

Industrial Studio & Workshop

2720 N. Ontario St., Burbank, CA



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PROPERTY SUMMARY

PROPERTY SUMMARY

ADDRESS	2720 N Ontario St
CITY, STATE ZIP	Burbank, CA 91504
OCCUPANCY	VACANT
LIST PRICE	\$1,498,000
BUILDING SIZE <i>(Per Property Profile and Public Record)</i>	2,630
LOT SIZE <i>(Per Property Profile and</i>	4,818
PRICE / SF	\$570
YEAR BUILT	1976
PROFORMA CAP RATE	5.11%
PROFORMA NOI	\$76,533
PROFORMA RENT ESTIMATE (\$/SF)	\$2.50
TYPE OF LEASE	NNN
ESTIMATED NNN CHARGES	\$0.75
EXPENSE RATIO	31%
PARCEL #	2466-023-027

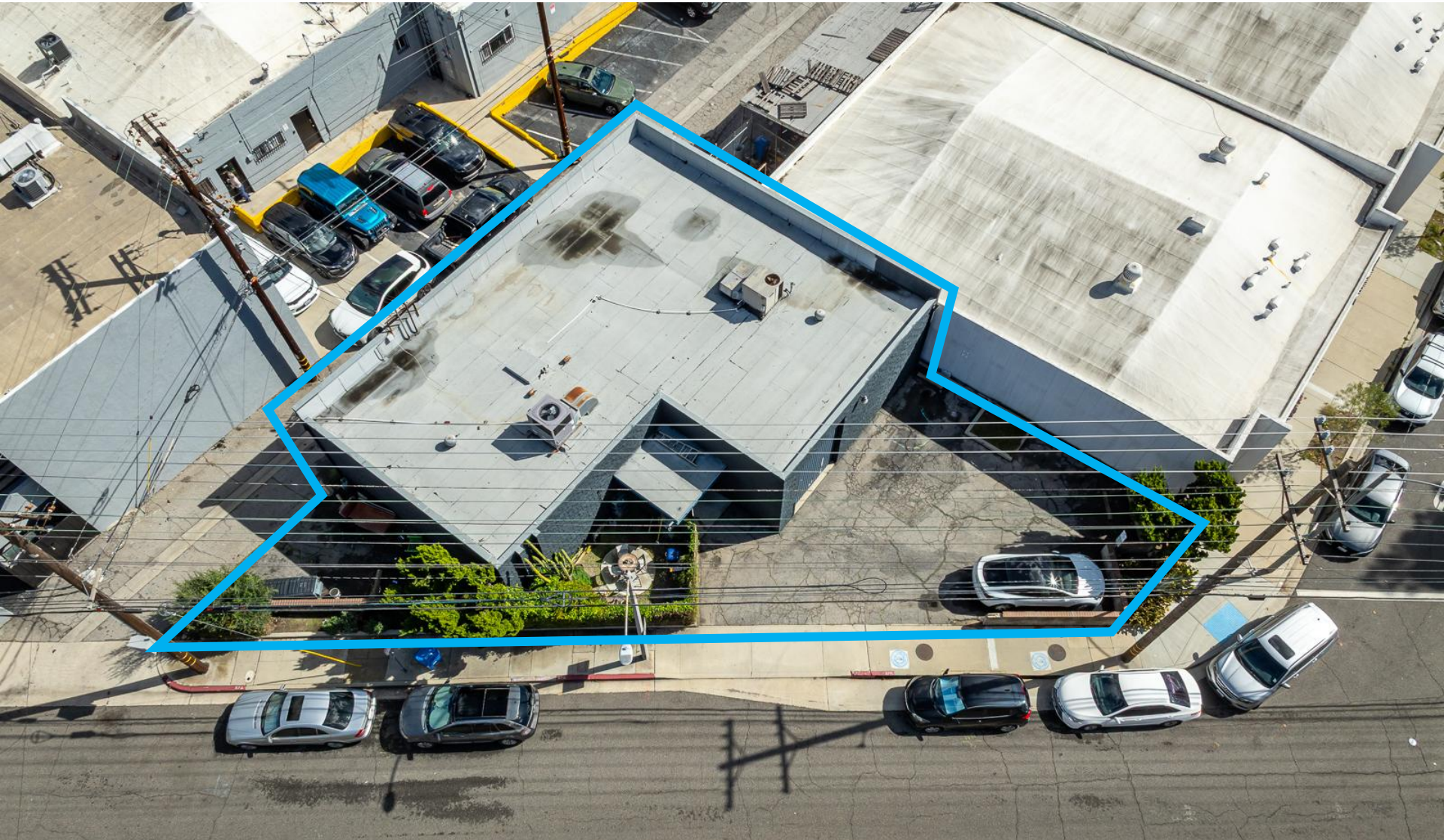


Positioned in the heart of Burbank's thriving media and production corridor, 2720 N. Ontario Street offers a rare opportunity to acquire a versatile M2-zoned industrial property just minutes from the Hollywood Burbank Airport. Currently configured as a professional music and recording studio, the building features approximately 13-foot clear ceiling height, a nearly 12-foot roll-up door, and flexible interior space adaptable to a variety of industrial, studio, creative, or light manufacturing uses. Constructed of durable cinder block, the property provides a functional layout with four on-site parking spaces and a comfortable outdoor seating/break area. Located near major studios, production houses, and entertainment-related businesses, this property sits within one of the most dynamic industrial submarkets in the San Fernando Valley, offering convenient access to the 5 Freeway, 134 Freeway, and the greater Los Angeles area.

- *M2 Industrial Zoning - Flexible for a wide range of industrial and creative uses*
- *Close proximity to Hollywood Burbank Airport*
- *Currently built out as a professional music & recording studio*
- *Approx. 13' clear ceiling height & 12' high roll-up door*
- *Cinder block construction with 4 on-site parking spaces*
- *Outdoor seating / break area*
- *Excellent access to I-5 and SR-134 freeways*
- *Near major studios, sound stages, production companies, and entertainment-related businesses*

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Roll Up Door
9.9' Wide X 12' Tall





Outdoor Break Area

Recording Studio Set Up





Multiple Creative Spaces



Large Music Room or Production Space

Creature Comfort Amenities & Improvements



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Rent Roll (Proforma)

Suite	Tenant	Square Feet (1)	% of Property	PROFORMA RENT (2)		
				Monthly	PSF	TYPE
2720	A FUTURE TENANT	2,630	100%	\$6,575	\$2.50	NNN (3)
Totals/Averages		2,630		\$6,575	\$2.50	
TOTAL ANNUAL				\$78,900		

Notes:

- (1) Square Footage has been obtained from Property Profile. Buyer should verify prior to purchase.
- (2) Proforma Rent is an ESTIMATE only. Buyer should verify prior to purchase.
- (3) NNN Charges are estimated at \$0.75/SF.



Income & Expenses (Proforma & Estimated)

	PROFORMA ESTIMATES FOR INVESTORS		OWNER-USER ESTIMATES	
Revenue				
Scheduled Gross Income (Projected)	\$	78,900		Owner-Occupied
Tenant Expense Reimbursement (Projected)	\$	23,276		
Vacancy Factor	\$	(2,367)	3.00%	
Total Gross Rental Income	\$	99,809		
Operating Expenses (4)(5)				
Real Estate Taxes (Estimated Tax Rate 1.22%)	\$	18,276	1.22%	\$ 18,276 1.22%
Insurance (Estimated)	\$	3,000		\$ 2,500
Utilities (Tenant Would Pay Direct)	\$	-		\$ -
Utilities: Water (Tenant Would Pay Direct)	\$	-		\$ -
Utilities: Gas (Tenant Would Pay Direct)	\$	-		\$ -
Trash (Tenant Would Pay Direct)	\$	-		\$ -
Repairs & Maintenance (Estimated)	\$	2,000		\$ 2,000
Gardener (Tenant Would Pay Direct)	\$	-		\$ -
Total Operating Expenses	\$	23,276		\$ 22,776
Expense Ratio (% of EGI)		23%		
Expense PPSF	\$	8.85		\$ 8.66
NET OPERATING INCOME	\$	76,533		\$ (22,776)

Pricing Summary



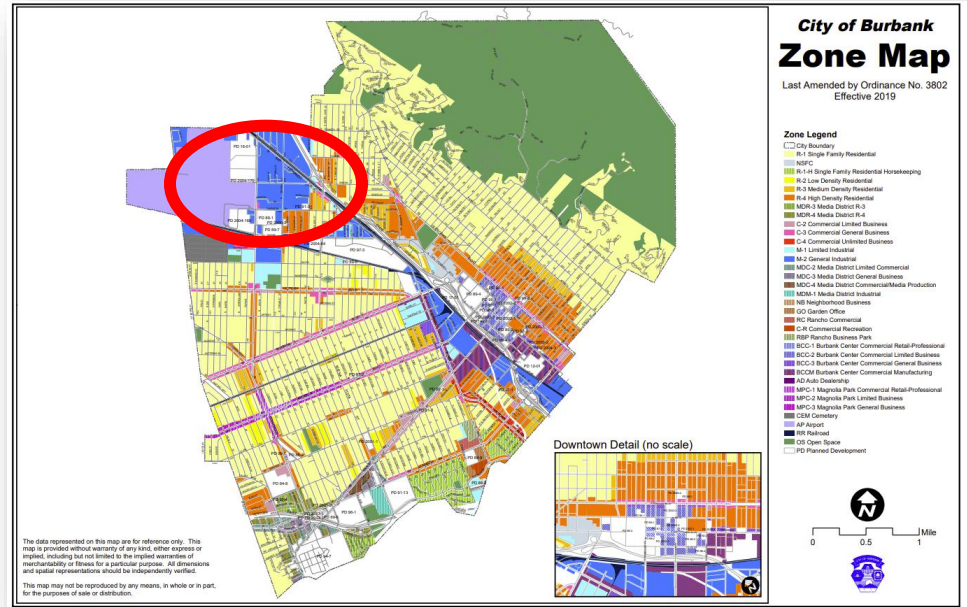
PRICING SUMMARY	PROFORMA ESTIMATES	OWNER-USER ESTIMATES
LIST PRICE	\$ 1,498,000	\$ 1,498,000
Net Operating Income	\$ 76,533	\$ (22,776)
Cap Rate	5.11%	
Gross Rent Multiplier	18.99	
Building Size	2,630	2,630
Lot Size	4,818	4,818
Price Per Square Foot (Building)	\$ 570	\$ 570
Price Per Square Foot (Lot)	\$ 311	\$ 311
PROPOSED FINANCING (6)(7)		
Down Payment	50% \$ 749,000	20% \$ 299,600
Loan Balance	\$ 749,000	\$ 1,198,400
Interest Rate	6.00%	6.00%
Term (Years)	30	25
Loan Due (Years)	5	5
Mortgage (Annual)	\$ 54,414	\$ 93,747
Mortgage (Monthly)	\$ 4,535	\$ 7,812
Cash on Cash Return	\$ 22,119	Owner-user
Return on Investment	2.95%	
Debt Coverage Ratio	1.41	
Mortgage+Expenses (Annual)	Owner User	\$ 116,522
Mortgage+Expenses (Monthly)	Owner User	\$ 9,710
Effective Cost/SF (Annual)		\$ 44.31
Effective Cost/SF (Monthly)		\$ 3.69

(6) Building and Lot sizes have not been verified by Agent or Seller. Buyer to conduct its own investigation.

(7) Proposed Financing may be substantially different or unavailable to Buyer.

City of Burbank – Zoning

M-2 – General Industrial



- City Boundary
- R-1 Single Family Residential
- NSFC
- R-1-H Single Family Residential Horsekeeping
- R-2 Low Density Residential
- R-3 Medium Density Residential
- R-4 High Density Residential
- MDR-3 Media District R-3
- MDR-4 Media District R-4
- C-2 Commercial Limited Business
- C-3 Commercial General Business
- C-4 Commercial Unlimited Business
- M-1 Limited Industrial
- M-2 General Industrial
- MDC-2 Media District Limited Commercial
- MDC-3 Media District General Business
- MDC-4 Media District Commercial/Media Production
- MDM-1 Media District Industrial



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Click the Link Below

Source: <https://www.codepublishing.com/CA/Burbank/html/Burbank10/Burbank100105.html>

BUYER TO CONDUCT THEIR OWN INVESTIGATION AND SHOULD NOT RELY ON THIS INFORMATION FOR THE PURCHASE OF THIS PROPERTY





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