



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

Multi-Family  
Property For Sale

*1456 Stanley Avenue, Glendale, CA 91206*



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PRESIDENT

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CALDRE #01228475

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CALDRE #01807261

1111 NORTH BRAND BOULEVARD, SUITE 250

GLENDALE, CA 91202

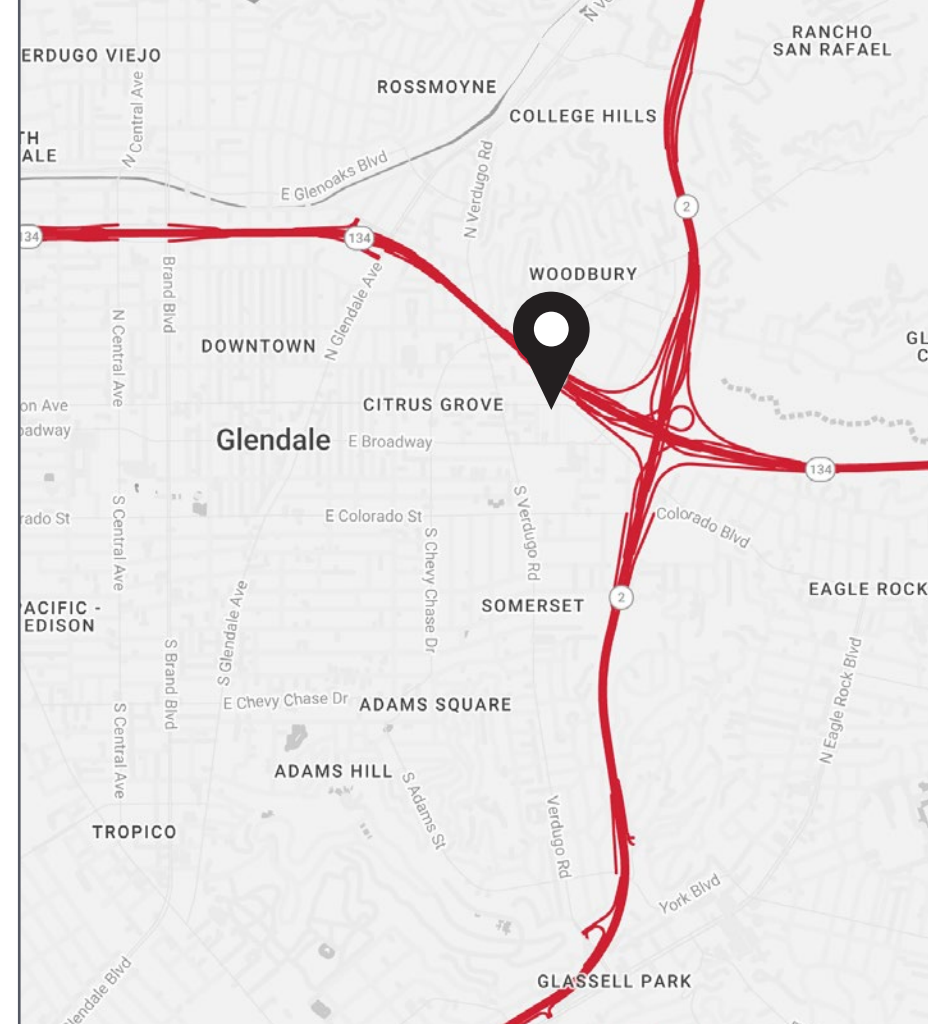
StevensonRealEstate.com

CALDRE #00983560

# Offering Summary

<b>ASKING PRICE</b>	\$1,250,000
<b>UNITS</b>	4
<b>BUILDING SIZE</b>	2,432 SF
<b>LOT SIZE</b>	7,482 SF
<b>ZONING</b>	R2250
<b>APN</b>	5645-022-018
<b>PARKING SPACES</b>	4 Closed Garages

RENT ROLL	Current rent	Market Rent	Eligible Increase
<b>UNIT</b>	\$1,990	\$1,995	10/01/26
<b>UNIT A</b>	\$1,210	\$1,995	10/01/26
<b>UNIT B</b>	\$1,675	\$1,995	10/01/26
<b>UNIT C</b>	\$1,995	\$1,995	Leased thru 03/01/27



## Property Overview

Great investor property in Glendale; the property is comprised of four - 1 bedroom/1 bathroom units, one of which has been recently upgraded with approximately \$25,000 in improvements; there are 4 closed garages and room for additional parking on-site; great possibility for the buyer to add ADU's (Buyer to verify); the property is separately metered for electricity and gas; electrical subpanels and wiring (2025) have been replaced; the property has been replumbed with copper; a section of the sewer line at the street (formerly clay) has been replaced; the roof has been replaced in the past 4 years; double-pane windows; each unit has a separate hot water heater, window or through-the-wall air conditioning and a wall furnace; close to Adventist Health Glendale and easy access to the 2 and 134 Freeways.

*DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.*

# Operating Statement

INCOME	CURRENT	MARKET
Scheduled Gross Rent	\$82,440	\$95,760
Vacancy (3%)	\$(2,473)	\$(2,873)
<b>Effective Gross Income</b>	<b>\$79,967</b>	<b>\$92,887</b>
EXPENSES		
Real Property Taxes (Based on \$1,250,000 Sales Price)	\$13,982	\$13,982
Insurance	\$4,088	\$4,088
Electric/Water/Sewer/Trash	\$1,792	\$1,792
Off-Site Management (5%)	\$3,998	\$4,644
Repairs/Replacements	\$2,347	\$2,347
Landscaping	\$1,820	\$1,820
Fire/Life/Safety	\$159	\$159
<b>Total Expenses</b>	<b>\$28,186</b>	<b>\$28,832</b>
<b>NET OPERATING INCOME</b>	<b>\$51,780</b>	<b>\$64,055</b>
<b>Cap Rate</b>	<b>4.14%</b>	<b>5.12%</b>

Expense categories are 2025 actual amounts with the exception of Real Property Taxes (projected at asking price) and off-site management (projected at 5% of Effective Gross Income).

# Property Photos



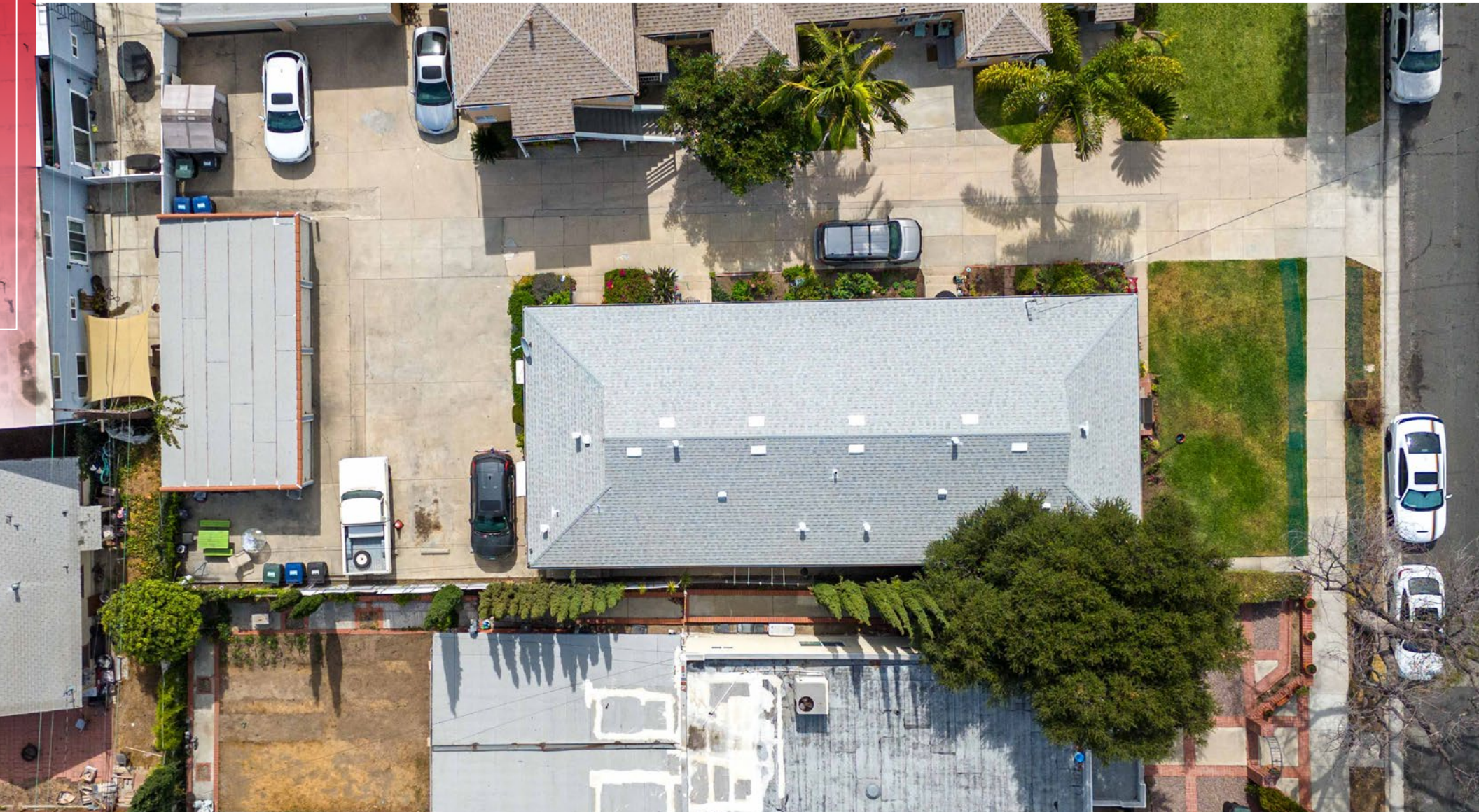
# Property Photos



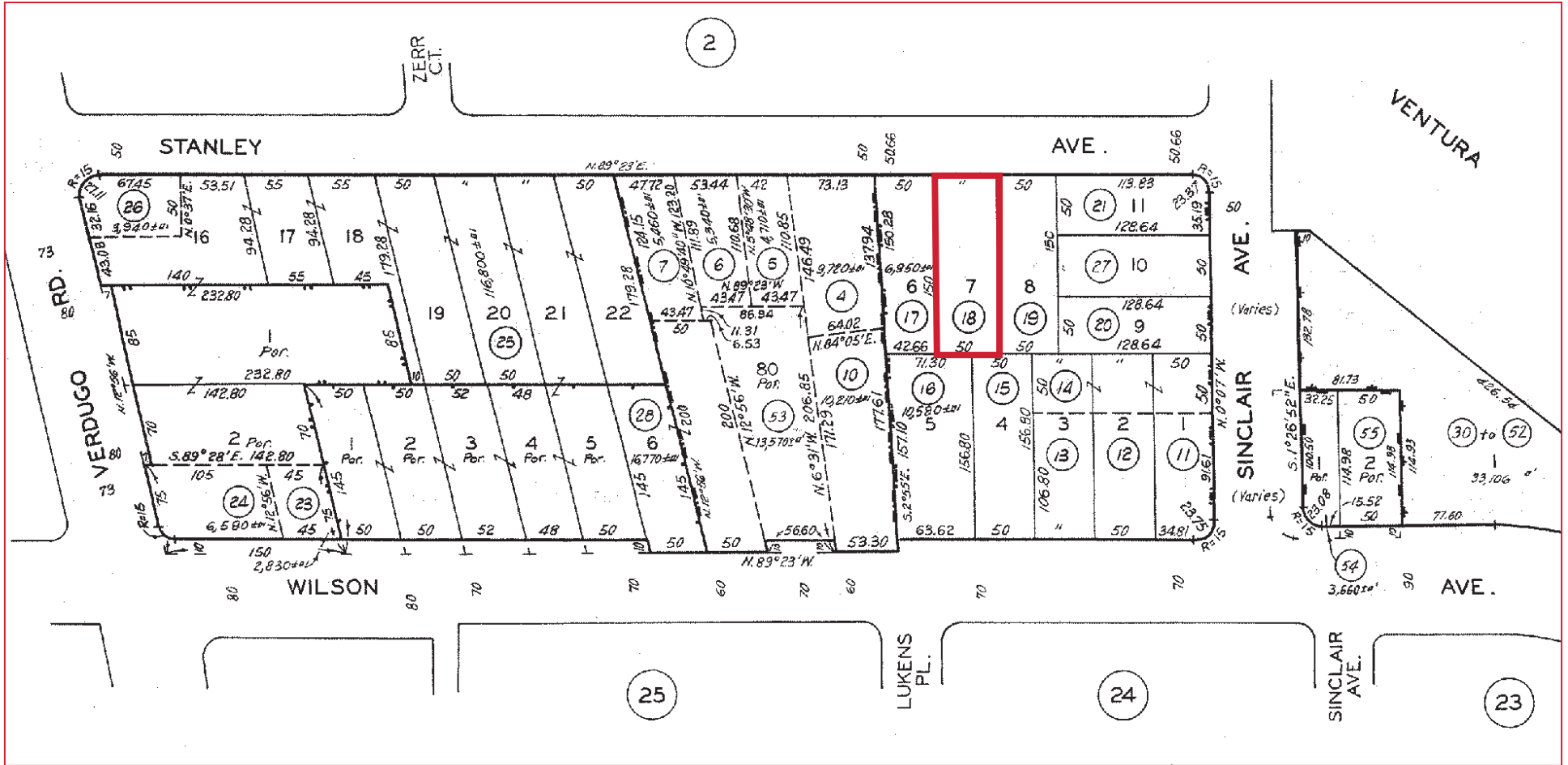
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# Property Photos



# Parcel Map

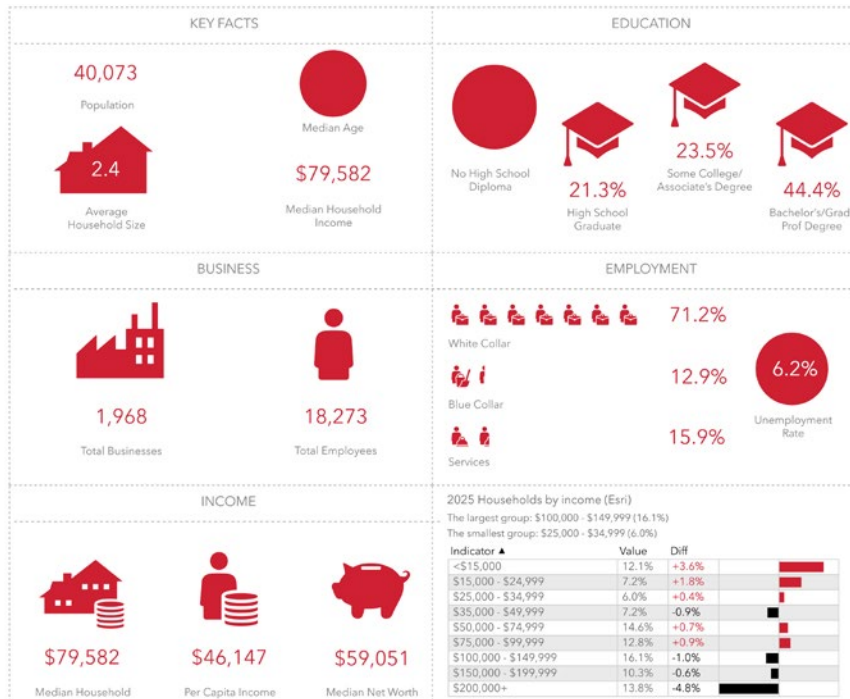


# Location Map



# Demographics

## 1-MILE RADIUS SNAPSHOT



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	40,073	219,234	496,302
Households	16,477	88,204	203,787
Families	10,282	55,151	120,339
Average Household Size	2.41	2.44	2.40
Owner Occupied Housing Units	4,128	32,650	79,969
Renter Occupied Housing Units	12,349	55,554	123,818
Median Age	42.9	42.1	41.4
Median Household Income	\$79,582	\$93,644	\$101,731
Average Household Income	\$112,758	\$133,773	\$146,560

For more information, please contact:

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