1516 WEST
ALAMEDA AVENUE



Pride of Ownership
4 Unit Apartment

Burbank, CA 91506

ValleyApartmentSales.com

1516 W. Alameda Avenue

Burbank, CA 91506

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01

Executive Summary

1516 W. Alameda Avenue

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Offered at $1,600,000, 1516 West Alameda Avenue presents an attractive opportunity to acquire a four-unit multifamily property in the highly desirable Burbank rental market. The property offers a current 3.92% cap rate and 17.31 GRM, with the potential to achieve a 4.86% market cap rate and 14.81 GRM through rental upside. Featuring a desirable unit mix, pride-of-ownership condition, significant capital improvements, enclosed garages, and on-site laundry, the property combines established income with the opportunity to enhance returns in one of Southern California's most sought-after rental markets.

PRICING		
OFFERING PRICE		**$1,600,000**
PRICE/UNIT		$400,000
PRICE/SF		$572.66
GRM	17.31	**14.81**
CAP RATE	3.92%	**4.86%**
	Current	**Market**

THE ASSET	
UNITS	4
YEAR BUILT	1952
GROSS SF	2,794
LOT SF	4,544
APN	2443-012-002
FLOORS	1



Investment Overview

Pride of Ownership Building

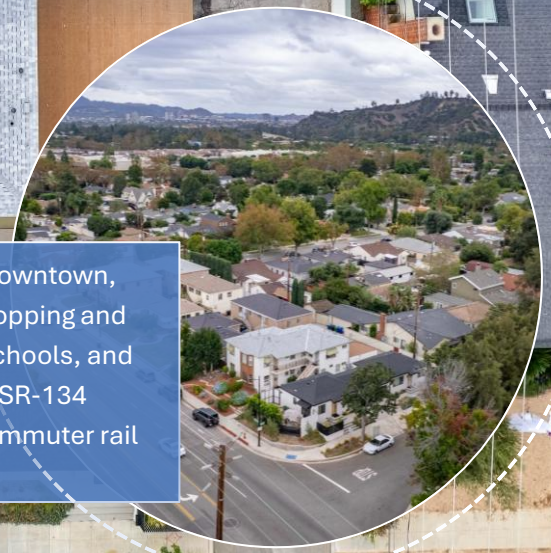
Equity Union Commercial is pleased to present 1516 West Alameda Avenue, an attractive four-unit apartment investment located in the highly desirable city of Burbank, California. Built in 1952, the property features a desirable unit mix of (2) one-bedroom/one-bathroom units and (2) two-bedroom/one-bathroom units, totaling approximately 2,794 rentable square feet on a 4,544-square-foot lot. The property offers an excellent opportunity for investors seeking a well-maintained multifamily asset with additional rental income potential.

Significant Improvements & Pride of Ownership

The property has benefited from several capital improvements, including new Siemens electrical panels, a new roof, double-pane windows, and fresh exterior paint. Additional tenant amenities include enclosed garages and convenient on-site laundry facilities, enhancing the property's appeal and long-term rental desirability.



Situated in one of Southern California's most sought-after rental markets, Burbank is internationally recognized as a major entertainment and media hub. The city is home to prominent employers including The Walt Disney Company, Warner Bros. Discovery, NBC, and numerous film, television, and production companies.



Residents enjoy an established downtown, an abundance of restaurants, shopping and entertainment, highly regarded schools, and convenient access to the I-5 and SR-134 freeways, as well as Metrolink commuter rail service.

Investment *Highlights*

- *Pride-of-ownership four-unit apartment building adjacent to Burbank Rancho*
- *Excellent unit mix consisting of (2) 1-bedroom/1-bathroom units and (2) 2-bedroom/1-bathroom units*
- *Rental upside potential through increased existing rents*
- *Recent capital improvements include new Siemens electrical panels, new roof, double-pane windows, and fresh paint*
- *Tenant amenities include enclosed garages and convenient on-site laundry facilities*



Facing West

Burbank Media Row



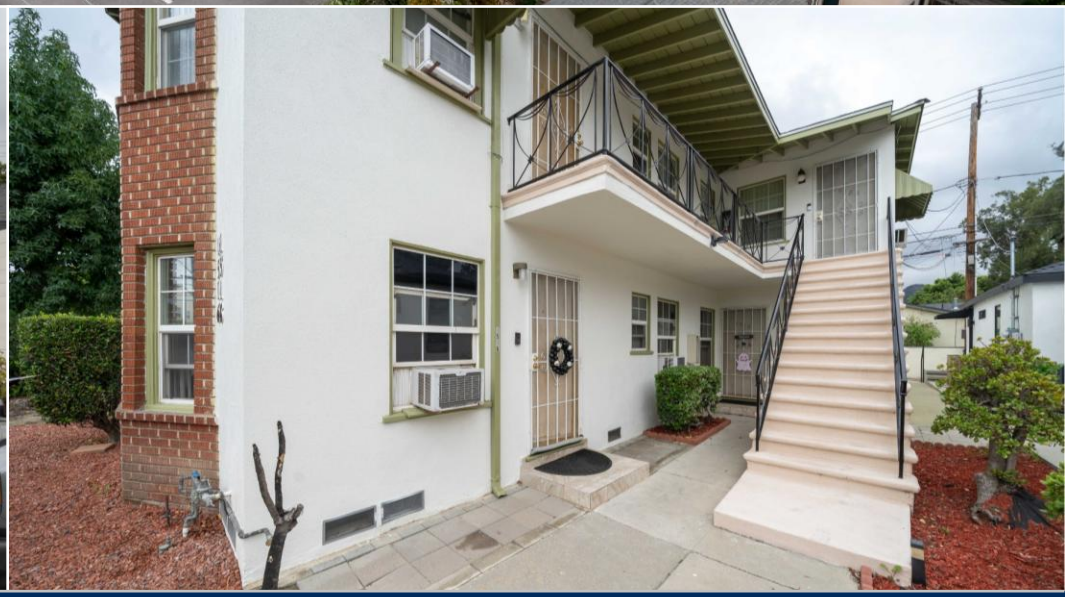
Property Layout

4	2,794	4,544
TOTAL UNITS	BUILDING SF	LOT SF





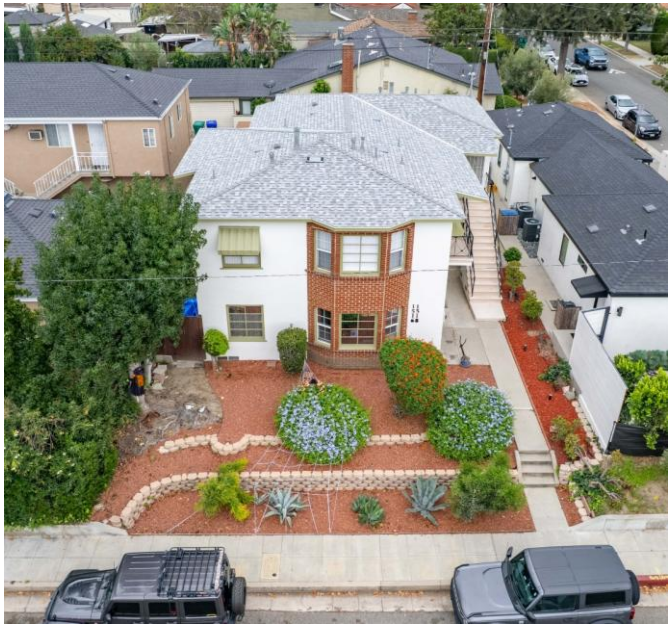









1516
1518





02

Financial Analysis

1516 W. Alameda Avenue

Rent Roll

Unit #	Type	Current Rent	Market Rent	Notes
A	2+1	$2,200	$2,450	
B	2+1	$1,698	$2,450	
C	1+1	$2,000	$2,000	Vacant
D	1+1	$1,705	$2,000	
Totals:		**$7,603**	**$8,900**	

Financial Analysis

Financial Summary

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MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
2	1+1	$1,853	$3,705	$2,000	$4,000
2	2+1	$1,949	$3,898	$2,450	$4,900
Total Scheduled Rent			**$7,603**		**$8,900**

ANNUALIZED INCOME		Current		Market
Scheduled Gross Income		**$91,236**		**$106,800**
Less: Vacancy/Deductions	3%	($2,737)	3%	($3,204)
Misc. Income		$1,200		$1,200
Effective Rental Income		**$89,699**		**$104,796**

ANNUALIZED EXPENSES	Current	Market
Property Taxes	$17,704	$17,704
Insurance	$3,500	$3,500
Gas	$180	$180
Water	$1,020	$1,020
Electricity	$312	$312
Gardener	$800	$800
Maintenance	$3,500	$3,500
ESTIMATED EXPENSES	**$27,016**	**$27,016**
Expenses/Unit	$6,754	$6,754
Expenses/SF	$9.67	$9.67
% of GOI	29.6%	25.3%

RETURN	Current	Market
NOI	**$62,683**	**$77,780**



03

Market Comparables

1516 W. Alameda Avenue

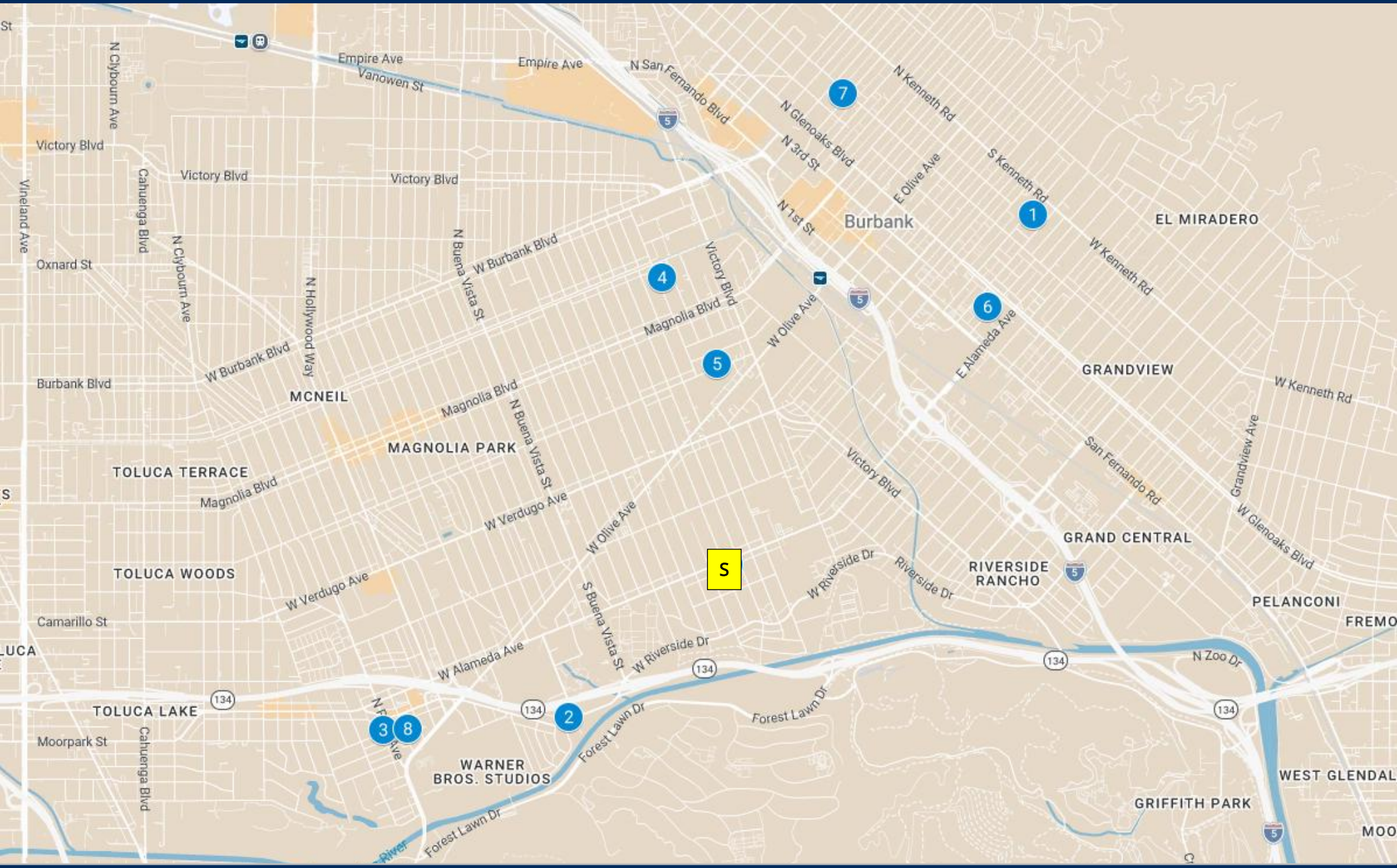
Sales Comparables

PHOTO		ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	**1**	**710 E. Cedar Avenue** Burbank, CA 91501	4	1956	3,683	9,662	2 - 1+1 2 - 2+1	6/29/2026	**$1,620,000**	$405,000	$439.86	4.44%	17.50
	**2**	**2907 W. Riverside Drive** Burbank, CA 91505	4	1942	3,023	6,534	3 - 1+1 1 - 2+1	5/27/2026	**$1,590,000**	$397,500	$525.97	4.72%	15.20
	**3**	**4101 W. National Avenue** Burbank, CA 91505	4	1946	3,812	6,591	4 - 2+1	5/8/2026	**$1,560,000**	$390,000	$409.23	4.97%	13.80
	**4**	**618 N. Mariposa Street** Burbank, CA 91506	4	1935	2,670	8,640	1 - 1+1 3 - 2+1	5/6/2026	**$1,360,000**	$340,000	$509.36	-	-
	**5**	**1105 W. Clark Avenue** Burbank, CA 91506	4	1952	2,928	8,324	2 - 1+1 2 - 2+1	1/23/2026	**$1,535,000**	$383,750	$524.25	4.22%	16.60

Sales Comparables

PHOTO		ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	6	**315 E. Valencia Avenue** Burbank, CA 91502	4	1948	2,412	7,405	3 - 1+1 1 - 2+1	12/3/2025	**$1,680,000**	$420,000	$696.52	4.17%	16.00
	7	**701 N. 6th Street** Burbank, CA 91501	4	1949	2,978	13,067	2 - 1+1 2 - 2+1	5/28/2026	**$1,720,000**	$430,000	$577.57	-	-
	8	**140 N. Maple Street** Burbank, CA 91505	4	1947	3,380	6,882	4 - 2+1	10/26/2026	**$1,600,000**	$400,000	$473.37	4.90%	13.60
		AVERAGES	**4**	**1947**	**3,111**	**8,388**				**$395,781**	**$519.52**	**4.57%**	**15.45**
	S	**Subject** **1516 W. Alameda Avenue** Burbank, CA 91506	4	1952	2,794	4,544	2 - 1+1 2 - 2+1	On Market	**$1,600,000**	$400,000	$572.66	3.92%	17.31

Sales Comparables



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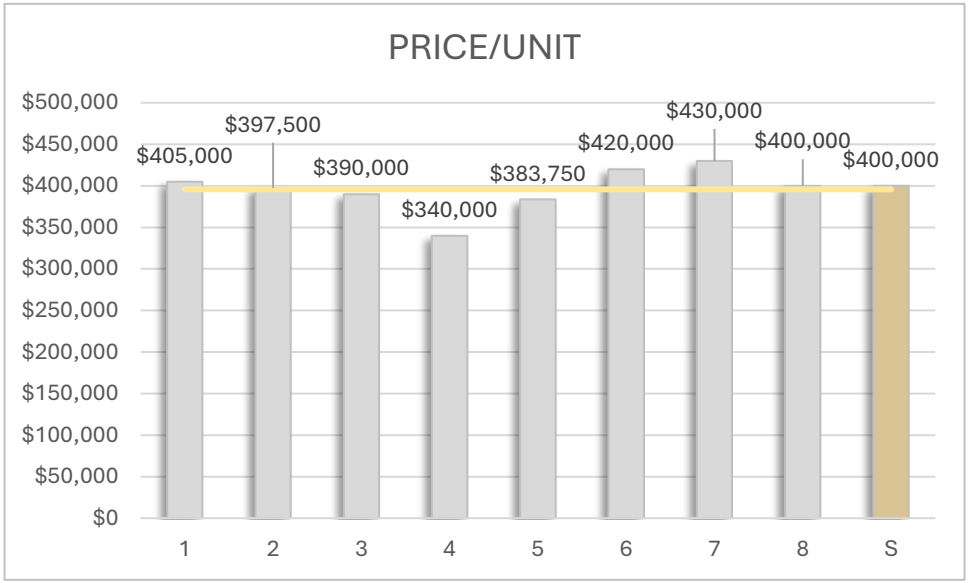
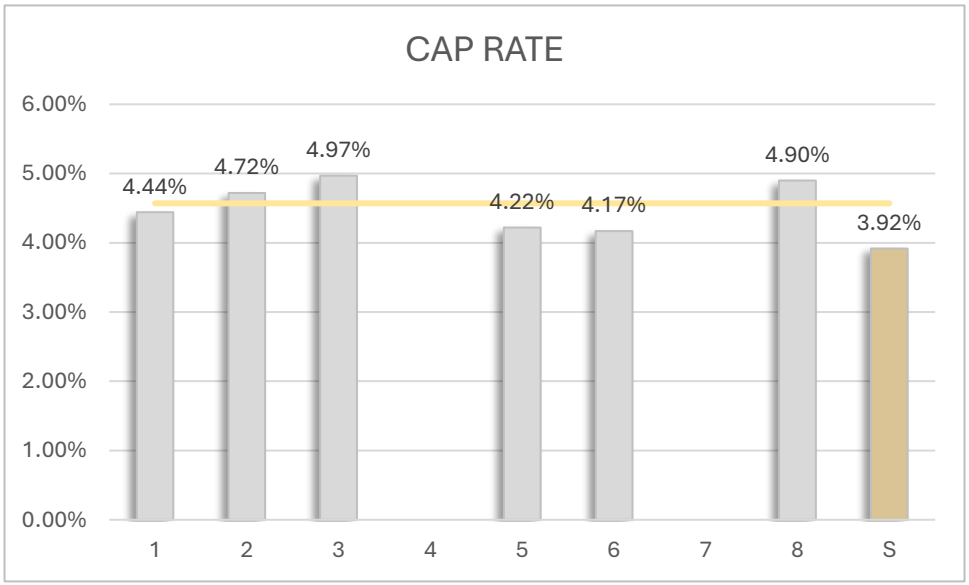
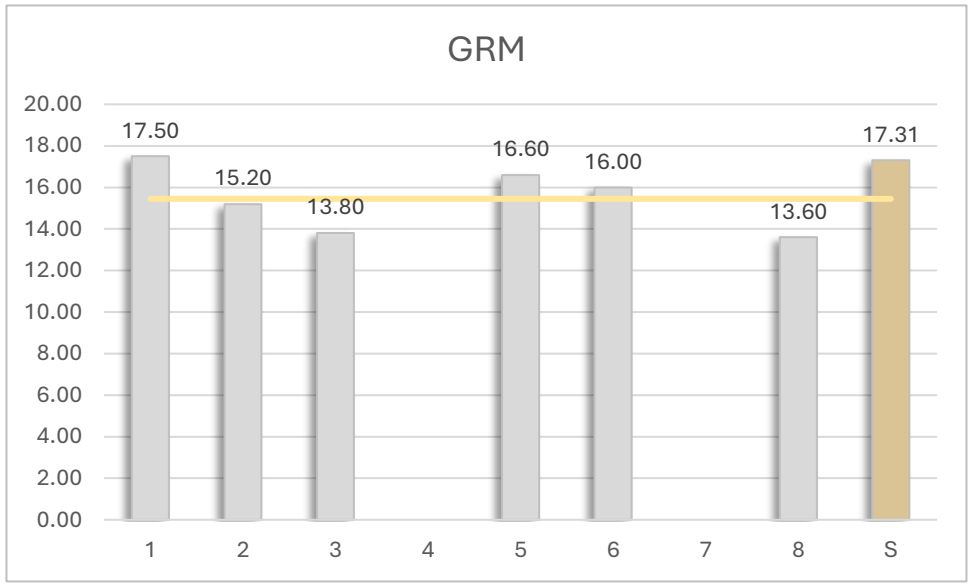










04

Location Overview

1516 W. Alameda Avenue

Burbank, CA

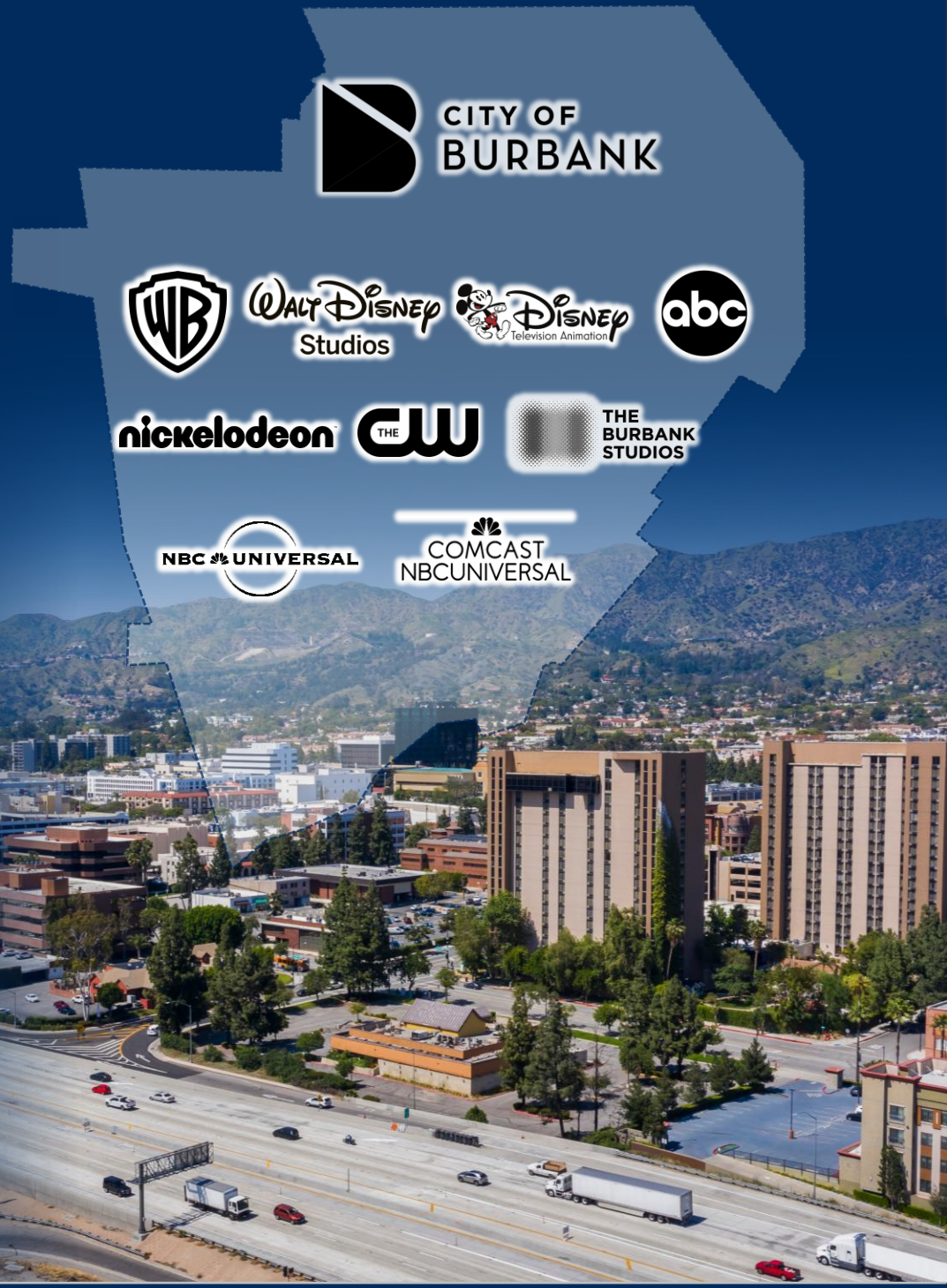
Strategic Location

Widely recognized as the “Media Capital of the World,” Burbank commands one of the most enviable tenant bases of any submarket in Southern California. The city is home to a who’s who of global media and entertainment - The Walt Disney Company, Warner Bros. Entertainment, Warner Music Group, Cartoon Network, Nickelodeon, NBC Universal, ABC, ARRI Cameras, Cinelease, Entertainment Partners, J.L. Fisher, and Matthews Studio Equipment, among many others - driving sustained, broad-based demand for quality office and retail space at every price point. Situated at the nexus of the 134 and 5 freeways, Burbank offers unmatched regional connectivity throughout the greater Los Angeles basin.

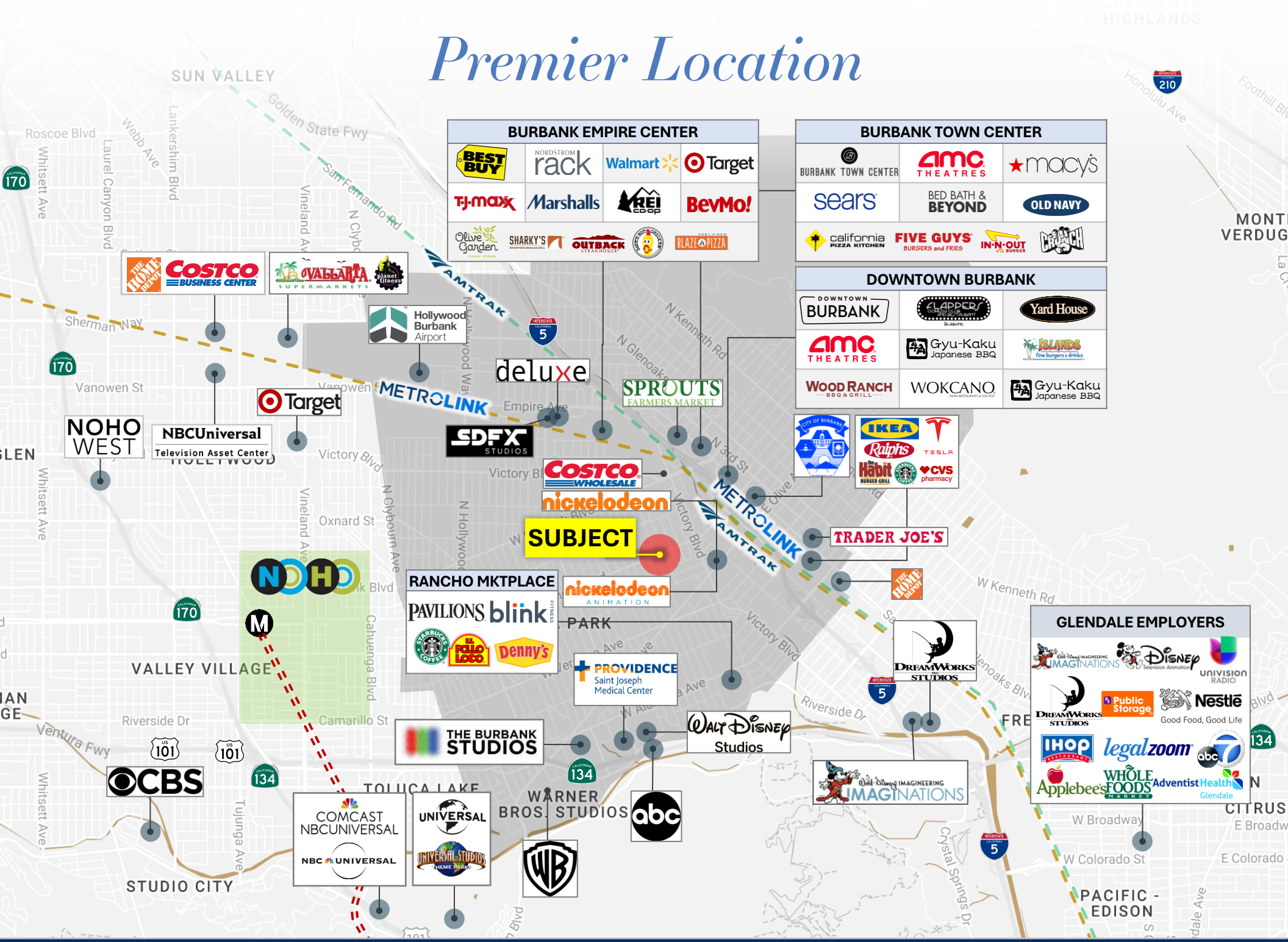
165,000
RELATED JOBS

4.1M
ANNUAL VISITORS

$97,680
AVG HH INCOME



Premier Location



Employment Hubs

Burbank has one of the strongest employment bases in the San Fernando Valley and is widely known as the “Media Capital of the World.” The city’s economy is driven primarily by entertainment and media production, healthcare, aviation, professional services, and a growing technology and digital content sector. More than 150,000 people commute into Burbank daily, making it a major regional employment hub. The entertainment industry is the backbone of Burbank’s economy, with more than 1,000 media and creative companies operating in the city.

TOP REGIONAL EMPLOYERS

Strategically positioned near Downtown Los Angeles, Hollywood, Glendale, Pasadena, and the Westside, Burbank benefits from direct access to Interstate 5, State Route 134, and State Route 170, providing strong regional connectivity throughout Southern California. The city is also served by Hollywood Burbank Airport, one of the region’s primary commercial airports, offering convenient domestic travel access for both business and leisure travelers.

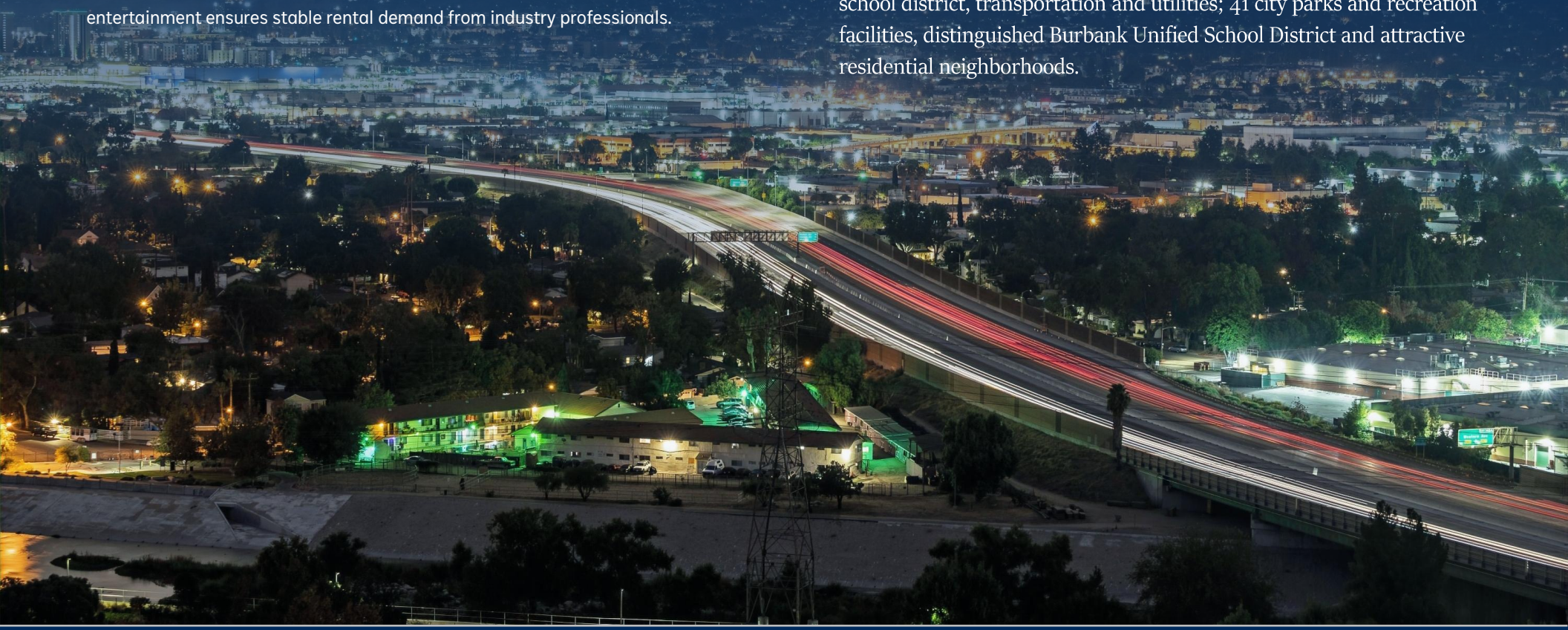
Burbank features a highly amenitized urban environment with a mix of established residential neighborhoods, major studio campuses, office corridors, retail destinations, and entertainment districts. Downtown Burbank serves as the city’s primary commercial core and includes a walkable collection of restaurants, shopping, theaters, hotels, and mixed-use developments anchored by the San Fernando Boulevard corridor and the outdoor Burbank Town Center retail complex.

The city’s strong employment base draws more than 150,000 daytime workers and supports consistent housing demand across multifamily and single-family product types. In addition to entertainment and media, major employers include Providence Saint Joseph Medical Center, aerospace and aviation-related firms, and a growing number of digital content and technology companies.

Community *Profile*

Burbank draws about 4.1 million visitors annually, largely driven by media-related attractions and studio tours—a key contributor to rental demand among hospitality and tourism workers. California's Film & TV Tax Credit Program has acted as a significant economic driver statewide. Through Program 3.0, it generated $26 billion in economic activity and supported over 197,000 cast and crew jobs in the state. A massive local employment base in entertainment ensures stable rental demand from industry professionals.

- **Studio Infrastructure:** A production hub with robust technical infrastructure; ONE Burbank high-speed fiber optics network.
- **Regional Amenities:** Burbank Hollywood Airport (named the best US airport by Fodor's Travel) and Metrolink; abundant shopping districts, entertainment and hotels.
- **Access to Labor:** Burbank draws from a skilled and qualified workforce of which 62% is college educated or higher.
- **Quality of Life:** An independent city, with its own police and fire, school district, transportation and utilities; 41 city parks and recreation facilities, distinguished Burbank Unified School District and attractive residential neighborhoods.



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