

VAN NUYS "TWO-TENANT" RETAIL PROPERTY FOR SALE \$950,000.00

2,760* +/- SQ. FT. OF BUILDING ON 3,345* +/- SQ. FT. OF LAND



6411-13 VAN NUYS BOULEVARD, VAN NUYS, CA 91401

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

(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.

“PRIME” VAN NUYS TWO (2) UNIT RETAIL BUILDING FOR SALE

| | |
|------------------------------|---|
| LOCATION: | 6411-13 Van Nuys Boulevard Van Nuys, Ca 91401 (Just off the NWC of Van Nuys Blvd. & Victory Blvd.) |
| TENANCY: | See attached rent roll |
| BLDG. & LOT SIZE: | 2,760* +/- square feet of building on 3,345* +/- square feet of land (2 parcels) |
| A.P.N. #: | 2236-023-004 & 005 |
| PRICE & TERMS: | \$950,000.00 (Cash, cash to a new loan) |
| ZONING/YEAR BUILT: | LA-C2 – 1L* - 1926* |
| SIGNAGE: | Excellent visibility along with individual tenant signage |
| COMMENTS: | This sale offers an opportunity to purchase a well-located property in “PRIME” Van Nuys. Just down the street from the Civic Center in Downtown Van Nuys. Tremendous upside for the astute investor or Owner-User!! |

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

(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.

6411-13 Van Nuys Blvd, Van Nuys, CA

| <u>Tenant</u> | <u>Rent</u> | <u>Size</u> | <u>Rent PSF</u> | <u>Lease Exp Date</u> |
|------------------------|--------------------|-------------|-----------------|-----------------------|
| 6411 – Mirna’s Bridal | \$3,000.00* | 1,800’ | \$1.67* | month to month |
| 6413 – Mercy’s Fashion | <u>\$1,700.00*</u> | <u>960’</u> | \$1.77* | month to month |
| | \$4,700.00 | 2,760’** | | |

\$4,700.00 monthly

\$56,400.00 annually

Expenses:

| | |
|-----------------|-------------------|
| Taxes @\$950k | \$11,875.00 |
| Insurance | \$2,500.00 |
| Repairs & Maint | <u>\$2,000.00</u> |
| | \$16,375.00 |

Net Income: \$40,025.00 @ 4.2% cap rate*

Price: \$950,000.00

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

(818) 343-3000

*Market rents are in the \$2.00 NNN range. At \$2.00 NNN the cap rate is 7.0%.

**Buyer to Verify

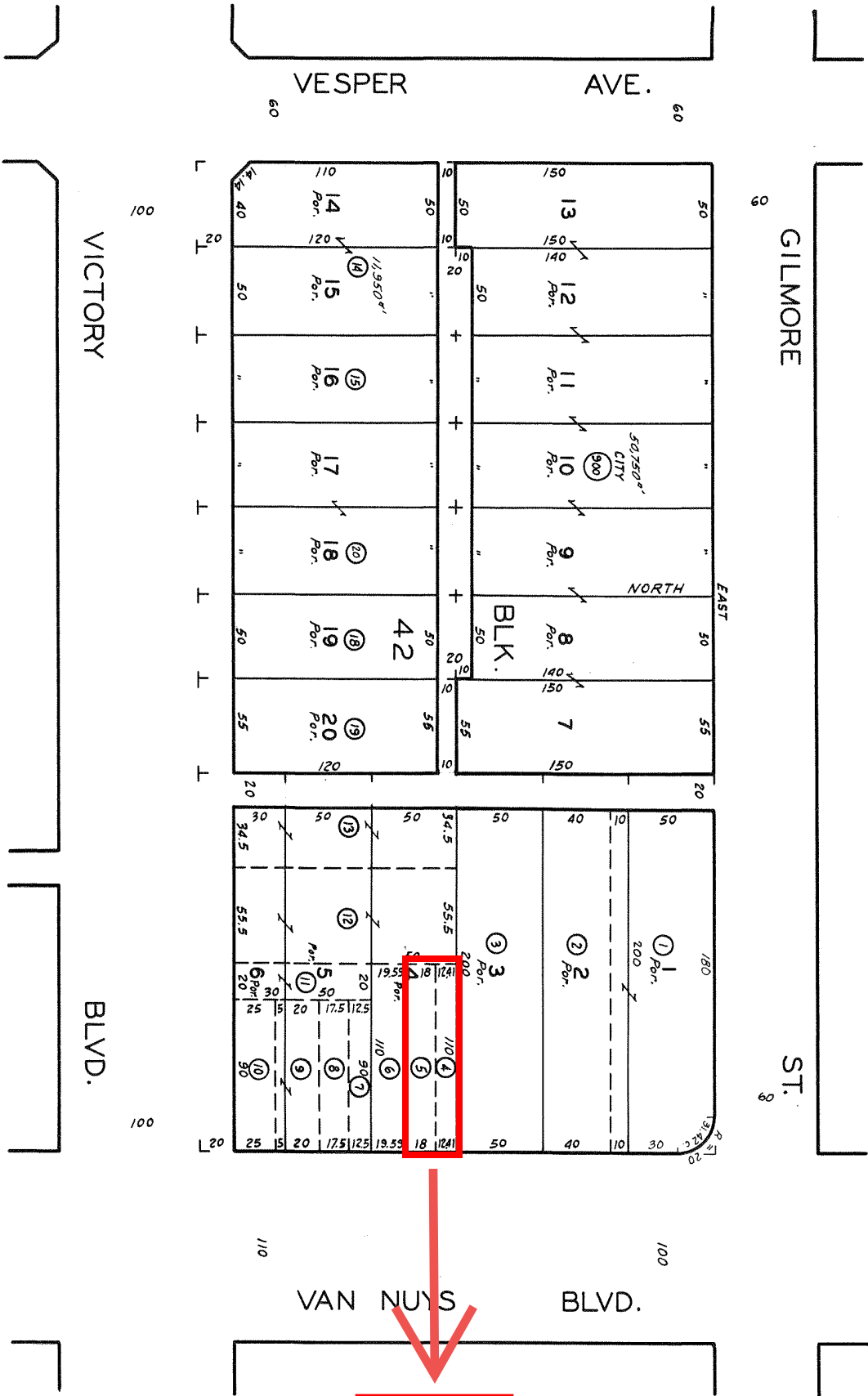
The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

6411-13 VAN NUYS BOULEVARD, VAN NUYS, CA 91401

CODE
13



FOR PREV. ASSM'T. SEE: 234 - 207



TRACT NO. 1200
M.B. 19 - 35

VICTORY

BLVD.

VESPER AVE.

GILMORE

ST.

VAN NUYS BLVD.

SITE