

**337 W. Acacia Ave.  
Glendale, CA  
91204**

**\$2,250,000**

**4 Units**

**1966 Built**

**4.33 % CAP Rate**

**16.33 GIM**

**Market CAP 5.20%**

**Market GIM 14.31**



**Jack Baboudjian**  
License No. 01372116

**Baboudjian Properties, Inc.**  
655 N. Central Ave. 17th Floor  
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818.244.5151  
[www.babprop.com](http://www.babprop.com)

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# OVERVIEW

Located in the prime city of Glendale, the Acacia Apartments is a large 4-unit complex, consisting of four 2 bedroom 1 1/2 bath units.

The property is just a block over from Central Ave., and minutes from the restaurants and shopping available at the Americana at Brand. All of the units offer spacious rooms and an ideal floorplan.

## OFFERING SUMMARY

- Price: \$2,250,000
- Units: 4
- Gross Income: \$137,820.00
- GIM: 16.33      CAP Rate: 4.33%

## PROPERTY HIGHLIGHTS

- Building SF: 4,498
- Lot SF: 6,796
- Year Built: 1966
- Parking Spaces: 4

## LOCATION HIGHLIGHTS

- Great Centralized Location
- High Demand Neighborhood
- Transportation Access
- Nearby Shopping & Restaurants



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# PROPERTY PHOTOS



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# PROPERTY PROFILE



4 Units in Total  
4 units — 2 Beds 1 1/2 Baths



Various Unit Upgrades  
Well-Maintained Units  
Ideal Set Up

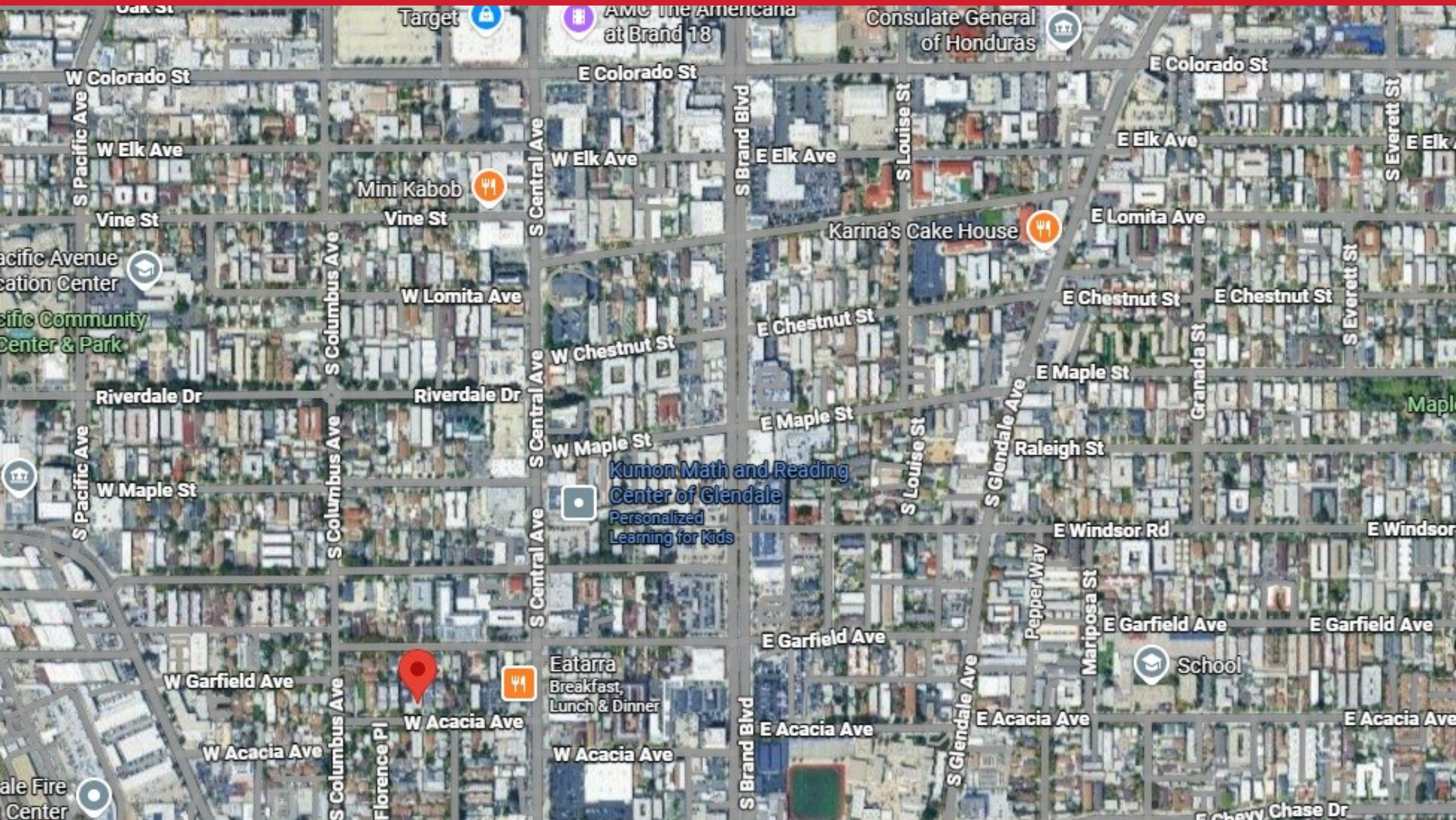


Individual Gas Meters  
Individual Electric Meters  
Washer/Dryer On-Site



Steady Tenants  
Easy to Manage  
Centralized Location

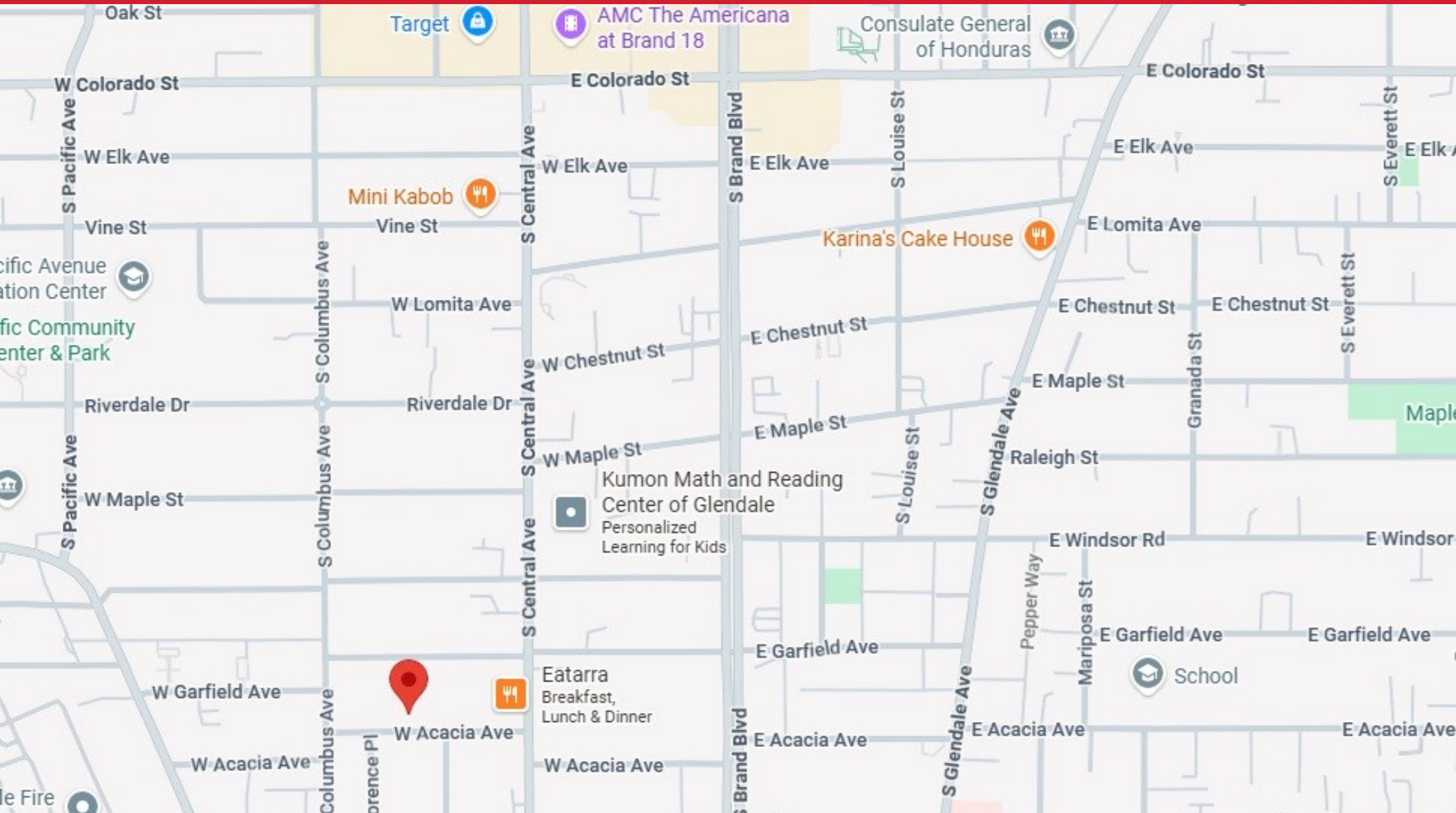
# AERIAL MAP



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# STREET MAP



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# FINANCIAL SUMMARY

PROFORMA		
	Current	Proforma
<b>GROSS INCOME</b>	<b>\$137,820.00</b>	<b>\$173,640.00</b>
<b>EXPENSES</b>		
Real Estate Taxes	\$24,502.50	\$24,502.50
Insurance	\$2,988.00	\$2,988.00
Utilities	\$5,665.00	\$5,665.00
Repairs & Maintenance	\$3,375.00	\$3,375.00
Landscaping	\$1,080.00	\$1,080.00
Trash	\$2,698.80	\$2,698.80
<b>Total Expenses</b>	<b>\$40,309.30</b>	<b>\$40,309.30</b>
<b>NET OPERATING INCOME</b>	<b>\$97,510.70</b>	<b>\$116,890.70</b>
CAP Rate	4.33 %	5.20 %
Gross Income Multiple	16.33	14.31



# RENT ROLL

Unit #	Unit Type	Current Rent	Proforma Rent
1	2 Bed 1 1/2 Bath	\$2,850.00	\$3,250.00
2	2 Bed 1 1/2 Bath	\$2,850.00	\$3,250.00
3	2 Bed 1 1/2 Bath	\$2,835.00	\$3,250.00
4	2 Bed 1 1/2 Bath	\$2,850.00	\$3,250.00
Laundry Income		\$100.00	\$100.00
<b>TOTAL Monthly Income</b>		<b>\$11,485.00</b>	<b>\$13,100.00</b>
<b>GROSS ANNUAL INCOME</b>		<b>\$137,820.00</b>	<b>\$157,200.00</b>

# COMPANY PROFILE

Baboudjian Properties is a full-service brokerage firm, providing clients with a range of real estate and property management services. Our array of knowledge extends beyond the typical real estate and management advisory company. We are comprised of experienced, knowledgeable, and talented individuals who work closely together to reach our clients' objective. With over 100 transactions completed, we combine our expertise in various amounts of ways to ensure that the specific needs of each one of our clients are met in a very focused way.

## Jack Baboudjian BROKER

contact@babprop.com  
818.244.5151

Jack Baboudjian is an innovator, with uncompromising real estate instincts, servicing clients for well over a decade. Jack's extensive real estate experience, coupled with deal evaluation and analysis, property management, marketing and leasing, attributes to his clients' overall growth.

Jack received two Bachelor Degrees, in Business Administration and Accounting, from the University of Southern California. Jack holds a Real Estate Broker License from the State of California, and an Entrepreneurial Certificate from the Lloyd Greif Center of Entrepreneurial Studies.



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**REAL ESTATE SALES & ADVISORY SERVICES**

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WWW.BABPROP.COM