RARE 5.15% CAP RATE TRIPLEX IN PRIME BURBANK! NEW CONST. DUPLEX + FULLY REMODELED SFR!

3805 W HEFFRON DR

THE 2-4 UNIT SPECIALISTS®

DUPLEX | TRIPLEX | FOURPLEX REALTY

OFFERING MEMORANDUM

Presented by

THE 2-4 UNIT SPECIALISTS®

LA's #1 experts in the sale and lease of duplexes, triplexes and fourplexes

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Just look for the orange door!

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OFFERING SUMMARY

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The 2-4 Unit Specialists are pleased to present 3805 W Heffron Drive, an incredibly rare opportunity to purchase 3 top-of-the-line units with a whopping pro forma cap rate of 5.15% seconds from the Burbank Studios! 3805 W Heffron is made up of an impressive BRAND-NEW CONSTRUCTION duplex (two gorgeous 2 bed, 1 bath ADU units) and a freestanding 3 bed, 2 bath single family residence that will be delivered fully renovated with incredible finishes! Construction is not yet done, but will be completed in the next month or two (we are happy to show reference photos of this builder's work to provide an idea of what the final product will look like). New construction properties are nearly impossible to find in Burbank (A+++++ LOCATION) due to the rarity of land, making this a property you'll want to act on immediately! Don't wait for this to be done or you'll lose it. Ownership in Burbank comes with MAJOR perks: access to the best public schools, police force and fire department out there + tenants who will pay top tier rents to enjoy the great schools/public services Burbank offers and the close proximity to the studios!

In addition to being an ideal high cash-flow investment for investors and 1031 buyers, this triplex would be perfect for owner occupiers. Live in the gorgeous 3 bedroom house and have the tenants in the other units pay the mortgage! Enjoy a life of luxury while making a brilliant investment at the same time! This property is located less than a half mile from Warner Brothers Studios, Whole Foods, Trader Joes and the countless restaurants on West Riverside Dr, such as Olive & Thyme, Chipotle, JINYA Ramen, Mendocino Farms and so much more! Between the A+++ location and the unbeatable curb appeal, this property is your chance to own a Burbank asset that we predict will increase in value year after year!

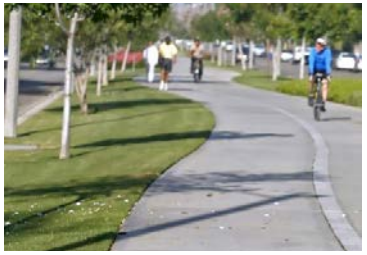
PROPERTY OVERVIEW

THE PROPERTY:	Address:	3805 W Heffron Dr, Burbank, CA 91505
	APN:	2482-010-004
	# Units:	3
	# Buildings:	2
	Unit Mix:	One 3b/2b SFR, Two 2b/1b ADU's
	Stories:	1
	Year Built:	1955/2023 Renovation & 2023 New Build
	Building Size (SF):	2,788
	Lot Size (SF):	6,605
	Zoning:	BUR3*
	Parking:	2 Non-Permitted Spots in Rear
THE OFFERING:	List Price:	$2,095,000
	Cap Rate:	Pro Forma: 5.16%
	GRM:	Pro Forma: 14.00
	Price Per Unit:	$698,333
	Price Per SF:	$751.43
UTILITIES:	Water:	Master Metered (Owner Can Bill to Tenants)
	Electric:	Separately Metered (Tenant Pays)
	Gas:	Separately Metered (Tenant Pays)

INVESTMENT HIGHLIGHTS

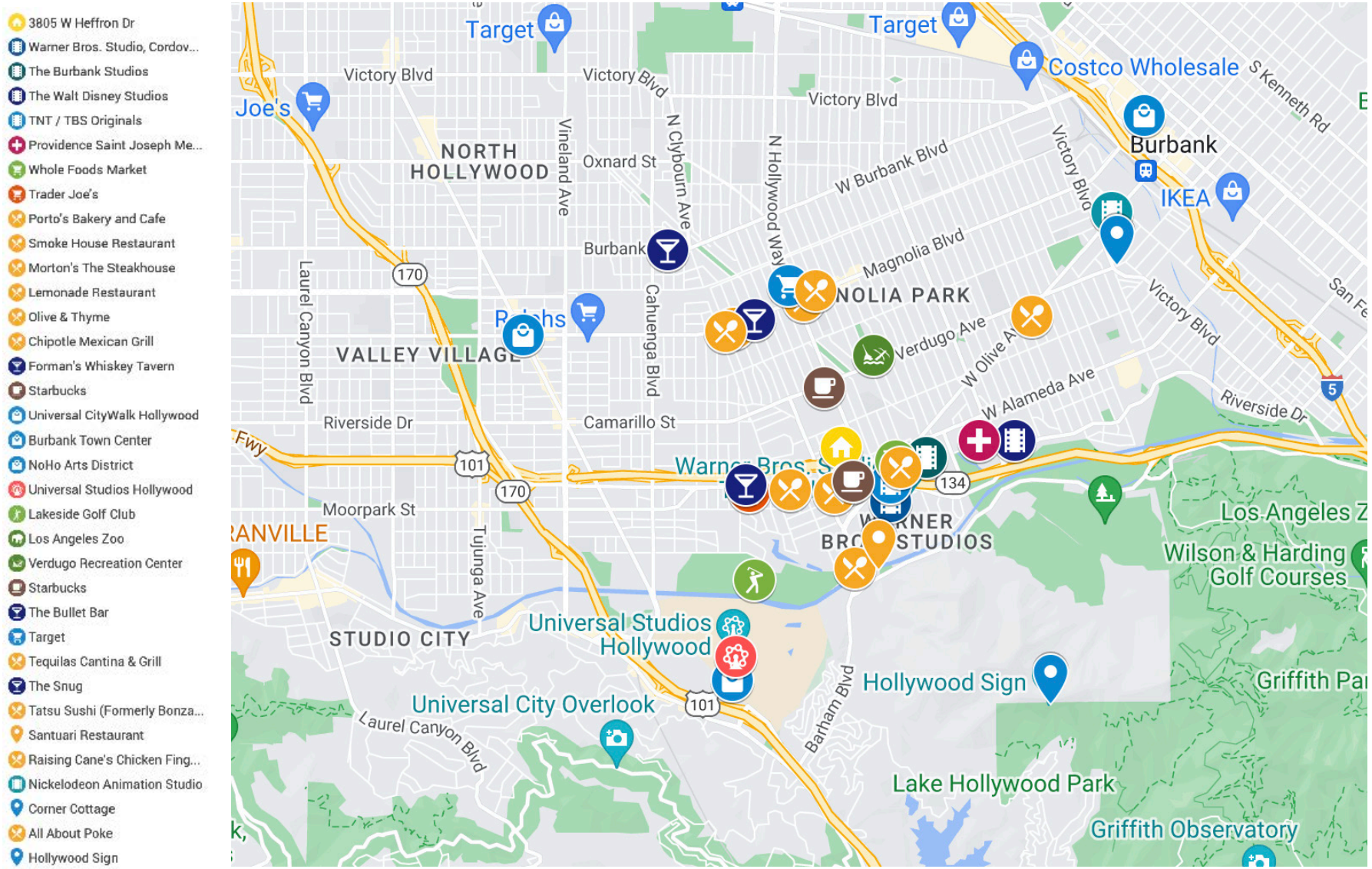
- Incredible price tag of only $2,095,000!
- Will be delivered with of this world curb appeal!
- Rare opportunity to purchase 3 top-of-the-line units with a whopping pro forma cap rate of 5.15%!
- Ownership in Burbank comes with many perks, including access to the best public schools, police force and fire department out there.
- Unbeatable location less than a half mile from Warner Brothers Studios, Whole Foods, Trader Joes and the countless restaurants on West Riverside Dr, such as Olive & Thyme, Chipotle, JINYA Ramen, Mendocino Farms and so much more!
- Perfect for an owner occupier! Live in the front home and while the units in the back cover your mortgage!
- Extremely low maintenance property.
- Ownership in Burbank comes with many perks, including access to the best public schools, police force and fire department out there.
- Perfect for 1031 exchange!
- New construction properties are nearly impossible to find in the current market, making this a property you'll want to act on immediately!

LOCATION HIGHLIGHTS



- Unbeatable location less than 1 mile to the Warner Brothers Studios, Whole Foods, Trader Joes and the countless restaurants on West Riverside Dr, such as Olive & Thyme, Chipotle, JINYA Ramen, Mendocino Farms and so much more!
- Ultra-conventient Burbank Hills location! This property offers buyers the best of both worlds- close proximity to the countless neighborhood destinations on Glenoaks and San Fernando, while also boasting an upscale hillside location!
- Only minutes from Brand Park, Wildwood Canyon, Castaways and DeBell Golf Course! The best views in Burbank are a walk (or quick drive) away!
- This area, due to its easy access to the entertainment studios, is a magnet for professional, upscale renters. Burbank is the “Media Capital of the World”!
- Short drive to Griffith Park (and the LA Zoo), the Empire Center (Target, Walmart, Lowes, West Elm and more), the Americana at Brand and Magnolia Park Shopping and Dining
- Burbank, unlike Los Angeles, has its own police department, fire department and exceptional public schools. Burbank is known far and wide for its phenomenal public resources, neighborhood safety and cleanliness.

LOCATION HIGHLIGHTS MAP



PRICING & FINANCIALS

FINANCIAL SUMMARY & RENT ROLL

SUMMARIZED PRICING METRICS:

Price:		$2,095,000
Down:	40%	$838,000
Current GRM:		14.99
Pro Forma GRM:		14.99
Current Cap Rate:		5.16%
Pro Forma Cap Rate:		5.16%
$/Unit:		$698,333
$/SF:		$725.42

BUILDING DESCRIPTION:

No. of Units:	3
Yr. Built:	1947/2023
Bldg SF:	2,888
Lot Size (SF):	6,605
Lot Size (acres):	0.15
Zoning:	BUR3*

FINANCING:

Loan Amount:	$1,257,000
Interest Rate:	6.00%
Monthly Payment:	($6,285.00)
LTV:	60%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Loan Type:	5/1 Interest Only ARM
Minimum DSCR:	1.25

RENT ROLL:

UNIT #	STATUS	UNIT TYPE	UNIT SIZE	CURRENT RENT	SCHEDULED GROSS INCOME	CURRENT RENT PER SF	PRO FORMA RENT	PRO FORMA RENT PER SF	LOSS-TO-LEASE
1	Vacant	3b/2b	1,288	$0	$5,250	$4.08	$5,250	$4.08	$0
2	Vacant	2b/1b	800	$0	$3,200	$4.00	$3,200	$4.00	$0
3	Vacant	2b/1b	800	$0	$3,200	$4.00	$3,200	$4.00	$0
3	Totals/Averages:		2,888	$0	$11,650	$4.03	$11,650	$4.03	$0

FINANCIAL ANALYSIS

# UNITS	UNIT MIX	% OF TOTAL	SIZE	AVG RENT	AVERAGE RENT/SF	MONTHLY INCOME	AVG PRO FORMA RENT	AVERAGE PRO FORMA RENT/SF	PRO FORMA MONTHLY INCOME
1	3b/2b	33%	1,288	$5,250	$4.08	$5,250	$5,250	$4.08	$5,250
2	2b/1b	67%	800	$3,200	$4.00	$6,400	$3,200	$4.00	$6,400
	Totals/Averages:		963	$3,883	$4.03	$11,650	$3,883	$4.03	$11,650
Gross Potential Income:						**$139,800**			**$139,800**

ANNUALIZED OPERATING DATA:

		CURRENT		PRO FORMA
Gross Potential Rental Income		$139,800		$139,800
Gain (Loss)-to-Lease		$0		$0
Gross Scheduled Rental Income		$139,800		$139,800
Less: Vacancy	4.0%	($5,592)	4.0%	($5,592)
Effective Gross Income		$134,208		$134,208
Less: Expenses		($26,131)		($26,131)
Miscellaneous Other Income		$0		$0
Net Operating Income		**$108,077**		**$108,077**
Debt Service		($75,420)		($75,420)
Pre-Tax Cash Flow	**3.90%**	**$32,657**	**3.90%**	**$32,657**
Principal Reduction		$0		$0
Total Return	**3.90%**	**$32,657**	**3.90%**	**$32,657**

ANNUALIZED EXPENSES:

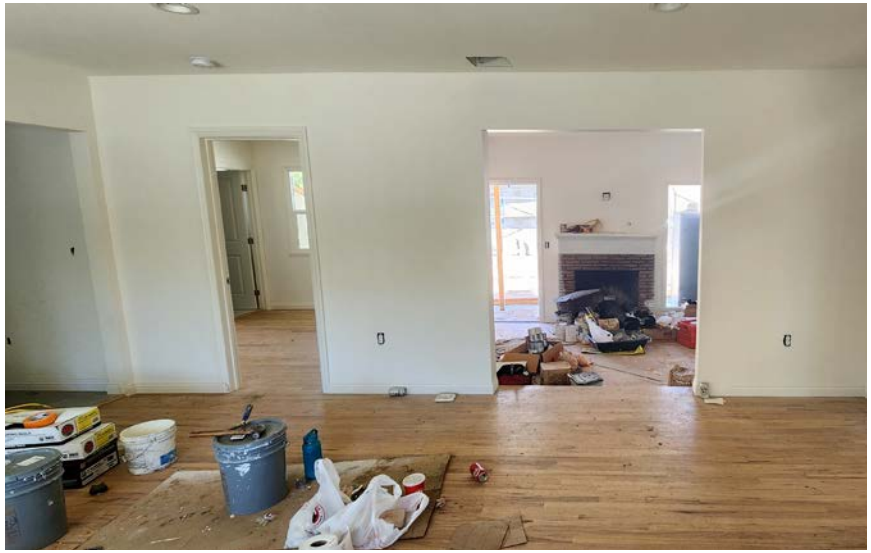
		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.0776%	$22,576	$22,576
Insurance	.40/s.f.	$1,155	$1,155
Utilities	$/unit	$0	$0
Controllable Expenses			
Contract Services	$400/unit	$1,200	$1,200
Repairs & Maintenance	$400/unit	$1,200	$1,200
TOTAL EXPENSES		**$26,131**	**$26,131**
EXPENSES/UNIT		$8,710	$8,710
EXPENSES/SF		$9.05	$9.05
% of EGI		19.5%	19.5%

PROPERTY PHOTOS

SFR EXTERIOR

DUPLEX EXTERIOR

SFR INTERIOR



SFR INTERIOR

DUPLEX INTERIOR

EXTERIOR

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