BNBCalc

RENTAL PROPERTY
ANALYSIS REPORT

5807 BURWOOD AVE.
LOS ANGELES CA 90042

This report provides an in-depth comparison of **5807 BURWOOD AVE. LOS ANGELES CA 90042** and other properties in the area. Powered by RentRange®, this report gives you valuable insight for discerning investment property analysis.

RENTRANGE ESTIMATE

$ 2750

CONFIDENCE SCORE

88 %

EST PROPERTY VACANCY RATE

3.88 %

SUBJECT PROPERTY DETAILS

TYPE
Single Family

YEAR BUILT
1923

SQ/FT
1800

SQ/FT LOT
4647

BEDS
1

BATHS
1.0

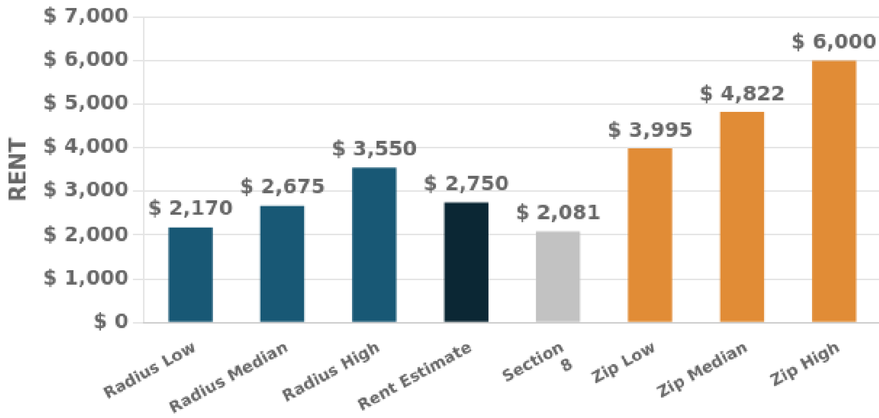
RADIUS SEARCHED
1.4 mi.

 # OF COMPS
6

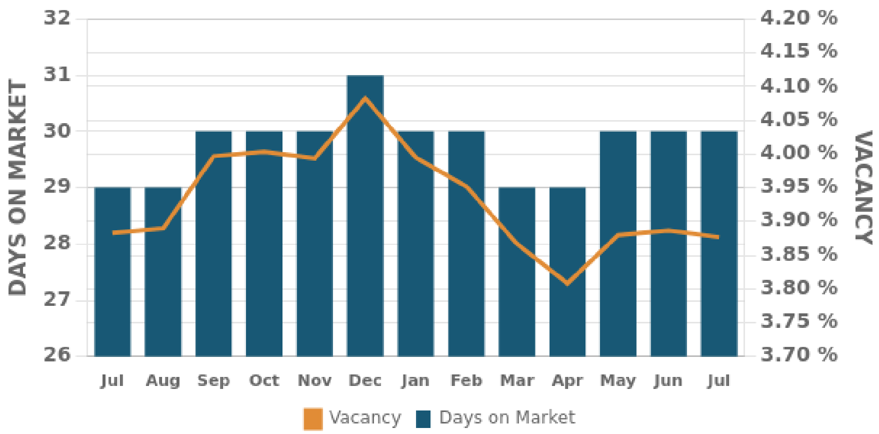
GLA SQ/FT VS COMPS
SMALLER THAN 0 %

Report Date: 09/06/2025 **Versions:** R34.A3

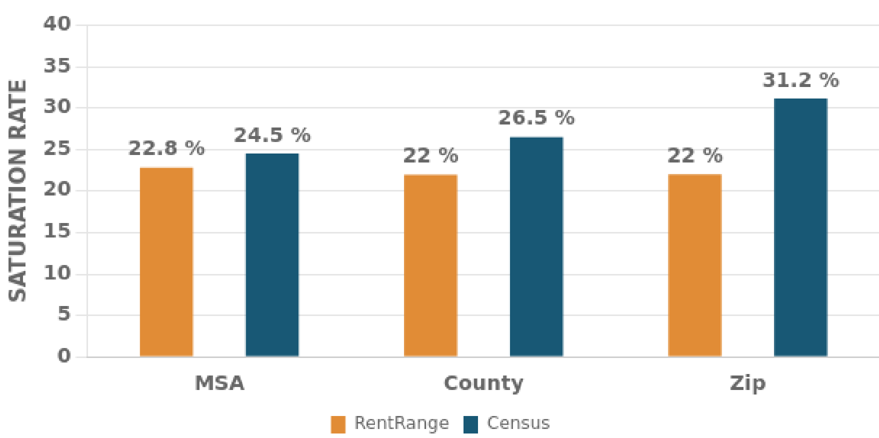
RENTAL BENCHMARKS



DAYS ON MARKET VS VACANCY IN COUNTY



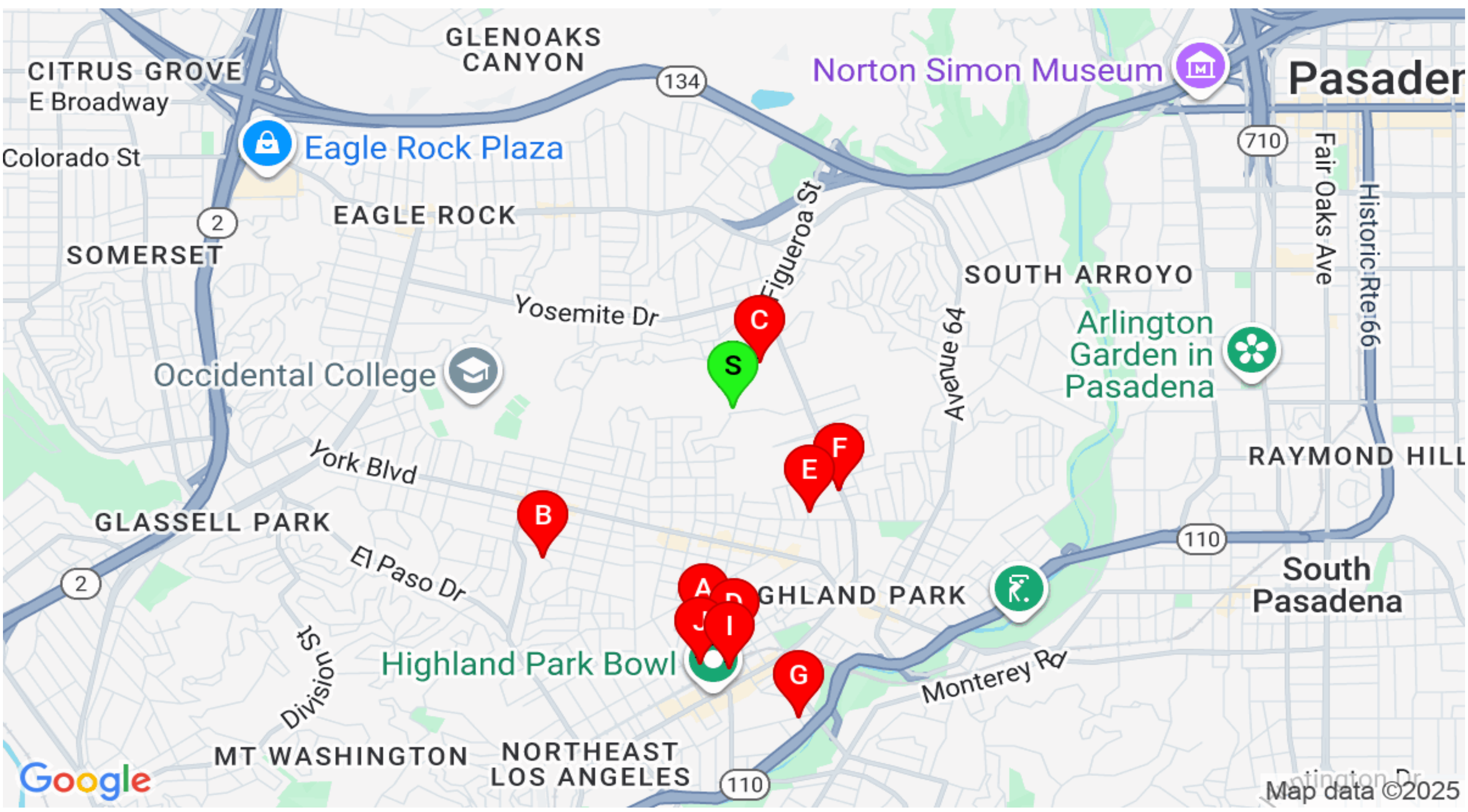
RENTAL SATURATION BENCHMARKS



COMPARABLE FOR-RENT PROPERTIES

5807 BURWOOD AVE.
LOS ANGELES CA 90042

	SQ/FT	Bed	Bath	Year Built	Dist	Type	Rent
A: 342 N AVENUE 57 LOS ANGELES CA 90042	576	1	1	1921	0.97 mi.	Single Family	$ 2,399
B: 1071 NORTH AVENUE 51 # 1/2 LOS ANGELES CA 90042	601	1	1	1936	1.0 mi.	Single Family	$ 2,650
C: 5933 1/2 TIPTON WAY LOS ANGELES CA 90042	600	1	1	1947	0.22 mi.	Single Family	$ 2,100
D: 234 N AVENUE 59 LOS ANGELES CA 90042	716	1	1	2023	1.03 mi.	Single Family	$ 2,300
E: 510 NEVA PL LOS ANGELES CA 90042	719	1	1.5	1947	0.55 mi.	Single Family	$ 3,000
F: 6607 N FIGUEROA ST APT 8 LOS ANGELES CA 90042	686.298	1	1	1963	0.56 mi.	Apartment	$ 2,295
G: 5952 BENNER ST APT 3 LOS ANGELES CA 90042	666.422	1	1	1959	1.36 mi.	Apartment	$ 2,195
H: 6607 N FIGUEROA ST APT 7 LOS ANGELES CA 90042	625	1	1	1963	0.56 mi.	Apartment	$ 1,995
I: 5800 MARMION WAY LOS ANGELES CA 90042	700	1	1	1947	1.12 mi.	Apartment	$ 2,495
J: 226 N AVENUE 57 LOS ANGELES CA 90042	800	1	1	1989	1.11 mi.	Apartment	$ 2,350



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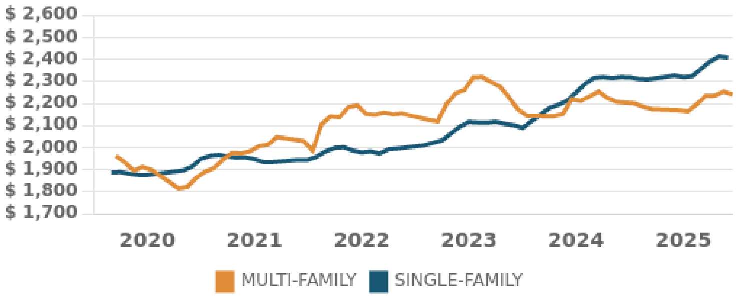
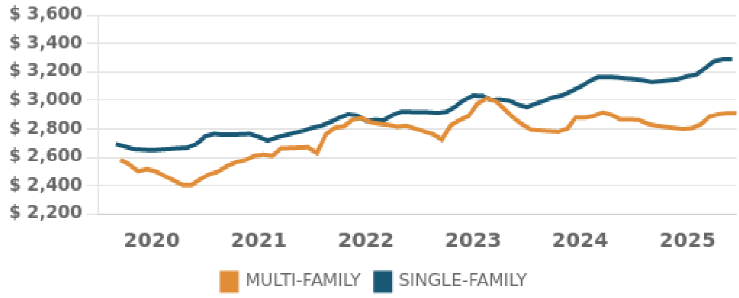
COUNTY RENT TRENDS BY BEDROOM & TYPE

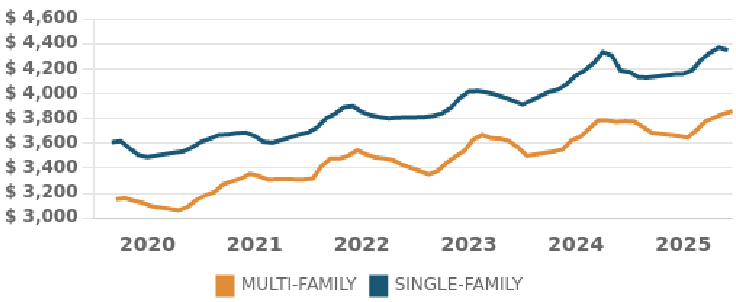
1BD RENTAL TRENDS IN COUNTY



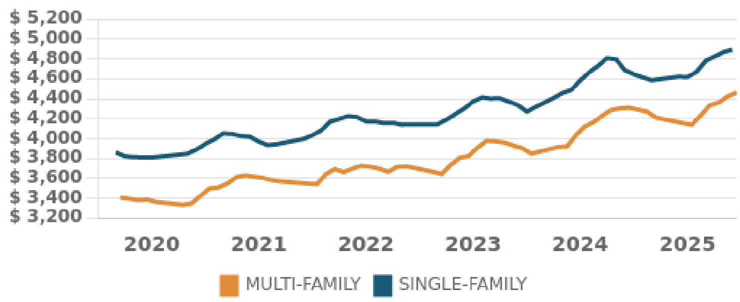
2BD RENTAL TRENDS IN COUNTY



3BD RENTAL TRENDS IN COUNTY



4BD RENTAL TRENDS IN COUNTY



MEDIAN HOUSING RENTAL RATES IN LOS ANGELES, CA

TYPE	MEDIAN RENT	SECTION 8	AVG SQFT	$/SQFT
1BD SINGLE-FAMILY in LOS ANGELES	$ 2,381	$ 2081	668	$ 2.18
1BD MULTI-FAMILY in LOS ANGELES	$ 2,222	$ 2081	782	$ 2.44
2BD SINGLE-FAMILY in LOS ANGELES	$ 3,372	$ 2625	1,018	$ 2.48
2BD MULTI-FAMILY in LOS ANGELES	$ 3,013	$ 2625	981	$ 2.55
3BD SINGLE-FAMILY in LOS ANGELES	$ 4,782	$ 3335	1,513	$ 2.26
3BD MULTI-FAMILY in LOS ANGELES	$ 4,083	$ 3335	1,415	$ 2.22
4BD SINGLE-FAMILY in LOS ANGELES	$ 5,092	$ 3698	1,970	$ 1.92
4BD MULTI-FAMILY in LOS ANGELES	$ 4,394	$ 3698	1,876	$ 1.64

AREA GROSS YIELD & RENTAL TRENDS

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GROSS YIELD PERCENTAGES OF 10 NEAREST ZIP CODES

ZIP CODES	GROSS YIELD %	MEDIAN RENT
90042	5.12 %	$ 4,822
90041	4.55 %	$ 4,914
91030	3.62 %	$ 4,828
90065	5.13 %	$ 4,892
90032	5.72 %	$ 4,030
91105	4.28 %	$ 4,694
90031	5.21 %	$ 4,301
91205	5.56 %	$ 4,514
91801	5.27 %	$ 4,081
90039	5.12 %	$ 5,277

RENTAL TREND SUMMARY

TYPE	1 MONTH CHANGE	3 MONTH CHANGE	12 MONTH CHANGE
Zip Code 90042	$ 51 ↑	$ 427 ↑	$ 175 ↑
City of LOS ANGELES	$ 56 ↑	$ 223 ↑	$ 244 ↑
County of LOS ANGELES	$ -21 ↓	$ 78 ↑	$ 16 ↑
State of CA	$ 32 ↑	$ 189 ↑	$ 84 ↑

Data Sources

Rental comparables are collected from a national network of strategic resources that include but are not limited to: rental data aggregators, residential property managers, real estate investment enterprises, real estate technology providers and MLSs. We do not deploy screen-scrapers or bots to acquire protected or copyrighted data from the web. Our information is acquired in accordance with the resources terms of use and/or through licensed data-usage agreements.

DATA DICTIONARY

5807 BURWOOD AVE.
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CENSUS COUNTRY SATURATION	Estimated percentage of renter-occupied units versus owner-occupied units as reported by U.S. Census / American Community Survey within the geography searched. Census estimates rental saturation for 1-4 unit properties and rental saturation for 5+ unit properties. The most recent Census data is from at least 21 months ago.
CONFIDENCE SCORE	The confidence score of a valuation is derived from FSD (Forecast Standard Deviation) and indicates the level of accuracy in the AVM estimate. For example, suppose the rent AVM estimate is $1,000 and the corresponding confidence score is 95. In that case, there is a 68 percent probability that the actual market rent will fall between +/-5 percent around the rent AVM estimate, i.e. between $950 and $1,050. The higher the confidence score, the smaller the prediction error and the more confidence we have in the rent AVM estimate.
CUSTOM COUNTY SATURATION	Estimated percentage of renter-occupied units versus owner-occupied units as reported by RentRange within the geography searched. RentRange estimates rental saturation for single-family detached properties only.
CUSTOM COUNTY VACANCY	Estimated vacancy rate as reported by RentRange uses both public and proprietary information within the geography searched. Custom vacancy is for either single-family detached or multi-family depending on the report type.
DAYS ON MARKET	Days on market measures the average number of days the property has been listed for rent in that geography.
DAYS ON MARKET VS. VACANCY CHART IN COUNTY	Left Y axis shows days on market represented by bars, the right Y axis and curve line represent vacancy rate in the given county.
ESTIMATED PROPERTY VACANCY	RentRange's Estimated Property Vacancy is built from our proprietary aggregated analysis of geographic and property specific trends in each subject property's local area.
GROSS LIVING AREA (GLA)	Gross Living Area (GLA)is the total area of finished, above-grade residential space. It is calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. Finished basements and unfinished attic areas are not included in total gross living area.
GROSS YIELD	Gross yield is calculated by dividing the total annual projected gross income by the total property price. Gross yield = gross income / total property price
HIGH/LOW RADIUS RENT	Rent amount for the top and bottom tenth percentiles in the radius searched for either the single-family detached or multi-family properties.
MEDIAN RADIUS RENT	Median rent amount for all matching comparable rentals within the radius searched.

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METROPOLITAN STATISTICAL AREA (MSA)	Metropolitan statistical areas are geographic entities delineated by the Office of Management and Budget (OMB)for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics. A metro area contains a core urban area of 50,000 or more population. Each metro area consists of one or more counties and includes the counties containing the core urban area, as well as any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) with the urban core. Source:http://www.census.gov/population/metro.
MULTI-FAMILY	Includes apartments, condominiums, townhomes, duplexes, triplexes, and quadruplexes.
PRICE & RENT TREND IN COUNTY	The left Y axis represents average asking home price in the county, the right Y axis represents asking rent amount, and the X axis details the year for the subject property type and number of bedrooms.
PROPERTY TYPE	If not specified, rental rates for single-family detached homes will be returned.
RADIUS SEARCHED	The distance in 0.5 mile increments of the search radius to return a statistically significant number of comparable rental properties.
RENTRANGE RENTAL ESTIMATE	RentRangeÂ® Rental Estimate for the subject property using our proprietary algorithm. The Rental Estimate assumes that the property is in average condition compared to the condition of the properties in the radius searched.
SECTION 8	County-level Section 8 rental amount for the number of bedrooms, provided by Housing & Urban Development (HUD).
SINGLE-FAMILY	Stand alone single-family home.