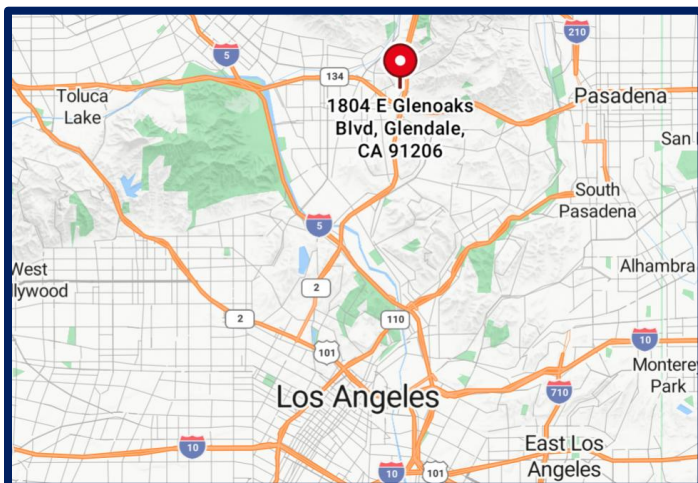


Offering Memorandum – 3 Residential Units (1Bd/1Ba Each) Excellent Glendale Location

1804-1806 Glenoaks Blvd
Glendale, CA 91206



Price: \$ 1,450,000.00
Year Built: 1923
Lot Size: 6,746 sq.ft. (per Assessor)
Imp Size: 1,864 sq.ft. (per Assessor)
APN: 5661-016-007 **Zoning:** GLR4
Unit Mix: 3 – 1Bd/1Ba Units

Notes:

- Interior Inspection with accepted offer
- Property Offered in its “As-Is, Where-Is” Condition; Buyer to rely on their own investigation and due diligence
- One Remodeled Unit delivered Vacant
- Excellent/Convenient Location
- Do Not Disturb Tenants

The information contained herein has been obtained from various sources which we deem reliable, however, we make no guarantee, warranty, or representation about it, and it is subject to change and errors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All offerings are subject to prior sale, lease, or withdrawal from the market without notice. This property is offered exclusively through ACLee Commercial Real Estate Services, Inc

A welcoming front porch, green lawn, and classic bungalow character set the tone for this charming three-unit Glendale property. Featuring three one-bedroom, one-bathroom residences, it offers an appealing opportunity to enjoy a place of your own while benefiting from rental income - or add a versatile property to your investment portfolio.

One newly remodeled residence will be delivered vacant, showcasing bright interiors, herringbone-pattern flooring, warm wood cabinetry, and elegant brass-toned accents. The inviting kitchen and beautifully updated bathroom create a cohesive, thoughtfully finished space ready for its next chapter.

Out back, **a large, flat yard opens up exciting possibilities**. Picture a garden, outdoor dining area, or comfortable gathering space—or explore the potential for future ADU development, subject to buyer verification and city approvals. The approx. 6,746 sq.ft. lot, long driveway, and detached garage add to the property's practical appeal.

Convenient access to the **2 and 134 freeways** connects you to Pasadena, Burbank, Downtown Los Angeles, and Los Feliz. Nearby Adventist Health Glendale and Glendale's shopping, dining, and entertainment, including The Americana at Brand and Glendale Galleria, round out the location's appeal.

With a beautifully refreshed vacant unit, existing rental income, and generous outdoor space, this property brings together the comforts of home and the possibilities of a long-term investment. Buyer to rely on their own due diligence and investigation. Do not disturb Tenants



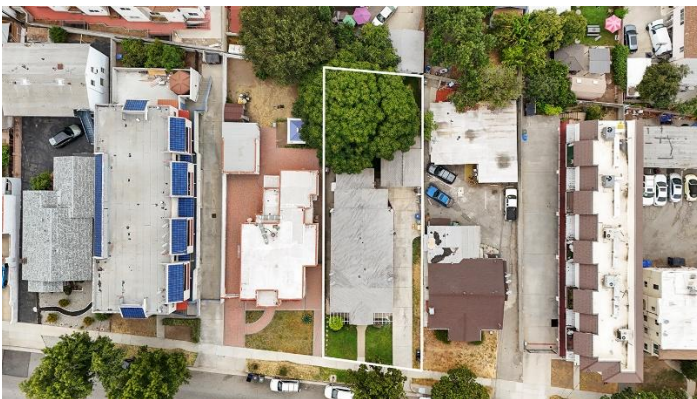
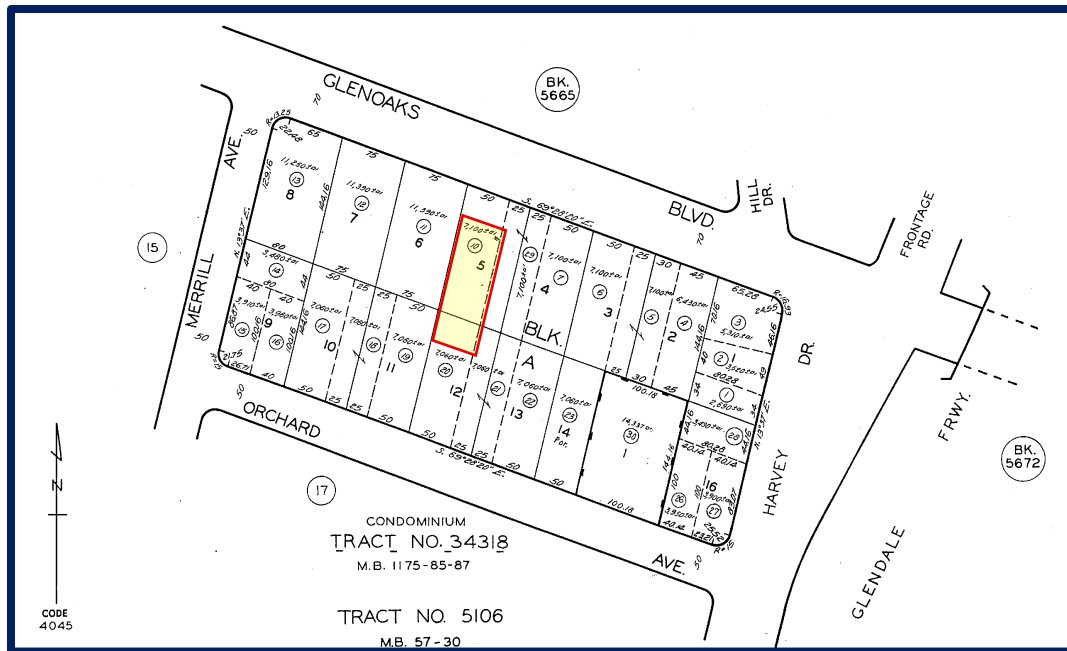
ACLee Commercial Real Estate Services, Inc **DRE 02241114**

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DRE: 01046440 Unit 311
213-500-6870 Los Angeles, CA 90012

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Unit	Description	Mon Rent	Performa
1804 *	1Bd/1 Ba		\$ 2,600
* Vacant / Remodeled Unit			
1806	1Bd/1 Ba	\$ 2,090	\$ 2,300
1806 1/2	1Bd/1 Ba	\$ 1,712	\$ 2,000
Totals:		\$ 3,802	\$ 6,900

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1804 Glenoaks Blvd – Unit recently remodeled



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