

547 SOUTH STREET

Glendale, CA 91202

Multifamily
Investment Opportunity

Offering Memorandum



MATTHEWS™

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**PLEASE DO NOT WALK THE
PROPERTY OR DISTURB OCCUPANTS**

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PROPERTY OVERVIEW

547 South Street
Glendale, CA 91202



EXECUTIVE SUMMARY

547 South St

Glendale CA 91202

5

Total Units

±4,839 SF

Building SF

±968 SF

Per Unit

Investment Highlights

- Pride-of-Ownership Asset in Prime Glendale 91202 Neighborhood
- Rare Owner-User Opportunity with Large Front Residence
- Strong In-Place Income with Rental Upside
- Highly Desirable Two-Bedroom Unit Mix
- Walking Distance to Kenneth Village & Brand Park
- Limited Glendale Supply Supports Long-Term Demand

The Opportunity

547 South Street presents a rare opportunity to acquire a beautifully maintained five-unit property located in one of Glendale's most desirable residential neighborhoods. Originally constructed in 1958, the property reflects true pride of ownership and has been meticulously maintained over the years. The offering consists of an approximate 1,200-square-foot, two-bedroom, two-bathroom front residence and four rear two-bedroom, one-bathroom apartment units averaging approximately 900 square feet each, creating an ideal owner-user opportunity with strong in-place rental income.

The property is framed by professionally maintained, thoughtfully designed landscaping that enhances both privacy and curb appeal. The front grounds feature mature crape myrtle trees, manicured rose beds, lush green lawn areas, and decorative planters that create a classic residential aesthetic. Along the side walkways are sculpted evergreen shrubs, dwarf tree-form plantings, ferns, and drought-conscious foundation landscaping soften the architectural lines and create a clean, welcoming passage for residents. The overall presentation provides a park-like setting rarely found in multifamily properties and immediately conveys pride of ownership upon arrival.



INVESTMENT HIGHLIGHTS

Owner-User Front Residence

The front 2+2 home is exceptional in quality, design, and finish. Every detail has been thoughtfully curated and executed with craftsmanship:

- Rich hardwood flooring throughout, complemented by elegant tile finishes in the bathrooms
- Marble fireplace serving as the focal point of the living area
- Recessed lighting throughout, creating a warm and modern ambiance
- Custom high-end cabinetry in the kitchen and hallway
- Premium tile finishes in the kitchen and bathrooms
- Upscale vanities in both bathrooms
- Viking stainless steel range & a GE Monogram refrigerator
- Central air conditioning servicing the entire residence
- Hard-wired surround sound system throughout
- Tankless water heater
- Professionally insulated to enhance sound attenuation and improve energy efficiency
- Immaculate condition reflecting meticulous ownership
- Plantation shutters throughout
- Miele Dishwasher, washing machine, and dryer
- Air Jet Bathtub
- Private Patio

This residence lives like a standalone single-family home while benefiting from the income generated by the rear units. The level of finish, integrated technology, and overall attention to detail elevate the front home well above typical multifamily owner-user units.



INVESTMENT HIGHLIGHTS

Rear Apartment Units

The four rear units are well maintained and offer strong rental appeal, averaging approximately 900 square feet each. Features include:

- Caesarstone countertops (#2 bathroom; #4 and #5 kitchen), stove/oven, and oak wood cabinetry
- Along with ceiling fans, upper units have wall heating, lower units have floor heating
- Fresh paint, excellent natural light, and clean interiors
- Individual water heaters for each unit
- Large closets and ample storage space
- Upper units have oak wood cabinetry

Additional amenities include:

- Five carport-covered parking spaces
- Individual storage units for each tenant
- On-site laundry facility



INVESTMENT HIGHLIGHTS

Building & System Highlights

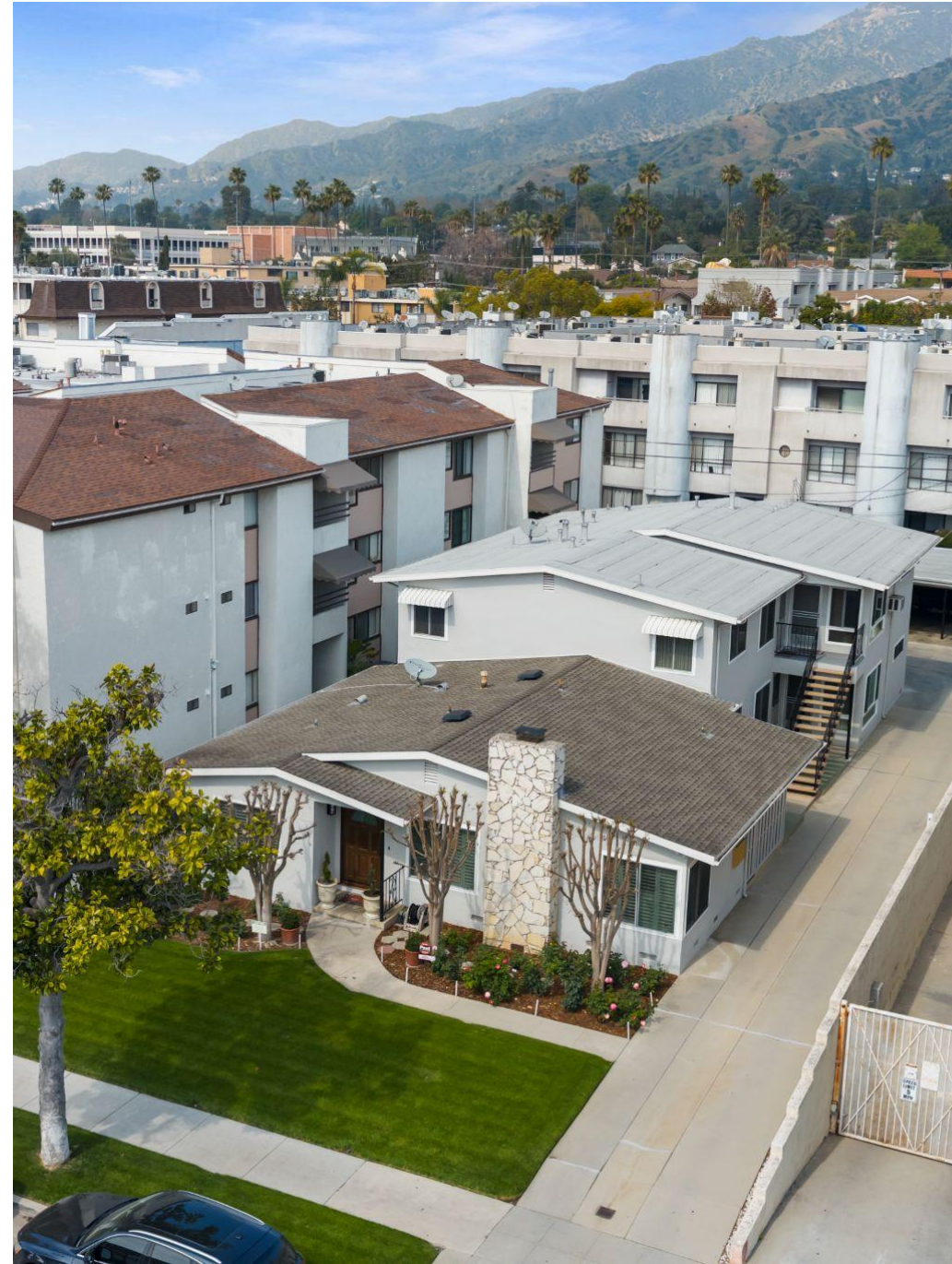
- 100% copper plumbing throughout
- Double-pane energy-efficient windows
- Roof approximately 14 years old
- New concrete walkways along the side and perimeter of the property
- Well-maintained second-story walkways and staircases with new handrails
- Clean, orderly common areas and grounds
- Exterior building and carport painted in 2022

Investment Profile

The property's configuration offers flexibility and optionality, making it ideal for:

- Owner-users seeking supplemental rental income
- Investors targeting strong Glendale rental demand
- Long-term hold buyers seeking a stabilized, pride-of-ownership asset

Located in the highly sought-after 91202 zip code, residents enjoy close proximity to Brand Park, Kenneth Village, and the scenic trails of the Verdugo Mountains. Tenants also benefit from easy access to neighborhood cafés, boutique shopping, and local dining — all within a charming residential setting that blends convenience with community character.



547 South Street
Glendale, CA 91202

1958

Year Built

5

Number of Units

5634-026-026

APN

±4,839 SF

Building SF

±968 SF

Per Unit

100%

Occupancy

GLR4YY

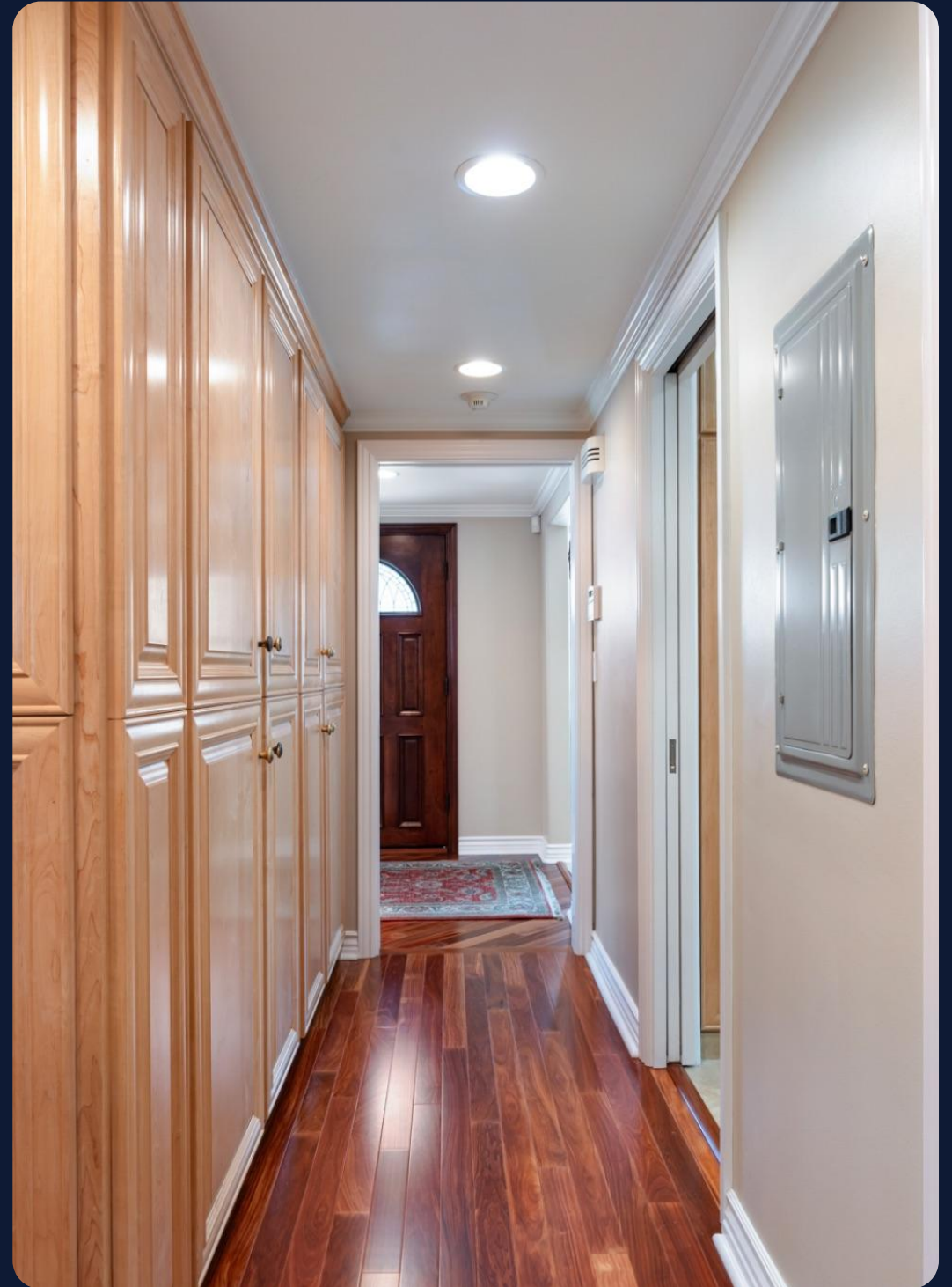
Zoning



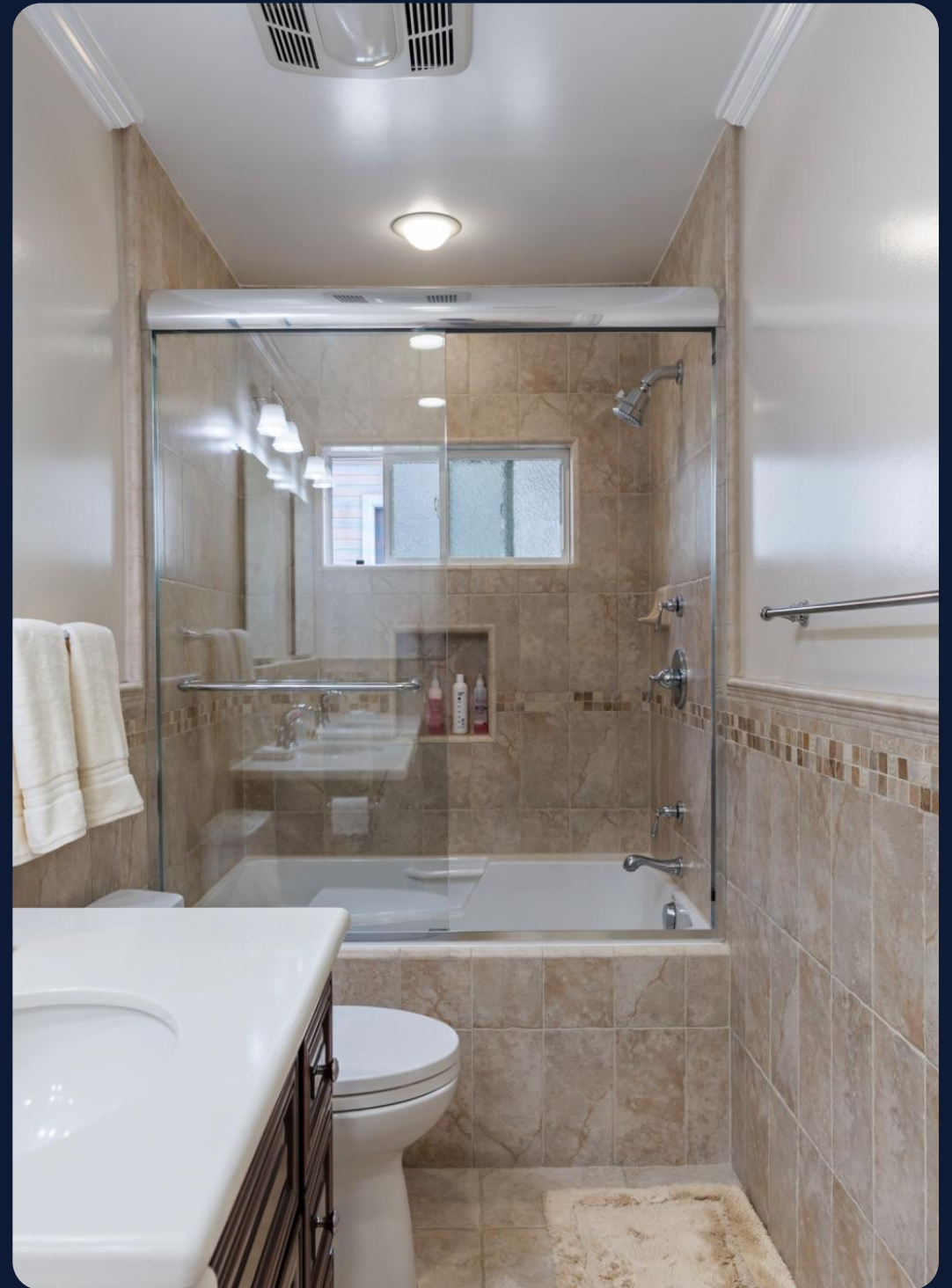
INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



FINANCIAL OVERVIEW

547 South Street
Glendale, CA 91202



FINANCIAL SUMMARY

\$2,650,000

List Price

\$530,000

Price Per Unit

\$547.63

Price Per SF

4.73%

Cap Rate

14.63

GRM

Unit Mix

Total Units	Unit Mix	Unit Mix %	Current Avg. Rent	Market Avg. Rent	Current Max Rent	Current Monthly Rent	Market Monthly Rent
1	2+2	20%	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500
4	2+1	80%	\$2,398	\$2,650	\$2,450	\$9,590	\$10,600
5	Average		\$3,018	\$3,220	\$3,060	\$15,090	\$16,100
	Total		\$15,090	\$16,100	\$15,300	\$181,080	\$193,200

FINANCIAL SUMMARY

Annual Operating Summary

		Current	Per Unit	Market	Per Unit
Gross Potential Rent	Pro Forma Estimates	\$181,080	Current Rent	\$193,200	7% Upside
Less Vacancy	-3.0%	-\$5,432	-3.0%	-\$5,796	-3.0%
Laundry Fees	\$2,400 Total	\$2,400	\$480	\$2,400	\$480
Gross Operating Income		\$178,048		\$189,804	
Expenses		\$52,598	29.05%	\$52,598	27.22%
Net Operating Income		\$125,449	\$25,090	\$137,206	\$27,441
Pre-Tax Cash Flow		\$125,449	4.73%	\$137,206	5.18%
Total Return Before Taxes		\$125,449	4.73%	\$137,206	5.18%

Pro Forma Annual Operating Expenses

	Pro Forma Estimates	% of Current SGI	Current	Per Unit	Market	Per Unit	% of SGI
Real Estate Taxes	1.1974% of Purchase Price	17.52%	\$31,731	\$6,346	\$31,731	\$6,346	16.42%
Insurance	\$1.30 Per SqFt	3.47%	\$6,291	\$1,258	\$6,291	\$1,258	3.26%
Landscaping/Grounds	\$480 Per Unit	1.33%	\$2,400	\$480	\$2,400	\$480	1.24%
Repairs & Maintenance	\$600 Per Unit	1.66%	\$3,000	\$600	\$3,000	\$600	1.55%
Utilities	\$877 Per Unit	2.42%	\$4,387	\$877	\$4,387	\$877	2.27%
Trash Removal	\$758 Per Unit	2.09%	\$3,790	\$758	\$3,790	\$758	1.96%
Reserves	\$200 Per Unit	0.55%	\$1,000	\$200	\$1,000	\$200	0.52%
Total Expenses		29.05%	\$52,598	\$10,520	\$52,598	\$10,520	27.22%
			<u>% of SGI</u>				
Non-controllable expenses: Taxes, Ins., Reserves			21.5%				
Total Expense without Taxes & Reserves			10.97%				

RENT ROLL


Unit Mix	Unit #	# of Units	Current Rent	Market Rent
2+2	1	1	\$5,500	\$5,500
2+1	2	1	\$2,450	\$2,650
2+1	3	1	\$2,400	\$2,650
2+1	4	1	\$2,350	\$2,650
2+1	5	1	\$2,390	\$2,650
Totals		5	\$15,090	\$16,100
Averages			\$3,018	\$3,220

SALES COMPARABLES

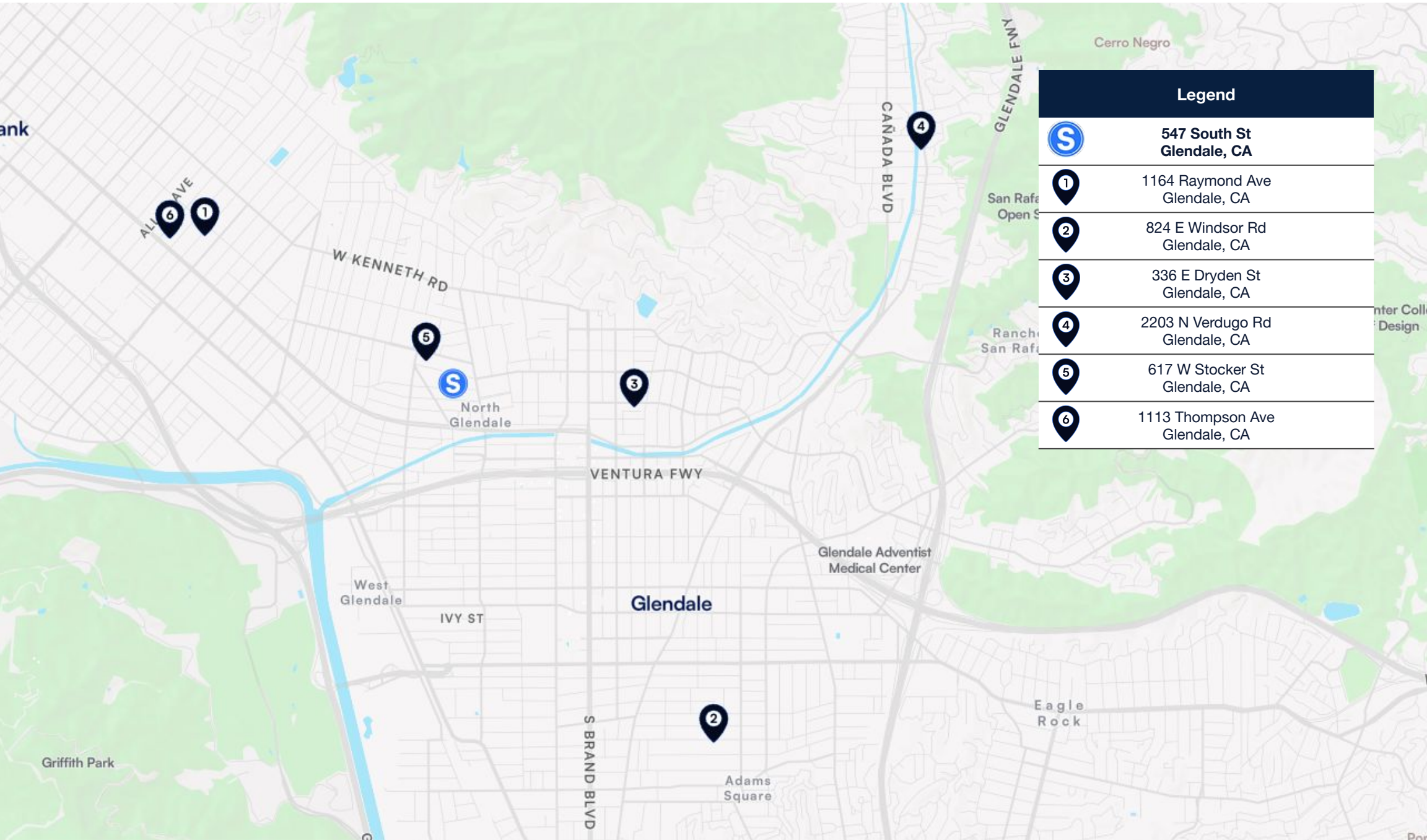
547 South Street
Glendale, CA 91202



SALES COMPARABLES

	Address	Zip	Sale Date	Sale Price	Price Per Unit	Price Per SF	Actual Cap Rate	GRM	Units	SF	Year Built	Studios	1-Beds	2-Beds	3-Beds
	547 South St Glendale, CA	91202	-	\$2,650,000	\$530,000	\$547.63	4.73%	14.63	5	4,839	1958	0	0	5	0
	1164 Raymond Ave Glendale, CA	91201	3/18/2025	\$2,100,000	\$420,000	\$407.29	4.89%	-	5	5,156	1964	0	5	0	0
	824 E Windsor Rd Glendale, CA	91205	9/30/2025	\$4,875,000	\$406,250	\$410.28	-	-	12	11,882	1976	12	0	0	0
	336 E Dryden St Glendale, CA	91207	9/9/2025	\$3,240,000	\$405,000	\$411.90	5.50%	13.25	8	7,866	1960	0	1	7	0
	2203 N Verdugo Rd Glendale, CA	91208	5/30/2025	\$2,375,000	\$395,833	\$397.96	4.32%	-	6	5,968	1962	0	2	2	2
	617 W Stocker St Glendale, CA	91202	2/20/2025	\$3,546,000	\$394,000	\$402.22	4.70%	14.84	9	8,816	1962	0	0	9	0
	1113 Thompson Ave Glendale, CA	91201	7/29/2025	\$3,100,000	\$387,500	\$367.30	-	16.83	8	8,440	1980	8	0	0	0
Averages					\$401,431	\$399.45	4.85%	14.97							

SALES COMPARABLES MAP





Legend	
	547 South St Glendale, CA
	1164 Raymond Ave Glendale, CA
	824 E Windsor Rd Glendale, CA
	336 E Dryden St Glendale, CA
	2203 N Verdugo Rd Glendale, CA
	617 W Stocker St Glendale, CA
	1113 Thompson Ave Glendale, CA

RENT COMPARABLES

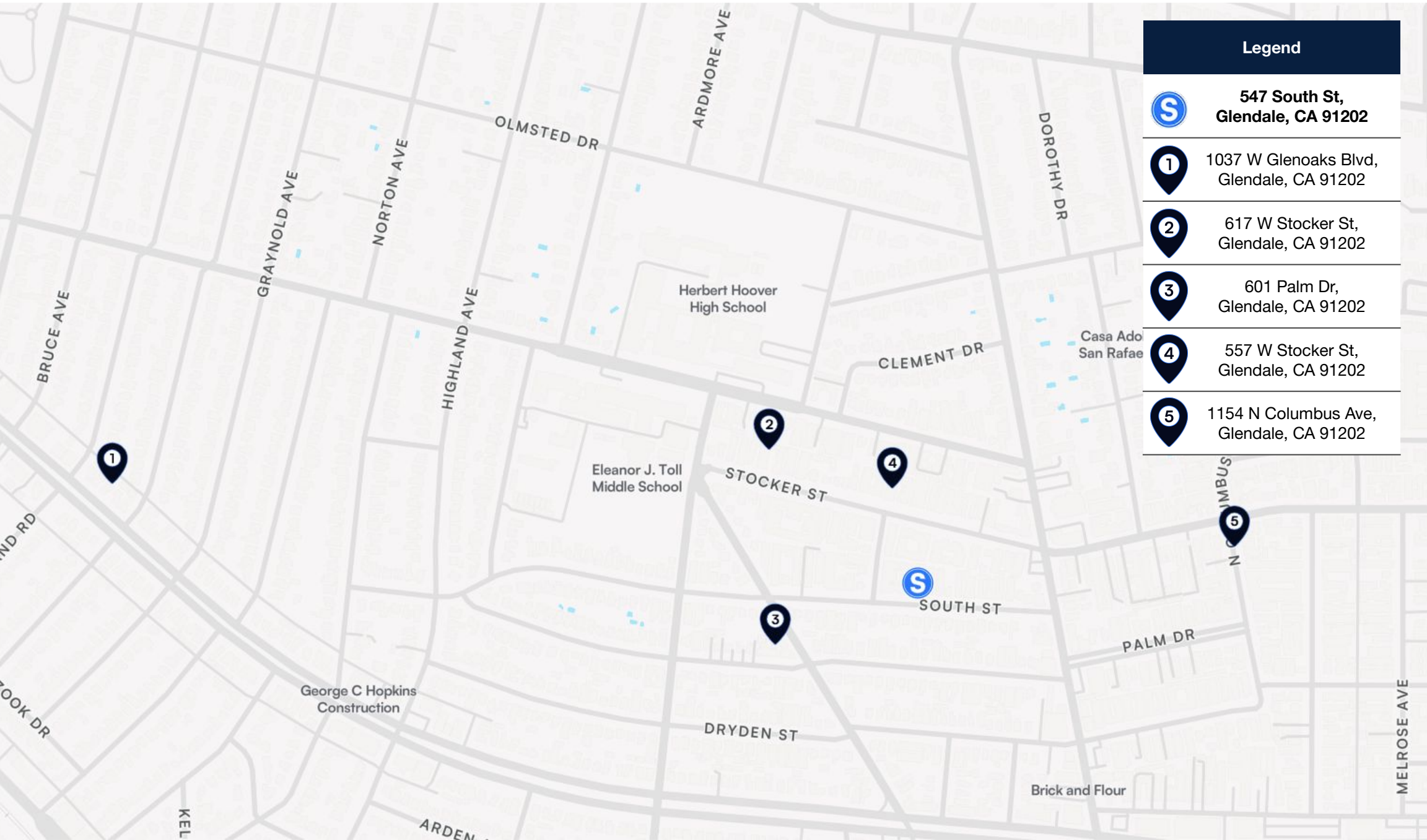
547 South Street
Glendale, CA 91202



2+1 RENT COMPARABLES

	Address	Units	Year Built	Unit Type	SF	Rent	Rent/SF
	547 South St, Glendale, CA 91202	5	1958	2+1	-	\$2,398	-
	1037 W Glenoaks Blvd, Glendale, CA 91202	4	1941	2+1	1,100	\$2,995	\$2.72
	617 W Stocker St, Glendale, CA 91202	9	1962	2+1	900	\$2,595	\$2.88
	601 Palm Dr, Glendale, CA 91202	27	1988	2+1	950	\$2,750	\$2.89
	557 W Stocker St, Glendale, CA 91202	12	1986	2+1	-	\$2,595	-
	1154 N Columbus Ave, Glendale, CA 91202	6	1955	2+1	987	\$2,675	\$2.71
	Averages	-	-	-	-	\$2,722	\$2.80

2+1 RENT COMPARABLES MAP

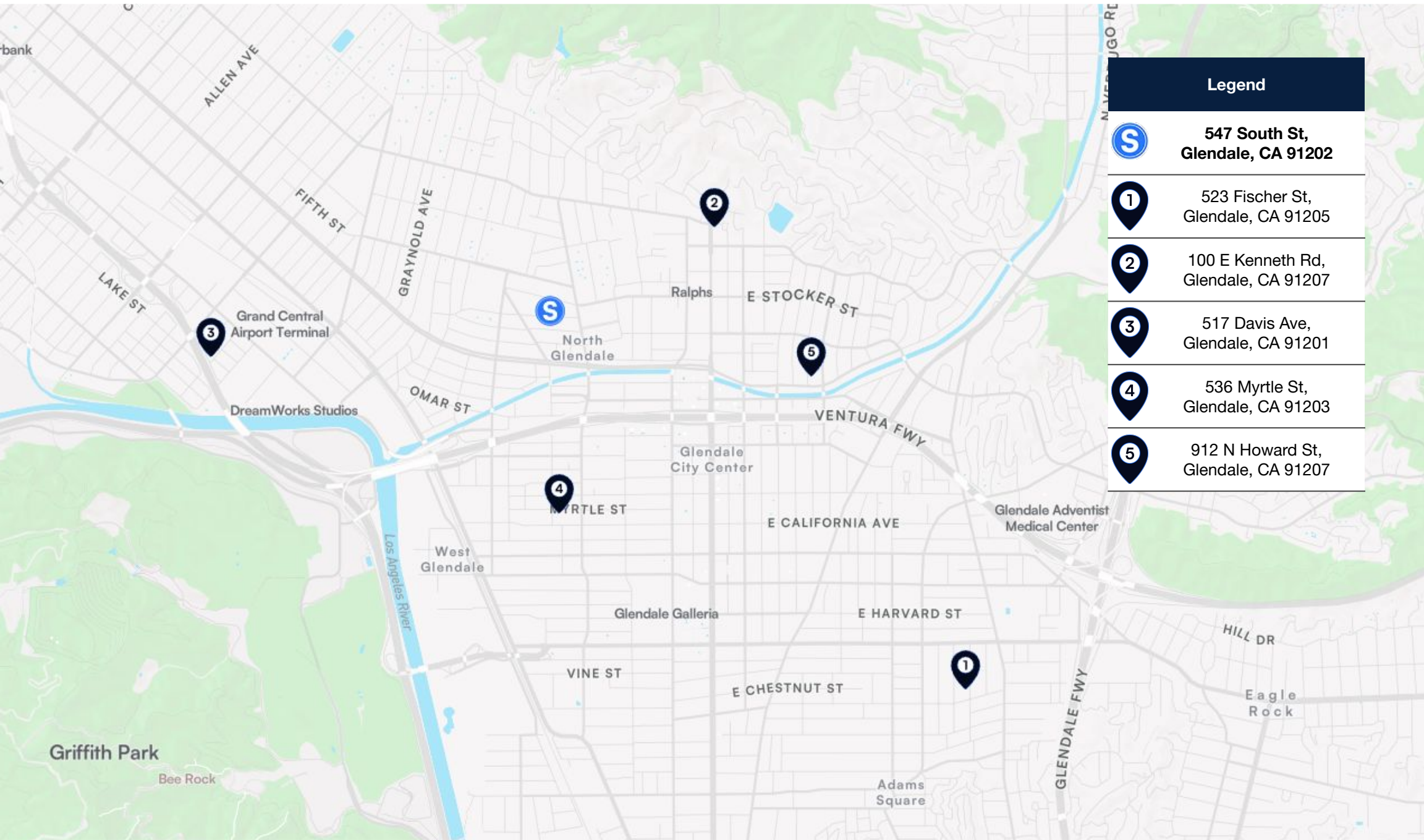


Legend	
	547 South St, Glendale, CA 91202
	1037 W Glenoaks Blvd, Glendale, CA 91202
	617 W Stocker St, Glendale, CA 91202
	601 Palm Dr, Glendale, CA 91202
	557 W Stocker St, Glendale, CA 91202
	1154 N Columbus Ave, Glendale, CA 91202

2+2 RENT COMPARABLES

	Address	Units	Year Built	Unit Type	SF	Rent	Rent/SF
	547 South St, Glendale, CA 91202	5	1958	2+2	-	\$5,500	-
	523 Fischer St, Glendale, CA 91205	7	1967	2+3	1,600	\$4,600	\$2.88
	100 E Kenneth Rd, Glendale, CA 91207	1	1952	2+4	1,510	\$6,700	\$4.44
	517 Davis Ave, Glendale, CA 91201	2	1937	2+1	1,750	\$6,800	\$3.89
	536 Myrtle St, Glendale, CA 91203	2	1938	2+2	1,362	\$4,800	\$3.52
	912 N Howard St, Glendale, CA 91207	2	1927	2+2	1,295	\$4,500	\$3.47
	Averages	-	-	-	-	\$5,480	\$3.64

2+2 RENT COMPARABLES MAP



Legend

- S** 547 South St, Glendale, CA 91202
- 1** 523 Fischer St, Glendale, CA 91205
- 2** 100 E Kenneth Rd, Glendale, CA 91207
- 3** 517 Davis Ave, Glendale, CA 91201
- 4** 536 Myrtle St, Glendale, CA 91203
- 5** 912 N Howard St, Glendale, CA 91207

Market Overview

547 South Street
Glendale, CA 91202



GLENDALE, CA

192,270

Total Population

\$84,262

Median HH Income

72,573

of Households

35.2%

Homeownership Rate

92,437

Employed Population

41.4

Median Age

\$1.04M

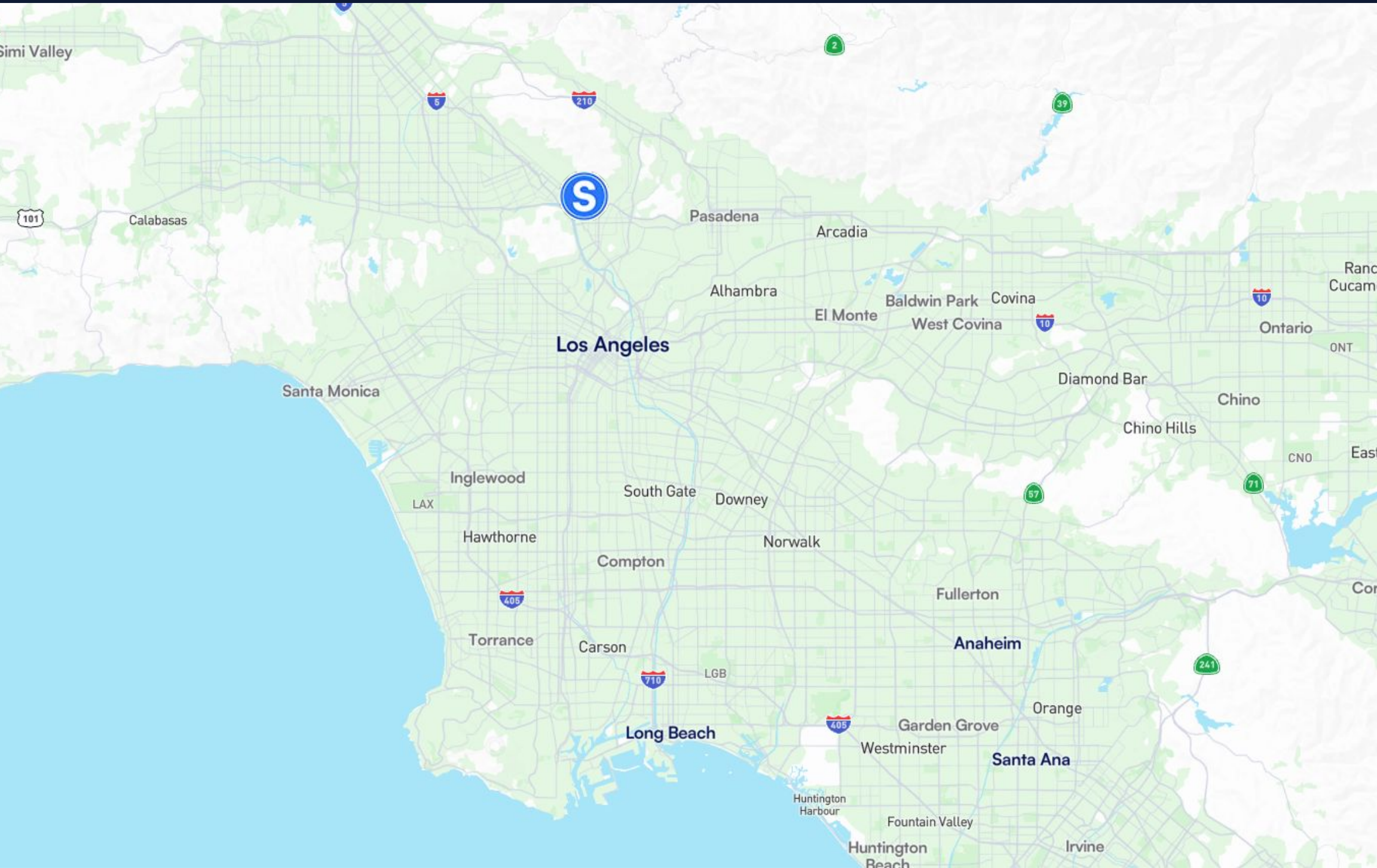
Median Property Value

Local Market Overview

Glendale is a premier residential community located in Los Angeles County, positioned between the Verdugo Mountains and the San Fernando Valley. The city benefits from its proximity to major employment centers including Downtown Los Angeles, Burbank, and Pasadena, allowing residents convenient access to some of Southern California's largest economic hubs. Glendale's highly educated workforce, diverse population, and established residential neighborhoods have made it one of the most desirable rental markets in the greater Los Angeles region. Strong housing demand is supported by limited land availability, high homeownership costs, and continued population density within the broader metropolitan area.

The city offers a mix of urban amenities and suburban living, with walkable retail districts, prominent regional shopping destinations, and access to outdoor recreation in the surrounding foothills. Glendale's housing stock is largely multifamily and renter-oriented due to the high cost of single-family ownership across Los Angeles County. With median home values exceeding \$1 million and strong household incomes, the local rental market remains supported by professionals seeking high-quality housing within commuting distance of major employment nodes. These dynamics continue to drive stable occupancy levels and consistent rental demand across the city's multifamily inventory.

REGIONAL MAP



Los Angeles, CA

Greater Los Angeles stands as a dynamic economic and cultural hub, with an estimated 2024 population of over 9,757,000—up more than 26,000 from 2023—driven by international migration and a recovering job market attracting younger, urban-oriented professionals. Los Angeles' continued draw as a global gateway underscores its appeal for long-term residence and investment.

The metro shows significant economic scale, with a 2024 median household income of about \$91,000, rising steadily on the strength of high-wage industries like tech, healthcare, and entertainment. While housing affordability is a challenge, high incomes and wealth concentration sustain consumer spending and housing demand, making the diverse market resilient for developers and investors.

Total Population

3,770,958

Annual Visitors

50 Million

Tourism Economic Impact

\$157.3 Billion

GDP

\$1.29+ Trillion



Transportation

The Ports of Los Angeles and Long Beach form the largest container port complex in the Western Hemisphere, processing over 10 million TEUs in 2024, including 743,417 containers in the latest monthly count. Serving as the main entry point for goods from Asia—especially China, at about 40% of total volume—the ports anchor one of the nation’s largest logistics and warehousing hubs, supporting over 1 million regional jobs.

Once goods arrive, they move quickly across North America via extensive air, rail, and road networks. Los Angeles International Airport, one of the world’s busiest, handled over 75 million passengers and 2.7 million metric tons of cargo in 2023, ranking among the top five U.S. freight airports.



Port Cargo Volume
10.3 million TEUs



Airport Economic Impact
\$126.6 Billion



Logistics Employment
205,700



Annual Ridership
76.59 million

The freeway system—including I-5, I-10, I-405, and US-101—links Southern California to major West Coast and national corridors, supporting both commuting and long-haul trucking. Public transit is expanding, with the Los Angeles Metro operating over 100 miles of rail lines and upcoming projects like the D Line Extension and Inglewood Transit Connector, while Metrolink connects the city to surrounding counties, boosting regional workforce mobility.



Sports & Entertainment

Los Angeles offers one of the most vibrant and globally recognized entertainment ecosystems in the world, blending film, music, art, cuisine, and nightlife. The city welcomed over 49 million visitors in 2023, Los Angeles'

vast entertainment scene supports its massive tourism sector and attracts a young, experience-driven population, fueling long-term rental demand and urban development in cultural hotspots.



NFL | Rams & Chargers
SoFi Stadium



NBA | Lakers & Clippers
Crypto.com Arena & Intuit Dome



NHL | Kings
Crypto.com Arena



MLB | Dodgers
Largest Stadium in MLB



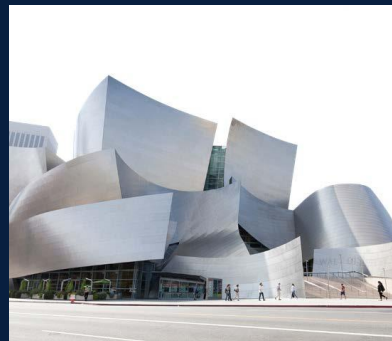
MLS | LAFC & LA Galaxy
BMO Stadium & Dignity Health Sports Park



UCLA & USC
Top Programs in the Pac-12



Studios
Warner Bros., Paramount, Disney, & Universal



Performing Arts
Hollywood Bowl, Walt Disney Concert Hall, & Pantages Theatre



Museums
The Getty Center, LACMA, & The Broad



Amusement Parks
Universal Studios, Disneyland, & Knott's Berry Farm

Seasonal Tourism & Cultural Events



Rose Bowl Game
1 Million Visitors Annually



Oscars & Emmys
\$225 Million Economic Impact



Music Festivals
420,000+ Attendees in 2025



Beaches
50 Million Visitors Annually



LA County Fair
1 Million Visitors Annually



Holiday Events
CicLAvia, Nisei Week, &
Griffith Park Holiday Lights

Confidentiality Agreement & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 547 South Street Glendale, CA 91202 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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