# 1225 N. SCREENLAND DR., 91505 ◆ NEAR BURBANK BLVD ◆ 3 UNITS

## *Offered at $725,000*

**RENT ROLL:**

| UNIT# | BED | BATH | RENT | MARKET |
|---|---|---|---|---|
| 1223 | 1 | 1 | $ 1,150 | $ 1,250 |
| 1225 | 2 | 1 | 1,175 | 1,500 |
| 1225 1/2 | 1 | 1 | 1,100 | 1,250 |
| MONTHLY GROSS INCOME | | | 3,425 | 4,000 |
| ANNUAL GROSS INCOME | | | 41,100 | 48,000 |
| GROSS RENT MULTIPLIER (GRM) | | | **17.6** | **15.1** |

**SQ FT:** approx. 2,002 **YEAR BUILT:** 1948
**LOT SIZE:** approx. 6,092 **ZONING:** LAR3
**DIMENSIONS:** approx. 50 x 120 **STORIES:** 2
**APN:** 2476-002-009 **PARKING:** 4
**ROOF:** Composition **LAUNDRY:** In units

Beautifully maintained triplex apartment building located near the corner of Burbank Blvd and Hollywood Way in a prime Burbank neighborhood. Terrific unit mix consisting of (1) 2 bed + 1 bath, and (2) 1 bed + 1 bath units. Situated on a quiet street in the middle of the block with a large front lawn. Units are on the rear of the lot and away from the street. Two units with inside washer+dryer. (4) one-car garages. Extra garage can be rented for addt'l income. All units have a balcony or patio. Roof new in 2011. Building is in excellent overall condition! Inside with accepted offer only. Please do not disturb tenants.

**EXPENSES:** (2013 actual)

| | |
|---|---|
| Property Taxes: | $ 9,062 (new) |
| Building Insurance: | 1,000 |
| Repairs: | 2,100 |
| Water/Electricity: | 1,000 |
| Gas: | 0 (tenants pay) |
| Rubbish: | 500 |
| Gardening: | 650 |
| Management: | 2,000 |
| Miscellaneous: | 500 |
| Total Expenses: | $ 16,812 |

**ANALYSIS:**

| | |
|---|---|
| Annual Gross Income | $ 41,100 |
| Vacancy Reserve 3% | 1,233 |
| Gross Operating Income | $ 39,867 |
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| Operating Expenses | - 16,812 |
| Net Operating Income | $ 23,055 |

Cap Rate = 3.2%

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