



NestSeekers
INTERNATIONAL

1544

NORTH EDISON BLVD,
BURBANK 91505

**8-UNIT MULTIFAMILY
PROPERTY IN HIGHLY
DESIRABLE BURBANK
LOCATION**



BEHNAM INVESTMENT GROUP
COMMERCIAL REAL ESTATE SPECIALIST

MULTI-FAMILY
OFFERING MEMORANDUM



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Prime Burbank 8-Unit Multifamily Investment

1544 N Edison Blvd, Burbank 91505



MULTI-FAMILY
OFFERING MEMORANDUM

Prime Burbank 8-Unit Multifamily Investment

1544 N Edison Blvd, Burbank 91505

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ABOUT US

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Property Information

Section 01



MULTI-FAMILY
OFFERING MEMORANDUM

Prime Burbank 8-Unit Multifamily Investment

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

11544 N Edison Blvd presents a rare opportunity to acquire a pride-of-ownership 8-unit multifamily property in the highly desirable Northwest District of Burbank. Offered for the first time in over 35 years, the property has been carefully maintained by the original builder-owner, reflecting exceptional long-term care and stability.

This two-story walk-up consists entirely of spacious two-bedroom, two-bathroom units, each averaging approximately 1,000 square feet and designed with functional layouts, private balconies, central air, and ample storage, including walk-in closets. The property totals $\pm 7,787$ square feet on a $\pm 7,677$ square foot lot zoned BUR4*.

Residents benefit from gated entry, well-kept common areas, and 16 parking spaces (two per unit, a mix of covered and uncovered). Laminate and tile flooring throughout select units enhances durability and appeal, while natural light and large living spaces meet the needs of today's renters.

Situated on a quiet residential street near shopping, dining, schools, and major entertainment studios, the property offers the ideal balance of neighborhood charm and proximity to major employment hubs and transit.

With a stable tenant base, strong in-place income, and the potential for incremental rent increases through natural turnover and cosmetic upgrades, 1544 N Edison Blvd is ideally positioned as a turnkey investment. Its non-rent-controlled status under Burbank jurisdiction further enhances long-term value. Investors will appreciate the combination of low management intensity, zero deferred maintenance, and location-driven tenant demand in one of Southern California's most sought-after rental markets.



PROPERTY
SUMMARY



ASKING PRICE

**\$3,500,000
OR
BEST OFFER**



ADDRESS

1544 N Edison Blvd,
Burbank 91505



BUILDING AREA

7,787 Sq Ft



YEAR BUILT

1987



OF BUILDINGS

1



OF UNITS

8



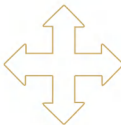
AVERAGE UNIT SIZE

1000 Sq Ft



UTILITIES

Individually metered for
electric



LAND AREA

7,736 Sq Ft



PARKING

16



PARCEL NUMBER

2436-019-024



ZONING

BUR4*



OF FLOORS

2

Prime Burbank 8-Unit Multifamily Investment

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INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

- **Rare 8-Unit Scale:** This property offers the strategic advantage of owning a mid-sized asset that benefits from operational efficiency without the complexity and cost of managing a larger multifamily building. It's ideal for investors seeking stable cash flow in a manageable footprint.
- **Spacious 2-Bedroom Units:** All units are thoughtfully laid out 2-bedroom, 2-bathroom apartments, each approximately 1,000 sq ft. This unit mix consistently attracts long-term tenants and commands strong rental demand in the Burbank market.
- **Private Balconies & Storage Units:** Each unit features a private balcony and dedicated storage space, rare amenities in this submarket, that enhance tenant satisfaction and perceived living value, leading to reduced turnover.
- **Generous Parking Ratio:** With two parking spaces per unit, offering both covered and uncovered options, this building provides above-market parking convenience, a major driver of tenant retention in Burbank, where parking is at a premium.
- **Strong Location Fundamentals:** Centrally located in Burbank's Northwest District, the property is near major entertainment and media employers, including Warner Bros., Disney, and NBCUniversal. Proximity to retail, schools, and transit adds to its long-term renter appeal.



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INVESTMENT HIGHLIGHTS

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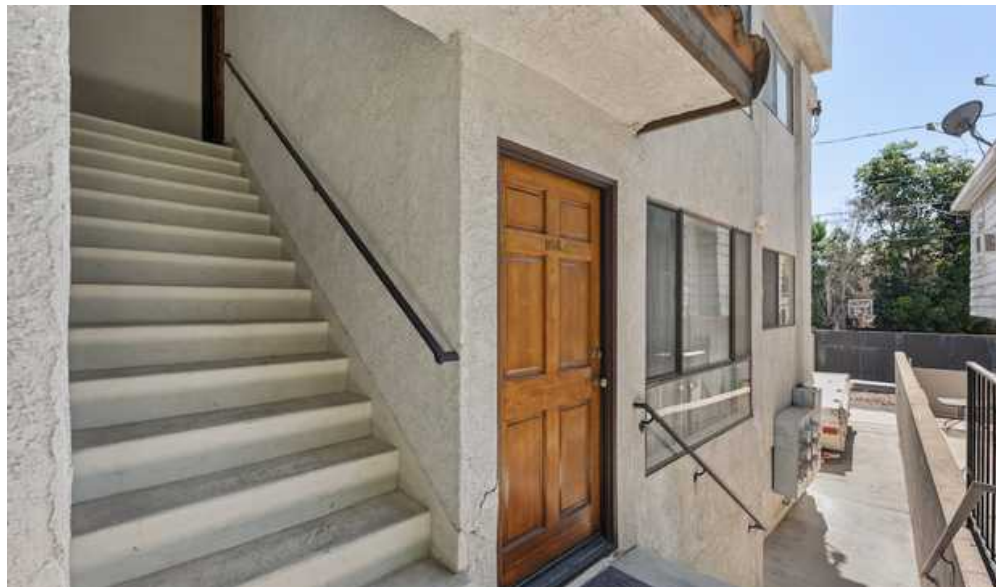
- **Non-Rent-Controlled:** Governed by Burbank's more favorable local laws (not subject to LA City rent control), this property allows greater flexibility for rent adjustments and operational control over time.
- **Upside in Rents:** While the asset enjoys stable in-place income, there is potential for rent growth through unit turnover and cosmetic interior improvements, such as adding in-unit washer/dryers. The limited inventory of well-equipped multifamily units in the area further supports future rent increases.
- **Well-Maintained by Original Owner:** Owned and managed by the original builder for over three decades, the property has been carefully maintained and requires minimal immediate capital expenditures, making it a turnkey investment opportunity.
- **Efficient Layout & Security Features:** The building's layout promotes low operating costs and ease of management. Gated access and secure entry further support tenant satisfaction and add value to the investment.



Prime Burbank 8-Unit Multifamily Investment

1544 N Edison Blvd, Burbank 91505

ADDITIONAL PHOTOS



PROPERTY INFORMATION

Prime Burbank 8-Unit Multifamily Investment

1544 N Edison Blvd, Burbank 91505

ADDITIONAL PHOTOS

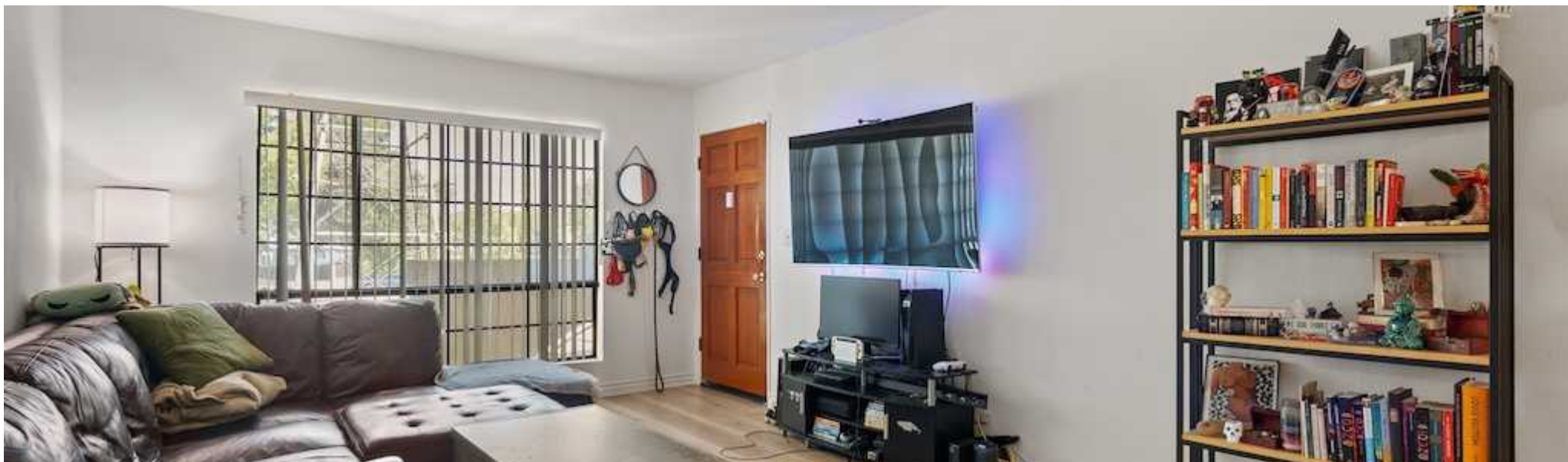


PROPERTY INFORMATION

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ADDITIONAL PHOTOS

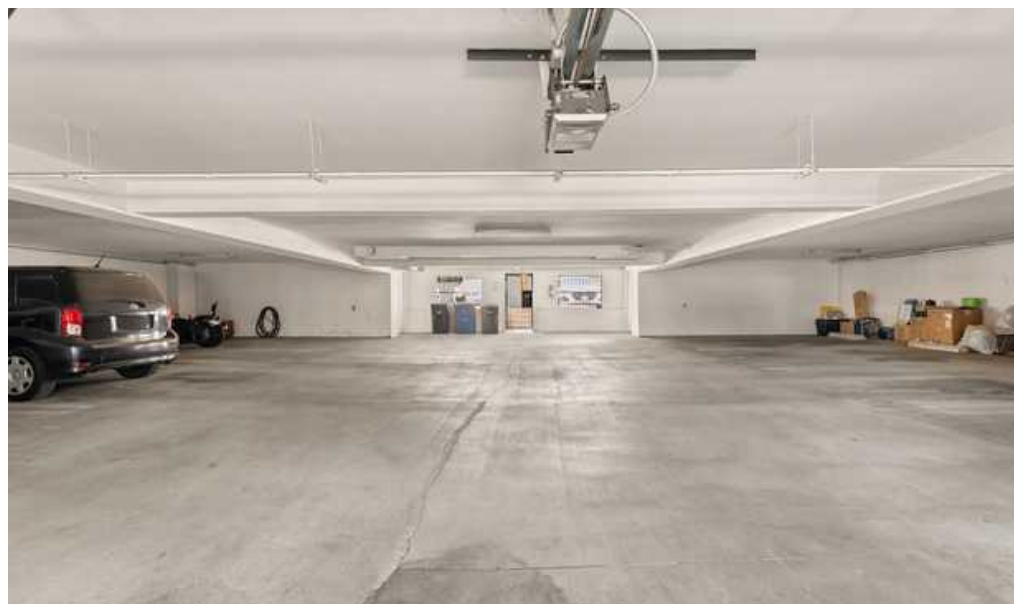


PROPERTY INFORMATION

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ADDITIONAL PHOTOS



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Location Information

Section 02

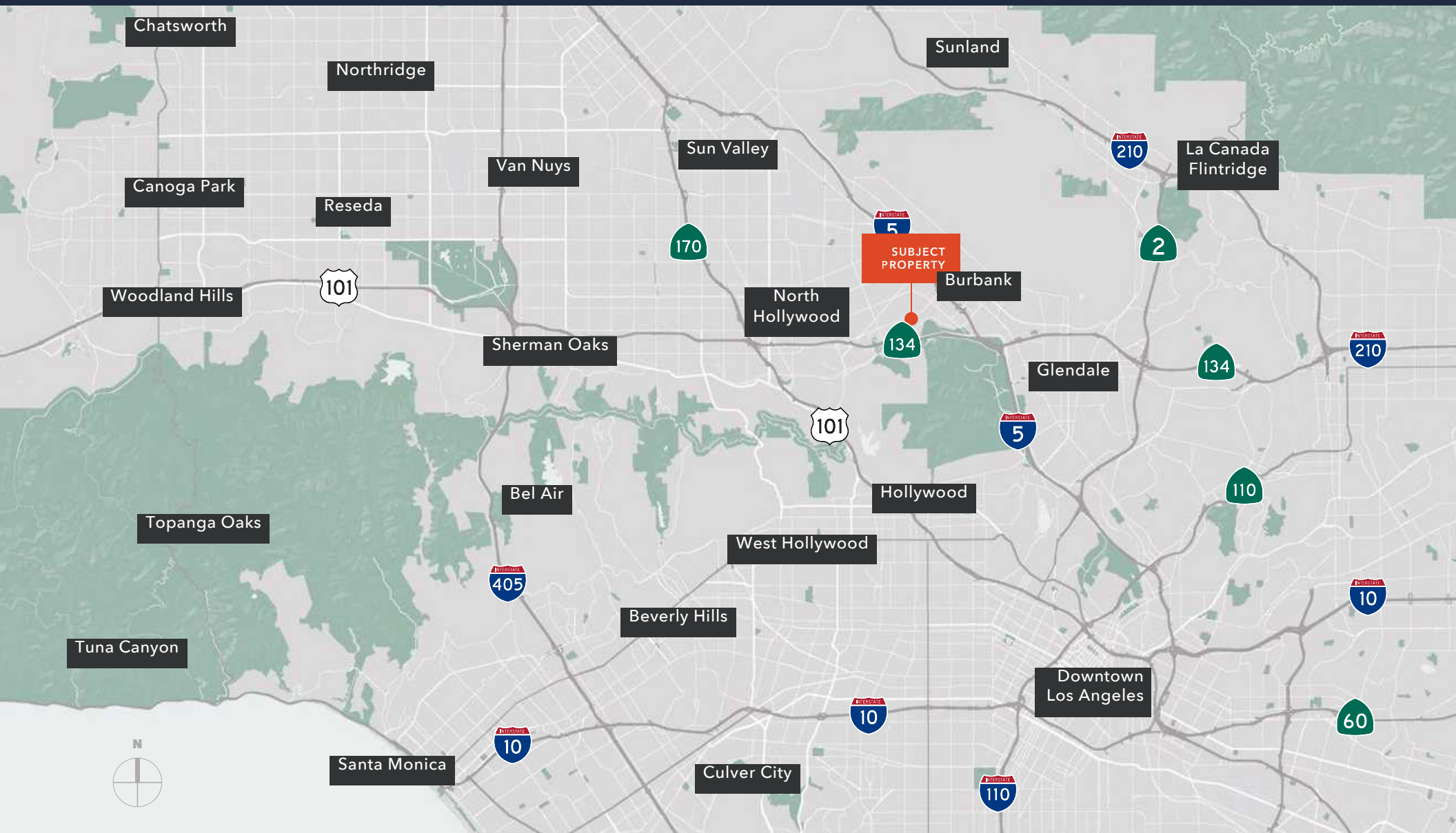


MULTI-FAMILY
OFFERING MEMORANDUM

Prime Burbank 8-Unit Multifamily Investment

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REGIONAL MAP



Prime Burbank 8-Unit Multifamily Investment

1544 N Edison Blvd, Burbank 91505



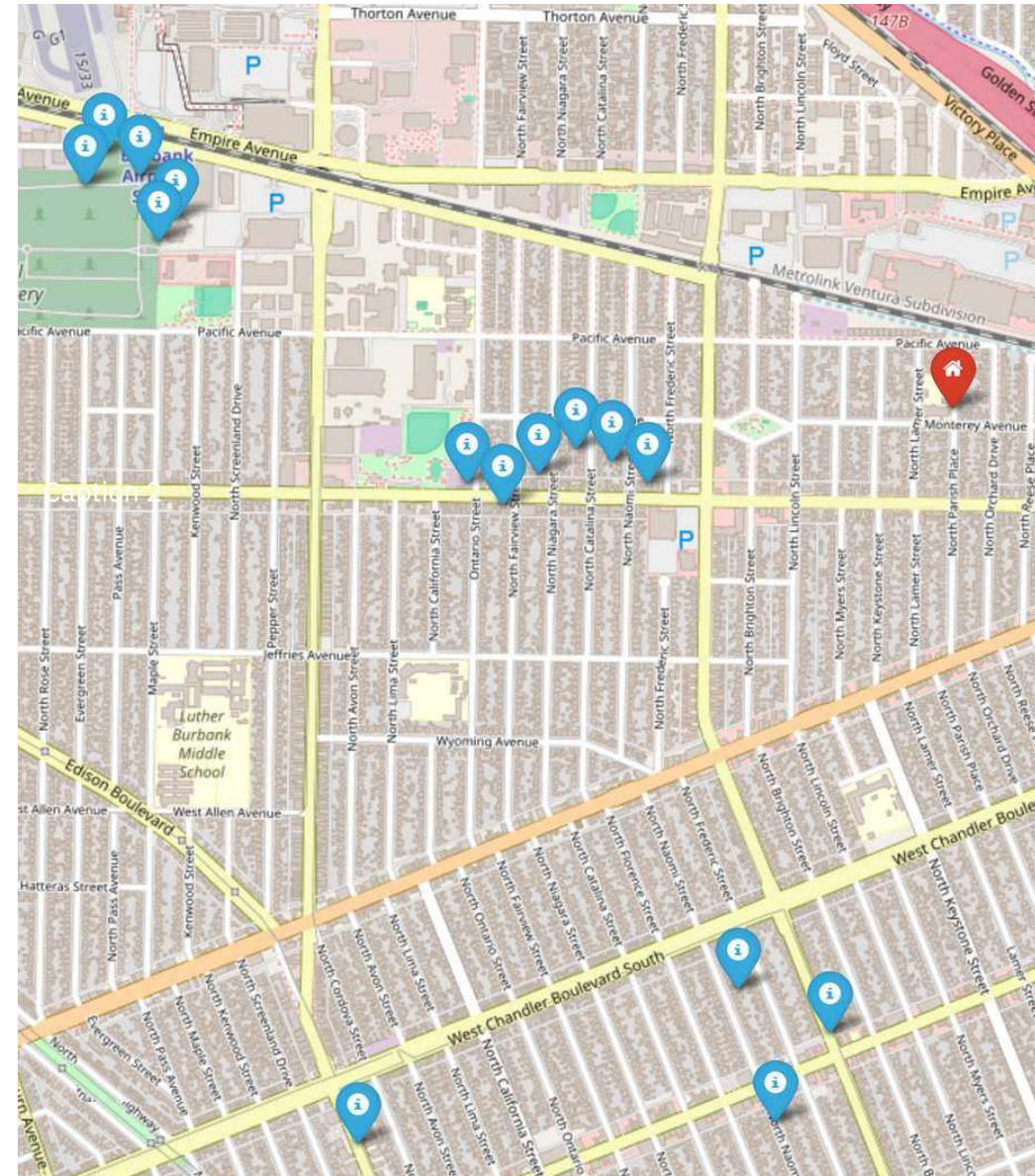
The property is situated in Burbank's desirable Northwest District, a well-established residential neighborhood known for its strong tenant base and proximity to major employment centers. Just minutes from studios like Warner Bros., Disney, and NBCUniversal, the location attracts entertainment professionals and long-term renters alike. With nearby access to schools, parks, shopping centers, and the 5 Freeway, the area offers both convenience and lifestyle appeal, supporting consistent rental demand and long-term investment stability.

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NEARBY AMENITIES

- Warner Bros. Studios: Major entertainment employer
- Walt Disney Studios: Another key job center in Burbank
- Burbank Town Center: Shopping, dining, and entertainment
- Porto's Bakery & Café: Iconic Cuban bakery
- Trader Joe's: Grocery store with strong tenant appeal
- Ralphs & Vons: Two full-service grocery stores nearby
- Verdugo Recreation Center: Park, pool, and community center
- McCambridge Park: Sports courts, picnic areas, and a fitness center
- Downtown Burbank: Shops, restaurants, and a vibrant pedestrian area
- Burbank Unified School District Schools: Public schools with strong ratings
- St. Joseph Medical Center: Major healthcare facility
- Burbank Airport: Regional airport
- Magnolia Park District: Trendy shops, boutiques, and cafes
- IKEA Burbank: One of the largest IKEA locations in the U.S.
- Burbank Public Library: Buena Vista Branch – Local library and community resource



LOCATION INFORMATION

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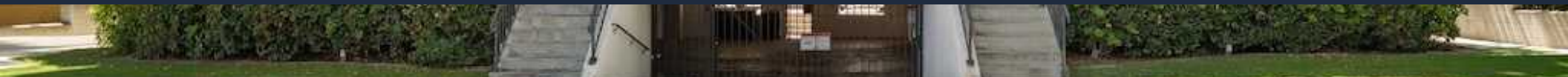
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Financial Analysis

Section 03



MULTI-FAMILY
OFFERING MEMORANDUM



Prime Burbank 8-Unit Multifamily Investment

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Rental Property P & L Statement	For the Year Ended 2024	Current Income	Projected Income
Scheduled Rent Received		\$240,600.00	\$259,200.00
Vacancy		3.00%	3.00%
TOTAL RENT RECEIVED	\$229,200.00	\$233,382.00	\$251,424.00
LESS EXPENSES:			
Utilities	\$7,241.59	\$7,458.84	\$7,682.60
Insurance	\$14,917.36	\$14,917.36	\$14,917.36
Repairs and Maintenance	\$6,887.95	\$7,000.00	\$7,000.00
Property taxes *	\$13,479.40	\$42,000.00	\$42,000.00
TOTAL EXPENSES:	\$42,526.30	\$71,376.20	\$71,599.96
NET INCOME/LOSS	\$186,673.70	\$162,005.80	\$179,824.04
	Asking Price	\$3,500,000	\$3,500,000
	Cap rate	4.63%	5.14%

*- Property tax in the project column is calculated based on the asking price.

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Rent Roll

Section 04



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Apt #	Unit Type	Deposit	Rent	Start Date	End Date
Apt # 101	2 Bed / 2 Bath	\$2,500	\$2,500	04/01/2025	04/31/2026
Apt # 102	2 Bed / 2 Bath	\$1,200	\$2,500	02/01/2025	02/27/2026
Apt # 103	2 Bed / 2 Bath	\$2,000	\$2,500	09/01/2025	09/30/2026
Apt # 104	2 Bed / 2 Bath	\$1,600	\$2,550	10/01/2025	10/31/2026
Apt # 201	2 Bed / 2 Bath	\$2,100	\$2,500	10/01/2025	10/31/2026
Apt # 202	2 Bed / 2 Bath	\$2,600	\$2,700	09/01/2025	09/30/2026
Apt # 203	2 Bed / 2 Bath	\$1,000	\$2,400	09/01/2024	09/30/2025
Apt # 204	2 Bed / 2 Bath	\$2,400	\$2,400	09/01/2025	09/30/2026
Total	7,787 Sq Ft	\$15,400.00	\$20,050.00		
	Average Rent/Mo		\$2,506.25		
	Average Rent/Sqft/Mo		\$2.57		

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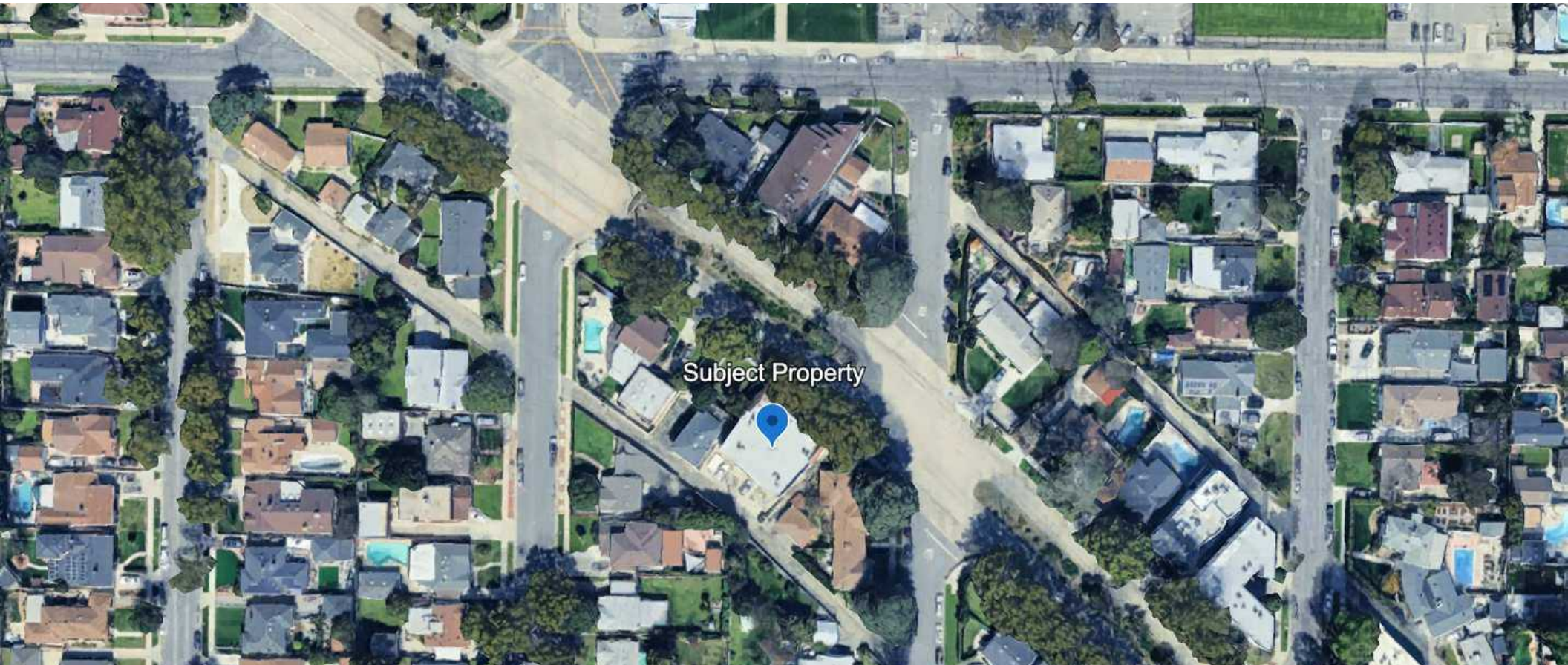
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Rent Comparables

Section 05



Prime Burbank 8-Unit Multifamily Investment

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SALE COMPS

Property Name/Address	Rating	Yr Built	Property Size		Asking Rent Per Month Per Unit				Rent/SF
			Units	Avg Unit SF	Studio	1 Bed	2 Bed	3 Bed	
1 1841 N Hollywood Way	★★★★★	1987	6	225	-	\$1,915	-	-	\$8.51
2 1733-1741 N Hollywood...	★★★★★	1947	8	522	-	\$1,483	-	-	\$2.84
1544 N Edison Blvd	★★★★★	1987	8	1,000	-	-	\$2,552	-	\$2.55
3 1411 N Pepper St	★★★★★	1949	8	781	-	\$1,743	\$2,245	-	\$2.31
4 1799 N Hollywood Way	★★★★★	1963	13	1,000	\$1,732	\$1,900	\$2,321	-	\$2.02
5 5924-5934 Cahuenga Blvd	★★★★★	1947	6	715	-	\$892	\$837	-	\$1.22
6 Edison Apartments 1321 N Edison Blvd	★★★★★	1951	14	-	\$827	\$1,090	\$1,188	-	-



Unit
8



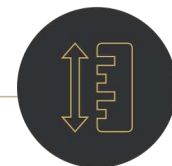
Built in
1987



GBA Sq Ft
7,787



AVG Unit Rent
\$2,506.25



AVG Unit Rent/Sqft
\$2.57

RENT COMPARABLES

Prime Burbank 8-Unit Multifamily Investment

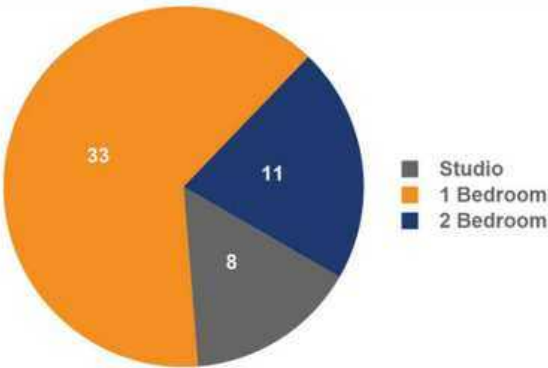
1544 N Edison Blvd, Burbank 91505

SALE COMPS

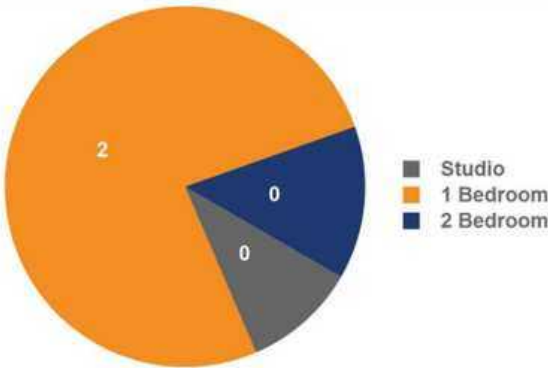
Studio Comps	One Bed Comps	Two Bed Comps	Three Bed Comps
\$1,166	\$1,523	\$1,632	-
Subject	Subject	Subject	Subject
-	-	\$2,552	-

Current Conditions in Rent Comps	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Total Number of Units	8	33	11	0
Vacancy Rate	3.1%	5.6%	3.1%	-
Asking Rent Per Unit	\$1,166	\$1,523	\$1,632	-
Asking Rent Per SF	\$1.73	\$2.73	\$1.98	-
Effective Rents Per Unit	\$1,161	\$1,514	\$1,624	-
Effective Rents Per SF	\$1.72	\$2.71	\$1.98	-
Concessions	0.5%	0.6%	0.5%	-
Changes Past Year in Rent Comps	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Year-Over-Year Effective Rent Growth	0.6%	0.5%	0.6%	-
Year-Over-Year Vacancy Rate Change	-0.1%	0.0%	0.0%	-
12 Month Absorption in Units	0	0	0	-

EXISTING UNITS



VACANT UNITS



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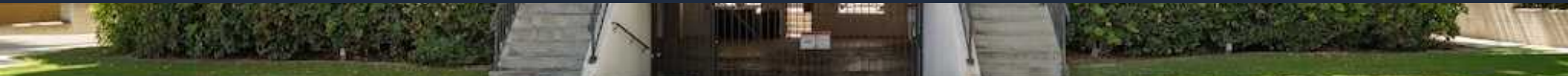
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Sale Comparables

Section 06



MULTI-FAMILY
OFFERING MEMORANDUM



Prime Burbank 8-Unit Multifamily Investment

1544 N Edison Blvd, Burbank 91505

SALE COMPS

6 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	\$ Per Sq Ft	Price or Est. Value
  1544 N Edison Blvd Burbank, CA 91505 MLS ID: SR25176652 ● Active / For Sale <i>Listing Courtesy of NEST SEEKERS CA CORP.</i>		Multifamily/Multi plex	16/16	7,787	7,677 sq ft	1987	11	\$578	\$4,500,000
		Multifamily/Multi plex	11/11	6,068	10,650 sq ft	1964	–	\$396	\$2,400,000
		Multifamily/Multi plex	18/5	9,408	8,136 sq ft	1963	143	\$494	\$4,650,000
		Other Residential	6/5	4,077	5,691 sq ft	1941	56	\$589	\$2,399,900
		Other Residential	10/8	6,001	8,978 sq ft	1957	73	\$515	\$3,090,000
		Other Residential	14/18	8,416	6,285 sq ft	1988	3	\$508	\$4,275,000

SALE COMPARABLES

Prime Burbank 8-Unit Multifamily Investment

1544 N Edison Blvd, Burbank 91505

SALE COMPS

				
Address	1544 N Edison Blvd Burbank, CA 91505	5626 Willowcrest Ave North Hollywood, CA 91601	5550 Denny Ave North Hollywood, CA 91601	634 E Harvard Rd, Apt A Burbank, CA 91501
Status	 Subject Property	1  Closed	2  Closed	3  Active
MLS ID	SR25176652	BB25019276	—	SR25064753
Proximity	—	0.59 Mi.	0.75 Mi.	2.73 Mi.
Value	\$4,500,000	\$2,525,000	\$2,400,000	\$4,650,000
Date	8/4/2025 List Date	4/22/2025 Closed Date	12/20/2024 Closed Date	3/25/2025 List Date
Days in RPR	11	85	—	143
Price per Sq Ft	\$578	\$434	\$396	\$494
Comp Rating	Adjustments affect subject property			
Adjusted Result Adjusted \$/sqft				
Bedrooms	16	12	11	18
Total Baths	16	10	11	5
Living Area	7,787	5,815	6,068	9,408
Building Area	7,787	5,815	6,068	9,408
Lot Size	7,677 sq ft	6,760 sq ft	10,650 sq ft	8,136 sq ft
Year Built	1987	2017	1964	1963
Property Type	Multifamily/Multiplex	Multifamily/Multiplex	Multifamily/Multiplex	Multifamily/Multiplex
Property Subtype	Apartment	Quadruplex	Apartment House (5+ units)	Apartment

SALE COMPARABLES

Prime Burbank 8-Unit Multifamily Investment

1544 N Edison Blvd, Burbank 91505

SALE COMPS

				
Address	1544 N Edison Blvd Burbank, CA 91505	140 N Pass Ave Burbank, CA 91505	324 E Santa Anita Ave Burbank, CA 91502	215 N Cordova St Burbank, CA 91505
Status	 Subject Property	4  Active	5  Active	6   Active
MLS ID	SR25176652	25555629	25548145	25577599
Proximity	–	1.87 Mi.	2.88 Mi.	1.67 Mi.
Value	\$4,500,000	\$2,399,900	\$3,090,000	\$4,275,000
Date	8/4/2025 List Date	6/20/2025 List Date	6/3/2025 List Date	8/12/2025 List Date
Days in RPR	11	56	73	3
Price per Sq Ft	\$578	\$589	\$515	\$508
Comp Rating	Adjustments affect subject property			
Adjusted Result Adjusted \$/sqft				
Bedrooms	16	6	10	14
Total Baths	16	5	8	18
Living Area	7,787	4,077	6,001	8,416
Building Area	7,787	4,077	6,001	8,416
Lot Size	7,677 sq ft	5,691 sq ft	8,978 sq ft	6,285 sq ft
Year Built	1987	1941	1957	1988
Property Type	Multifamily/Multiplex	Other Residential	Other Residential	Other Residential
Property Subtype	Apartment	Multi-Family	Multi-Family	Multi-Family

SALE COMPARABLES

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Demographics

Section 07



MULTI-FAMILY
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DEMOGRAPHICS MAP & REPORT

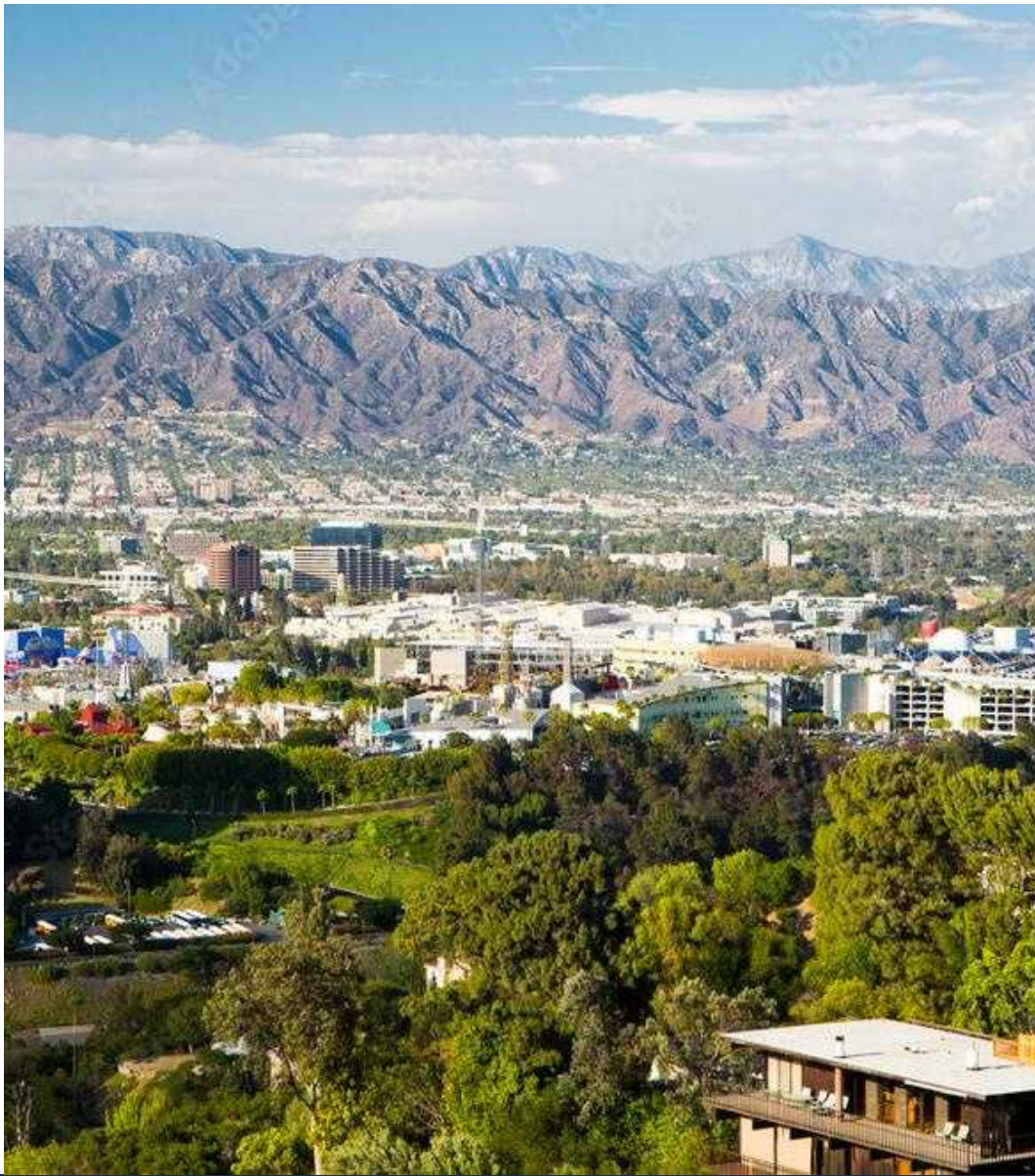
	1 MILE	3 MILES	5 MILES
MEDIAN AGE	36	40	39
MEDIAN HH INCOME	\$128,000 approx.	\$96,000 approx.	\$95,000 approx.
MEDIAN PROPERTY VALUE	\$1,250,000	\$1,150,000	\$1,100,000
EMPLOYED POPULATI ON	~5,000–10,000	~50,000–75,000	~100,000–130,000

 **\$128,000**
MEDIAN HH INCOME

 **\$1,250,000**
MEDIAN PROPERTY VALUE

 **109,000**
EMPLOYED POPULATION

 **38.7**
MEDIAN AGE



Source: U.S. Census Bureau, ESRI Demographic Reports, local Burbank city/county profiles (mid-2025 estimates).

NEW YORK CITY

HAMPTONS

LOS ANGELES

FLORIDA

NEW JERSEY

CONNECTICUT

LONG ISLAND

UNITED KINGDOM

PORTUGAL

SPAIN

FRANCE

ISRAEL

MASSACHUSETTS

ITALY

MEXICO

CANADA

BAHAMAS

CARIBBEAN

Nest Seekers International

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HILLS, CA 90210 LIC. NO. #01934785
www.nestseekers.com

ABOUT US

Section 08



Nest Seekers
INTERNATIONAL



Prime Burbank 8-Unit Multifamily Investment

1544 N Edison Blvd, Burbank 91505

ADVISOR BIO

ABOUT US

Behnam Investment Group (BIG), a division of Nest Seekers International, is a leading commercial real estate firm specializing in both on-market and off-market opportunities across the United States. Our collaboration with Nest Seekers International, a prominent global broker with over 50 offices in more than 20 countries, enhances our ability to connect clients with unique investment opportunities worldwide. With over 50 years of cumulative experience in buying, selling, and investing in real estate, Behnam Investment Group has access to properties in California and other states across the United States. Our expertise spans a wide range of commercial properties, including hospitality, multi-family, retail centers, medical/office buildings, Industrial, and land. We provide innovative solutions for REITs, development, sales, and acquisitions, resulting in exceptional outcomes thanks to our extensive network of investors nationwide. Our team excels in identifying lucrative off-market properties, offering our clients exclusive opportunities often unavailable through traditional channels.

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ADVISORS BIO

OUR TEAM



BEN BEHNAME
*COMMERCIAL
REAL ESTATE
ADVISOR*

Ben Behnam, an experienced Principal and advisor with over 40 years experience, specializes in investment advisory and brokerage for single, multi-family, and retail properties. With a successful track record of deals across California, Nevada, and Florida, he has built a strong client base of investors seeking income properties for their commercial and multi-housing real estate portfolios.



MASSI TORABI
*REAL ESTATE
AGENT*

Massi Torabi brings over 23 years of expertise in finance and real estate, spanning financial services, project management, and both commercial and residential sectors. Her deep market knowledge and strategic approach make her an invaluable guide for clients navigating property investments. With personalized attention and financial insight, she ensures seamless transactions for buyers, sellers, and investors alike.



BLAKE PADVEEN
*REAL ESTATE
AGENT*

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BEHNAM INVESTMENT GROUP

Commercial Real Estate Specialist



NestSeekers
INTERNATIONAL

Over 50 Offices All Around The World

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