

OFFERING MEMORANDUM

312 N BELMONT ST.

GLENDALE, CA 91206



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SUBJECT PROPERTY

312 N BELMONT STREET





PROPERTY DESCRIPTION

Presenting an exceptional opportunity to acquire a well-maintained **6-unit apartment building** in one of Glendale's most desirable rental markets. Built in **1970**, this **7,176-square-foot** property sits on a 7,903-square-foot lot and features six exceptionally spacious **2-bedroom, 2-bathroom** units designed to appeal to long-term tenants seeking comfort and functionality.

Each residence offers an efficient floor plan with a **formal dining area, hardwood flooring**, generous living spaces, abundant natural light, and **ample closet/storage space** throughout. The interiors provide a warm, inviting atmosphere with timeless finishes and practical layouts that continue to attract quality residents.

The property has been well maintained with **copper plumbing, central a/c & heat** and includes **8 on-site parking spaces**, a valuable amenity in this highly sought-after neighborhood. With its large unit sizes, strong rental appeal, and desirable location, this asset presents an outstanding opportunity for both investors seeking stable cash flow and those looking to add value over time.



LOCATION DESCRIPTION

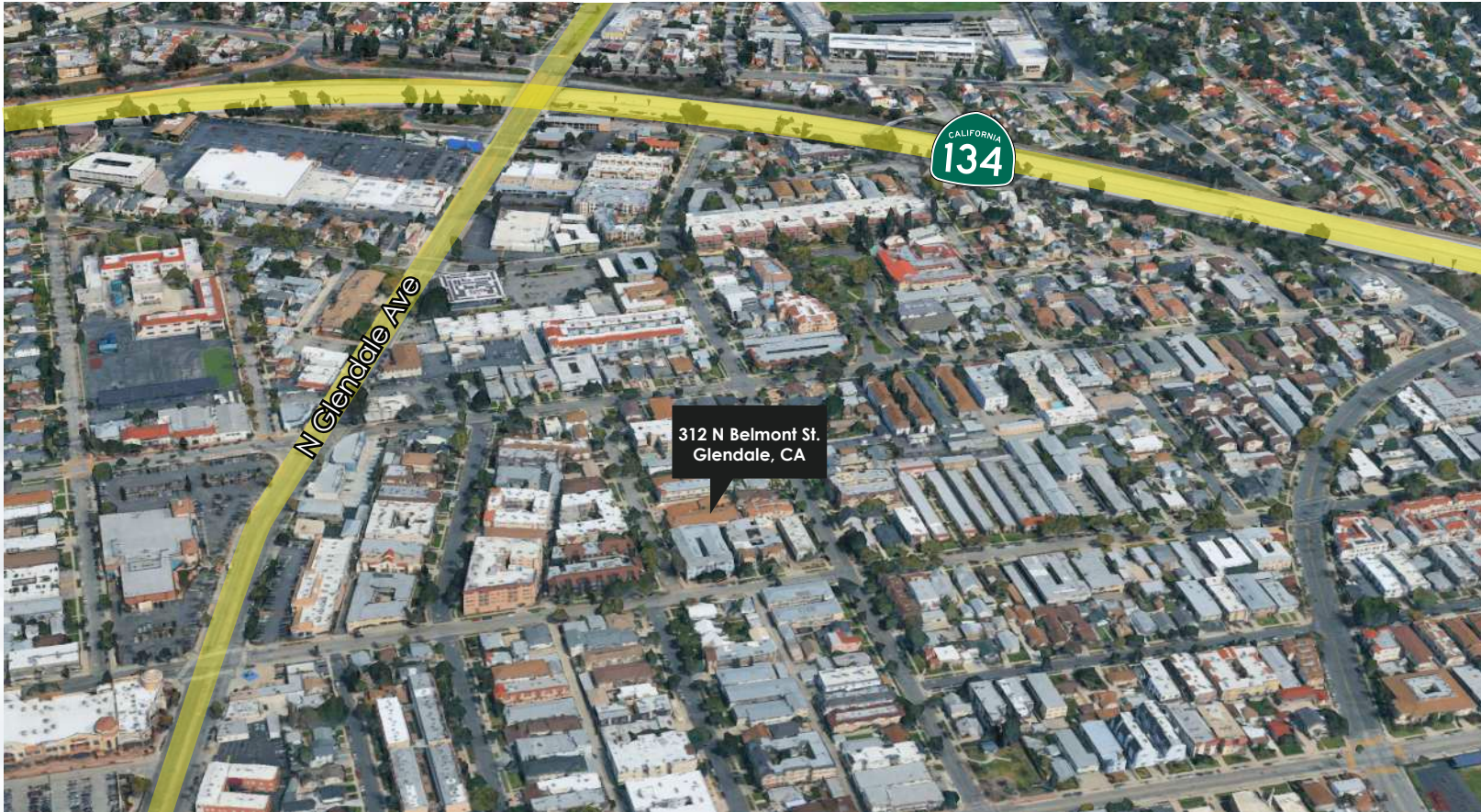
Located in the heart of **Northwest Glendale**, 312 N. Belmont Street offers residents the ideal blend of a quiet residential neighborhood and exceptional urban convenience. Boasting an impressive **Walk Score® of 90 (“Walker’s Paradise”)**, the property allows residents to accomplish most daily errands without a car, with an abundance of shopping, dining, cafés, grocery stores, and neighborhood services just moments away.

The property is conveniently located near **The Americana at Brand, Glendale Galleria, and Downtown Glendale**, providing access to premier retail, restaurants, entertainment, and everyday conveniences. Residents also enjoy close proximity to local parks, schools, and recreational amenities that contribute to the area's exceptional quality of life.

Commuters benefit from immediate access to the **134, 2, and 5 Freeways**, providing convenient connectivity to Burbank, Pasadena, Downtown Los Angeles, and other major employment centers throughout the region. The property is also situated near major employers, including **Adventist Health Glendale, Glendale Memorial Hospital, Disney’s Grand Central Creative Campus**, and numerous corporate and professional offices.

With its highly walkable location, strong demographics, limited multifamily inventory, and consistently high tenant demand, 312 N. Belmont Street is well positioned as a premier investment opportunity in one of Glendale's most sought-after rental markets.

INVESTMENT HIGHLIGHTS



- Six spacious 2-bedroom, 2-bathroom apartment units
- 7,176 SF building situated on a 7,903 SF lot
- Large floor plans featuring formal dining rooms
- Abundant closet and storage space throughout
- Central A/C & Heat
- Copper plumbing
- 8 on-site parking spaces
- Excellent long-term tenant appeal
- Strong rental demand in one of Glendale's premier residential neighborhoods
- Potential for future rental upside through interior renovations and modernization (buyer to verify)

PROPERTY PHOTOS

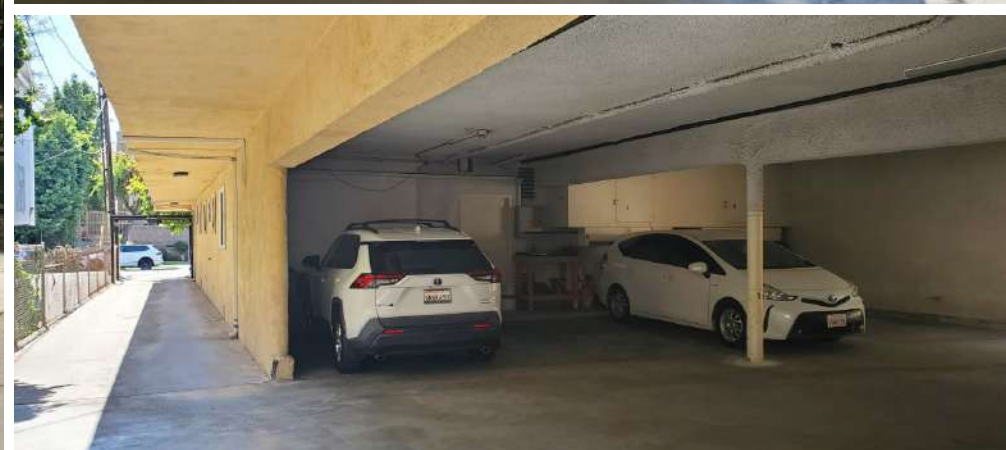
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PROPERTY PHOTOS



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SUBJECT PROPERTY

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INVESTMENT HIGHLIGHTS

312 N BELMONT STREET

SUBJECT PROPERTY

UNIT TYPE	# OF UNITS	RENTAL RANGE	Scheduled		Potential	
			AVERAGE RENT	MONTHLY INCOME	AVERAGE RENT	MONTHLY INCOME
2BD + 2BA	6	\$2,600-\$2,850	\$2,642	\$15,850	\$2,850	\$17,100
GROSS ANNUALIZED RENT				\$190,200		\$205,200

INCOME

- Physical Vacancy: Based on estimated 3% vacancy rate.
- Laundry Income: Based on approximately \$150 per month.

EXPENSES

- Real Estate Taxes: Based on estimated 1.187% tax rate.
- Maintenance: Estimated at 5% of Gross Income
- Landscaping: Estimated at \$150/mo
- Utilities: Based on actual 2025 I&E
- Insurance: Based on actual 2025 I&E

Current Expenses

Real Estate Taxes	\$35,324
Insurance	\$5,244
Utilities	\$9,450.37
Landscaping	\$1,800
Maintenance	\$7,608
Operating Reserves	\$1,200

INVESTMENT HIGHLIGHTS

312 N BELMONT ST

\$2,975,000
Price

PRICE	\$2,975,000
NUMBER OF UNITS	6
PRICE PER UNIT	\$495,833
PRICE PER SQFT	\$414
GROSS SQFT	7,176
LOT SIZE	8,001
YEAR BUILT	1970
GIM	15.49
CAP RATE	4.41



RENT ROLL

312 N BELMONT STREET

COUNT	SUB UNIT TYPE	CURRENT RENT/MO	POTENTIAL RENT/MO
A	2BD + 2BA	\$2,850*	\$2,850
B	2BD + 2BA	\$2,600	\$2,850
C	2BD + 2BA	\$2,600	\$2,850
D	2BD + 2BA	\$2,600	\$2,850
E	2BD + 2BA	\$2,600	\$2,850
F	2BD + 2BA	\$2,600	\$2,850

*Apartment A - Vacant (Rent Projected)



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