

CORNER COMMERCIAL/OFFICE/RESTAURANT BUILDING

OWNER USER/INVESTOR

FOR SALE

\$3,200,000.00

10,398* +/- SQ.FT. BUILDING ON 15,431+/- SQ.FT. OF LAND



Price Reduction!!

13363 Saticoy Street, North Hollywood, CA 91605

(Between Woodman and Coldwater)

FOR MORE INFORMATION CALL:

Howard Bass

818/343-3000

* Buyer to Verify

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

PROPERTY INFORMATION SHEET

LOCATION: 13363 Saticoy Street
North Hollywood, CA 91605
(N.E.C Saticoy Street & Varna)

BUILDING: *10,398 +/- square feet

YEAR BUILT: 1986

LOT SIZE: 15,431 +/- square feet

APN #: 2303-006-044

RENTAL INCOME: See attached rental statement

SALE PRICE: \$3,200,000.00

TERMS: Cash, cash to a new loan

COMMENTS: This ideal Owner-User/Investor property opportunity has a substantial income and good upside. It is a modern corner commercial office building with excellent exposure on Saticoy Street which provides good parking .

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13363 Saticoy Street
North Hollywood, CA 91605

<u>Unit #</u>	<u>Approx Sq. Footage</u>	<u>Rent MG</u>	<u>Rent P.S.F.</u>	<u>Lease Expiration Date</u>
101 - Home Health	1,386'	\$2,295.00	\$1.66	Month to Month
102 - Restaurant	939'	\$1,818.78	\$1.94	Month to Month
103 - Home Health	411'	\$520.00	\$1.27	1/24 w/ 5 Year Option
103A - Home Health	411'	\$520.00	\$1.27	1/24 w/ 5 Year Option
104 - Recording Studio	1,178'	\$1,100.00	\$0.93	Month to Month
105 - Shipping	676'	\$800.00	\$1.18	Month to Month
105A - T-Mobile	100'	\$1,453.00	*\$14.53	1/24 w/ 5 Year Option
106 - Construction Office	315'	\$488.00	\$1.55	1/24 w/ 5 Year Option
106A - Home Health	315'	\$488.00	\$1.55	1/24 w/ 5 Year Option
106B - Home Health	315'	\$488.00	\$1.55	1/24 w/ 5 Year Option
201 - *Construction Office	950'	\$728.00	\$0.77	1/24 w/ 5 Year Option
202 - Construction Office	802'	\$1,040.00	\$1.30	1/24 w/ 5 Year Option
203 - *Construction Office	663'	\$725.00	\$1.09	1/24 w/ 5 Year Option
204 - Dental Lab	1,011'	\$1,343.00	\$1.33	Month to Month

9,471'

\$13,806.78

\$1.34 Avg.

*Not included in Rent PSF

Actual (well below market)

\$13,806.78 Monthly

\$165,681.36 Annually

Projected @ \$1.71 psf (below market)

\$18,553.00 Monthly

\$222,636.00 Potential Gross Income Annually

Expenses

Taxes @ \$3.75 mil	\$46,875.00
Insurance	\$ 3,200.00
Maintenance	\$ 6,878.00
Mgt. @ 4.44%	\$ 7,068.00
Trash	\$ 3,500.00
Common Area DWP	<u>\$ 5,700.00</u>
	\$73,221.00

Net Income: \$92,460.36 @ 2.9% CAP Rate

Price: \$3,200,000.00

Potential Net Income: \$149,415.00 @ 4.7% CAP Rate

FOR MORE INFORMATION CALL:

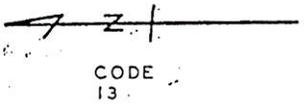
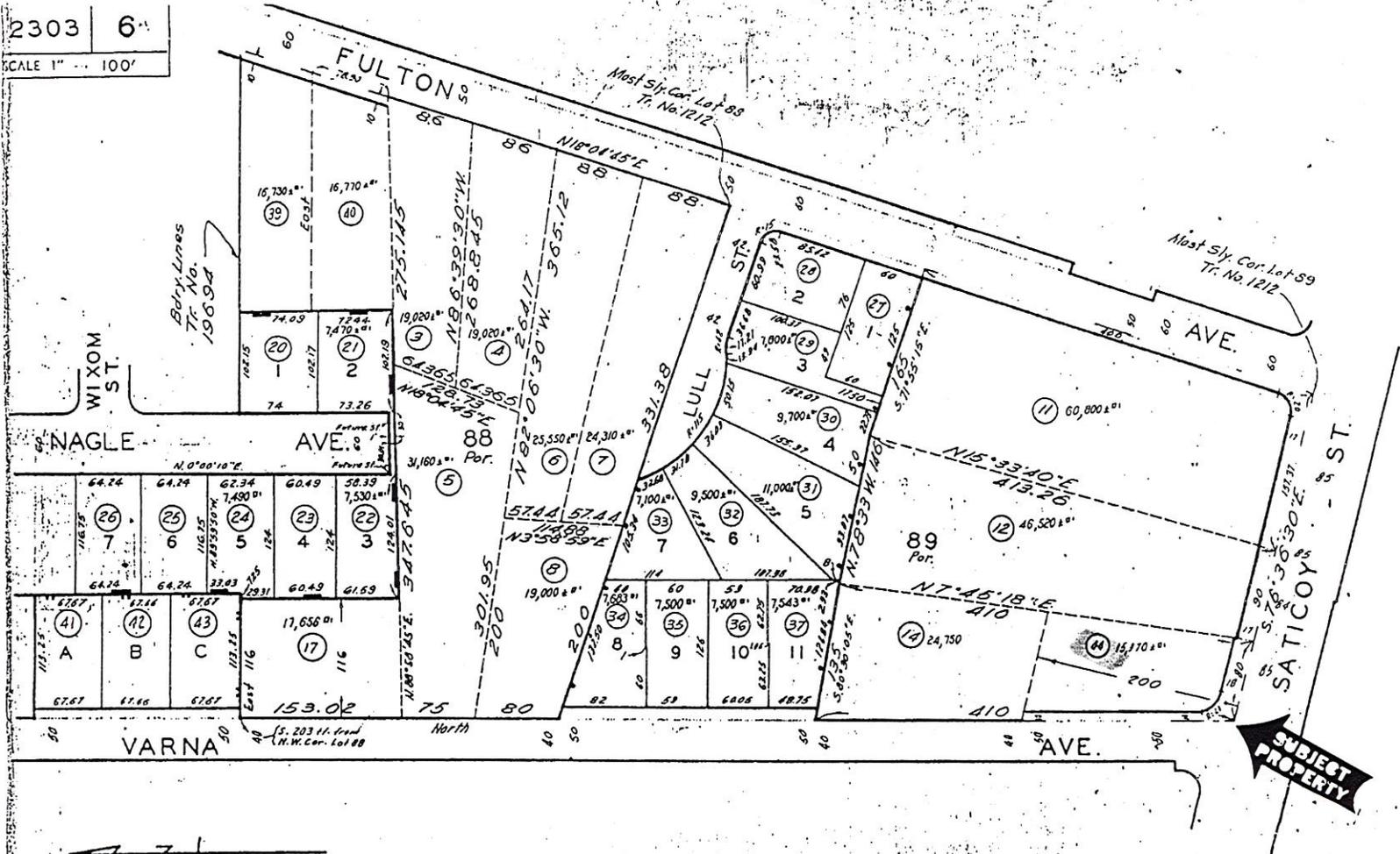
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2303 6"
SCALE 1" = 100'

REVISOR
10-8-64 10-15-64
3-8-65 7-2-51
8-19-65 7-27-51
6702 LL 3-8-64
671201516
671207
721013403
730105418
730612402
780320753
821107901
86505098



TRACT NO. 1212
M. B. 18-126-127

TRACT NO. 2369
M. B. 653-53-54

TRACT NO. 19926
M. B. 748-99-100

PARCEL MAP
P. M. 91-22-23

FOR PREV. ASSMT. SEE: 1482-18

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.