OFFERING MEMORANDUM

12344 BURBANK BLVD

VALLEY VILLAGE, CA 91607



KW COMMERCIAL

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SUBJECT PROPERTY

12344 BURBANK BLVD



PROPERTY DESCRIPTION

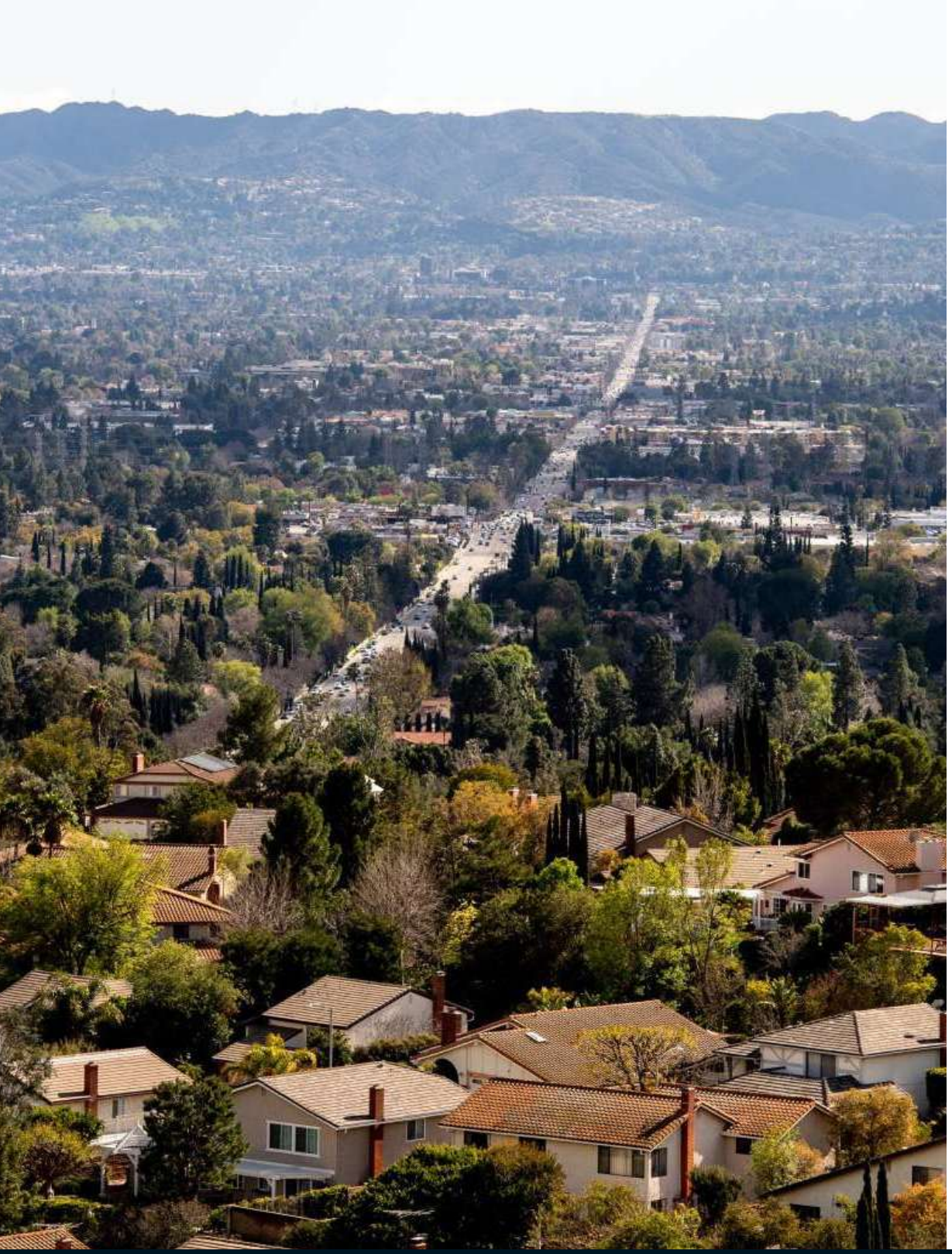
Located on the southwest corner of Burbank Boulevard and Corteen Place in the highly desirable Valley Village neighborhood, 12344 Burbank Boulevard presents an outstanding opportunity to acquire a true pride-of-ownership apartment community featuring spacious units, an attractive unit mix, and substantial capital improvements.

Built in 1960, the property consists of approximately 17,722 square feet of building area on an approximately 16,016-square-foot lot. The well-balanced unit mix includes seven (7) one-bedroom/one-bathroom units, one (1) two-bedroom/one-bathroom unit, five (5) two-bedroom/two-bathroom units, and five (5) three-bedroom/two-bathroom units. The generous layouts, including a desirable selection of two- and three-bedroom residences, appeal to a broad range of renters seeking additional space and functionality.

The property reflects a strong commitment to maintenance and improvements, with 16 of the 18 units completely remodeled. Additional upgrades include copper plumbing, upgraded electrical subpanels throughout, a completed earthquake soft-story retrofit, newer windows, and a roof approximately three years old. The swimming pool has also been redone, while an on-site laundry facility provides added convenience for residents.

Adding another dimension to the investment, seven (7) of the 18 units are currently operated under an alternative rental model, offering prospective ownership flexibility in evaluating management approaches and future leasing strategies, subject to applicable regulations and lender requirements.

Combining a spacious unit mix, significant improvements, resident amenities, and a desirable Valley Village location, 12344 Burbank Boulevard represents an attractive opportunity for investors seeking a well-maintained multifamily asset with multiple avenues for long-term ownership and operation.



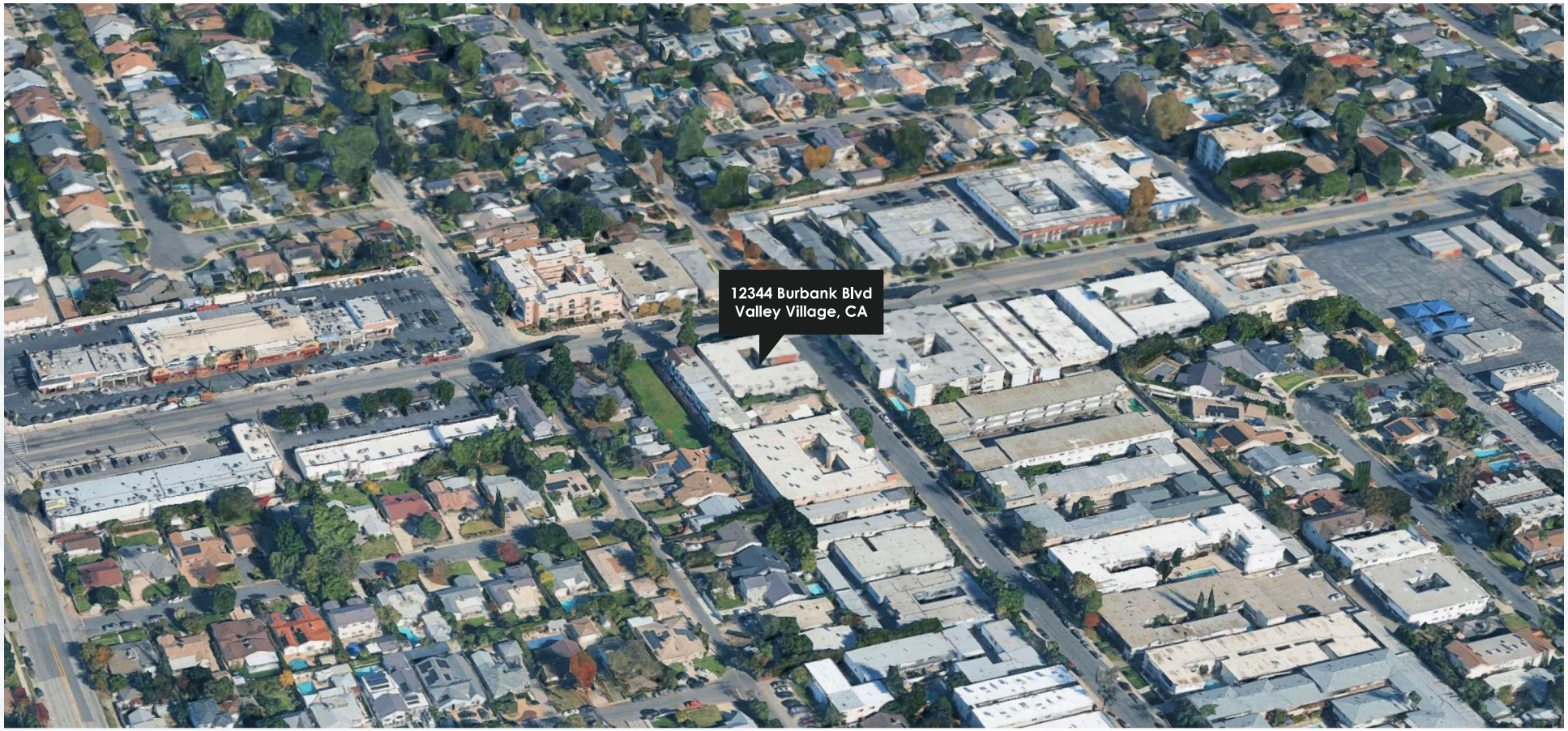
LOCATION DESCRIPTION

Situated in the heart of Valley Village, 12344 Burbank Boulevard benefits from a convenient San Fernando Valley location at the southwest corner of Burbank Boulevard and Corteen Place. The surrounding neighborhood offers a mix of residential communities, neighborhood-serving retail, restaurants, cafés, and everyday conveniences, creating an appealing setting for residents seeking accessibility and a neighborhood-oriented lifestyle.

The property is particularly well positioned for walkability, with a Walk Score of 83 out of 100, classified as "Very Walkable," meaning most errands can be accomplished on foot. Nearby shopping centers, dining options, and local services contribute to the area's everyday convenience. The location also benefits from access to local bus service and regional transportation connections, providing residents with additional commuting options.

Valley Village's central San Fernando Valley location offers convenient access to neighboring communities, including Studio City, North Hollywood, Sherman Oaks, and the surrounding employment and entertainment centers of the greater Los Angeles area. The combination of neighborhood amenities, transportation access, and a residential setting makes this an attractive location for a broad range of renters.

INVESTMENT HIGHLIGHTS



- Exceptional 18-Unit Investment Opportunity in Prime Valley Village
- True Pride of Ownership
- Spacious Building and Lot: Approximately 17,722 square feet of building area on an approximately 16,016-square-foot lot.
- Excellent Unit Mix: (7) one-bedroom, (1) two-bedroom/one-bathroom unit, (5) two-bedroom/two-bathroom units, and (5) three-bedroom/two-bathroom units.
- Extensively Remodeled Interiors: 16 of 18 units have been completely remodeled.
- Significant Capital Improvements: Copper plumbing, upgraded electrical subpanels, new windows, and a roof approximately three years old.
- Earthquake Soft-Story Retrofit Completed
- Flexible Rental Operations: Seven units currently operate under an alternative rental model, providing ownership with flexibility to evaluate future management and leasing strategies, subject to applicable requirements.
- Very Walkable Location: Walk Score of 83/100, with nearby shopping, restaurants, cafés, and neighborhood services.

PROPERTY PHOTOS

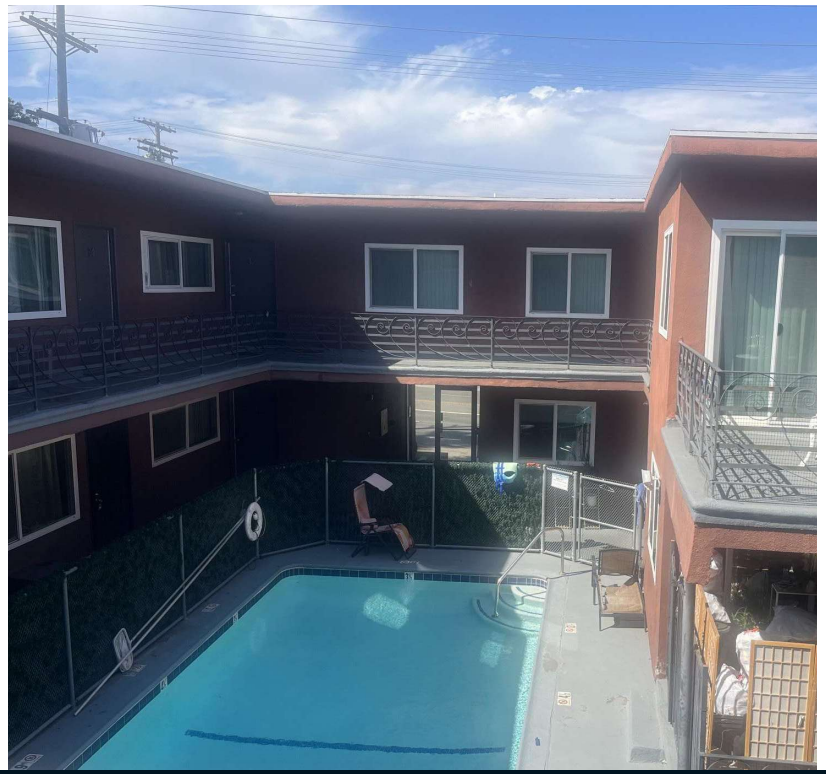
12344 BURBANK BLVD

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PROPERTY PHOTOS









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SUBJECT PROPERTY

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PRICING

ASKING PRICE	$5,390,000
PRICE/UNIT	$299,444
PRICE/SF	$304
GIM	10.26
CAP RATE	6.01%

BUILDING DATA

GROSS SQFT	17,722
LOT SIZE	16,016
YEAR BUILT	1959

INCOME

- Physical Vacancy: Based on estimated 3% vacancy rate.
- Laundry Income: Based on approximately $200 per month per the Seller

EXPENSES

- Real Estate Taxes: Based on estimated 1.185825% tax rate
- Insurance: Based on Seller's estimate
- Utilities: Based on seller's estimate
- Repairs & Maintenance: Based on approximately 3.5% of Gross income
- Landscaping: Based on seller's estimate
- Off-site Management: Based on approximately 5% of Scheduled Gross Income
- Operating Reserves: Based on estimated $200 per unit annually.
- Trash: Based on seller's estimate

FINANCIAL ANALYSIS

MONTHLY RENT SCHEDULE

# of Units	Unit Type	Current Avg.	Current Total
7	*1+1	$2,305	$16,139
1	*2+1	$2,211	$2,211
5	*2+2	$2,447	$12,236
5	*3+2	$2,590	$12,954
Total Scheduled Rent			$43,451
Laundry			$200
Monthly Scheduled Gross Income			$43,741

ANNUALIZED INCOME		Current
Gross Potential Rent		$524,892
Less: Vacancy/Deductions	3.0%	($15,746)
Effective Gross Income		$509,146

ANNUALIZED EXPENSES	Current
Taxes	$63,915
Insurance	$15,000
Utilities	$46,200
Garden	$1,440
Maintenance	$18,287
Reserves	$3,600
Key Holder	$0
Off-Site Management	$26,125
Pool	$3,000
Trash	$7,704
Total Expenses	**$185,271**
Expenses/Unit	$10,292
% of GOI	35%

RETURN	Current
NOI	$323,875

** Some Units operated under an alternative rental model*

RENT ROLL

12344 BURBANK BLVD

COUNT	SUB UNIT TYPE	CURRENT RENT/MO
1	3 BD + 2 BA	$2,697.46
2	2 BD + 2 BA	$2,295
3	3 BD + 2 BA	$3,078
4	1 BD + 1 BA	$2,361.47*
5	2 BD + 2 BA	$2,414.98
6	1 BD + 1 BA	$2,381.54*
7	1 BD + 1 BA	$2,627.15*
8	1 BD + 1 BA	$2,266.51
9	2 BD + 2 BA	$2,472.52
10	3 BD + 2 BA	$1,590.70
11	3 BD + 2 BA	$2,775.86
12	3 BD + 2 BA	$2,812.70*
14	2 BD + 1 BA	$2,211.60*
15	2 BD + 2 BA	$2,615.97*
16	1 BD + 1 BA	$2,571.28*
17	1 BD + 1 BA	$1,832.48
18	1 BD + 1 BA	$2,098.57
19	2 BD + 2 BA	$2,437.75

**Operated under an alternative rental model*



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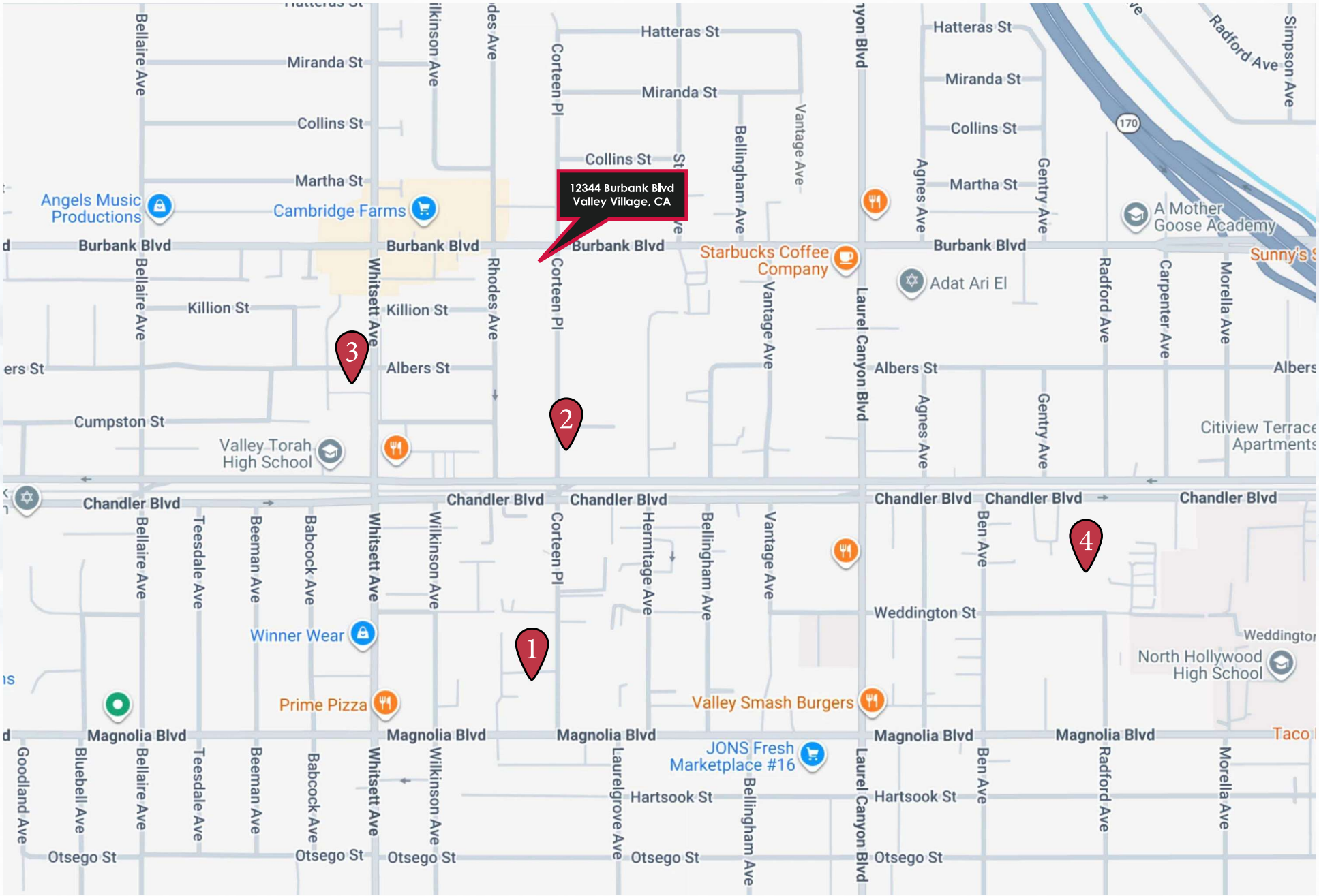
SALES COMPS

12344 BURBANK BLVD

Sales Comparables

Photo		Address	Units	Built	Gross SF	Unit	Mix	Sale Date	Price	Price/Unit	Price/SF	Cap	GRM
	1	**5223-5227 Corteen Pl** **Valley Village, CA 91607**	20	1956	19,250	8 8 4	1+1 2+2 3+2	8/6/2026	$5,500,000	$275,000	$285	5.85%	11.17
	2	**12325 Chandler Blvd** **Valley Vilage, CA 91607**	33	1970	34,713	24 8 1	1+1 2+2 3+2	5/21/2026	$8,275,000	$250,758	$238	5.90%	10.82
	3	**5451 Whitsett Ave** **Valley Village, CA 91607**	16	1952	13,560	12 4	1+1 2+2	3/23/2026	$3,750,000	$234,375	$276	3.40%	15.90
	4	**11911 Weddington St** **Valley Village, CA 91607**	31	1963	36,121	17 14	1+1 2+2	2/12/2026	$6,975,000	$225,000	$193	5.22%	10.79
	S	**Subect Property** 12344 Burbank Blvd Valley Village, CA 91607	18	1959	17,722	7 1 5 5	1+1 2+1 2+2 3+2		$5,390,000	$299,444	$304	6.01%	10.26

SALES COMPARABLES AREA MAP



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