1544 N Edison Blvd

BURBANK, CALIFORNIA 91505

8-Unit Multifamily
Investment Opportunity

OFFERED AT

$3,650,000

A RARE MULTIFAMILY OPPORTUNITY
IN NORTHWEST BURBANK

Agents of L.A

PRELIMINARY FINANCIALS
SUBJECT TO SELLER CONFIRMATION

A Strong Multifamily Opportunity in Northwest Burbank

1544 N Edison Blvd presents an opportunity to acquire an eight-unit multifamily property in Northwest Burbank. Built in 1987, the property features eight two-bedroom, two-bathroom residences with functional layouts, private balconies, central air, and ample parking, including private storage and walk-in closets.

With a stable in-place income stream and strong tenant demand, the asset offers investors a combination of current cash flow and potential rental upside through natural turnover, subject to applicable regulations.

UNITS
8
All 2 Bed / 2 Bath

BUILDING SF
7,787 SF

PARKING
16
8 Covered + 8 Rear Spaces

YEAR BUILT
1987
Pride of Ownership

LOCATION
Prime
Northwest Burbank

INCOME POTENTIAL
Stable
In-Place Income + Potential Upside

Key Investment Highlights

- 100% 2-bedroom / 2-bathroom unit mix
- 16 parking spaces — 8 covered + 8 rear
- Gated access and private storage
- 1987 construction in Northwest Burbank
- Stable in-place income with potential rental upside
- Convenient access to major Burbank employment centers

A well-located multifamily asset in Northwest Burbank, offering established in-place income and potential long-term rental upside.

Property Facts & Physical Characteristics

1544 N EDISON BLVD | BURBANK, CALIFORNIA 91505

PROPERTY FACTS

ADDRESS	1544 N Edison Blvd, Burbank, CA 91505
APN	2468-024-040
PROPERTY TYPE	Multifamily
NUMBER OF UNITS	8
UNIT MIX	8 x 2 Bed / 2 Bath
YEAR BUILT	1987
BUILDING SIZE (SF)	7,787
LOT SIZE (SF)	7,736
ZONING	BUR4 (City of Burbank)
PARKING	16 spaces (8 covered + 8 rear / uncovered)
TENANCY	Non-Rent Controlled (City of Burbank)
CURRENT USE	Residential Apartments
OFFERING PRICE	$3,650,000
PRICE PER UNIT	$456,250
PRICE PER SF	$468.73

PHYSICAL CHARACTERISTICS

CONSTRUCTION	Wood Frame
EXTERIOR	Stucco
ROOF	Tile (Pitched)
FOUNDATION	Concrete Slab
STORIES	2
UNIT LAYOUT	Eight (8) spacious 2 Bed / 2 Bath units
AMENITIES	Private balconies or patios, central air, ample storage, walk-in closets
PARKING	8 covered parking spaces (ground level) and 8 surface spaces at the rear of the property
LAUNDRY	In-unit laundry
MECHANICAL	Central HVAC
LANDSCAPING	Mature trees and well-maintained landscaping
CONDITION	Well-maintained with pride of ownership

All 2 Bed / 2 Bath
Consistent unit type

Private Balconies
Outdoor living space

16 Parking Spaces
8 covered + 8 rear spaces

Exterior & Common Areas

1544 N EDISON BLVD | BURBANK, CALIFORNIA 91505

Rent Roll

1544 N EDISON BLVD | BURBANK, CALIFORNIA 91505

8 UNITS
All 2 Bed / 2 Bath

UNIT	UNIT TYPE	DEPOSIT	CURRENT RENT	LEASE START	LEASE END
101	2 Bed / 2 Bath	$2,500	$2,500	04/01/2026	04/31/2027
102	2 Bed / 2 Bath	$1,200	$2,500	02/01/2026	02/27/2027
103	2 Bed / 2 Bath	$2,000	$2,575	10/01/2026	10/31/2027
104	2 Bed / 2 Bath	$1,600	$2,550	10/01/2025	10/31/2026
201	2 Bed / 2 Bath	$2,100	$2,650	10/01/2026	10/31/2027
202	2 Bed / 2 Bath	$2,600	$2,800	09/01/2026	09/31/2027
203	2 Bed / 2 Bath	$1,000	$2,550	02/22/2026	02/23/2027
204	2 Bed / 2 Bath	$2,400	$2,400	03/01/2026	03/31/2027
TOTAL		$15,400	$20,525	—	—

Note: Information above is from the current rent roll provided by Ownership. Lease dates, rental amounts, deposits and terms are subject to buyer verification.

TOTAL MONTHLY RENT
$20,525

AVERAGE MONTHLY RENT
$2,565.63

AVERAGE RENT PSF (MONTHLY)
$2.64
(Based on 7,787 SF)

UNIT MIX
8 × 2 Bed / 2 Bath

Operating Income & Expenses

1544 N EDISON BLVD | BURBANK, CALIFORNIA 91505

ACCOUNT NAME	CURRENT	PROJECTED NEXT YEAR
Schedule Gross Income	$246,300.00	$253,689.00
Vacancy 3%	$7,389.00	$7,610.67
Total Gross Rent	**$238,911.00**	**$246,078.33**
Operating Expenses		
Insurance	$15,917.00	$15,917.00
Repair and Maintainace	$7,000.00	$7,000.00
Utilities	$7,458.84	$7,382.35
Property Tax*	$46,875.00	$46,875.00
Total Expenses	**$77,250.84**	**$77,174.35**
NOI - Net Operating Income	**$161,660.16**	**$168,903.98**

* Property tax in the projected column is calculated based on the asking price.

Note: Figures are based on the current rent roll and provided financial information. Buyer to verify all information independently.

8 UNITS
All 2 Bed / 2 Bath

CURRENT NOI
$161,660

PROJECTED NOI
$168,904

CURRENT CAP RATE
4.43%

PROJECTED CAP RATE
4.63%

ASKING PRICE
$3,650,000

Asking Rent Comparables

1544 N EDISON BLVD | BURBANK, CALIFORNIA 91505

Strong Rental Demand in a Desirable Burbank Location

	SUBJECT	COMP 1	COMP 2	COMP 3	COMP 4
	1544 N Edison Blvd Burbank, CA 91505	600 N Whitnall Hwy Burbank, CA 91505	625 E Palm Ave #201 Burbank, CA 91501	536 E Cypress Ave #302 Burbank, CA 91501	2430 N Naomi St Burbank, CA 91504
UNIT TYPE	2 Bed / 2 Bath	2 Bed / 2 Bath	2 Bed / 2 Bath	2 Bed / 2 Bath	2 Bed / 2 Bath
APPROX. SF	N/A	1,100 SF	930 SF	1,050 SF	900 SF
ASKING RENT (MONTHLY)	**$2,565.63**	**$2,995**	**$2,995**	**$2,995**	**$2,995**
RENT PSF (MONTHLY)	N/A	$2.72	$3.22	$2.85	$3.33
YEAR BUILT	1987	1988	1965	1964	2020
PROPERTY TYPE	8-Unit Multifamily	Multifamily	Multifamily	Multifamily	Multifamily

AVERAGE ASKING RENT
(Comps 1–4)

$2,995

per month

*Comparable properties in Burbank are currently asking approximately $2,995 per **month** for 2-bedroom, 2-bathroom units, reflecting strong rental demand in the market.*

Note: *Rental comparables are selected from currently available listings in Burbank. Asking rents, unit sizes, and property details are from public sources and are subject to change. This information is provided for comparison purposes only. Buyer to verify all information independently.*

Recent Multifamily Sales Comparables

1544 N EDISON BLVD | BURBANK, CALIFORNIA 91505

Strong Investor Demand in Burbank

Burbank continues to be one of the most sought-after rental markets in Los Angeles County, driven by its strong employment base, media and entertainment industry, excellent schools, and central location. Recent sales of comparable 8-unit properties demonstrate continued investor demand and support the value of 1544 N Edison Blvd.

$493,292
Average Price Per Unit

$497
Average $/SF

#	PROPERTY ADDRESS	UNITS	YEAR BUILT	BUILDING SIZE (SF)	SALE PRICE	PRICE PER UNIT	PRICE PER SF	CLOSE DATE
1	**215 N Cordova St** Burbank, CA 91505	8	1988	8,416	$4,039,000	$504,875	$480	Jan 7, 2026
2	**638 E Tujunga Ave** Burbank, CA 91501	8	1989	10,020	$4,700,000	$587,500	$469	Mar 2, 2026
3	**1601 W Alameda Ave** Burbank, CA 91506	8	1986	5,712	$3,100,000	$387,500	$543	Feb 25, 2026
MARKET AVERAGE (8 UNITS)		—	—	**8,049**	**$3,946,333**	**$493,292**	**$497**	—
SUBJECT PROPERTY 1544 N Edison Blvd, Burbank, CA 91505		**8**	**1987**	**7,787**	**$3,650,000**	**$456,250**	**$468.73**	—

215 N Cordova St
8 Units | Sold Jan 2026 | $4,039,000

638 E Tujunga Ave
8 Units | Sold Mar 2026 | $4,700,000

1601 W Alameda Ave
8 Units | Sold Feb 2026 | $3,100,000

Sources: CoStar, MLS, PropertyShark. Sales of comparable multifamily properties in Burbank (6–12 units).

Prime Burbank Location

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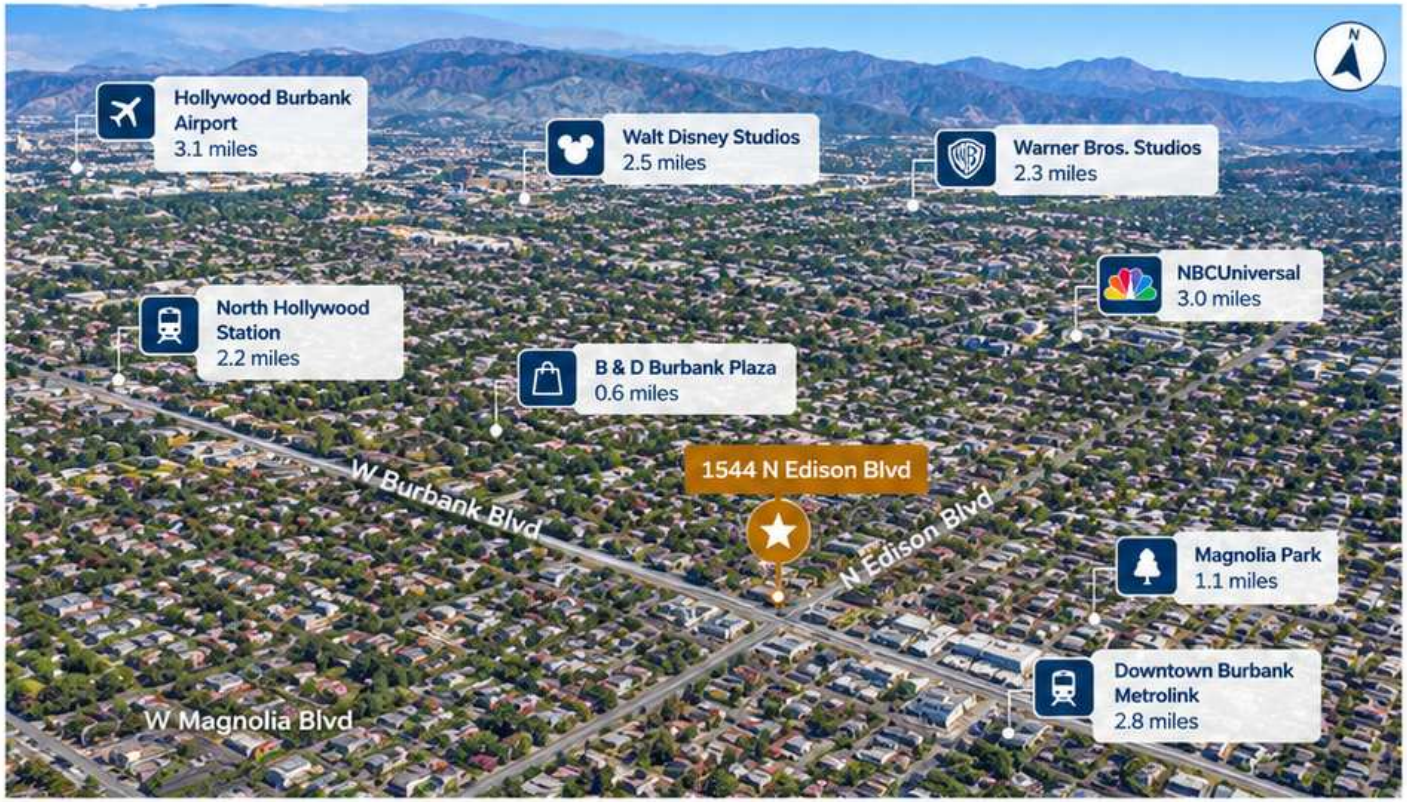
8 UNITS
All 2 Bed / 2 Bath

Central to Everything Burbank Has to Offer

Located in the highly desirable Northwest Burbank neighborhood, the property offers convenient access to major employment centers, nearby schools, shopping and dining, parks, and regional transportation.



NEARBY AMENITIES

Luther Burbank Middle School	0.3 mi
B & D Burbank Plaza	0.6 mi
NoHo Green Village	0.8 mi
Magnolia Park	1.1 mi
North Hollywood Station	2.2 mi
Downtown Burbank Metrolink	2.8 mi
Hollywood Burbank Airport	3.1 mi

MAJOR EMPLOYMENT

Warner Bros. Studios

Walt Disney Studios

NBCUniversal

A DESIRABLE NEIGHBORHOOD

Tree-lined streets, nearby parks, shopping, dining and entertainment make this a sought-after location for renters, with easy access to the 5, 134 and 170 freeways.

MAGNOLIA PARK

WARNER BROS. STUDIOS

DOWNTOWN BURBANK

HOLLYWOOD BURBANK AIRPORT

Demographics

1544 N EDISON BLVD | BURBANK, CALIFORNIA 91505

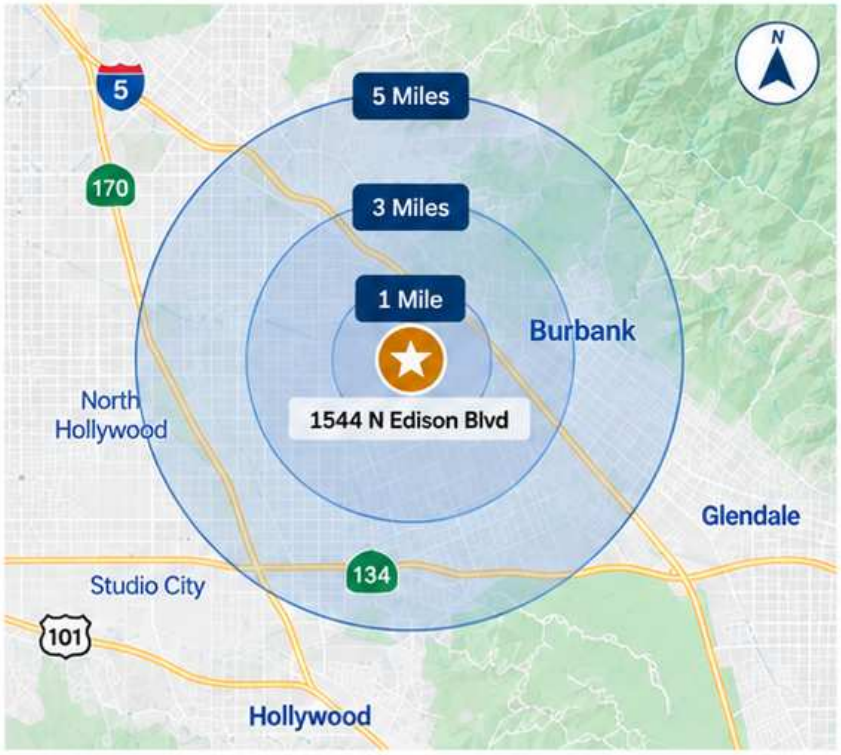
488,757
Population
(5-Mile Radius)

$88,472
Median Household
Income
(5-Mile Radius)

191,389
Households
(5-Mile Radius)

A Strong and Diverse Renter Base

Burbank's central location, major employment base and high quality of life continue to attract residents. The surrounding demographics support strong rental demand for well-located multifamily assets like 1544 N Edison Blvd.



DEMOGRAPHICS (U.S. CENSUS 2020)

	1 MILE	3 MILES	5 MILES
Population	27,209	258,718	488,757
Households	10,370	104,974	191,389
Median Household Income	$91,836	$85,793	$88,472

ABOUT THE DATA

Demographic information is from the U.S. Census Bureau (2020) and represents the total population, total households, and median household income within the specified radius from 1544 N Edison Blvd, Burbank, CA 91505.

DOWNTOWN BURBANK

WARNER BROS. STUDIOS

MAGNOLIA PARK

ESTABLISHED COMMUNITY
A desirable residential neighborhood with a diverse and stable population.

STRONG EMPLOYMENT BASE
Proximity to major entertainment, media, healthcare and technology employers.

EXCELLENT ACCESS
Convenient to the 5, 134 and 170 freeways, as well as public transportation.

LIFESTYLE AMENITIES
Nearby shopping, dining, parks and entertainment enhance the area's long-term rental demand.

Sources: U.S. Census Bureau (2020).

Disclaimer

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By receiving this Memorandum, the recipient agrees to keep its contents confidential and to use it solely for the purpose of evaluating a potential purchase of the Property.

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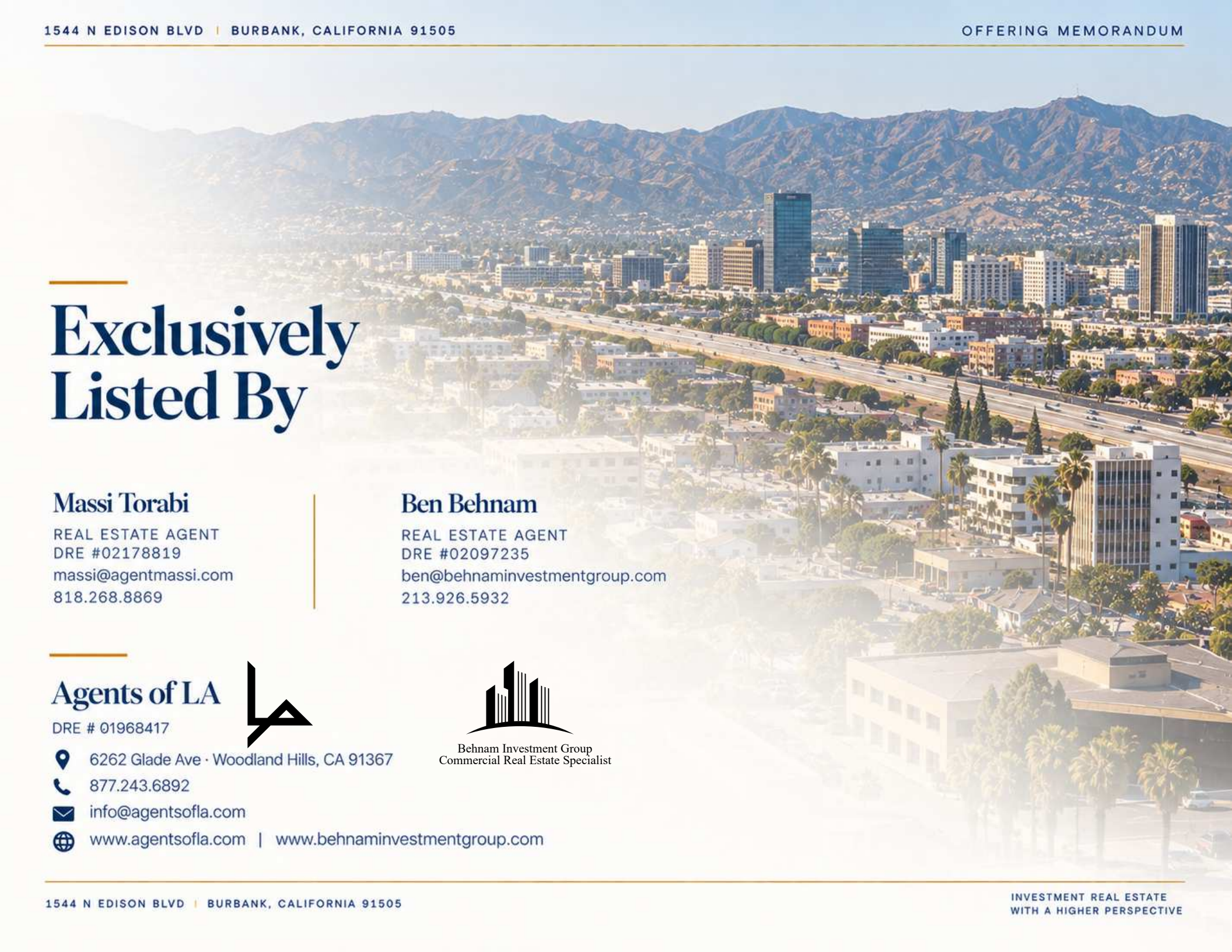

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