

FOR SALE OFFERING MEMORANDUM

MAJOR PRICE REDUCTION!

**6011-15
RESEDA BLVD**

TARZANA, CA 91356



LEE & ASSOCIATES

DISCLOSURE

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Acceptance of this offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except legal counsel and financial advisors, without the specific written authorization of the Seller or Lee & Associates. The materials herein have been obtained from sources believed to be reliable. Nevertheless, the Seller nor Lee & Associates make no warranties or representations, expressed or implied, concerning the accuracy or completeness of this information. This document is submitted subject to errors, omissions, changes in price; rental, market or otherwise and withdrawal without notice. No broker or agent, other than Lee & Associates Seller's exclusive representative, is authorized to present this investment opportunity. Interested buyers should be aware that the owner (the "Seller") of the property known as 6011-6015 Reseda Blvd, Tarzana, CA ("Property") is selling the property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE, EXCEPT WARRANTY OF TITLE. Prior to and/or after contracting to purchase as appropriate, Buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of Buyer's choosing. Buyer shall not be entitled to, and should not, rely on the Seller, or its agents as the (i) the quality, nature, adequacy, and physical condition of the Property including, but not limited to the structural element, foundation, roof, appurtenances, access, landscaping, parking facilities and the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances.

(ii) the quality, nature adequacy and physical condition of soils and geology and the existence of ground water, (iii) the existence, quality, nature adequacy and physical condition of utilities serving the Property, (iv) the development potential of the Property, its habitability, merchantability, or fitness, suitability or adequacy of the Property for any particular purpose, (v) the zoning or the legal status of the Property, (vi) the Property's or its operations' compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions and restrictions of any governmental, quasi-governmental entity or any other person or entity, (vi) the quality of any labor and materials, (viii) the compliance of Property with any environmental protection, pollution or land use laws, rules regulations, orders or requirements including but not limited to those pertaining to the handling, generating, storing or disposing of any hazardous materials, and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status and extent of any right-of-way, lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition restriction and any other matter affecting the title. The Seller reserves the right to withdraw the property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. SELLER AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.



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1
PROPERTY
OVERVIEW



THE OPPORTUNITY

Lee & Associates is pleased to present this rare opportunity to purchase a commercial/industrial multi-tenant industrial building in Tarzana, CA. The multi-tenant building is approximately 9,928 square feet located on approximately 22,441 square feet of land zoned LAC2. The building consists of nine (9) long term tenants. FIRST TIME ON THE MARKET FOR SALE IN 26 YEARS!! Due to the long term ownership of the property, it provides major upside potential.

Located in the center of the San Fernando Valley. This location offers quick ingress/egress to the San Diego (405) and Ventura (101) freeways via Reseda Boulevard, which makes this a key building for tenants seeking quick access to the artery of surrounding freeways

Based on the Central Valley location, the area commands a higher lease rate than surrounding areas and a very low vacancy factor due to demand. The barrier of entry to building additional multi-tenant property in the area is extremely prohibitive and expensive due to the lack of available land and costs of construction which make ownership of commercial/industrial multi-tenant property a very safe, stable and appreciable asset.



Address:	6011-6015 Reseda Blvd., Tarzana, CA 91356
Year Built:	1972
Zone:	LAC2
Rentable Area:	9,928 SQ FT
Occupancy:	100%
Number of Tenants:	9
Land Size Total:	22,441 SF

No warranty or representation is made to the accuracy of the foregoing information. All parties are responsible for independently responsible for their own due diligence and verification of all information herein. All terms are subject to change and/or withdrawal without notice.



PROPERTY OVERVIEW

STABLE CASH FLOW WITH VALUE ADD UPSIDE

LISTING PRICE

~~\$3,590,000~~

\$3,400,000

PRICE REDUCED!

ESTIMATED NOI

\$142,500

PROPERTY INFO

9,928 SQ FT.

Built: 1972

APN: 2156-006-017

Zone: LA C2

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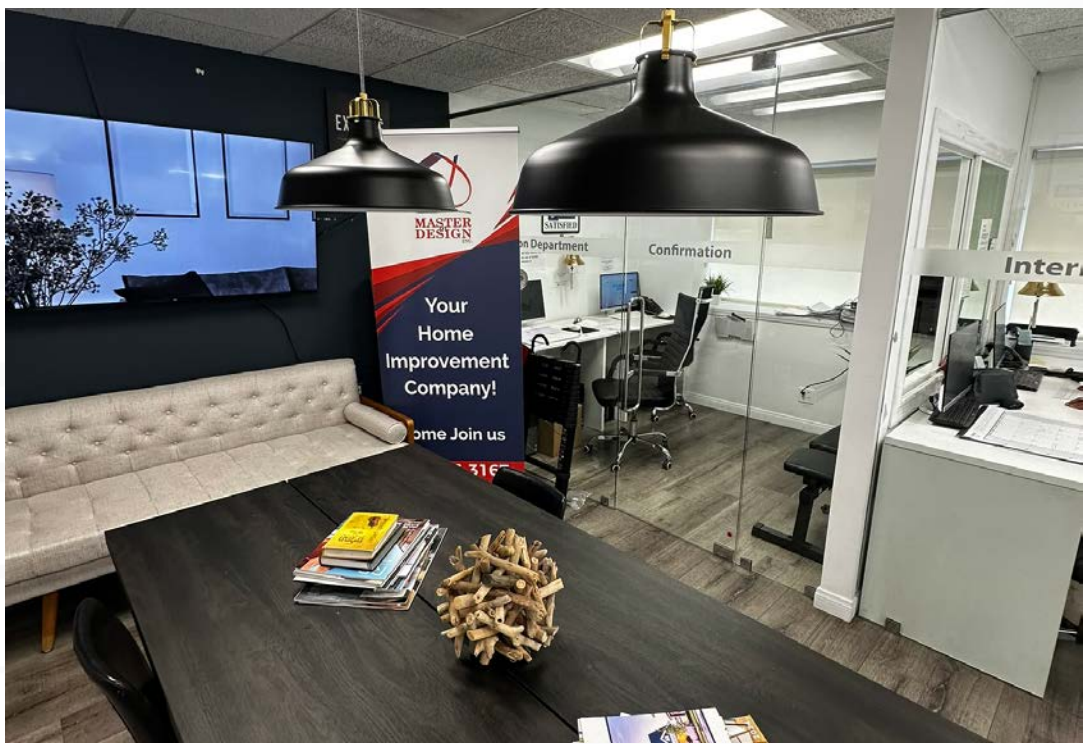


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PROPERTY PHOTOS







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FINANCIALS



Rent Roll

Tenant Name	SQ.FT. LEASED	RENT	PER SQ.FT. PRICE	RENTAL INCREASE	LEASE EXPIRES
Tarzana Auto Sales	250	\$650.00	\$2.60	Annual 3%	mo-to-mo
Gymnastyka	1,550	\$2,000.00	\$1.29		mo-to-mo
Action Volvo Repair	3,250	\$3,500.00	\$1.07		12/31/26
Dancesport	2,750	\$4,995.00	\$1.81		6/30/28
The Car Exchange	270	\$600.00	\$2.22		mo-to-mo
Air Wave	320	\$750.00	\$2.34		mo-to-mo
Master in Design	850	\$1,595.00	\$1.88		mo-to-mo
Universal Car	375	\$710.00	\$1.89		mo-to-mo
Planet Car Sales Inc.	40	\$300.00	\$7.50		mo-to-mo
Common Areas(est.)	273				
Total	9928	\$15,100.00			



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AERIALS & MAPS









FOR FURTHER INFORMATION,
PLEASE CONTACT:



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