



5 # of Units | 3,422/Assessor Sqft | 8,550 Lot Size Assessor

Income  
LP \$1,699,000

\$ Active



Area	1255 Glendale-Northwest
Subdivision	
List Price Per Sqft	\$496.49
Vacancy	0
Total Bedrooms	6
Total Bathrooms	5.00
MLS#	26642289
APN	5636-001-034

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	2.00	No	\$2,800.00	\$2,800.00	\$3,700.00
Unit 2	3	1	1.00	No	\$5,400.00	\$5,400.00	\$1,900.00
Unit 3	1	1	1.00	No	\$1,900.00	\$1,900.00	\$1,900.00

**Directions:** Glenoaks Blvd

**Remarks:** This exceptional 5-unit multifamily property in Glendale offers investors a rare opportunity to acquire a truly turn-key asset where the most costly and complex renovations have already been completed. All major capital improvements have been addressed, including upgraded plumbing from each unit all the way to the city street connection, newer roofing, fascia boards, exterior paint, and fully repaved asphalt. These significant improvements substantially reduce future capital expenditure and operational risk. The property consists of a front house and four one-bedroom units at the rear. The rear units have been fully upgraded with new windows, flooring, updated electrical and lighting, remodeled bathrooms, new stoves, refrigerators, water heaters, and brand-new in-wall air conditioning units. A shared laundry room with brand-new machines services the rear units. The front house has also been updated with new flooring, upgraded electrical and lighting, remodeled bathrooms, new kitchen appliances, and in-unit laundry. A rare Glendale offering where the heavy lifting has been done, making this an ideal acquisition for investors seeking stable income, minimal deferred maintenance, and long-term upside.

**Agent Remarks:** Trust Sale! Sold as is no warranties/guarantees made. Seller and/or seller's agent makes no representation as to room size, lot size, etc. Buyer to verify with appropriate entities and satisfy self. Please email offers to offers@jhre.com. Please visit Jhre.com/Columbus

**Showing Remarks:** Please do not disturb tenants. Interested parties may do a drive-by. Once offers are received, a designated day/time window will be set to view.

Income Details	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$121,200
Total Expense	\$4,500
NOI	\$116,700
Gross Income	\$121,200
Cap Rate	
GRM	0.00
Actual AGR	\$121,200
Actual GAI	
Gross Equity	
Owner Pays	Water, Gas, Electric
Actual Rent Total	\$121,200
Financial Info As Of	
Tenant Pays	Electric, Gas
Vacancy Allowance \$	
Vacancy Allowance %	
Lease Mo/Yr Terms	

Structure Info	
Type of Units	5
Year Built/Source	1956/Assessor
Stories	0
Buildings	2
Security	None
Sewer	Public Hookup Available
Style	Traditional
Property Cond	
View	City
Water	Public
Price Per Unit	
Type of Business	
Water Heaters	
Direction Faces	
ADA Compliance	
Additions/Alterations	
Building Permit	
Personal Prop \$	
Personal Prop %	
Water Heater Feat	
Levels	One Level

Contract Info	
List Date	01-11-2026
List Price	\$1,699,000
Orig List Price	\$1,699,000
Status Date	01-11-2026
Change Date/Type	02-07-2026/Price Correction
Sale Type	Standard
Probate	No
Listing Type	Exclusive Agency
Disclosure	Trust/Conservatorship
Seller Concessions?	Yes
Possession	Close Of Escrow
Scope Of Service	Full Service

Land/Lot Info	
Zoning	GLR4YY
Addl Parcel	No
Rent Control	Yes
Land Type	
Lot Dimen/Source	
Lot Acreage	0.197
Alley	
Paved	
Price Per Acre	
Lot Descr.	2-4 Lots
Lot Location	

Community/Development	
Complex/Assoc Name	
Complex/Assoc Phone	
Tax Mello Roos	No
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Community Features	
Assoc Pet Rules	
Assoc Amenities	None
Assoc Fees Include	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Parking Details	
Parking Type	Carport
Total Spaces	5
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carport Spaces	
Garage Structures	

► Interior Features

AC/Cooling	Wall Unit(s)
Heating	Wall
Equip/Appl	Range/Oven, Refrigerator
Flooring	Laminate
Laundry	Community
Laundry Equip	
Rooms	Living
Interior Features	
Kitchen Features	
Bathroom Features	Shower Over Tub, Shower Stall
Bedroom Features	
Common Walls	
Cooking Appliances	Cooktop - Gas, Oven, Gas
Disability Access	
220-Volt Location	
TV Services	

► Exterior Features

Construction	
Exterior Constr	
Pool	None
Roofing	Flat Tile
Spa	None
Foundation Details	
Other Struc Feat	
Other Structures	None
Patio Feat	
Entry Location	Living Room
Sprinklers	
Tennis/Courts	None
Windows	

■ Unit(s) Details

# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	
# w/Gas Meter	
# Leased	
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	
# w/Water Meter	

● Tax and Assessed Info

Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	\$122,133
Assessed Improvement %	26.31
Assessed Land Value	\$342,012
Assessed Land %	73.69
Assessed Total Value	\$464,145
Transfer Taxes (Y/N)	

◎ Location

County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

leaf Green

Green Building Certification
Green Certification Rating
Green Certifying Body
Green HTA Index
Green Walk Score
Green Year Certified
Green Energy Efficient
Green Energy Generation
Green Indoor Air Quality
Green Location
Green Sustainability
Green Water Conservation
Solar Ownership
Lease Amount (Monthly)
Lease Term

Q Showing Info

Contact Name	Alec Karaguzian
Contact Phone	818-636-4638
Occupancy>Show	Do Not Contact Occupant, Call First

Q Showing Info

Lockbox Location	
Lockbox Type	
Occupant Type	Tenant
Gate Code	

◎ Sale/Sold Info

Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	



Alexander Karaguzian  
JohnHart Corp. DRE#: 01873088  
Seller's Agent1 CALDRE#: 02108329

Phone / Cell	p: 818-636-4638 / c: 818-636-4638
Email	karaguzian.alec@gmail.com
Fax	888-965-6161
Office Phone / Fax	p: 818-246-1099 / f: 888-965-6161

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1151 N Columbus Ave  
Glendale, CA 91202

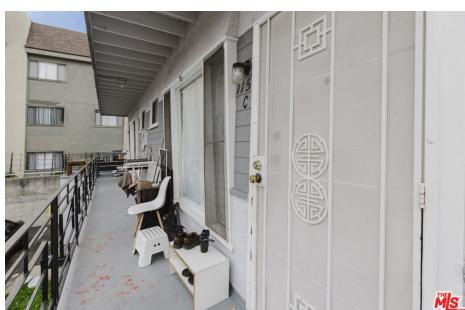
5  
# of Units

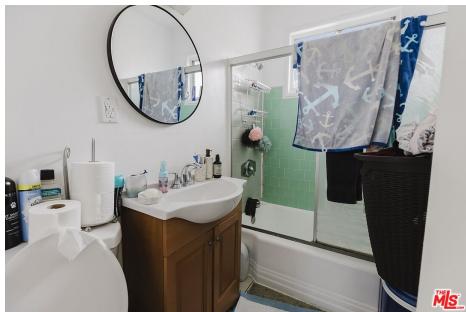
3,422/Assessor  
Sqft

8,550 Lot Size  
Assessor

Income \$  
LP \$1,699,000   
Active







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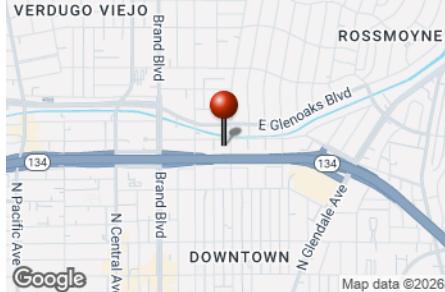
**719 N Jackson St**  
Glendale, CA 91206



6 # of Units  
5,300/Vendor Enhanced Sqft  
7,001 Lot Size Vendor Enhanced

Income  
**LP \$1,950,000**

\$ Active



<b>Area</b>	1655 Glendale-Rossmoyne & Verdugo Woodlands
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$367.92
<b>Vacancy</b>	0
<b>Total Bedrooms</b>	8
<b>Total Bathrooms</b>	8.00
<b>MLS#</b>	26641643
<b>APN</b>	5644-017-029

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	2	1	1.00	No	\$1,813.00	\$3,625.00	\$3,650.00
Unit 2	2	1	1.00	No	\$2,200.00	\$4,400.00	\$4,500.00
Unit 3	2	2	2.00	No	\$2,450.00	\$4,900.00	\$6,600.00

**Directions:** South of Monterey Rd, East of Louise St

**Remarks:** We are pleased to present 719 N Jackson St, a well-maintained 6-unit multifamily property in Glendale, California. Following acquisition in 2004, the owner completed a full down-to-the-studs renovation of each unit, creating expansive, open-concept floor plans highlighted by 9-foot ceilings. As part of the renovation, all electrical and plumbing systems were replaced, significantly reducing future capital expenditure requirements. Each unit is fully equipped with in-unit washer/dryer and individual HVAC system, and dedicated water heater. Additionally, all units are separately metered for gas and electricity, providing enhanced utility control and improved operating efficiency. The property features a unique and versatile unit mix designed to attract a broad tenant base.\* Two (2) oversized 2-bedroom + office, 2-bath units at approximately 1,300 square feet each\*. Two (2) 1-bedroom, 1-bath units at approximately 750 square feet each\*. Two (2) 1-bedroom, 1-bath units at approximately 550 square feet each. At the rear of the property is a two-car garage along with three (3) separate storage units, creating an attractive opportunity for a new owner to unlock further value with additions of Accessory Dwelling Units (ADUs). From an income-growth standpoint, the asset benefits from Glendale's rental regulations, which allow up to a 7% soft cap on annual rental increases. This framework enables ownership to recapture in-place rental upside and keep pace with market rent growth, which can be considerably more challenging in neighboring cities such as Burbank, Pasadena, and Los Angeles. With its comprehensive renovations, modern amenities, favorable rent growth environment, and ADU possibilities, 719 N Jackson St represents an outstanding opportunity for investors seeking durable cash flow and meaningful long-term appreciation in one of Southern California's most sought-after multifamily submarkets.

**Agent Remarks:** Do not disturb tenants. Contact Greg Shindler-Listing Agent for link to video walk through of 2 Bedroom+Office units, and with any additional questions.

**Showing Remarks:** Contact Greg Shindler-Listing Agent to Schedule a Showing

<b>Income Details</b>	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$150,447
Total Expense	\$52,736
NOI	\$97,711
Gross Income	\$155,100
Cap Rate	5.01
GRM	12.57
Actual AGR	\$155,100
Actual GAI	
Gross Equity	
Owner Pays	
Actual Rent Total	
Financial Info As Of	01/22/2026
Tenant Pays	
Vacancy Allowance \$	4653.00
Vacancy Allowance %	3.00
Lease Mo/Yr Terms	

<b>Structure Info</b>	
Type of Units	Multi-Family
Year Built/Source	1930/Vendor Enhanced
Stories	2
Buildings	1
Security	
Sewer	
Style	
Property Cond	Updated/Remodeled
View	
Water	
Price Per Unit	
Type of Business	
Water Heaters	Yes
Direction Faces	Faces East
ADA Compliance	
Additions/Alterations	
Building Permit	
Personal Prop \$	
Personal Prop %	
Water Heater Feat	
Levels	Two Level

<b>Contract Info</b>		<b>DOM 20</b>
List Date	01-22-2026	
List Price	\$1,950,000	
Orig List Price	\$1,950,000	
Status Date	01-22-2026	
Change Date/Type	01-30-2026/Active	
Sale Type	Standard	
Probate	No	
Listing Type	Exclusive Agency	
Disclosure	None	
Seller Concessions?	Yes	
Scope Of Service	Full Service	

<b>Land/Lot Info</b>	
Zoning	GLR4*
Addl Parcel	
Rent Control	
Land Type	
Lot Dimen/Source	50x125/VN/4963
Lot Acreage	0.161
Alley	
Paved	
Price Per Acre	
Lot Descr.	
Lot Location	

<b>Community/Development</b>	
Complex/Assoc Name	
Complex/Assoc Phone	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Community Features	
Assoc Pet Rules	
Assoc Amenities	
Assoc Fees Include	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

<b>Parking Details</b>	
Parking Type	Garage Is Detached, Garage - 2 Car
Total Spaces	3
Covered Spaces	2
Uncovered Spaces	1
Garage Spaces	
Carport Spaces	
Garage Structures	

► Interior Features		► Exterior Features	
AC/Cooling	Air Conditioning	Construction	
Heating	Central	Exterior Constr	
Equip/Appl	Washer, Refrigerator, Range/Oven, Freezer, Garbage Disposal, Dryer, Dishwasher	Pool	
Flooring		Roofing	
Laundry	In Unit	Spa	
Laundry Equip	Own	Foundation Details	
Rooms	Den/Office, Walk-In Pantry, Walk-In Closet, Study/Office, Primary Bedroom, Family, Living, Dining	Other Struc Feat	
Interior Features		Other Structures	None
Kitchen Features		Patio Feat	
Bathroom Features		Entry Location	
Bedroom Features		Sprinklers	
Common Walls		Tennis/Courts	
Cooking Appliances	Built-In Gas, Cooktop - Gas, Oven	Windows	
Disability Access			
220-Volt Location			
TV Services			

■ Unit(s) Details		● Tax and Assessed Info		● Location	
# w/Carpet		Tax New		County	Los Angeles
# w/Dishwasher		Tax Percent		Country	UNITED STATES OF AMERICA
# w/Disposal		Tax Rate		Map	
# w/Drapes		Tax Rate Year		Cross Streets	
# w/Elec Meter		Tax Total		School District	
# w/Gas Meter		Assessed Improvement Value	\$149,281	Water District	
# Leased		Assessed Improvement %	14.68	Waterfront	
# w/Patio		Assessed Land Value	\$867,283	Alt St. Name	
# w/Range		Assessed Land %	85.32		
# w/Refrigerator		Assessed Total Value	\$1,016,564		
# w/Garages		Transfer Taxes (Y/N)			
# w/Wall AC					
# w/Water Meter					

leaf Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	Landscaping
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

Q Showing Info		Q Showing Info		● Sale/Sold Info	
Contact Name		Lockbox Location		Contract Date	
Contact Phone		Lockbox Type		Sold Date	
Occupancy>Show		Occupant Type		Sold Price	
		Gate Code		Sold Price/SqFt	
				Sale Terms	
				SP/LP	

	Gregory Shindler Marcus & Millichap DRE#: 00530854 Seller's Agent1 CALDRE#: 02083460
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Phone / Cell	p: 310-903-7667 / c: 310-903-7667
Email	Greg.Shindler@marcusmillichap.com
Fax	818-212-2710
Office Phone / Fax	p: 818-212-2700 / f: 818-212-2710

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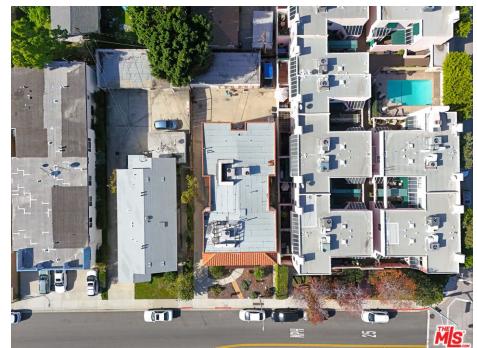
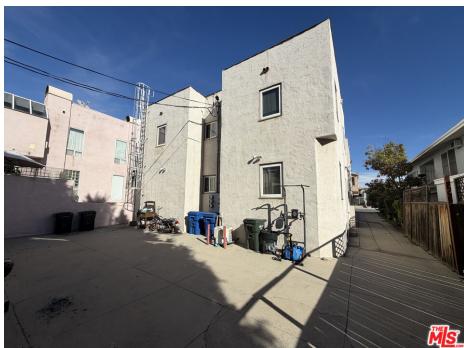
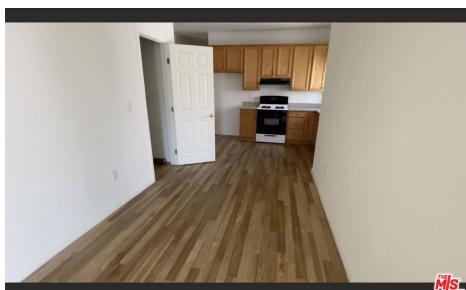
**719 N Jackson St**  
Glendale, CA 91206

**6**  
**# of Units**

**5,300/Vendor  
Enhanced  
Sqft**

**7,001 Lot Size  
Vendor  
Enhanced**

**Income \$  
LP \$1,950,000**  
**Active**





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**1207 N Columbus Ave**  
 Glendale, CA 91202


10 # of Units	9,524 Sqft	8,565 Lot Size
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 Income  
**LP \$4,695,000**
\$ Active


<b>Area</b>	1255 Glendale-Northwest
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$492.97
<b>Vacancy</b>	
<b>Total Bedrooms</b>	20
<b>Total Bathrooms</b>	20.00
<b>MLS#</b>	SR25152016MR
<b>APN</b>	5633-022-019

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	2.00	No	\$2,010.00	\$2,010.00	\$3,000.00
Unit 2	1	2	2.00	No	\$2,195.00	\$2,195.00	\$3,000.00
Unit 3	1	2	2.00	No	\$2,195.00	\$2,195.00	\$3,000.00
Unit 4	1	2	2.00	No	\$2,165.00	\$2,165.00	\$3,000.00
Unit 5	1	2	2.00	No	\$2,900.00	\$2,900.00	\$3,000.00
Unit 6	1	2	2.00	No	\$2,450.00	\$2,450.00	\$3,000.00
Unit 7	1	2	2.00	No	\$0.00	\$0.00	\$3,000.00
Unit 8	1	2	2.00	No	\$2,900.00	\$2,900.00	\$3,000.00
Unit 9	1	2	2.00	No	\$2,245.00	\$2,245.00	\$3,000.00
Unit 10	1	2	2.00	No	\$2,290.00	\$2,290.00	\$3,000.00

**Directions:** Take the 134 Freeway and exit at Pacific Ave, turn right on to stocker st turn left on the N Columbus ave and the property is on your left side

**Remarks:** Huge price drop!!! 1207 N. Columbus Avenue a meticulously maintained 10-unit apartment building located just north of Glenoaks Boulevard in one of Glendale's most peaceful and tree-lined residential neighborhoods. Constructed in 1989, the property offers a desirable unit mix of ten (10) spacious two-bedroom, two-bathroom units, totaling approximately 9,524 rentable square feet on an 8,585 square foot lot. Each unit is thoughtfully designed with central air and heat, private balconies, and fireplaces, providing comfortable and attractive living spaces for tenants. The building has been professionally managed by long-term ownership and offers strong rental upside potential. Recent capital improvements include: Two fully renovated units (105 and 203) New HVAC system in Unit 203 Updated electrical panels compliant with current insurance requirements Roof maintenance and hydro-jetting of plumbing lines in the garage On-site laundry room with 2 washers and 2 dryers Secure subterranean parking for 18 vehicles Located within the high-performing Glendale Unified School District, the property is within walking distance of Herbert Hoover High School and Eleanor J. Toll Middle School, with Balboa Elementary just a short drive away. The neighborhood also benefits from nearby magnet and dual-language programs specializing in the arts, technology, and immersive education making it a highly attractive location for families.

**Showing Remarks:** Drive by only. Please do not enter the property. Inspection available with accepted offer only.

Income Details		Structure Info	Contract Info	DOM 219
Scheduled or Actual		Type of Units		
Rent Control %		Year Built/Source	1989/Assessor	
GOI		Stories	3	
Total Expense	\$70,207	Buildings		
NOI	\$207,931	Security		
Gross Income		Sewer	Public Sewer	
Cap Rate	4.43	Style		
GRM	16.88	Property Cond		
Actual AGR	\$23,595	View	Yes	
Actual GAI		Water	Public	
Gross Equity	286740.00	Price Per Unit	\$469,500	
Owner Pays		Type of Business		
Actual Rent Total		Water Heaters		
Financial Info As Of		Direction Faces		
Tenant Pays	Electric, Gas	ADA Compliance		
Vacancy Allowance \$		Additions/Alterations		
Vacancy Allowance %	3.00	Building Permit		
Lease Mo/Yr Terms		Personal Prop \$		
		Personal Prop %		
		Water Heater Feat		
		Levels		

Land/Lot Info		Community/Development	Parking Details
Zoning	GLR4YY	Complex/Assoc Name	
Addl Parcel		Complex/Assoc Phone	
Rent Control	No	Tax Mello Roos	
Land Type	Fee	Mgmt. Co. Name	
Lot Dimen/Source		Mgmt. Co. Phone	
Lot Acreage	0.000	Oth. Mgmt. Co. Name	
Alley		Community Features	Sidewalks
Paved		Assoc Pet Rules	
Price Per Acre		Assoc Amenities	
Lot Descr.		Assoc Fees Include	
Lot Location		Builders Tract Code	
		Builders Model Code	
		Builders Model Name	
		Builders Name	

► Interior Features

AC/Cooling	Central
Heating	Central
Equip/Appl	
Flooring	
Laundry	Community, Laundry Area
Laundry Equip	Own
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	WalkInCloset
Common Walls	Attached
Cooking Appliances	
Disability Access	DisabilityAccess
220-Volt Location	
TV Services	

► Exterior Features

Construction	
Exterior Constr	
Pool	None
Roofing	Tar and Gravel
Spa	
Foundation Details	
Other Struc Feat	
Other Structures	
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

■ Unit(s) Details

# w/Carpet	
# w/Dishwasher	10
# w/Disposal	10
# w/Drapes	
# w/Elec Meter	10
# w/Gas Meter	10
# Leased	10
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	
# w/Water Meter	1

● Tax and Assessed Info

Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	
Assessed Improvement %	
Assessed Land Value	
Assessed Land %	
Assessed Total Value	
Transfer Taxes (Y/N)	

◎ Location

County	Los Angeles
Country	
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

leaf Green

Green Building Certification
Green Certification Rating
Green Certifying Body
Green HTA Index
Green Walk Score
Green Year Certified
Green Energy Efficient
Green Energy Generation
Green Indoor Air Quality
Green Location
Green Sustainability
Green Water Conservation
Solar Ownership
Lease Amount (Monthly)
Lease Term

Q Showing Info

Contact Name	Petros
Contact Phone	747-221-2675
Occupancy>Show	

Q Showing Info

Lockbox Location	
Lockbox Type	See Remarks
Occupant Type	
Gate Code	

◎ Sale/Sold Info

Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	



Petros Gumrikyan

Pinnacle Estate Properties DRE#: 00905345

Seller's Agent1 CALDRE#: 02129119

Phone / Cell	c: 747-221-2675
Email	PetrosG4RE@gmail.com
Fax	818-772-4695
Office Phone / Fax	p: 818-993-7370 / f: 818-772-4695

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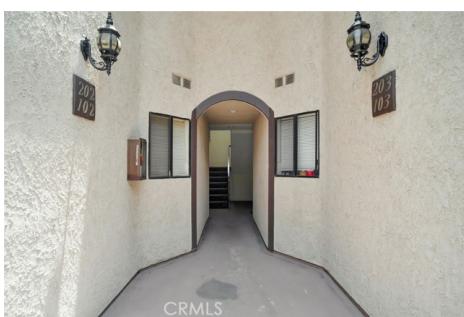
**1207 N Columbus Ave**  
Glendale, CA 91202

**10**  
**# of Units**

**9,524**  
**Sqft**

**8,565**  
**Lot Size**

Income **\$**  
**LP \$4,695,000**  **Active**







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Unit(s) Details		Tax and Assessed Info	Location
# w/Carpet		Tax New	
# w/Dishwasher		Tax Percent	
# w/Disposal		Tax Rate	
# w/Drapes		Tax Rate Year	
# w/Elec Meter		Tax Total	
# w/Gas Meter		Assessed Improvement Value	
# Leased		Assessed Improvement %	
# w/Patio		Assessed Land Value	
# w/Range		Assessed Land %	
# w/Refrigerator		Assessed Total Value	
# w/Garages		Transfer Taxes (Y/N)	
# w/Wall AC			
# w/Water Meter			

Green
Green Building Certification
Green Certification Rating
Green Certifying Body
Green HTA Index
Green Walk Score
Green Year Certified
Green Energy Efficient
Green Energy Generation
Green Indoor Air Quality
Green Location
Green Sustainability
Green Water Conservation
Solar Ownership
Lease Amount (Monthly)
Lease Term

Showing Info	Showing Info	Sale/Sold Info
Contact Name	Lockbox Location	Contract Date
Contact Phone	Lockbox Type	Sold Date 12-08-2025
Occupancy>Show	Occupant Type	Sold Price \$2,565,000
	Gate Code	Sold Price/SqFt \$386.18
		Sale Terms
		SP/LP 100.00%
		Concessions Amount

	From Tax Sales Info Claw Data Base Mgmt DRE#: Seller's Agent1 CALDRE#:		From Tax Sales Info Claw Data Base Mgmt DRE#: Buyer's Agent1 CALDRE#:
Phone / Cell		Phone / Cell	
Email	n/a	Email	n/a
Fax	310-358-1107	Fax	310-358-1107
Office Phone / Fax	p: 310-358-1100 / f: 310-358-1107	Office Phone / Fax	p: 310-358-1100 / f: 310-358-1107

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**437 W Glenoaks Blvd**

Glendale, CA 91202



<b>9</b>	<b># of Units</b>	<b>6,580</b>	<b>Sqft</b>	<b>9,486</b>	<b>Lot Size</b>
----------	-------------------	--------------	-------------	--------------	-----------------

**Income  
SP \$2,800,000**
**\$  
Sold**


Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00	No	\$1,795.00	\$1,795.00	\$2,200.00
Unit 2	1	2	1.00	No	\$2,131.00	\$2,131.00	\$2,700.00
Unit 3	1	2	1.00	No	\$1,832.00	\$1,832.00	\$2,700.00
Unit 4	1	2	1.00	No	\$1,898.00	\$1,898.00	\$2,700.00
Unit 5	1	2	1.00	No	\$2,046.00	\$2,046.00	\$2,700.00
Unit 6	1	1	1.00	No	\$1,831.00	\$1,831.21	\$2,200.00
Unit 7	1	1	1.00	No	\$1,920.00	\$1,920.00	\$2,200.00
Unit 8	1	1	1.00	No	\$1,795.00	\$1,795.00	\$2,200.00
Unit 9	1	1	1.00	No	\$0.00	\$0.00	\$2,200.00

**Directions:** Brand Blvd at W Glenoaks Blvd

**Remarks:** Welcome to Santa Barbara Apartments, an exceptional 9-unit multifamily asset located in the heart of Glendale, CA. Offered for the first time on the market, this well-maintained and recently upgraded property presents a rare opportunity for investors seeking strong in-place income with additional upside potential. The building features (4) two-bedroom units and (5) one-bedroom units, with 8 currently occupied and 1 vacant ideal for an owner-user or immediate rent growth. Recent improvements include new electric subpanels in every unit, a new main service panel, updated asphalt, fresh exterior paint, upgraded railings, and a new irrigation system, enhancing both performance and curb appeal. Additional amenities include, wall-mounted A/C units, on-site coin-operated laundry, and dedicated parking for 8 of the 9 units. Three apartments have been recently remodeled. Two rent increases are scheduled for December, providing further income growth. Centrally located near major freeways, public transportation, shopping, and dining, this property provides convenience and enduring tenant demand making it an excellent addition to any investor's portfolio. Current cap rate is 5.06%, with a projected 5.85% cap rate once the vacant unit is leased an outstanding return for the Glendale market.

**Agent Remarks:** 1 VACANT UNIT on the first floor. Address is 167 - 437 W Glenoaks Blvd. Email OFFERS, inquiries, or questions to George.oz@theagencyre.com & thomas@sunsetlendingrealty.com - all offers MUST INCLUDE the RIPA, pre-approval and/or proof of funds and email introduction, may be subject to cross qualification by preferred lender. Buyer to verify all MLS info, including permits, bed/bath counts, square footage, school availability. Buyer is advised to investigate all aspects of the property & verify the accuracy of all information provided.

**Showing Remarks:** 1 vacant unit is available for showing. TEXT George Ouzounian at 818-900-4259 for all showing requests. Send your BUSINESS CARD and the CLIENT'S NAME IS A REQUIREMENT. 24 hours notice preferred.

**Exclusions:** All appliances tenant-owned

**Concessions Comments:** 0

<b>Income Details</b>	
<b>Scheduled or Actual</b>	
<b>Rent Control %</b>	
<b>GOI</b>	
<b>Total Expense</b>	\$55,398
<b>NOI</b>	\$139,165
<b>Gross Income</b>	
<b>Cap Rate</b>	5.06
<b>GRM</b>	14.14
<b>Actual AGR</b>	\$15,248
<b>Actual GAI</b>	
<b>Gross Equity</b>	
<b>Owner Pays</b>	
<b>Actual Rent Total</b>	
<b>Financial Info As Of</b>	
<b>Tenant Pays</b>	All Utilities
<b>Vacancy Allowance \$</b>	
<b>Vacancy Allowance %</b>	
<b>Lease Mo/Yr Terms</b>	

<b>Structure Info</b>	
<b>Type of Units</b>	
<b>Year Built/Source</b>	1962/Public Records
<b>Stories</b>	2
<b>Buildings</b>	
<b>Security</b>	Carbon Monoxide Detector(s), Resident Manager, Smoke Detector
<b>Sewer</b>	Public Sewer
<b>Style</b>	Traditional
<b>Property Cond</b>	Updated/Remodeled
<b>View</b>	, Hills, Trees/Woods, Valley
<b>Water</b>	Public
<b>Price Per Unit</b>	\$305,556
<b>Type of Business</b>	
<b>Water Heaters</b>	
<b>Direction Faces</b>	
<b>ADA Compliance</b>	
<b>Additions/Alterations</b>	
<b>Building Permit</b>	
<b>Personal Prop \$</b>	
<b>Personal Prop %</b>	
<b>Water Heater Feat</b>	
<b>Levels</b>	

<b>Contract Info</b>	
<b>List Date</b>	11-02-2025
<b>List Price</b>	\$2,750,000
<b>Orig List Price</b>	\$2,750,000
<b>Status Date</b>	12-31-2025
<b>Sale Type</b>	Trust
<b>Listing Type</b>	Exclusive Right To Sell
<b>Seller Concessions?</b>	Yes
<b>Financing</b>	Conventional
<b>Listing Terms</b>	Cash, Conventional
<b>Scope Of Service</b>	Full Service

**DOM 30**

Land/Lot Info	
Zoning	
Addl Parcel	
Rent Control	No
Land Type	Fee
Lot Dimen/Source	
Lot Acreage	0.000
Alley	
Paved	
Price Per Acre	
Lot Descr.	
Lot Location	

Community/Development	
Complex/Assoc Name	
Complex/Assoc Phone	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Community Features	Biking, Hiking, Park, Sidewalks, Street Lights
Assoc Pet Rules	
Assoc Amenities	
Assoc Fees Include	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Parking Details	
Parking Type	Carport, On street
Total Spaces	8
Covered Spaces	
Uncovered Spaces	
Garage Spaces	8
Carport Spaces	0
Garage Structures	

Interior Features	
AC/Cooling	Wall/Window Unit(s)
Heating	Wall
Equip/App'l	
Flooring	
Laundry	Community
Laundry Equip	Own
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	None
220-Volt Location	
TV Services	

Exterior Features	
Construction	
Exterior Constr	
Pool	None
Roofing	
Spa	None
Foundation Details	
Other Struc Feat	
Other Structures	
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	Window Blinds

Unit(s) Details	
# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	9
# w/Gas Meter	9
# Leased	8
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	9
# w/Water Meter	9

Tax and Assessed Info	
Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	
Assessed Improvement %	
Assessed Land Value	
Assessed Land %	
Assessed Total Value	
Transfer Taxes (Y/N)	

Location	
County	Los Angeles
Country	
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

**Q Showing Info**

Contact Name	George/Jessica
Contact Phone	818-900-4259
Occupancy/Show	

**Q Showing Info**

Lockbox Location	See Remarks
Lockbox Type	See Remarks, Supra
Occupant Type	
Gate Code	

**Q Sale/Sold Info**

Contract Date	12-03-2025
Sold Date	12-31-2025
Sold Price	\$2,800,000
Sold Price/SqFt	\$425.53
Sale Terms	
SP/LP	101.82%
Concessions Amount	\$0



Thomas Freedman

Sunset Lending and Realty DRE#: 02026770

Seller's Agent1 CALDRE#: 02193913



George Ouzounian

The Agency DRE#: 01904054

Seller's Agent2 CALDRE#: 01948763



Daniel Shakaryan

Coldwell Banker Hallmark DRE#: 01079007

Buyer's Agent1 CALDRE#: 02252892

Phone / Cell	c: 424-204-3271
Email	Thomas@SunsetLendingRealty.com
Fax	888-676-4507
Office Phone / Fax	p: 310-575-4835 / f: 888-676-4507

Phone / Cell	p: 818-900-4259 / c: 818-900-4259
Email	GeorgeAndGina@TheAgencyRE.com
Fax	424-230-3740
Office Phone / Fax	p: 424-230-3700 / f: 424-230-3740

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**437 W Glenoaks Blvd**  
Glendale, CA 91202

**9**  
**# of Units**

**6,580**  
**Sqft**

**9,486**  
**Lot Size**

Income  
**SP \$2,800,000** \$  
Sold



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



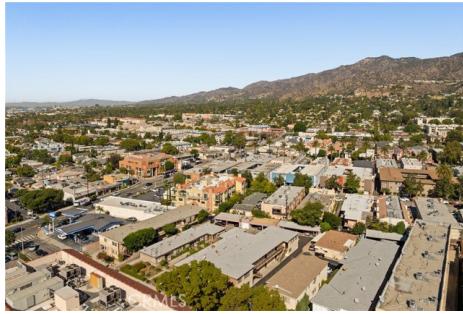
CRMLS



CRMLS



CRMLS



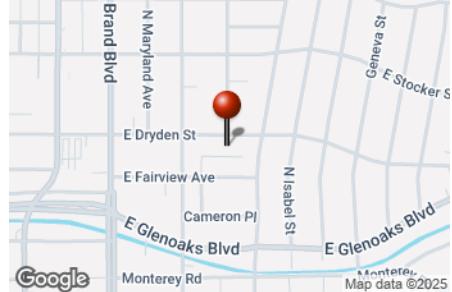
CRMLS

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**336 E Dryden St**  
Glendale, CA 91207



<b>8</b>	<b># of Units</b>	<b>7,866 Sqft</b>	<b>8,775 Lot Size</b>
----------	-------------------	-------------------	-----------------------



Income  
**SP \$3,240,000**

**\$**  
**Sold**

<b>Area</b>	1655 Glendale-Rossmoyne & Verdugo Woodlands
<b>Subdivision</b>	
<b>Sold Price/SqFt</b>	\$411.90
<b>Vacancy</b>	
<b>Total Bedrooms</b>	3
<b>Total Bathrooms</b>	2.00
<b>MLS#</b>	SR25169304MR
<b>APN</b>	5644-010-022

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	7	2	1.00	No	\$2,539.00	\$1,771.00	\$18,900.00
Unit 2	1	1	1.00	No	\$2,332.00	\$2,350.00	\$2,350.00

**Directions:** Brand Blvd & north of Glenoaks, north of Fairview. Cross street Louise

**Remarks:** First Time on the Market - Prime 8-Unit Multifamily Opportunity in Glendale (91207) We are proud to present this rare 8-unit multifamily investment opportunity, offered for the first time ever in one of Glendale's most desirable rental pockets. Situated in the prestigious 91207 zip code, between Brand Blvd and cross st Louise, this well-maintained property has been held by the same family for decades and shows pride of ownership throughout. Offered at a current cap rate of 5.4% (buyer to verify), this is a unique chance to acquire a high-performing asset with strong in-place cash flow in a premium location. Recent capital improvements include: \* New roof \* Copper plumbing \* Dual-pane windows \* New sewer line \* Select units tastefully remodeled \* Numerous other upgrades over the years The unit mix features an ideal configuration of seven (7) 2-bed/1-bath units and one (1) 1-bed/1-bath unit. Amenities include ample on-site parking, individual water heaters, and a common area laundry room, enhancing both tenant convenience and long-term operational efficiency. Tenants enjoy exceptional walkability, with Trader Joe's, Coffee Bean, Walgreens, and a variety of shops, cafes, and restaurants just a short stroll away.

**Showing Remarks:** 0

**Concessions Comments:** 0

Income Details		Structure Info	Contract Info	<b>DOM 11</b>
<b>Scheduled or Actual</b>				
<b>Rent Control %</b>				
<b>GOI</b>				
<b>Total Expense</b>	\$61,680			
<b>NOI</b>	\$177,083			
<b>Gross Income</b>				
<b>Cap Rate</b>				
<b>GRM</b>				
<b>Actual AGR</b>				
<b>Actual GAI</b>				
<b>Gross Equity</b>				
<b>Owner Pays</b>				
<b>Actual Rent Total</b>				
<b>Financial Info As Of</b>				
<b>Tenant Pays</b>				
<b>Vacancy Allowance \$</b>				
<b>Vacancy Allowance %</b>				
<b>Lease Mo/Yr Terms</b>				

Land/Lot Info		Community/Development	Parking Details
<b>Zoning</b>	GLR4YY		
<b>Addl Parcel</b>			
<b>Rent Control</b>	No		
<b>Land Type</b>	Fee		
<b>Lot Dimen/Source</b>			
<b>Lot Acreage</b>	0.000		
<b>Alley</b>			
<b>Paved</b>			
<b>Price Per Acre</b>			
<b>Lot Descr.</b>			
<b>Lot Location</b>			
		<b>Complex/Assoc Name</b>	
		<b>Complex/Assoc Phone</b>	
		<b>Tax Mello Roos</b>	
		<b>Mgmt. Co. Name</b>	
		<b>Mgmt. Co. Phone</b>	
		<b>Oth. Mgmt. Co. Name</b>	
		<b>Community Features</b>	Curbs, Hiking, Sidewalks
		<b>Assoc Pet Rules</b>	
		<b>Assoc Amenities</b>	
		<b>Assoc Fees Include</b>	
		<b>Builders Tract Code</b>	
		<b>Builders Model Code</b>	
		<b>Builders Model Name</b>	
		<b>Builders Name</b>	

► Interior Features		► Exterior Features	
AC/Cooling		Construction	
Heating		Exterior Constr	
Equip/Appl		Pool	None
Flooring		Roofing	
Laundry	Laundry Area	Spa	
Laundry Equip		Foundation Details	
Rooms		Other Struc Feat	
Interior Features		Other Structures	
Kitchen Features		Patio Feat	
Bathroom Features		Entry Location	
Bedroom Features		Sprinklers	
Common Walls	Attached	Tennis/Courts	
Cooking Appliances		Windows	
Disability Access			
220-Volt Location			
TV Services			

■ Unit(s) Details		● Tax and Assessed Info	◎ Location
# w/Carpet		Tax New	
# w/Dishwasher		Tax Percent	
# w/Disposal		Tax Rate	
# w/Drapes		Tax Rate Year	
# w/Elec Meter	8	Tax Total	
# w/Gas Meter	8	Assessed Improvement Value	
# Leased		Assessed Improvement %	
# w/Patio		Assessed Land Value	
# w/Range		Assessed Land %	
# w/Refrigerator		Assessed Total Value	
# w/Garages		Transfer Taxes (Y/N)	
# w/Wall AC			
# w/Water Meter	1		

leaf Green
Green Building Certification
Green Certification Rating
Green Certifying Body
Green HTA Index
Green Walk Score
Green Year Certified
Green Energy Efficient
Green Energy Generation
Green Indoor Air Quality
Green Location
Green Sustainability
Green Water Conservation
Solar Ownership
Lease Amount (Monthly)
Lease Term

Q Showing Info		Q Showing Info		◎ Sale/Sold Info	
Contact Name		Lockbox Location		Contract Date	08-08-2025
Contact Phone		Lockbox Type		Sold Date	08-29-2025
Occupancy>Show		Occupant Type		Sold Price	\$3,240,000
		Gate Code		Sold Price/SqFt	\$411.90
				Sale Terms	
				SP/LP	98.18%
				Concessions Amount	\$0

	Levon Alexanian Keller Williams World Media Center DRE#: 01521876 Seller's Agent1 CALDRE#: 00911091		Haik Karapetian Keller Williams R. E. Services DRE#: 01434190 Buyer's Agent1 CALDRE#: 02202552
Phone / Cell	p: 818-239-1206	Phone / Cell	p: 310-919-8287 / c: 310-919-8287
Email	info@alexanianadvisors.com	Email	Haik@petianassociates.com
Fax	818-239-3500	Fax	818-432-3232
Office Phone / Fax	p: 818-239-3500 / f: 818-239-3500	Office Phone / Fax	p: 818-432-3200 / f: 818-432-3232

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**336 E Dryden St**  
Glendale, CA 91207

**8**  
**# of Units**

**7,866**  
**Sqft**

**8,775**  
**Lot Size**

Income  
**SP \$3,240,000**

**\$**  
**Sold**



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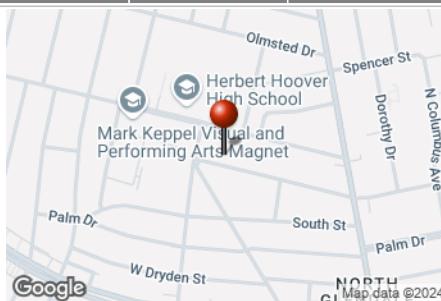
**617 W Stocker St**  
Glendale, CA 91202



9 # of Units	8,816 Sqft	9,197 Lot Size
-----------------	---------------	-------------------

Income  
**SP \$3,546,000**

\$  
Sold



<b>Area</b>	1255 Glendale-Northwest
<b>Subdivision</b>	
<b>Sold Price/SqFt</b>	\$402.22
<b>Vacancy</b>	
<b>Total Bedrooms</b>	1
<b>Total Bathrooms</b>	0.00
<b>MLS#</b>	SR24197665MR
<b>APN</b>	5634-015-026

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	9	1	0.00	No	\$2,212.00	\$19,907.00	\$23,400.00

**Directions:** North on Pacific Left on Stocker

**Remarks:** Situated in arguably the best location in Glendale, the offering is North of Glenoaks Blvd in the 91202 zip code. Nestled just below multimillion-dollar homes, the exclusivity of this rental pocket is always in high demand. Comprised of a family-friendly unit mix of all 2+1 units & coupled with the fact that you have 3 schools all within 1 block walking distance all but ensure non-existent vacancy factor. Also, Starbucks & several other shops/cafes are within walking distance. The current ownership has done a remarkable job in updating the asset & professionally maintaining it. Pitched roof, all windows/sliders have been replaced and several unit interiors have been updated with great attention to renter demands.

**Agent Remarks:** Do not go on property or disturb tenants. For more information call Greg Alexanian.

**Showing Remarks:** Do not go on property.

**Concessions Comments:** .

<b>Income Details</b>	
<b>Scheduled or Actual</b>	
<b>Rent Control %</b>	
<b>GOI</b>	
<b>Total Expense</b>	\$69,580
<b>NOI</b>	\$166,877
<b>Gross Income</b>	
<b>Cap Rate</b>	
<b>GRM</b>	
<b>Actual AGR</b>	
<b>Actual GAI</b>	
<b>Gross Equity</b>	
<b>Owner Pays</b>	
<b>Actual Rent Total</b>	
<b>Financial Info As Of</b>	
<b>Tenant Pays</b>	
<b>Vacancy Allowance \$</b>	
<b>Vacancy Allowance %</b>	
<b>Lease Mo/Yr Terms</b>	

<b>Structure Info</b>	
<b>Type of Units</b>	
<b>Year Built/Source</b>	1962/Assessor
<b>Stories</b>	2
<b>Buildings</b>	
<b>Security</b>	
<b>Sewer</b>	Private Sewer
<b>Style</b>	
<b>Property Cond</b>	
<b>View</b>	
<b>Water</b>	Private
<b>Price Per Unit</b>	\$405,556
<b>Type of Business</b>	
<b>Water Heaters</b>	
<b>Direction Faces</b>	
<b>ADA Compliance</b>	
<b>Additions/Alterations</b>	
<b>Building Permit</b>	
<b>Personal Prop \$</b>	
<b>Personal Prop %</b>	
<b>Water Heater Feat</b>	
<b>Levels</b>	

<b>Contract Info</b>	
<b>List Date</b>	09-23-2024
<b>List Price</b>	\$3,650,000
<b>Orig List Price</b>	\$3,650,000
<b>Status Date</b>	02-20-2025
<b>Sale Type</b>	Standard
<b>Listing Type</b>	Exclusive Right To Sell
<b>Seller Concessions?</b>	
<b>Financing</b>	Cash To New Loan
<b>Listing Terms</b>	Cash, Cash To New Loan, Conventional
<b>Scope Of Service</b>	Full Service

<b>Land/Lot Info</b>	
<b>Zoning</b>	GLR4YY
<b>Addl Parcel</b>	
<b>Rent Control</b>	No
<b>Land Type</b>	Fee
<b>Lot Dimen/Source</b>	
<b>Lot Acreage</b>	0.000
<b>Alley</b>	
<b>Paved</b>	
<b>Price Per Acre</b>	
<b>Lot Descr.</b>	
<b>Lot Location</b>	

<b>Community/Development</b>	
<b>Complex/Assoc Name</b>	
<b>Complex/Assoc Phone</b>	
<b>Tax Mello Roos</b>	
<b>Mgmt. Co. Name</b>	
<b>Mgmt. Co. Phone</b>	
<b>Oth. Mgmt. Co. Name</b>	
<b>Community Features</b>	Curbs
<b>Assoc Pet Rules</b>	
<b>Assoc Amenities</b>	
<b>Assoc Fees Include</b>	
<b>Builders Tract Code</b>	
<b>Builders Model Code</b>	
<b>Builders Model Name</b>	
<b>Builders Name</b>	

<b>Parking Details</b>	
<b>Parking Type</b>	
<b>Total Spaces</b>	0
<b>Covered Spaces</b>	
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	0
<b>Carport Spaces</b>	0
<b>Garage Structures</b>	

► Interior Features		► Exterior Features	
AC/Cooling		Construction	
Heating		Exterior Constr	
Equip/Appl		Pool	None
Flooring		Roofing	
Laundry	Laundry Area	Spa	
Laundry Equip		Foundation Details	
Rooms		Other Struc Feat	
Interior Features		Other Structures	
Kitchen Features		Patio Feat	
Bathroom Features		Entry Location	
Bedroom Features		Sprinklers	
Common Walls	Attached	Tennis/Courts	
Cooking Appliances		Windows	
Disability Access			
220-Volt Location			
TV Services			

■ Unit(s) Details		● Tax and Assessed Info	◎ Location
# w/Carpet		Tax New	
# w/Dishwasher		Tax Percent	
# w/Disposal		Tax Rate	
# w/Drapes		Tax Rate Year	
# w/Elec Meter	10	Tax Total	
# w/Gas Meter	10	Assessed Improvement Value	
# Leased		Assessed Improvement %	
# w/Patio		Assessed Land Value	
# w/Range		Assessed Land %	
# w/Refrigerator		Assessed Total Value	
# w/Garages		Transfer Taxes (Y/N)	
# w/Wall AC			
# w/Water Meter	10		

leaf Green
Green Building Certification
Green Certification Rating
Green Certifying Body
Green HTA Index
Green Walk Score
Green Year Certified
Green Energy Efficient
Green Energy Generation
Green Indoor Air Quality
Green Location
Green Sustainability
Green Water Conservation
Solar Ownership
Lease Amount (Monthly)
Lease Term

Q Showing Info		Q Showing Info		● Sale/Sold Info	
Contact Name		Lockbox Location		Contract Date	10-08-2024
Contact Phone		Lockbox Type		Sold Date	02-20-2025
Occupancy/Show		Occupant Type		Sold Price	\$3,546,000
		Gate Code		Sold Price/SqFt	\$402.22
				Sale Terms	
				SP/LP	97.15%
				Concessions Amount	\$0

	Levon Alexanian Keller Williams World Media Center DRE#: 01521876 Seller's Agent1 CALDRE#: 00911091		Levon Alexanian Keller Williams World Media Center DRE#: 01521876 Buyer's Agent1 CALDRE#: 00911091
Phone / Cell	p: 818-239-1206	Phone / Cell	p: 818-239-1206
Email	info@alexanianadvisors.com	Email	info@alexanianadvisors.com
Fax	818-239-3500	Fax	818-239-3500
Office Phone / Fax	p: 818-239-3500 / f: 818-239-3500	Office Phone / Fax	p: 818-239-3500 / f: 818-239-3500

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**617 W Stocker St**  
Glendale, CA 91202

**9**  
**# of Units**

**8,816**  
**Sqft**

**9,197**  
**Lot Size**

Income  
**SP \$3,546,000**

**\$**  
**Sold**



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CRMLS

<b>12</b>	<b># of Units</b>	<b>7,424</b>	<b>Sqft</b>	<b>14,691</b>	<b>Lot Size</b>
-----------	-------------------	--------------	-------------	---------------	-----------------



Income  
**SP \$3,650,000**

**\$**  
**Sold**

<b>Area</b>	1255 Glendale-Northwest
<b>Subdivision</b>	
<b>Sold Price/SqFt</b>	\$491.65
<b>Vacancy</b>	
<b>Total Bedrooms</b>	14
<b>Total Bathrooms</b>	12.00
<b>MLS#</b>	GD25005830IT
<b>APN</b>	5633-013-007

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.00	No	\$2,000.00	\$2,000.00	\$2,400.00
Unit 2	1	1	1.00	No	\$1,370.00	\$1,370.00	\$2,100.00
Unit 3	1	1	1.00	No	\$1,150.00	\$1,150.00	\$2,100.00
Unit 4	1	1	1.00	No	\$1,800.00	\$1,800.00	\$2,100.00
Unit 5	1	1	1.00	No	\$1,700.00	\$1,700.00	\$2,100.00
Unit 6	1	1	1.00	No	\$1,450.00	\$1,450.00	\$2,100.00
Unit 7	1	2	1.00	No	\$1,540.00	\$1,540.00	\$2,400.00
Unit 8	1	1	1.00	No	\$1,600.00	\$1,600.00	\$2,100.00
Unit 9	1	1	1.00	No	\$1,550.00	\$1,550.00	\$2,100.00
Unit 10	1	1	1.00	No	\$1,700.00	\$1,700.00	\$2,100.00
Unit 11	1	1	1.00	No	\$1,700.00	\$1,700.00	\$2,100.00
Unit 12	1	1	1.00	No	\$1,320.00	\$1,320.00	\$2,100.00

**Directions:** Cross Street : W Loraine Street

**Remarks:** \*\*As of JUNE 1st Rents have been INCREASED\*\* Unique opportunity to own a premier 12-unit investment property in the heart of Glendale! Located in the highly desirable 91202 zip code of Northwest Glendale, this property is positioned north of Glenoaks Boulevard and within walking distance of local markets, coffee shops, and other amenities. The property boasts a generous 7,424 square feet of living space and is situated on a large 14,691 square foot lot. This well-maintained property features 10 one-bedroom, one-bath units and 2 two-bedroom, one-bath units. Each unit has been updated and meticulously cared for by an experienced owner/manager, ensuring minimal upkeep for the future investor. The property includes 12 covered parking spaces with storage and a convenient community laundry room. Notable recent upgrades include full copper plumbing, a new asphalt driveway, four accessible sewer clean-outs, and a newer roof installed in 2017. These improvements enhance the property's value and provide peace of mind for prospective buyers. With rents currently below market rates, this investment offers significant upside potential. Whether you're an experienced investor or new to income properties, this opportunity provides numerous advantages, from stable cash flow to potential for rent increases in the future. Don't miss this excellent opportunity to invest in one of Glendale's most sought-after neighborhoods!

**Showing Remarks:** Do not disturb occupants. Drive by only. Offer acceptance subject to interior walkthrough. Email any and all offers to jerry@teamrockproperties.com

**Concessions Comments:** 2% commission.

<b>Income Details</b>	
<b>Scheduled or Actual</b>	
<b>Rent Control %</b>	
<b>GOI</b>	
<b>Total Expense</b>	\$68,073
<b>NOI</b>	\$159,087
<b>Gross Income</b>	
<b>Cap Rate</b>	4.00
<b>GRM</b>	17.50
<b>Actual AGR</b>	\$18,880
<b>Actual GAI</b>	
<b>Gross Equity</b>	
<b>Owner Pays</b>	
<b>Actual Rent Total</b>	
<b>Financial Info As Of</b>	
<b>Tenant Pays</b>	Electric, Gas
<b>Vacancy Allowance \$</b>	
<b>Vacancy Allowance %</b>	
<b>Lease Mo/Yr Terms</b>	

<b>Structure Info</b>	
<b>Type of Units</b>	
<b>Year Built/Source</b>	1953/Assessor
<b>Stories</b>	2
<b>Buildings</b>	
<b>Security</b>	
<b>Sewer</b>	Public Sewer
<b>Style</b>	
<b>Property Cond</b>	Updated/Remodeled
<b>View</b>	
<b>Water</b>	Public
<b>Price Per Unit</b>	\$316,250
<b>Type of Business</b>	
<b>Water Heaters</b>	
<b>Direction Faces</b>	
<b>ADA Compliance</b>	
<b>Additions/Alterations</b>	
<b>Building Permit</b>	
<b>Personal Prop \$</b>	
<b>Personal Prop %</b>	
<b>Water Heater Feat</b>	
<b>Levels</b>	

<b>Contract Info</b>	
<b>List Date</b>	01-13-2025
<b>List Price</b>	\$3,795,000
<b>Orig List Price</b>	\$3,995,000
<b>Status Date</b>	05-30-2025
<b>Sale Type</b>	Standard
<b>Listing Type</b>	Exclusive Right To Sell
<b>Seller Concessions?</b>	Yes
<b>Financing</b>	Exchange
<b>Listing Terms</b>	Cash, Cash To New Loan, Conventional
<b>Scope Of Service</b>	Full Service

**DOM 95**

Land/Lot Info	
Zoning	GLR4YY
Addl Parcel	
Rent Control	Yes
Land Type	Fee
Lot Dimen/Source	
Lot Acreage	0.000
Alley	
Paved	
Price Per Acre	
Lot Descr.	
Lot Location	

Community/Development	
Complex/Assoc Name	
Complex/Assoc Phone	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Community Features	Park, Street Lights, Suburban
Assoc Pet Rules	
Assoc Amenities	
Assoc Fees Include	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Parking Details	
Parking Type	Assigned, Carport
Total Spaces	12
Covered Spaces	
Uncovered Spaces	
Garage Spaces	0
Carport Spaces	0
Garage Structures	

Interior Features	
AC/Cooling	Wall/Window Unit(s)
Heating	Wall
Equip/App'l	
Flooring	
Laundry	Laundry Area
Laundry Equip	
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
220-Volt Location	
TV Services	

Exterior Features	
Construction	
Exterior Constr	
Pool	None
Roofing	
Spa	
Foundation Details	
Other Struc Feat	
Other Structures	
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

Unit(s) Details	
# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	12
# w/Gas Meter	12
# Leased	12
# w/Patio	
# w/Range	12
# w/Refrigerator	
# w/Garages	
# w/Wall AC	12
# w/Water Meter	0

Tax and Assessed Info	
Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	
Assessed Improvement %	
Assessed Land Value	
Assessed Land %	
Assessed Total Value	
Transfer Taxes (Y/N)	

Location	
County	Los Angeles
Country	
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

Q Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	

Q Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

@ Sale/Sold Info	
Contract Date	04-18-2025
Sold Date	05-30-2025
Sold Price	\$3,650,000
Sold Price/SqFt	\$491.65
Sale Terms	
SP/LP	96.18%
Concessions Amount	\$73,000

	Jerry Armen Team Rock Properties DRE#: 01890237 Seller's Agent1 CALDRE#: 01269617
<b>Phone / Cell</b>	c: 818-388-7383
<b>Email</b>	jerry@teamrockproperties.com
<b>Fax</b>	818-450-0788
<b>Office Phone / Fax</b>	p: 818-241-1100 / f: 818-450-0788

	Brad Korb The Brad Korb Real Estate Grou DRE#: 011160663 Buyer's Agent1 CALDRE#: 00698730
<b>Phone / Cell</b>	
<b>Email</b>	brad@bradkorb.com
<b>Fax</b>	
<b>Office Phone / Fax</b>	p: 818-953-5300

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**1244 N Columbus Ave**  
Glendale, CA 91202

**12**  
**# of Units**

**7,424**  
**Sqft**

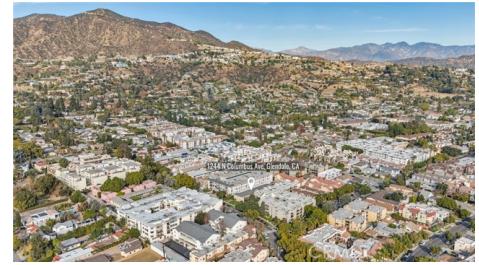
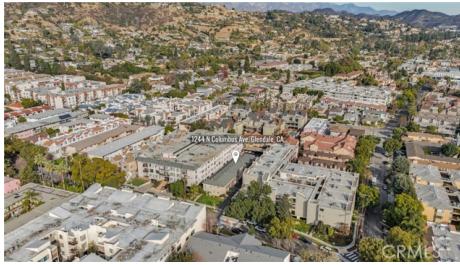
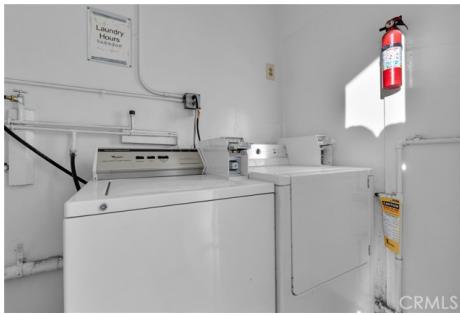
**14,691**  
**Lot Size**

Income  
**SP \$3,650,000**

\$  
**Sold**









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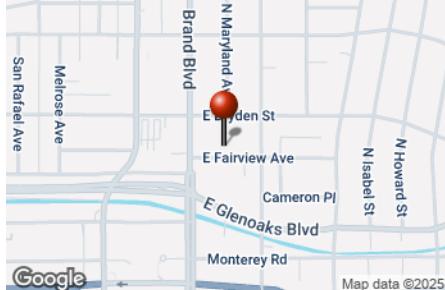
**125 E Fairview Ave**  
Glendale, CA 91207



9 # of Units	10,295 Sqft	8,497 Lot Size
-----------------	----------------	-------------------

Income  
**SP \$4,240,000**

\$  
**Sold**



<b>Area</b>	1655 Glendale-Rossmoyne & Verdugo Woodlands
<b>Subdivision</b>	
<b>Sold Price/SqFt</b>	\$411.85
<b>Vacancy</b>	
<b>Total Bedrooms</b>	5
<b>Total Bathrooms</b>	4.00
<b>MLS#</b>	SR25094328MR
<b>APN</b>	5644-011-008

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	2.00	No	\$3,495.00	\$3,495.00	\$3,700.00
Unit 2	8	2	2.00	No	\$2,491.00	\$19,925.00	\$2,850.00

**Directions:** Corner of Brand Blvd, just north of Glenoaks Blvd

**Remarks:** The building was built in 1986 with great floorplan of 10,295 sq ft over subterranean parking. The asset incorporates Central AC, gated access control and parking, and private balconies. A remarkable unit mix of (1) 3+2.5 approx 1,600 sq ft townhouse style unit with washer dryer inside the unit, and the remaining (8) units are all 2+2 with spacious floor plans. There is a significant rental upside due to the location, size and quality of the offering. Rarely is there turnover, the area feels like a historical vacancy-proof pocket. The current ownership has done a great job of managing the asset, recently replacing the roof, replacing all 9 AC units, replacing the garage gate along with motor and sensors and currently upgrading the intercom system to a Akuvox X912 with a C313W-2 in apartment touch screen audio and video display. Situated in the most sought-after part of Glendale, the 91207 zip code median home price is \$1,800,000. Tenants enjoy the ability to walk to Trader Joe's Coffee Bean, Walgreens in addition to a plethora local shops, cafes, eateries and services. 1 block away is the posh Mya rooftop restaurant and lounge which overlooks the city's skyline. There are also several school options within walking distance as well. Brand Boulevard, the cross street named after the city's founder, is a host to major corporate headquarters like New York Life & Service Titan along with others who employ several thousands. 1 mile from the subject property, tenants are at one of Los Angeles' premier dining & shopping destinations, the Americana at Brand. Brand Boulevard has seen a major transformation since the inception of the Americana with a plethora of nightlife and entertainment. Well maintained, this ease of management asset will be a trophy in any investment portfolio.

**Showing Remarks:** Contact listing agent Greg Alexanian for tour of vacant unit and common areas.

**Concessions Comments:** 0

Income Details	
<b>Scheduled or Actual</b>	
<b>Rent Control %</b>	
<b>GOI</b>	
<b>Total Expense</b>	\$73,603
<b>NOI</b>	\$205,344
<b>Gross Income</b>	
<b>Cap Rate</b>	
<b>GRM</b>	
<b>Actual AGR</b>	
<b>Actual GAI</b>	
<b>Gross Equity</b>	
<b>Owner Pays</b>	
<b>Actual Rent Total</b>	
<b>Financial Info As Of</b>	
<b>Tenant Pays</b>	
<b>Vacancy Allowance \$</b>	
<b>Vacancy Allowance %</b>	
<b>Lease Mo/Yr Terms</b>	

Structure Info	
<b>Type of Units</b>	
<b>Year Built/Source</b>	1986/Assessor
<b>Stories</b>	1
<b>Buildings</b>	
<b>Security</b>	
<b>Sewer</b>	Private Sewer
<b>Style</b>	
<b>Property Cond</b>	
<b>View</b>	
<b>Water</b>	Private
<b>Price Per Unit</b>	\$475,000
<b>Type of Business</b>	
<b>Water Heaters</b>	
<b>Direction Faces</b>	
<b>ADA Compliance</b>	
<b>Additions/Alterations</b>	
<b>Building Permit</b>	
<b>Personal Prop \$</b>	
<b>Personal Prop %</b>	
<b>Water Heater Feat</b>	
<b>Levels</b>	

Contract Info	
<b>List Date</b>	04-29-2025
<b>List Price</b>	\$4,275,000
<b>Orig List Price</b>	\$4,275,000
<b>Status Date</b>	06-17-2025
<b>Sale Type</b>	Standard
<b>Listing Type</b>	Exclusive Right To Sell
<b>Seller Concessions?</b>	
<b>Financing</b>	Cash To Existing Loan
<b>Listing Terms</b>	Cash, Cash To New Loan, Conventional
<b>Scope Of Service</b>	Full Service

Land/Lot Info	
<b>Zoning</b>	GLR4YY
<b>Addl Parcel</b>	
<b>Rent Control</b>	No
<b>Land Type</b>	Fee
<b>Lot Dimen/Source</b>	
<b>Lot Acreage</b>	0.000
<b>Alley</b>	
<b>Paved</b>	
<b>Price Per Acre</b>	
<b>Lot Descr.</b>	
<b>Lot Location</b>	

Community/Development	
<b>Complex/Assoc Name</b>	
<b>Complex/Assoc Phone</b>	
<b>Tax Mello Roos</b>	
<b>Mgmt. Co. Name</b>	
<b>Mgmt. Co. Phone</b>	
<b>Oth. Mgmt. Co. Name</b>	
<b>Community Features</b>	Biking
<b>Assoc Pet Rules</b>	
<b>Assoc Amenities</b>	
<b>Assoc Fees Include</b>	
<b>Builders Tract Code</b>	
<b>Builders Model Code</b>	
<b>Builders Model Name</b>	
<b>Builders Name</b>	

Parking Details	
<b>Parking Type</b>	
<b>Total Spaces</b>	0
<b>Covered Spaces</b>	
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	0
<b>Carport Spaces</b>	0
<b>Garage Structures</b>	

► Interior Features

AC/Cooling	
Heating	
Equip/Appl	
Flooring	
Laundry	Laundry Area
Laundry Equip	
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Attached
Cooking Appliances	
Disability Access	
220-Volt Location	
TV Services	

► Exterior Features

Construction	
Exterior Constr	
Pool	None
Roofing	
Spa	
Foundation Details	
Other Struc Feat	
Other Structures	
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

■ Unit(s) Details

# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	10
# w/Gas Meter	10
# Leased	
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	
# w/Water Meter	1

● Tax and Assessed Info

Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	
Assessed Improvement %	
Assessed Land Value	
Assessed Land %	
Assessed Total Value	
Transfer Taxes (Y/N)	

◎ Location

County	Los Angeles
Country	
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

leaf Green

Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

Q Showing Info

Contact Name	
Contact Phone	
Occupancy/Show	

Q Showing Info

Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

◎ Sale/Sold Info

Contract Date	04-30-2025
Sold Date	06-17-2025
Sold Price	\$4,240,000
Sold Price/SqFt	\$411.85
Sale Terms	
SP/LP	99.18%
Concessions Amount	\$0



Levon Alexanian  
Keller Williams World Media Center DRE#: 01521876  
Seller's Agent1 CALDRE#: 00911091



Vahé Parsekhan  
Americana Real Estate Services DRE#: 01774139  
Buyer's Agent1 CALDRE#: 01398749

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Email	info@alexanianadvisors.com
Fax	818-239-3500
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Phone / Cell	c: 818-355-7609
Email	Vic@VicSells.com
Fax	818-244-2226
Office Phone / Fax	p: 818-244-2777 / f: 818-244-2226

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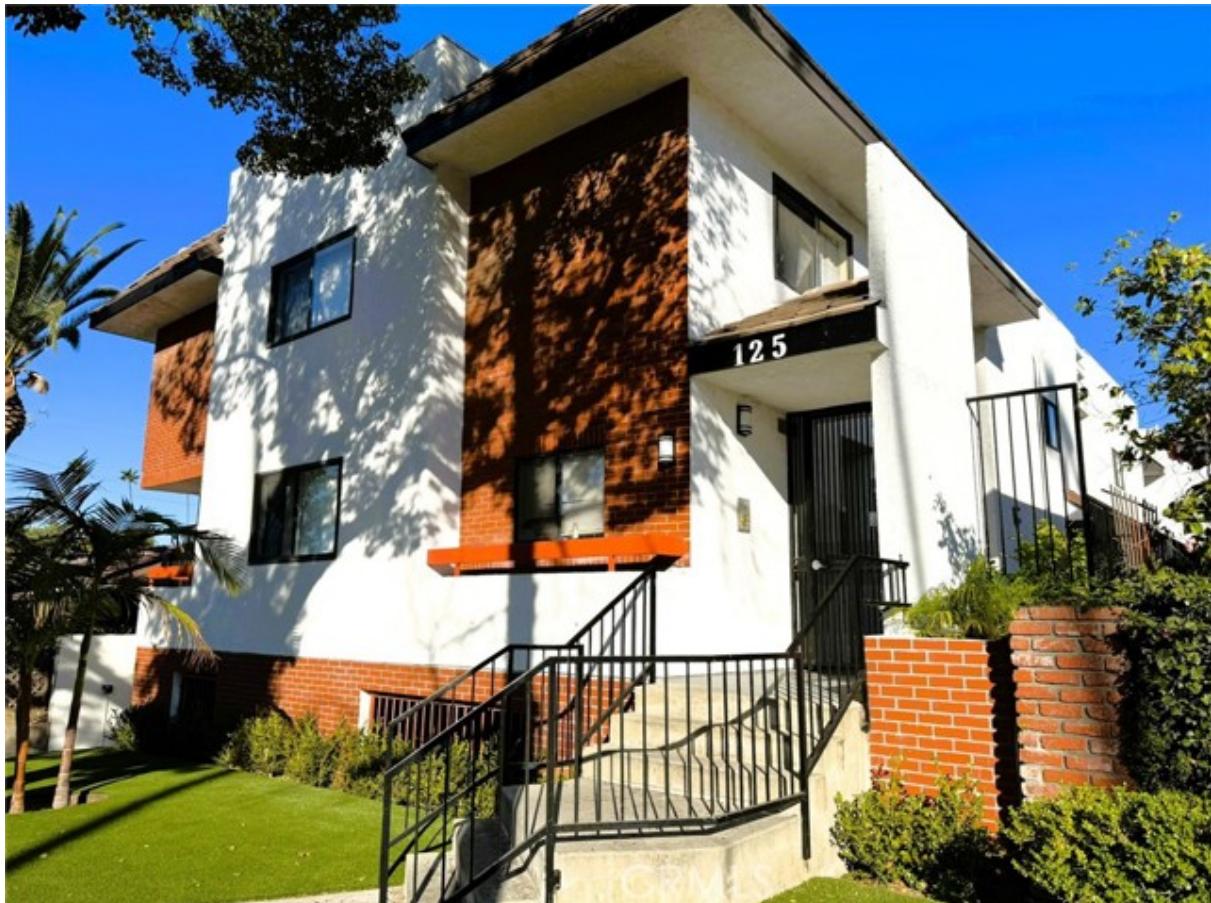
**125 E Fairview Ave**  
Glendale, CA 91207

**9**  
**# of Units**

**10,295**  
**Sqft**

**8,497**  
**Lot Size**

Income  
**SP \$4,240,000** \$ Sold



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704 Palm Dr  
Glendale, CA 91202

14  
# of Units

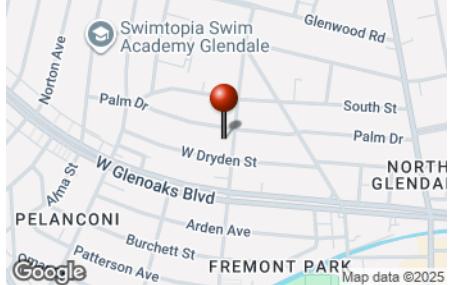
18,373  
Sqft

13,011  
Lot Size

Income  
**SP \$6,350,000**

**\$**  
**Sold**

**NO PICTURE  
AVAILABLE**



<b>Area</b>	1255 Glendale-Northwest
<b>Subdivision</b>	
<b>Sold Price/SqFt</b>	\$345.62
<b>Vacancy</b>	
<b>Total Bedrooms</b>	34
<b>Total Bathrooms</b>	36.00
<b>MLS#</b>	COMP25147701
<b>APN</b>	5635-004-042

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
<b>Income Details</b>		<b>Structure Info</b>					
Scheduled or Actual		Type of Units					
Rent Control %		Year Built/Source					
GOI		Stories					
Total Expense		Buildings					
NOI		Security					
Gross Income		Sewer					
Cap Rate		Style					
GRM		Property Cond					
Actual AGR		View					
Actual GAI		Water					
Gross Equity		Price Per Unit					
Owner Pays		Type of Business					
Actual Rent Total		Water Heaters					
Financial Info As Of		Direction Faces					
Tenant Pays		ADA Compliance					
Vacancy Allowance \$		Additions/Alterations					
Vacancy Allowance %		Building Permit					
Lease Mo/Yr Terms		Personal Prop \$					
		Personal Prop %					
		Water Heater Feat					
		Levels					
<b>Land/Lot Info</b>		<b>Community/Development</b>					
Zoning		Complex/Assoc Name					
Addl Parcel		Complex/Assoc Phone					
Rent Control		Tax Mello Roos					
Land Type		Mgmt. Co. Name					
Lot Dimen/Source		Mgmt. Co. Phone					
Lot Acreage	0.299	Oth. Mgmt. Co. Name					
Alley		Community Features					
Paved		Assoc Pet Rules					
Price Per Acre		Assoc Amenities					
Lot Descr.		Assoc Fees Include					
Lot Location		Builders Tract Code					
		Builders Model Code					
		Builders Model Name					
		Builders Name					
<b>Interior Features</b>		<b>Exterior Features</b>					
AC/Cooling		Construction					
Heating		Exterior Constr					
Equip/App		Pool					
Flooring		Roofing					
Laundry		Spa					
Laundry Equip		Foundation Details					
Rooms		Other Struc Feat					
Interior Features		Other Structures					
Kitchen Features		Patio Feat					
Bathroom Features		Entry Location					
Bedroom Features		Sprinklers					
Common Walls		Tennis/Courts					
Cooking Appliances		Windows					
Disability Access							
220-Volt Location							
TV Services							

Unit(s) Details		Tax and Assessed Info	Location
# w/Carpet		Tax New	
# w/Dishwasher		Tax Percent	
# w/Disposal		Tax Rate	
# w/Drapes		Tax Rate Year	
# w/Elec Meter		Tax Total	
# w/Gas Meter		Assessed Improvement Value	
# Leased		Assessed Improvement %	
# w/Patio		Assessed Land Value	
# w/Range		Assessed Land %	
# w/Refrigerator		Assessed Total Value	
# w/Garages		Transfer Taxes (Y/N)	
# w/Wall AC			
# w/Water Meter			

Green
Green Building Certification
Green Certification Rating
Green Certifying Body
Green HTA Index
Green Walk Score
Green Year Certified
Green Energy Efficient
Green Energy Generation
Green Indoor Air Quality
Green Location
Green Sustainability
Green Water Conservation
Solar Ownership
Lease Amount (Monthly)
Lease Term

Showing Info	Showing Info	Sale/Sold Info
Contact Name	Lockbox Location	Contract Date
Contact Phone	Lockbox Type	Sold Date 10-31-2025
Occupancy>Show	Occupant Type	Sold Price \$6,350,000
	Gate Code	Sold Price/SqFt \$345.62
		Sale Terms
		SP/LP 100.00%
		Concessions Amount

	From Tax Sales Info Claw Data Base Mgmt DRE#: Seller's Agent1 CALDRE#:		From Tax Sales Info Claw Data Base Mgmt DRE#: Buyer's Agent1 CALDRE#:
Phone / Cell		Phone / Cell	
Email	n/a	Email	n/a
Fax	310-358-1107	Fax	310-358-1107
Office Phone / Fax	p: 310-358-1100 / f: 310-358-1107	Office Phone / Fax	p: 310-358-1100 / f: 310-358-1107

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**330 E Dryden St**  
Glendale, CA 91207

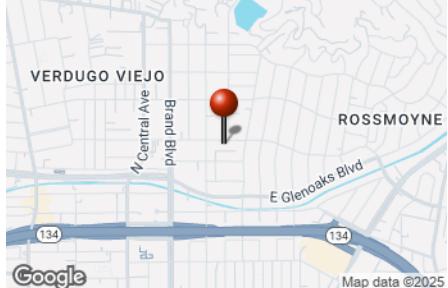
**18**  
**# of Units**

**21,020/Vendor Enhanced Sqft**

**17,843 Lot Size Vendor Enhanced**

**Income SP \$5,200,000**

**\$ Sold**



<b>Area</b>	1655 Glendale-Rossmoyne & Verdugo Woodlands
<b>Subdivision</b>	
<b>Sold Price/SqFt</b>	\$247.38
<b>Vacancy</b>	0
<b>Total Bedrooms</b>	36
<b>Total Bathrooms</b>	36.00
<b>MLS#</b>	25569985
<b>APN</b>	5644-010-036

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	18	2	2.00	No	\$2,000.00	\$2,000.00	\$36,000.00

**Directions:** Use navigation.

**Remarks:** Charming multi-unit opportunity in the highly sought-after Rossmoyne neighborhood of Glendale an 18-unit mid-century building (built 1961) offering approximately 21,020 sq ft on a 0.41-acre lot. A well-located asset with modern potential needs TLC and updating throughout, making this perfect for investors or an adaptive-use conversion. Glendale lifestyle & location highlights. Just 10 miles north of Downtown L.A., inside the center of one of the safest, most community-oriented cities in the San Fernando Valley. Top-tier schools via Glendale Unified School District, known for academic excellence and cultural inclusivity. Near shopping, small boutiques, restaurants and neighborhood markets. Major attractions nearby; museum of Neon Art world class and just steps from Downtown Central Park, Alex Theatre historic and prestigious performing arts venue with 250+ annual events. Surrounded by Griffith Park, Descanso Gardens, Bird Sanctuary, and the Griffith Observatory all under 10 minutes away. Ideal for repositioning or converting to higher-end rentals or boutique condos. Building condition note: Requires modernization common areas, flooring, kitchens, electrical/plumbing systems should be updated.

**Agent Remarks:** Property needs extensive repairs on the roof and in some of the apartment units. Some of the tenants are not paying rent due to the agreement with the property owner. Buyer to do their own due diligence and investigations.

**Showings Remarks:** Call listing agent; 818-800-0770

<b>Income Details</b>	
<b>Scheduled or Actual</b>	Actual
<b>Rent Control %</b>	
<b>GOI</b>	\$432,000
<b>Total Expense</b>	\$173,000
<b>NOI</b>	\$251,000
<b>Gross Income</b>	\$36,000
<b>Cap Rate</b>	
<b>GRM</b>	14.60
<b>Actual AGR</b>	
<b>Actual GAI</b>	
<b>Gross Equity</b>	
<b>Owner Pays</b>	
<b>Actual Rent Total</b>	
<b>Financial Info As Of</b>	
<b>Tenant Pays</b>	
<b>Vacancy Allowance \$</b>	
<b>Vacancy Allowance %</b>	
<b>Lease Mo/Yr Terms</b>	

<b>Structure Info</b>	
<b>Type of Units</b>	Apartments
<b>Year Built/Source</b>	1961/Vendor Enhanced
<b>Stories</b>	2
<b>Buildings</b>	1
<b>Security</b>	
<b>Sewer</b>	
<b>Style</b>	
<b>Property Cond</b>	
<b>View</b>	
<b>Water</b>	
<b>Price Per Unit</b>	
<b>Type of Business</b>	
<b>Water Heaters</b>	
<b>Direction Faces</b>	
<b>ADA Compliance</b>	
<b>Additions/Alterations</b>	
<b>Building Permit</b>	
<b>Personal Prop \$</b>	
<b>Personal Prop %</b>	
<b>Water Heater Feat</b>	
<b>Levels</b>	Two Level

<b>Contract Info</b>	
<b>List Date</b>	07-25-2025
<b>List Price</b>	\$6,350,000
<b>Orig List Price</b>	\$6,350,000
<b>Status Date</b>	10-03-2025
<b>Sale Type</b>	Standard
<b>Listing Type</b>	Exclusive Right
<b>Disclosure</b>	None
<b>Seller Concessions?</b>	Maybe
<b>Scope Of Service</b>	Full Service

<b>Land/Lot Info</b>	
<b>Zoning</b>	GLR4YY
<b>Addl Parcel</b>	
<b>Rent Control</b>	
<b>Land Type</b>	
<b>Lot Dimen/Source</b>	96x185/VN/4963
<b>Lot Acreage</b>	0.410
<b>Alley</b>	
<b>Paved</b>	
<b>Price Per Acre</b>	
<b>Lot Descr.</b>	
<b>Lot Location</b>	

<b>Community/Development</b>	
<b>Complex/Assoc Name</b>	
<b>Complex/Assoc Phone</b>	
<b>Tax Mello Roos</b>	
<b>Mgmt. Co. Name</b>	
<b>Mgmt. Co. Phone</b>	
<b>Oth. Mgmt. Co. Name</b>	
<b>Community Features</b>	
<b>Assoc Pet Rules</b>	
<b>Assoc Amenities</b>	
<b>Assoc Fees Include</b>	
<b>Builders Tract Code</b>	
<b>Builders Model Code</b>	
<b>Builders Model Name</b>	
<b>Builders Name</b>	

<b>Parking Details</b>	
<b>Parking Type</b>	Carport
<b>Total Spaces</b>	20
<b>Covered Spaces</b>	
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	
<b>Carport Spaces</b>	
<b>Garage Structures</b>	

► Interior Features

AC/Cooling	Central
Heating	Central
Equip/Appl	Dishwasher
Flooring	
Laundry	
Laundry Equip	
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	
Cooking Appliances	
Disability Access	
220-Volt Location	
TV Services	

► Exterior Features

Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Foundation Details	
Other Struc Feat	
Other Structures	None
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

■ Unit(s) Details

# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	
# w/Gas Meter	
# Leased	
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	
# w/Water Meter	

● Tax and Assessed Info

Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	\$806,322
Assessed Improvement %	82.20
Assessed Land Value	\$174,641
Assessed Land %	17.8
Assessed Total Value	\$980,963
Transfer Taxes (Y/N)	

◎ Location

County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

leaf Green

Green Building Certification
Green Certification Rating
Green Certifying Body
Green HTA Index
Green Walk Score
Green Year Certified
Green Energy Efficient
Green Energy Generation
Green Indoor Air Quality
Green Location
Green Sustainability
Green Water Conservation
Solar Ownership
Lease Amount (Monthly)
Lease Term

Q Showing Info

Contact Name	
Contact Phone	818-800-0770
Occupancy/Show	

Q Showing Info

Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

◎ Sale/Sold Info

Contract Date	08-07-2025
Sold Date	10-03-2025
Sold Price	\$5,200,000
Sold Price/SqFt	\$247.38
Sale Terms	
SP/LP	81.89%
Concessions Amount	



Sokrat Arzumanyan  
Beverly and Company, Inc. DRE#: 02078273  
Seller's Agent1 CALDRE#: 01901158



Sokrat Arzumanyan  
Beverly and Company, Inc. DRE#: 02078273  
Buyer's Agent1 CALDRE#: 01901158

Phone / Cell	p: 818-800-0770 / c: 818-800-0770
Email	brokersokrat@gmail.com
Fax	
Office Phone / Fax	p: 323-410-0848

Phone / Cell	p: 818-800-0770 / c: 818-800-0770
Email	brokersokrat@gmail.com
Fax	
Office Phone / Fax	p: 323-410-0848

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**330 E Dryden St**  
Glendale, CA 91207

**18**  
**# of Units**

**21,020/Vendor**  
**Enhanced**  
**Sqft**

**17,843 Lot Size**  
**Vendor**  
**Enhanced**

**Income**  
**SP \$5,200,000**

**\$**  
**Sold**

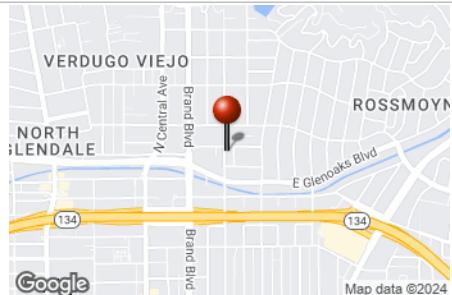


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**950 N Louise St**  
Glendale, CA 91207



**25** # of Units    **34,700/Vendor Enhanced Sqft**    **17,038 Lot Size Assessor**



Income  
**SP \$9,250,000**

\$  
**Sold**

<b>Area</b>	1655 Glendale-Rossmoyne & Verdugo Woodlands
<b>Subdivision</b>	
<b>Sold Price/SqFt</b>	\$266.57
<b>Vacancy</b>	3
<b>Total Bedrooms</b>	52
<b>Total Bathrooms</b>	49.00
<b>MLS#</b>	24-416677
<b>APN</b>	5644-015-064

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00	No	\$1,695.00	\$1,695.00	\$2,250.00
Unit 2	21	2	2.00	No	\$2,567.00	\$53,905.00	\$73,500.00
Unit 3	3	3	2.00	No	\$2,973.00	\$8,920.00	\$11,700.00

**Directions:** North of Glenoaks, on the corner of Louise St & Fairview Ave

**Remarks:** A truly unique and rare opportunity to purchase a twenty-five (25) unit apartment building located in prime Glendale, resting in the hills above Glenoaks. Originally constructed in 1967, the property features one building with three floors. The property features large and spacious units with an average size of 1,388 square feet and a unit mix of twenty-one (21) 2 bedroom 2 bathroom units, three (3) 3 bedroom 2 bathroom units, and one (1) 1 bedroom 1 bathroom non-conforming unit. Each unit comes with a storage locker (located in the laundry room), one assigned parking space (select units have 2 spaces, and a private patio/balcony. Landlord pays electrical utility bill for the common AC System. Each unit has its own thermostat and coil system. The laundry machines are owned. Seventeen (17) units have been upgraded over the years with hardwood floors and granite countertops. Common area amenities included secured parking and on-site coin operated laundry facilities, common A/C Tower with Chiller and common boiler. Units are separately metered for electricity, and do not feature gas. The only gas portion of the building is for the boiler. Ownership has spent over \$1,000,000 on capital improvements.

**Agent Remarks:** Email akawatra@marcusmillichap.com for the OM. Do not disturb tenants, do not go onto property. Seller's broker is Marcus & Millichap.

**Showing Remarks:** By appointment only. Buyer qualifications needed on file prior to showing. Schedule with listing agent.

<b>Income Details</b>		<b>Structure Info</b>		<b>Contract Info</b>	
<b>Scheduled or Actual</b>	Scheduled	<b>Type of Units</b>	Apartment	<b>List Date</b>	07-12-2024
<b>Rent Control %</b>		<b>Year Built/Source</b>	1967/Vendor Enhanced	<b>List Price</b>	\$9,950,000
<b>GOI</b>	\$773,420	<b>Stories</b>	3	<b>Orig List Price</b>	\$11,500,000
<b>Total Expense</b>	\$289,508	<b>Buildings</b>	1	<b>Status Date</b>	01-24-2025
<b>NOI</b>	\$483,912	<b>Security</b>	Card/Code Access	<b>Sale Type</b>	Standard
<b>Gross Income</b>	\$797,340	<b>Sewer</b>		<b>Listing Type</b>	Exclusive Agency
<b>Cap Rate</b>	4.86	<b>Style</b>		<b>Disclosure</b>	None
<b>GRM</b>	12.48	<b>Property Cond</b>		<b>Seller Concessions?</b>	
<b>Actual AGR</b>		<b>View</b>		<b>Scope Of Service</b>	Full Service
<b>Actual GAI</b>		<b>Water</b>			
<b>Gross Equity</b>		<b>Price Per Unit</b>	\$460,000		
<b>Owner Pays</b>		<b>Type of Business</b>			
<b>Actual Rent Total</b>		<b>Water Heaters</b>	Yes		
<b>Financial Info As Of</b>		<b>Direction Faces</b>			
<b>Tenant Pays</b>		<b>ADA Compliance</b>			
<b>Vacancy Allowance \$</b>		<b>Additions/Alterations</b>			
<b>Vacancy Allowance %</b>	3.00	<b>Building Permit</b>			
<b>Lease Mo/Yr Terms</b>		<b>Personal Prop \$</b>			
		<b>Personal Prop %</b>			
		<b>Water Heater Feat</b>			
		<b>Levels</b>	Multi Levels		

<b>Land/Lot Info</b>		<b>Community/Development</b>		<b>Parking Details</b>	
<b>Zoning</b>	R1250	<b>Complex/Assoc Name</b>		<b>Parking Type</b>	Assigned, Controlled Entrance
<b>Addl Parcel</b>		<b>Complex/Assoc Phone</b>		<b>Total Spaces</b>	33
<b>Rent Control</b>		<b>Tax Mello Roos</b>		<b>Covered Spaces</b>	
<b>Land Type</b>		<b>Mgmt. Co. Name</b>		<b>Uncovered Spaces</b>	
<b>Lot Dimen/Source</b>		<b>Mgmt. Co. Phone</b>		<b>Garage Spaces</b>	
<b>Lot Acreage</b>	0.391	<b>Oth. Mgmt. Co. Name</b>		<b>Carport Spaces</b>	
<b>Alley</b>		<b>Community Features</b>		<b>Garage Structures</b>	
<b>Paved</b>		<b>Assoc Pet Rules</b>			
<b>Price Per Acre</b>		<b>Assoc Amenities</b>			
<b>Lot Descr.</b>		<b>Assoc Fees Include</b>			
<b>Lot Location</b>		<b>Builders Tract Code</b>			
		<b>Builders Model Code</b>			
		<b>Builders Model Name</b>			
		<b>Builders Name</b>			

► Interior Features

AC/Cooling	Central
Heating	Central
Equip/Appl	Dishwasher, Elevator, Microwave, Range/Oven
Flooring	
Laundry	
Laundry Equip	
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	
Cooking Appliances	
Disability Access	
220-Volt Location	
TV Services	

► Exterior Features

Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Foundation Details	
Other Struc Feat	
Other Structures	None
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

■ Unit(s) Details

# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	
# w/Gas Meter	
# Leased	
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	
# w/Water Meter	

● Tax and Assessed Info

Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	\$2,799,265
Assessed Improvement %	90.00
Assessed Land Value	\$311,027
Assessed Land %	10
Assessed Total Value	\$3,110,292
Transfer Taxes (Y/N)	

◎ Location

County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

leaf Green

Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

Q Showing Info

Contact Name	
Contact Phone	
Occupancy>Show	

Q Showing Info

Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

◎ Sale/Sold Info

Contract Date	11-18-2024
Sold Date	01-24-2025
Sold Price	\$9,250,000
Sold Price/SqFt	\$266.57
Sale Terms	
SP/LP	92.96%
Concessions Amount	



Andy Anubhav Kawatra  
Andy Anubhav Kawatra DRE#: 01881930  
Seller's Agent1 CALDRE#: 01881930

Phone / Cell	p: 818-456-7846 / c: 818-456-7846
Email	akawatra@marcusmillichap.com
Fax	818-347-5985
Office Phone / Fax	p: 818-456-7846 / f: 818-347-5985



Levon Alexanian  
Keller Williams World Media Center DRE#: 01521876  
Buyer's Agent1 CALDRE#: 00911091

Phone / Cell	p: 818-239-1206
Email	info@alexanianadvisors.com
Fax	818-239-3500
Office Phone / Fax	p: 818-239-3500 / f: 818-239-3500

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**950 N Louise St**  
Glendale, CA 91207

**25**  
**# of Units**

**34,700/Vendor  
Enhanced  
Sqft**

**17,038 Lot Size  
Assessor**

**Income  
SP \$9,250,000**

**\$  
Sold**



**THE MLS<sup>®</sup>.com**





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