

ARROYO ASSOCIATES INDUSTRIAL PARK

NEW PRICE REDUCTION



OFFERING MEMORANDUM

INDUSTRIAL CONDOMINIUM FOR SALE

12951 Arroyo Street, Sylmar, CA

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-LA North/Ventura nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

OFFERED EXCLUSIVELY BY:

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SECTION 1

INVESTMENT OVERVIEW



THE OFFERING

Situated in Arroyo Associates Industrial Park in Sylmar, this industrial condominium measures approximately 2,200 square feet on land zoned LAM1-1 providing the potential for a variety of allowable uses for future businesses in bustling Northeast Los Angeles. Built in 1984, the project and property are of high-quality construction and finishes. The property is designed to be extremely functional. The property is served by 200 amps 120-240-volt 3 phase electrical service. There is significant cubic space with 16 feet to seventeen and a half feet clear height in the warehouse served by an oversized loading door. A secure fenced yard with motorized gate ensures secure onsite parking and additional security for the Project. The warehouse is complemented by an office/reception area, another office and two restrooms. The Property is located within walking distance to many amenities and stores, including Home Depot, Office Depot, Target, CVS, and numerous restaurants. Freeway access is very convenient with the 210 and 118 entrances in proximity.



\$935,000
SALES PRICE



\$425
PRICE/SF

Property Summary

Location	12951 Arroyo Street Sylmar, CA
Sq. Footage	2,200 SF
Price/SF	\$425/SF
POA Fees	\$243.18
Property Type	Industrial / Warehouse
Zoning	LAM1-1

Property Details

Clear Height	16'—17'6"
GL Loading Door	10'x12'
Power	200a 120/240v 3p 4w (buyer to verify)
Parking	4 Spaces
Construction	Masonry
Year Built	1984

FINANCIAL OVERVIEW

SBA 504

Purchase Price	\$1,012,000
Improvements	\$0
Other	\$0
TOTAL PROJECT COSTS	\$1,012,000

504 Loan

Bank Loan	50%	\$533,500
SBA 504 Loan*	40%	\$436,676
Cash Injection	10%	\$106,700
TOTAL FINANCING		\$973,176

*Includes financed SBA fee of \$9,176 & \$3,700 legal fee.

Monthly Costs 504

	AMORT.	RATE	PAYMENT
1st Mortgage	25 Yrs	6.35%	\$3,552
2nd Mortgage (SBA)	25 Yrs	6.23%	\$2,895
HOA			\$243
TOTAL MO. PAYMENT		6.290%	\$6,691

Collateral Requirements 504: 1st & 2nd Mortgage on subject property

*Additional collateral may be required if appraised value is lower than purchase price.

Fees & Out of Pocket Expenses 504*

SBA Guaranteed Loan Amount	100%	\$426,800
SBA Fee 504 Loan (Financed)	2.15%	\$12,876
Bank Fee 1st Loan	0.50%	\$2,668
DH Financing Fee	1.00%	\$9,732
Appraisal & Environmental Reports (Out of Pocket)	40%	\$436,676
Cash Down Payment	10%	\$106,700
TOTAL OUT OF POCKET EXPENSES		\$973,176

*Bank fee is estimated. SBA 504 fees are financed into the loan, est. at 2.15% plus a \$2,500 legal fee. Appraisal & Environmental reports may be financed, but are shown here as out of pocket expenses.

Payment Schedule (Bank)

1st Year	5.00%	\$21,340.00
2nd Year	4.00%	\$17,072.00
3rd Year	3.00%	\$12,804.00
4th Year	2.00%	\$8,536.00
5th Year	0.00%	\$0.00

Payment Schedule (504)

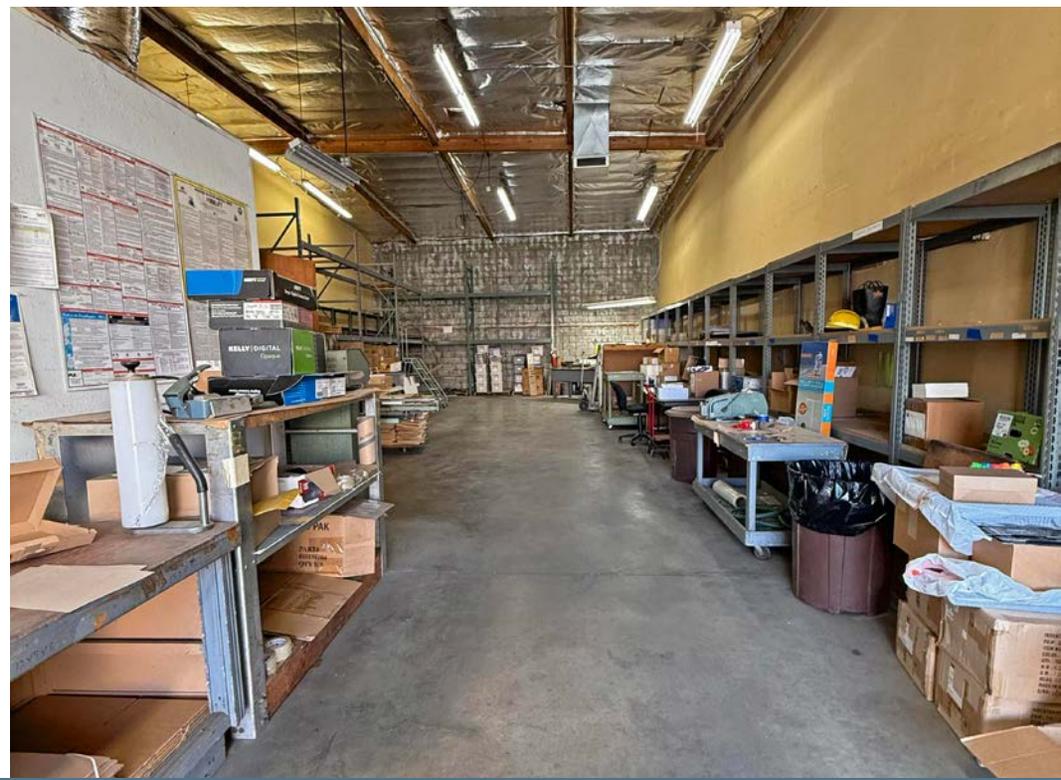
1st Year	5.01%	\$21,382.68
2nd Year	4.95%	\$21,126.60
3rd Year	4.90%	\$20,913.20
4th Year	4.80%	\$20,486.40
5th Year	0.00%	\$0.00

Prepayment premium is based on an accelerated declining percentage of the bond rate (rate before fees). Each year, for 10 years, the prepayment premium decreases by 10% (ex: in year 2 the premium is 90% x Bond Rate & in year 3 it is 80% x Bond Rate). There is no penalty on the SBA loan to pay down or to pay off the 1st mortgage at any time. See bank for details about prepayment premium on the 1st mortgage.

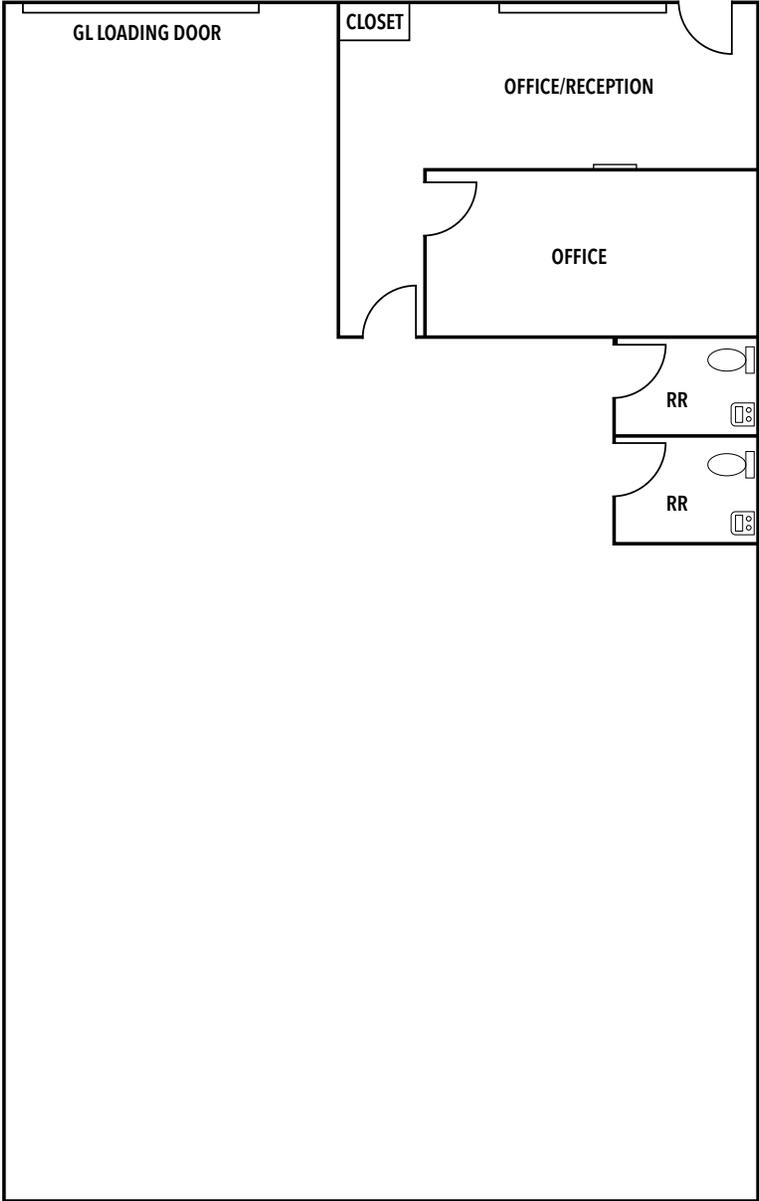




PROPERTY PHOTOS



FLOOR PLAN



SECTION 2

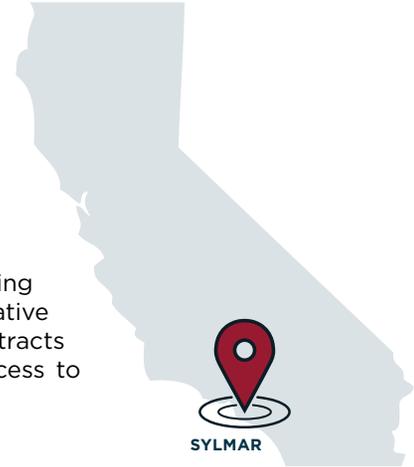
LOCATION OVERVIEW



LOCATION OVERVIEW

Nestled at the northernmost edge of the San Fernando Valley and aligned with the foothills of the San Gabriel Mountains, **Sylmar—nicknamed “The Top of Los Angeles”**—offers many advantages, including a significant local workforce. With freeway access via the I-5 and I-210, plus a growing residential appeal, Sylmar continues to draw families and professionals seeking both convenience and a connection to nature.

Sylmar presents a compelling investment opportunity due to its strategic location at the northern gateway of Los Angeles, offering direct access to major freeways that connect the San Fernando Valley with the rest of Southern California. The area combines relative affordability with steady population growth, creating strong demand for both residential and commercial real estate. Sylmar attracts investors seeking value. Its proximity to major employment centers, coupled with ongoing infrastructure improvements and access to outdoor amenities, positions Sylmar as a market primed for long-term stability and growth.



SYLMAR, CA
KNOWN FOR ITS VAST CITRUS
AND OLIVE ORCHARDS

AMENITIES MAP



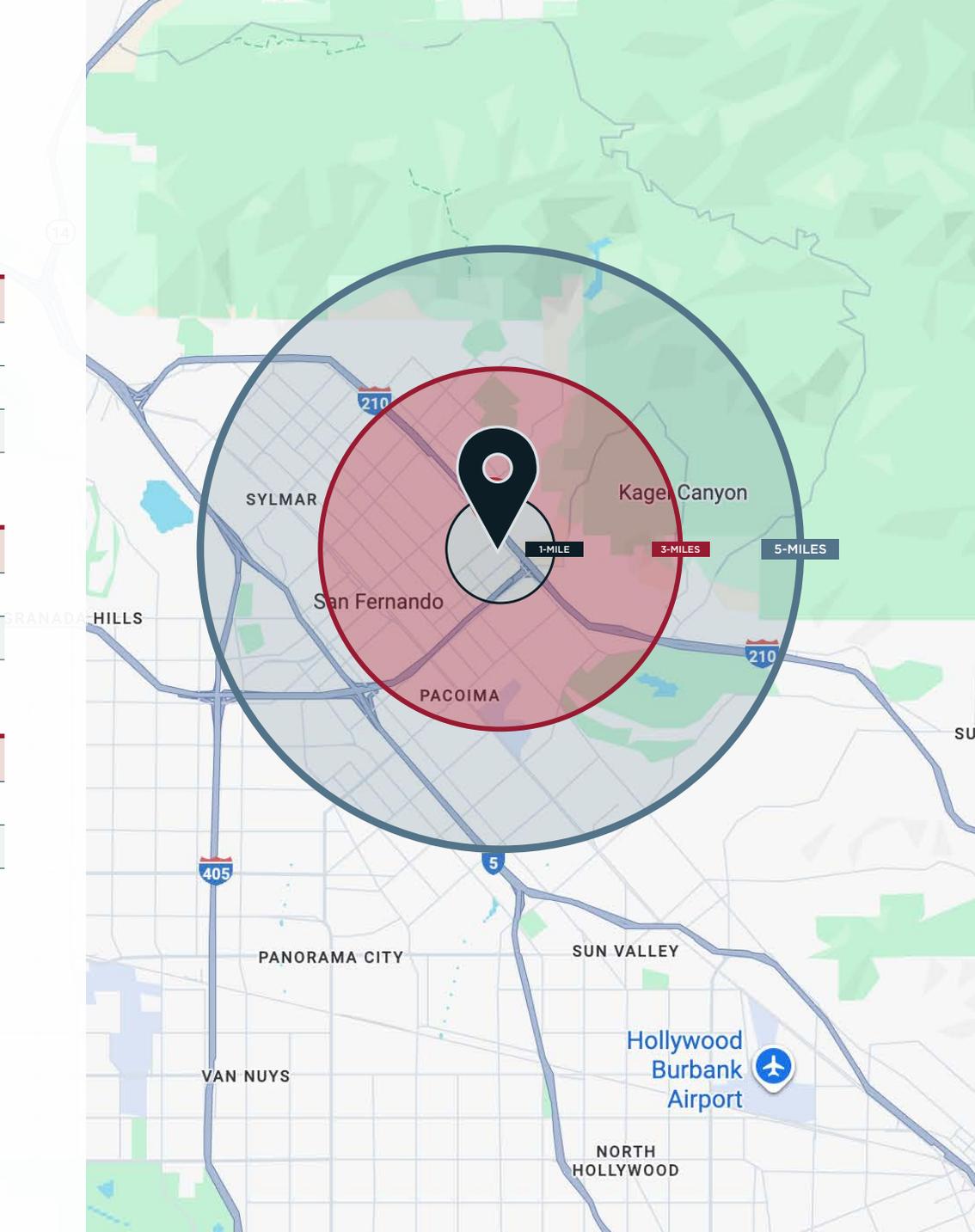
DEMOGRAPHICS

12951 ARROYO STREET | SYLMAR, CA

 POPULATION	1-MILE	3-MILES	5-MILES
2024 Population	21,137	172,821	332,561
% Female	51.5%	50.2%	50.1%
% Male	48.5%	49.9%	49.9%
2029 Population	21,479	174,012	335,968

 HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2024 Total Households	5,162	46,372	93,155
2024 Median Housing Value	\$84,062	\$79,299	\$83,322
2029 Total Households	5,416	47,966	96,608

 HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
2024 Average HH Income	\$108,468	\$98,833	\$102,781
2024 Per Capita Income	\$27,483	\$26,815	\$29,207
2029 Average HH Income	\$123,157	\$115,515	\$115,771



SALES COMPARABLES

ADDRESS	SALES PRICE	PRICE PER SF	TYPE	SALE DATE	PROPERTY SIZE
12860-12872 Foothill Blvd	\$1,130,000	\$460.29	Industrial	06/26/2025	2,455 SF
12990 Branford Street, Unit E	\$730,000	\$489.93	Industrial	12/20/2024	1,490 SF
12990 Branford Street, Unit O	\$1,210,000	\$514.89	Industrial	06/25/2025	2,350 SF
12734 Branford Street, Unit 2	\$750,000	\$486.07	Industrial	08/21/2024	1,543 SF



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