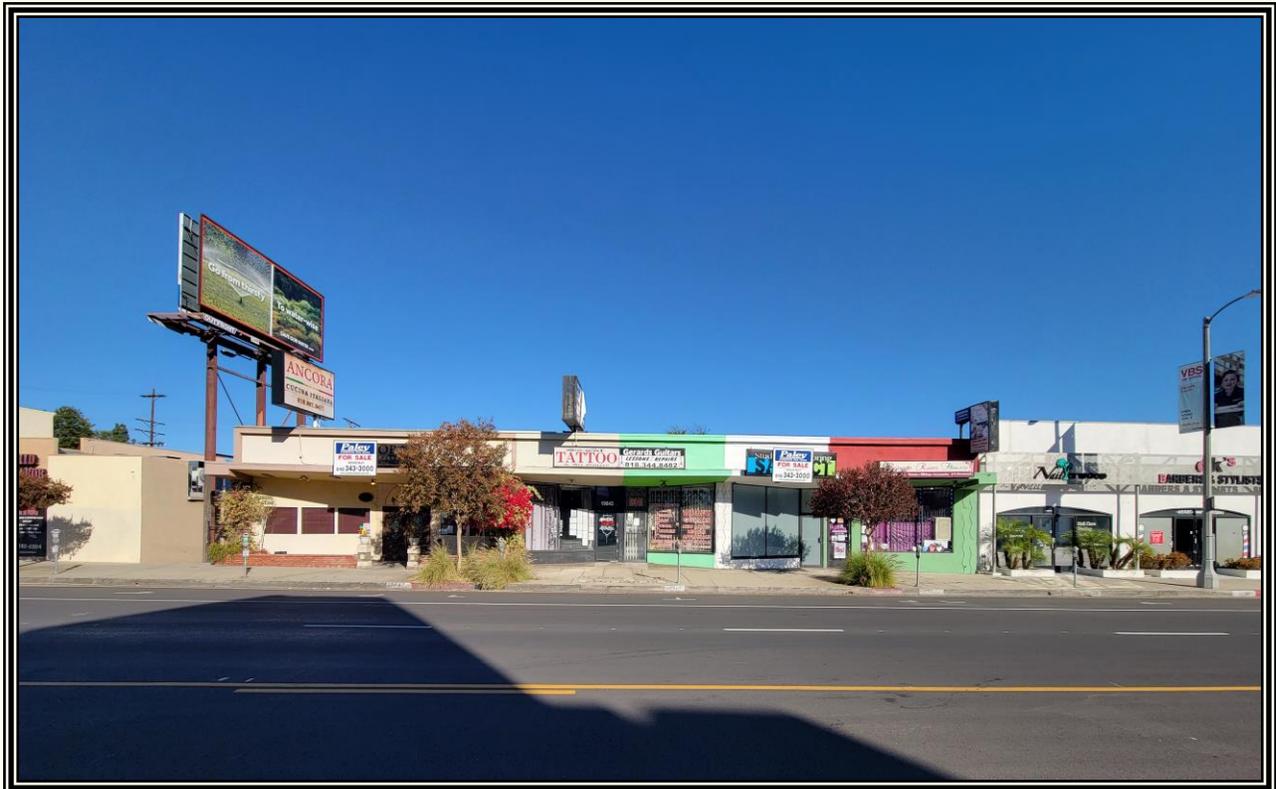


PRIME TARZANA RESTAURANT/RETAIL BUILDING FOR SALE \$3,100,000.00

5,760* +/- SQ. FT. OF BUILDING ON 14,497* +/- SQ. FT. OF LAND



19637-47 VENTURA BOULEVARD, TARZANA, CA 91356

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” TARZANA RESTAURANT/RETAIL BUILDING FOR SALE

LOCATION:	19637-47 Ventura Boulevard Tarzana, Ca 91356 (Just East of Corbin Avenue)
TENANCY:	See attached rent roll
BLDG. & LOT SIZE:	5,760* +/- sq. ft. of building & 14,497* +/- sq. ft. of land
A.P.N. #:	2164-013-032
PRICE & TERMS:	\$3,100,000.00 (Cash, cash to a new loan)
ZONING/YEAR BUILT:	LA-C2-IVLD* - 1963*
PARKING:	Twenty (20) parking spots onsite in rear lot in addition to ample street parking available
SIGNAGE:	Excellent existing signage
COMMENTS:	This sale offers an opportunity to purchase a Multi-Tenant retail property on prime Ventura Boulevard!!! Investor or Owner-User opportunity as all leases are short term!!! Vacant Restaurant space also available!!

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19637-47 Ventura Blvd, Tarzana, CA 91356

<u>Unit #</u>	<u>Tenant</u>	<u>SqFt</u>	<u>Rent Now</u>	<u>Rent PSF</u>	<u>Market</u>	<u>Term</u>
19637	Flower	1,200'	\$2,600.00	\$2.17 mg	\$2.75 NNN	11/23*
19639	Retail/Office	900'	\$0.00	\$0.00	\$2.75 NNN	vacant
19641	Guitar	900'	\$1,250.00	\$1.39 mg	\$2.75 NNN	mo-mo
19643	Tattoo	900'	\$1,850.00	\$2.05 mg	\$2.75 NNN	mo-mo
19645-47	Restaurant	<u>1,850'</u> 5,750'***	<u>\$0.00</u> \$5,700.00	\$0.00	\$3.75 NNN	vacant

Current

\$5,700.00 monthly

\$68,400.00 annually

Expenses:

Taxes @ \$3.1k \$38,750.00
 Insurance \$3,250.00
 Repairs & Maint \$3,000.00
 \$45,000.00

Projected

\$17,662.50 monthly

\$211,950.00 annually

Expenses:

Taxes: NNN
 Insurance: NNN
 Repairs & Maint NNN
 \$0.00

Current NOI: \$23,400.00

Projected NOI: \$211,950.00 @ 6.84% cap rate

Price: \$3,100,000.00

*Lessee has one, one (1) year option @ \$2,700 per month

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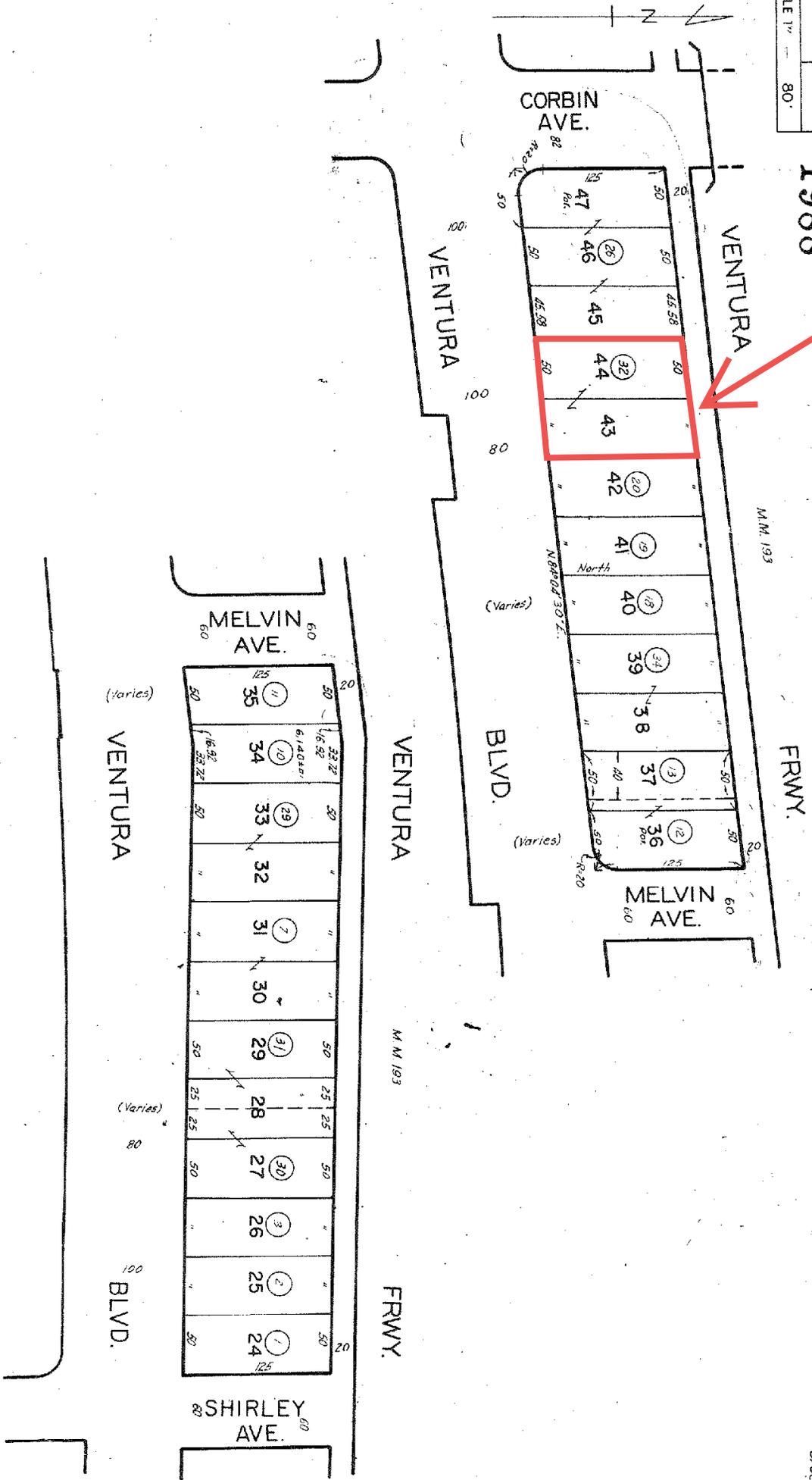
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SCALE 1" = 80'

2164 13 1988

SITE



CODE 37

TRACT NO. 7884

M.B. 104-51-52

FOR PREV. ASSM'T. SEE: 691-8

19637-47 Ventura Boulevard, Tarzana, Ca 91356

140217 7884/7811 870837080 2400

ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.