) 5250 Zelzah Ave. Unit #21a	
Rent	\$2,950
Unit Type	2-Bdrm. & 2-Bath 1,323 SF

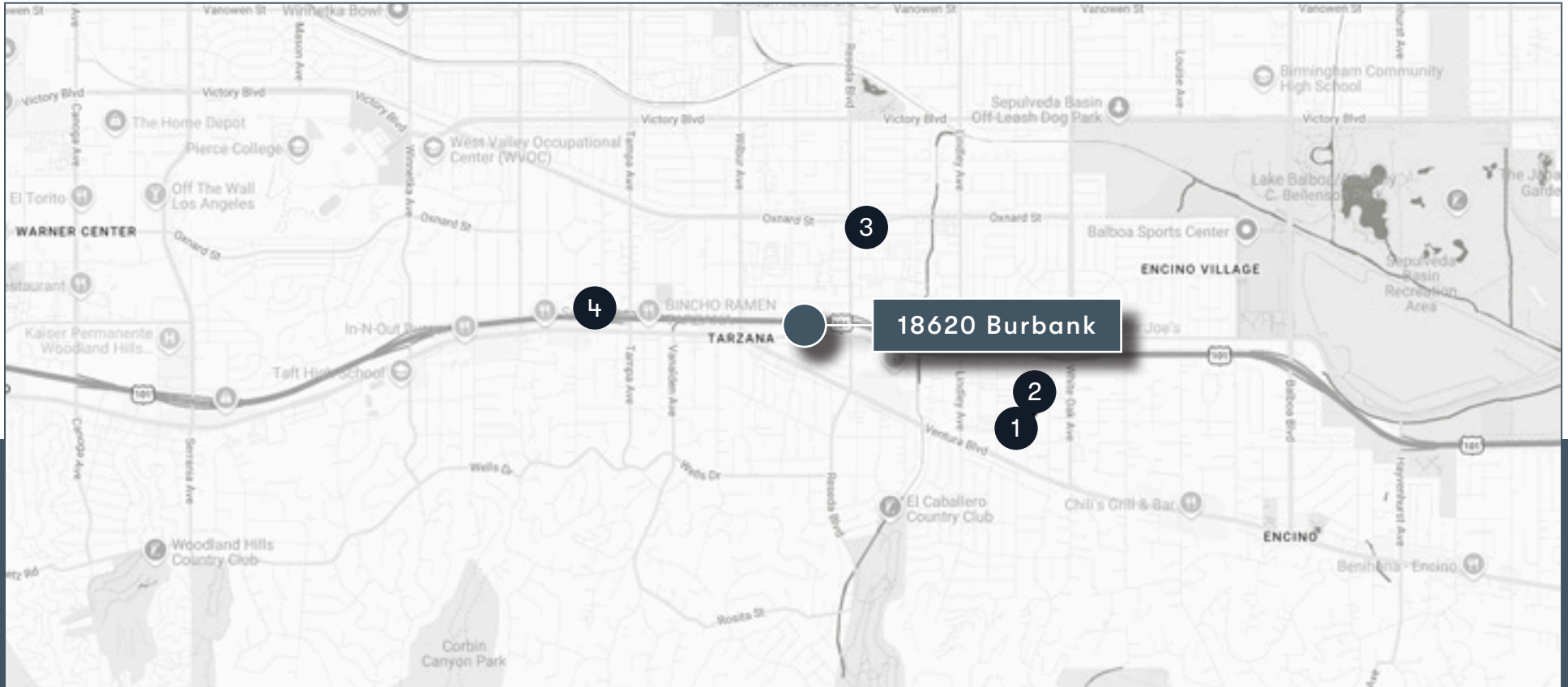


3) 18411 Hatteras St. Unit #131	
Rent	\$2,700
Unit Type	2-Bdrm. & 2-Bath 937 SF



4) 19421 Ventura Blvd. Unit #4	
Rent	\$2,600
Unit Type	2-Bdrm. & 2-Bath 1,200 SF

SFV Rental Comparables Map



Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 17914 Magnolia Blvd. Unit #135	\$3,000	12/02/25	2-Bdrm. & 2-Bath	1,096 SF	\$2.74	1.5 miles
2) 5250 Zelzah Ave. Unit #21a	\$2,950	06/24/25	2-Bdrm. & 2-Bath	1,323 SF	\$2.23	1.4 miles
3) 18411 Hatteras St. Unit #13	\$2,700	12/05/25	2-Bdrm. & 2-Bath	937 SF	\$2.88	0.7 mile
4) 19421 Ventura Blvd. Unit #4	\$2,600	02/27/26	2-Bdrm. & 2-Bath	1,200 SF	\$2.17	1.0 mile



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Wake Up and Smell the Cash Flow.
For more information on 18620 Burbank,
please contact Kenny Stevens.



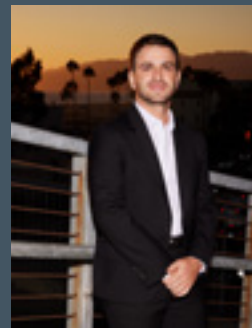
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