

# 540 W WILSON AVE

*Wilson Apartments*

Property Website 71



*Glendale, CA 91203*

Rare 7-Unit Opportunity in Prime Glendale



# 540 W. WILSON AVENUE

Glendale, CA 91203

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# 01

## Executive Summary

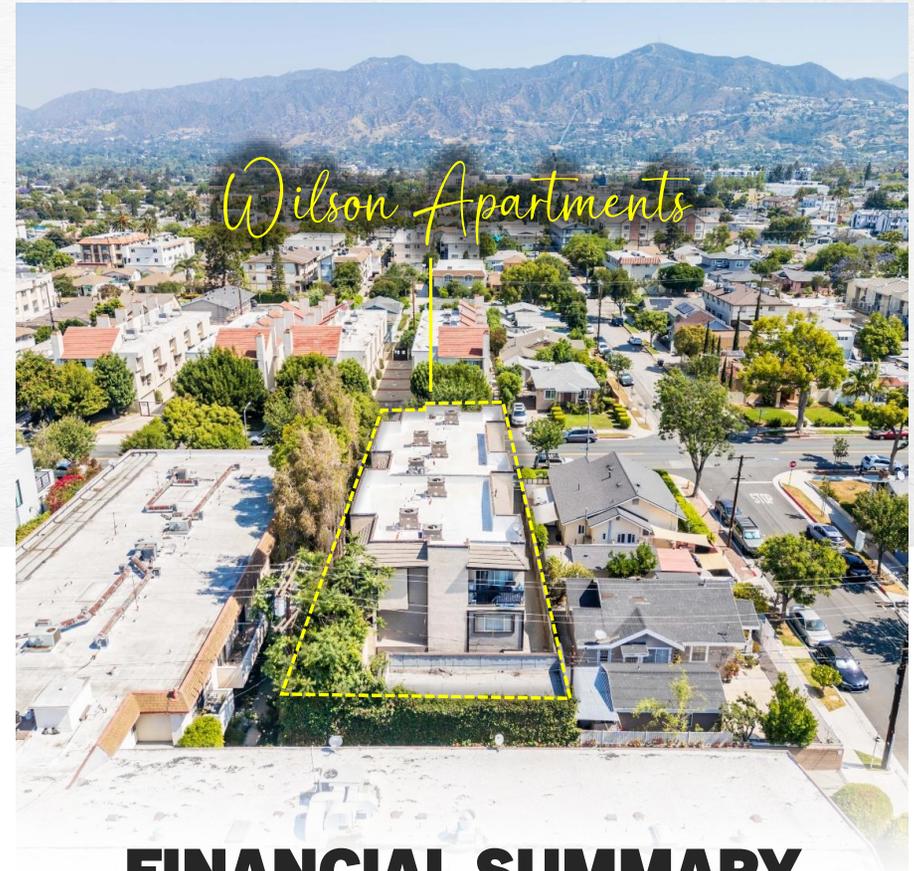
540 W. WILSON AVENUE

# PROPERTY

## Summary

### THE ASSET

UNITS	7
YEAR BUILT	1987
GROSS SF	5,936
LOT SF	6,992
GAS METERS	8
ELECTRIC METERS	8
WATER HEATERS	1
PARKING SPACES	12
WASHER & DRYER	Community
APN	5638-003-057



## FINANCIAL SUMMARY

### PRICING

OFFERING PRICE		\$3,145,000
PRICE/UNIT		\$449,286
PRICE/SF		\$529.82
GRM	20.28	12.50
CAP RATE	2.92%	5.93%
	Current	Market



# Investment Overview

Located in the highly sought after city of Glendale, this 1987 built 7-Unit Apartment Building offers strong fundamentals, a desirable unit mix, and steady future rental growth. The property features 7- 2 bedrooms and 1.5 bath units, totaling 5,936 SQFT on a 6,992 SQFT lot. This is a rare chance to acquire a stabilized, low-maintenance multifamily property with significant upside in one of the strongest rental markets in Southern California.

This rare asset offers immediate cash flow with rental upside potential through future rent adjustments. Key property upgrades include copper plumbing, New Roof and New A/C. The property also features 12 on-site parking spaces and a community laundry facility, enhancing tenant convenience and reducing operational overhead.

Situated in a prime Glendale location, the property benefits from proximity to major retail corridors, employment centers, public transportation, and freeways. This is a low-density, supply-constrained market with strong tenant demand, providing a stable foundation for long-term income growth.





Glendale

Hilton

wework

Regus

Corporate Office  
NORTH AMERICAN  
TITLE COMPANY

Phonexa

535 N. Brand

330 N. Brand

ALEX THEATRE

Wilson Apartments



540 W. WILSON AVENUE

8

7 UNITS IN PRIME GLENDALE



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# Financial Analysis

540 W. WILSON AVENUE

# FINANCIAL ANALYSIS

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## MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Avg. Market	Market Total
7	2+1.5	\$1,846	\$12,925	\$2,995	\$20,965
Total Monthly Rent			\$12,925		\$20,965

ANNUALIZED INCOME	Current	Market
Gross Scheduled Income	\$155,100	\$251,580
Laundry Income	\$1,200	\$1,200
Vacancy Rate Reserve	2% (\$3,126)	2% (\$5,056)
Gross Operating Income	\$153,174	\$247,724

ANNUALIZED EXPENSES	Current	Market
New Property Taxes (1.2%)	\$37,740	\$37,740
Insurance	\$3,240	\$3,240
Gas	\$2,941	\$2,941
Trash Removal	\$2,899	\$2,899
GWP Utilities	\$6,483	\$6,483
Gardening	\$1,920	\$1,920
Pest Control	\$876	\$876
Repairs/ Maintenance	\$5,250	\$5,250
<b>Total Expenses</b>	<b>\$61,349</b>	<b>\$61,349</b>
Expenses/Unit	\$8,764	\$8,764
Expenses/SF	\$10.34	\$10.34
% of GOI	40.1%	24.8%

RETURN	Current	Market
NOI	\$91,825	\$186,375

# RENT ROLL

Unit #	Type	Current Rent	Market Rents*
1	2+1.5	\$2,000	\$2,995
2	2+1.5	\$1,700	\$2,995
3	2+1.5	\$1,900	\$2,995
4	2+1.5	\$1,900	\$2,995
5	2+1.5	\$1,900	\$2,995
6	2+1.5	\$1,725	\$2,995
7	2+1.5	\$1,800	\$2,995
<b>Total Rent</b>		<b>\$12,925</b>	<b>\$20,965</b>

\*Market Rents are based on remodeled condition units



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**Location  
Overview**

540 W. WILSON AVENUE

# GLENDALE

California

As one of its core functions, Glendale provides well-maintained streets and a variety of transportation services. The City's historic success at attracting employers is partially attributed to the result of its location at the center of four major freeways including the I-5 Golden State Freeway, SR-2 Glendale Freeway, ST-134 Ventura Freeway, and the 210 Foothill Freeway; all provide easy access for residents, workers, and customers from around the region.

## ACCESSIBILITY



# Major Developments



## 601 N. Brand Blvd

Plans call for twin 36-story towers containing a combined 858 one- and two-bedroom apartments atop parking for 942 vehicles and 5,600 square feet of ground-floor commercial space.

**858**  
UNITS

**5,600**  
SF RETAIL

**942**  
VEHICLES

Plans call for the construction of a seven-story building featuring 142 guest rooms, as well as amenities such as a pool deck, a fitness room, meeting rooms, and a 137-car underground garage.

**142**  
ROOMS

**137**  
VEHICLES

## 515 N. Central Ave



# LOCATION AMENITIES

A PREMIER "LIVE, WORK, PLAY" MARKET



# HIGH BARRIER-TO-ENTRY -MARKET

## GLENDALE: SINGLE FAMILY MARKET

Demand for single-family homes in the Glendale submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking a suburban setting with access to urban amenities

In terms of supply, Glendale has a limited amount of new development land. This, coupled strict zoning regulations, contribute to a relatively limited supply of single-family homes. As a result, the market for single-family homes in Glendale tends to be competitive, with properties often selling quickly at or above asking prices.



**\$81,219**

Median Household Income



**47 Days**

Median Days On Market



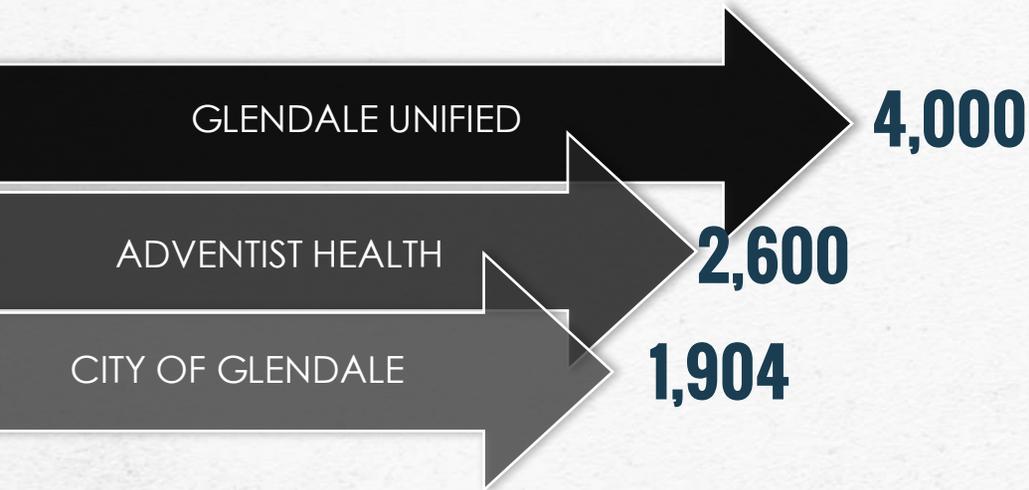
**\$1,265,000**

Median Home Sale Price

# Employment Hubs



## TOP REGIONAL EMPLOYERS



# AREA HIGHLIGHTS

Glendale's strong fundamentals and strategic advantage make it a leading choice for foreign direct investment and job creation.

There are more than 112 foreign-owned enterprises that chose Glendale as a top place for investment and economic success.

Glendale's tech industry stimulates economic growth in the region by providing an ample source of jobs and high paying salaries.

Currently, Glendale is home to 1,500 tech companies that employ over 20,000 people in the City.

Several large companies have offices in Glendale including the U.S. headquarters of International House of Pancakes. The Los Angeles regional office of California's State Compensation Insurance Fund is in Glendale.

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