

600 North Maple Street

Burbank, CA 91505

4-UNIT RESIDENTIAL INCOME PROPERTY

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COMMERCIAL RE



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With over 20 years of experience in hard money lending and real estate sales, Haik is highly skilled in negotiating for his clients and getting them the best price possible whether buying or selling. With great knowledge and experience in financing, he can answer any question and guide his clients in choosing the right type of loan when it comes to buying a home. Haik also has vast knowledge and experience in building, flipping, ground up constructions, apartment building sales and management. He truly enjoys the entire process of a transaction from showing until handing his client keys...



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Realty can be an overwhelming, even daunting experience in its complexities, but not when you have Christina Malyan representing your interests. Her impressive history as founder and managing attorney of Malyan Law A Professional Law Corporation combined with her passion for sharing her vast knowledge makes her an indelible asset to the JohnHart team. Having spent over a decade in the legal field, Christina leaves a library of accomplishments and accolades in her wake including recognition as Super Lawyer 2020–2027, America's TOP 100 Personal Injury Attorneys, and much more.

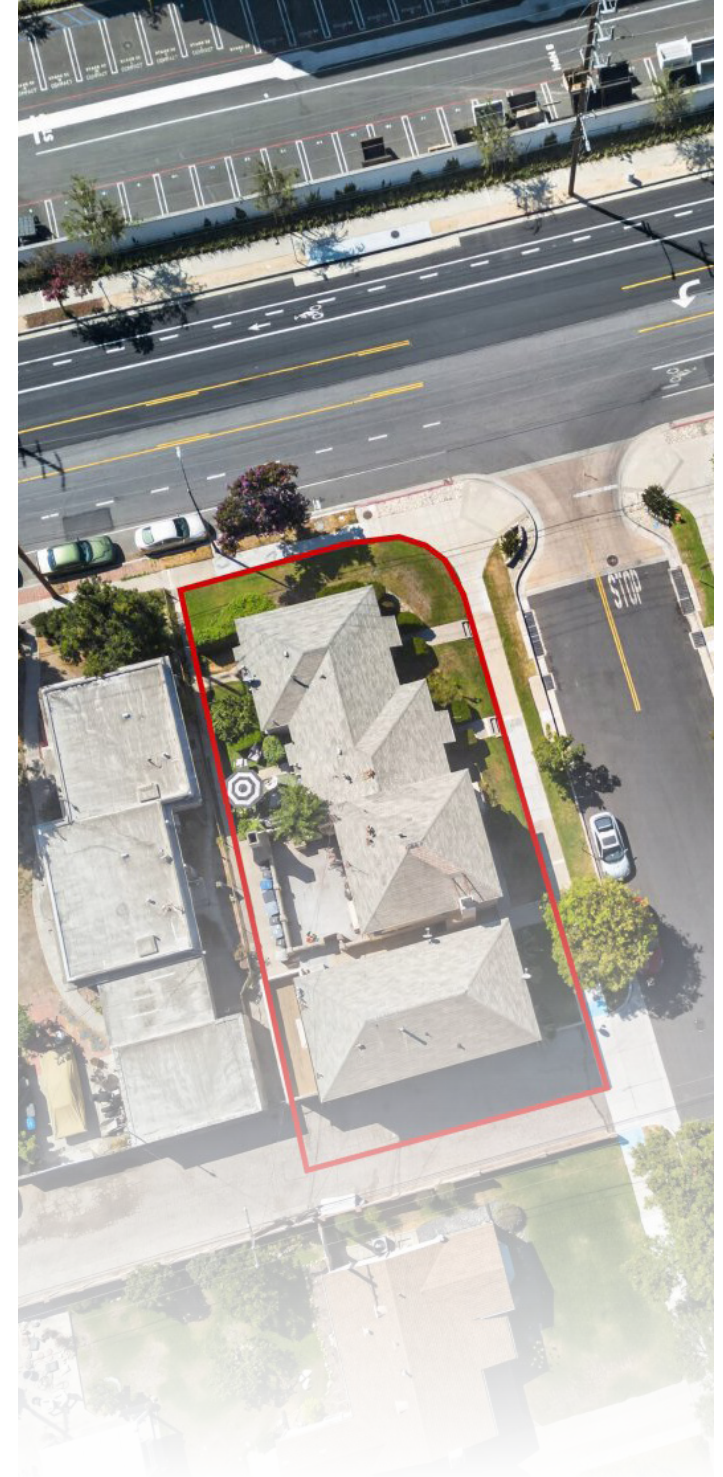
01

Executive Summary

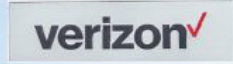
600 NORTH MAPLE STREET

PROPERTY SUMMARY

PRICING		
OFFERING PRICE		1,500,000
PRICE/UNIT		\$375,000
PRICE/SF		\$442.74/SF
	CURRENT	MARKET
THE ASSET		
UNITS		4
YEAR BUILT		1947
GROSS SF		3,388 SF
LOT SF		6,533 SF
APN		2481-023-005
ZONING		BUR4* / R-4 High Density Residential



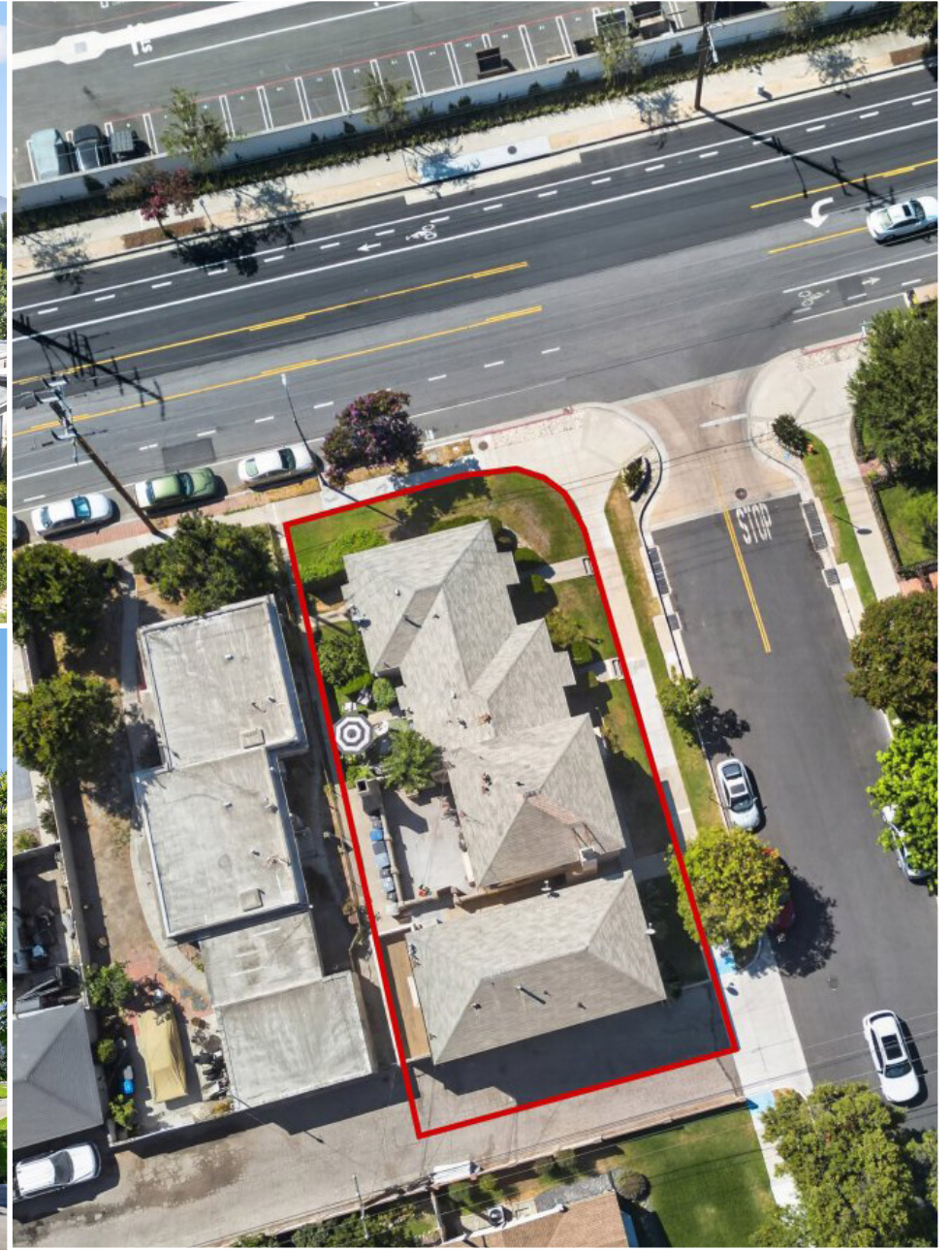
DOWNTOWN
BURBANK



VERDUGO AVE

PROPERTY OVERVIEW

Burbank 4-Unit Residential Income Property | 6 Beds | 4 Baths. Excellent opportunity to own a well-located residential income property in Burbank. This approximately 3,388 SF four-unit property features a desirable mix of units totaling 6 bedrooms and 4 bathrooms, with an attached garage providing 4 total parking spaces. The property consists of four residential units, including two 1-bedroom/1-bath units and two 2-bedroom units, offering a versatile unit mix. An additional office space with a bathroom and shower provides added flexibility and potential for a variety of uses. The property also includes a dedicated laundry room equipped with one washer and one dryer for resident convenience. The well-maintained layout and functional unit configurations make this an attractive opportunity for investors seeking a multifamily property in a desirable Burbank location. Conveniently situated near shopping, dining, schools, transportation, and major freeways, this property offers accessibility and long-term potential. Property will be sold AS IS. Buyer to independently verify all information, including square footage, unit configuration, permits, zoning, and parking.



An aerial photograph of a residential neighborhood, overlaid with a semi-transparent red filter. In the foreground, a large, two-story house with a gabled roof and a chimney is visible. The house has a light-colored exterior and a dark roof. To the right of the house is a wide, multi-lane street with yellow lane markings. Several cars are parked along the side of the street. In the background, there are many other houses and trees, creating a dense suburban feel. A large, semi-transparent number '02' is centered over the image, with the text 'Financial Analysis' and '600 NORTH MAPLE STREET' overlaid on it.

02 Financial Analysis

600 NORTH MAPLE STREET

RENT ROLL

Unit	Tenant	Current Rent	Last Rent Increase
600	1 Bedroom 1 Bath	\$2,050	4/1/2026
602	1 Bedroom 1 Bath	\$2,030	4/1/2026
604	2 Bedroom 2 Bath	\$2,610	4/1/2026
606	2 Bedroom 1 Bath	\$2,500	4/1/2026
606.5	Office Space w/ Bathroom & Shower	\$400.00	4/1/2026
Laundry	Laundry Room with 1 Washer, 1 Dryer, 4 Garages	\$50.00	
	Total Monthly Income	\$9,640	

PROFITS/LOSSES

January through December Annual 2026

Ordinary Income/Expense

Income

Rental Income	\$115,680
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Total Income	\$115,680
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Expense

Gardening	\$1,440
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Insurance	\$5,697.60
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Management Fees	\$5,784
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Pest Control	\$864
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Repairs and Maintenance	\$5,000
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Utilities	\$4,500
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Total Expense	\$23,285.60
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Net Ordinary Income	\$92,394.40
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Net Income	\$92,394.40
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An aerial photograph of a suburban neighborhood, featuring a mix of single-story houses, trees, and a multi-lane road. A large, semi-transparent number '03' is centered over the image. The text 'Location Overview' is written in white serif font across the middle of the number.

03 Location Overview

600 NORTH MAPLE STREET

NEIGHBORHOOD OVERVIEW

The property is conveniently positioned near a strong concentration of restaurants, coffee shops, grocery stores, financial services, entertainment, and fitness options. Several everyday amenities are within walking distance, including Urbane Cafe, Smart & Final, Jersey Mike's, Starbucks, Kuru Kuru Sushi, and Prime Pizza. The property's location also provides easy access to Downtown Burbank, Magnolia Park, major studios, and surrounding employment centers.



GAS

BURBANK FUEL

BURBANK FUEL

COFFEE

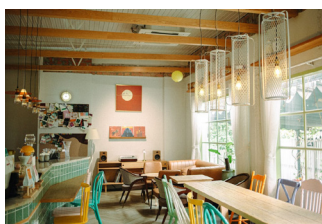
CAFE GRANO

BLACK ELEPHANT COFFEE

BANKS

MEDIA CITY CREDIT UNION

HOMESTREET BANK



RESTAURANTS

KURU KURU SUSHI

URBANE CAFE

BARS

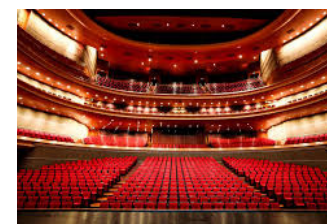
GUILDHALL

TONY'S DARTS AWAY

THEATRES/SHOWS

THE COLONY THEATRE COMPANY

AMC BURBANK 16



MUSEUM

THE MYSTIC MUSEUM

GORDON R HOWARD MUSEUM

FITNESS

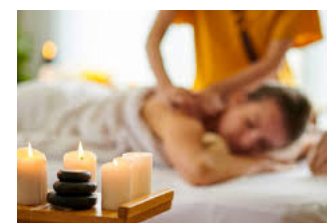
WNRS CIRCLE TRAINING FACILITY

EVERFIT

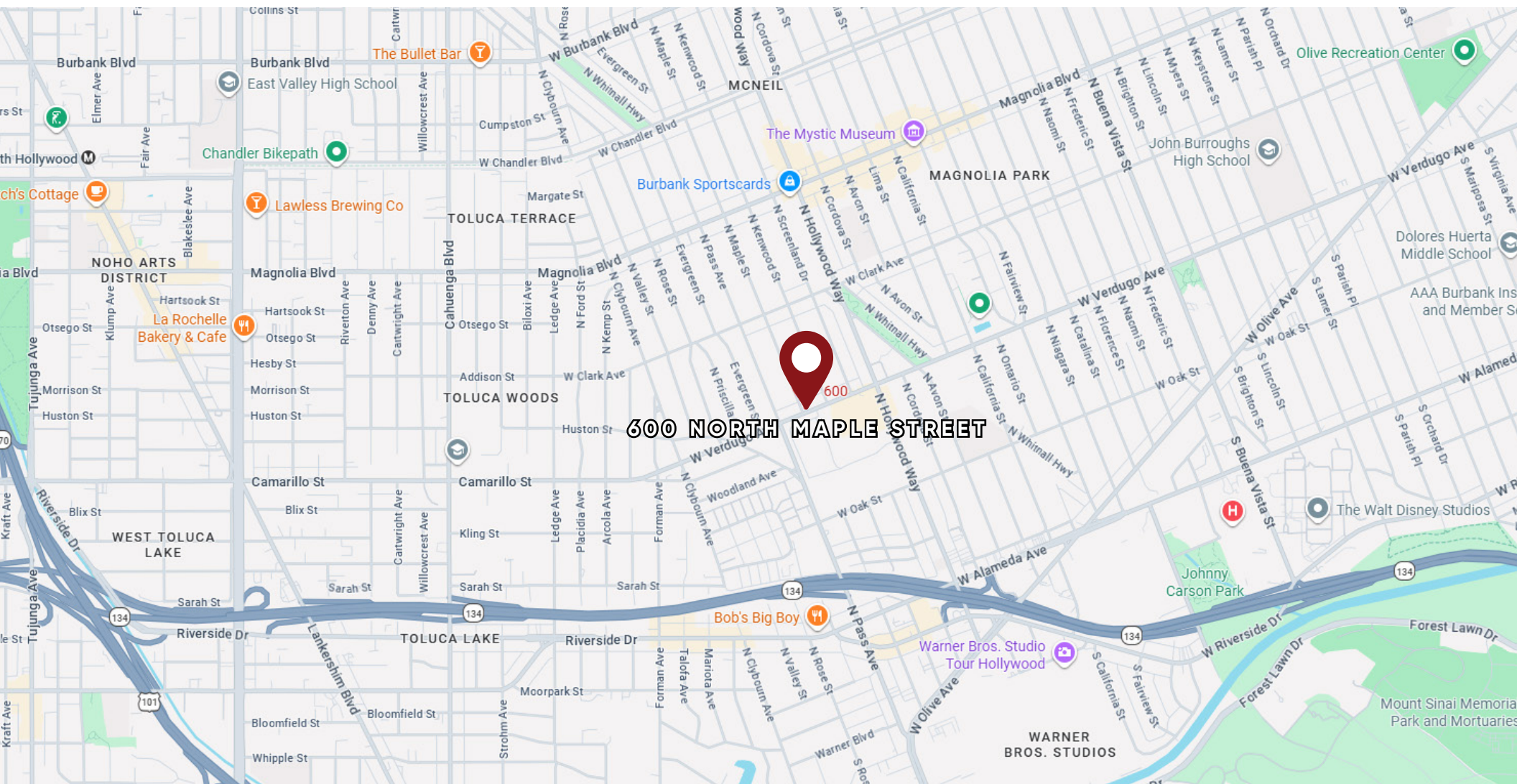
SPAS

NAKEDMD MED SPA

RA ORGANIC SPA



AREA LAYOUT



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