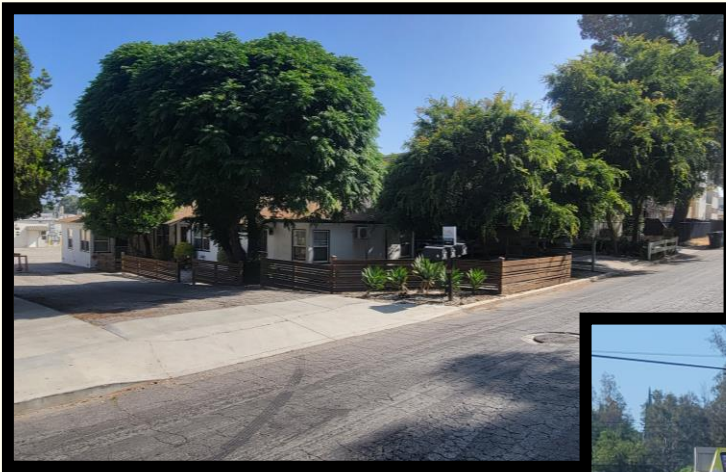


## PRIME WOODLAND HILLS RETAIL/RESIDENTIAL PROPERTY FOR SALE

~~\$2,850,000.00~~ \$2,695,000.00

2,711\* +/- SQ. FT. OF RETAIL & 2,070\* +/- SQ. FT. 3 UNIT  
RESIDENTIAL ON 12,992\* +/- SQ. FT. OF LAND



**PRICE  
REDUCED!!**

**OWNER-USER  
OPPORTUNITY!!**



22750 VENTURA BOULEVARD & 22751 DEL VALLE STREET,  
WOODLAND HILLS, CA 91364

**FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:**

**Richard L. Paley**

[richard@paleycommercial.com](mailto:richard@paleycommercial.com)

DRE: 00966353

**Alex S. Paley**

[alex@paleycommercial.com](mailto:alex@paleycommercial.com)

DRE: 02073925

\* Buyer to Verify

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

## “PRIME” WOODLAND HILLS RETAIL & RESIDENTIAL PROPERTY FOR SALE

|                              |  |
|------------------------------|--|
| <b>LOCATION:</b>             | 22750 Ventura Boulevard & 22751 Del Valle Street<br>Woodland Hills, Ca 91364<br>(Just East of Fallbrook Avenue)  |
| <b>TENANCY:</b>              | See attached rent roll   |
| <b>BLDG. &amp; LOT SIZE:</b> | <b>Retail Building &amp; Lot Size:</b><br>2,711* +/- sq ft of Building on 6,495* +/- sq ft of Land<br><b>Residential Building &amp; Lot Size:</b><br>2,070* +/- sq ft of Building on 6,497* +/- sq ft of Land  |
| <b>A.P.N. #'s:</b>           | 2040-031-014 & 2040-031-024  |
| <b>PRICE &amp; TERMS:</b>    | \$2,695,000.00 (Cash, cash to a new loan)  |
| <b>ZONING/YEAR BUILT:</b>    | LA-C4-IVLD* - 1955* / LA-R3-1* - 1953*   |
| <b>PARKING:</b>              | Twelve (12) parking spots onsite in rear lot in addition<br>to ample street parking available  |
| <b>SIGNAGE:</b>              | Excellent existing signage for Ventura Boulevard Retail  |
| <b>COMMENTS:</b>             | This sale offers an excellent opportunity to purchase a<br>multi-use property with Prime Ventura Blvd frontage.<br>Property goes street to street and offers a unique<br>opportunity for the astute investor. Owner-User opportunity<br>as well. The property has been upgraded with little or no<br>deferred maintenance. |

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**22750 Ventura Blvd & 22751 Del Valle Street, Woodland Hills**

| <u>Unit</u> | <u>Tenant</u> | <u>Rent</u>    | <u>Sq Ft</u>   | <u>Rent PSF</u> | <u>Lease Exp</u> |
|-------------|---------------|----------------|----------------|-----------------|------------------|
| 22750       | Phone Spa     | \$2,300        | 900'***        | \$2.55          | 2/28/25          |
| 22752-54    | Vacant        | \$5,000***     | 1,800'***      | \$2.78          |                  |
| Storage*    | Electric      | \$600          | 300'*          |                 | Mo-Mo            |
| 22751 #A    | Apt – 1 Bed   | \$2,150        | 620'***        | n/a             | 2/28/25          |
| 22751 #B    | Apt – 1 Bed   | \$2,150        | 620'***        | n/a             | 12/31/24         |
| 22751 #C    | Apt – 2 bed   | <u>\$1,965</u> | <u>750'***</u> | n/a             | Mo-Mo            |
|             |               | \$14,165       | 4,690'***      |                 |                  |

\$14,165.00 monthly

\$169,980.00 annually

Expenses:

|                    |                |
|--------------------|----------------|
| Taxes @ \$2.695mil | \$33,687       |
| Insurance          | \$6,000        |
| Landscape-Cleaning | \$2,400        |
| Trash & DWP        | \$3,000        |
| Repairs & Maint    | <u>\$2,400</u> |
|                    | \$47,487       |

Net Income: \$122,493.00 @ 4.6% cap rate

Price: \$2,695,000.00

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\*Not permitted & not part of total sq ft

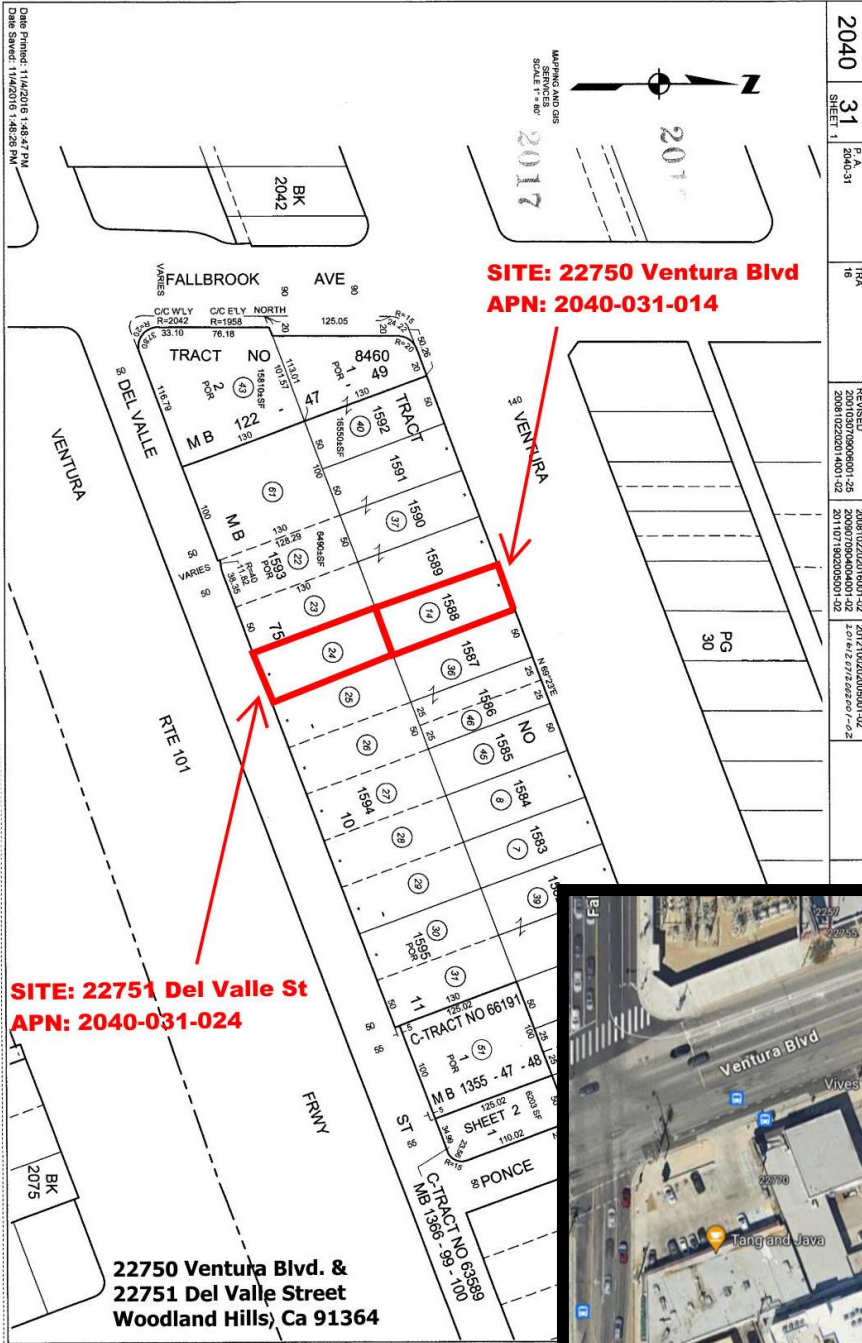
\*\*Buyer to Verify

\*\*\*Projected

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Date Plotted: 11/20/16 1:48:27 PM  
Date Saved: 11/4/2016 1:48:25 PM

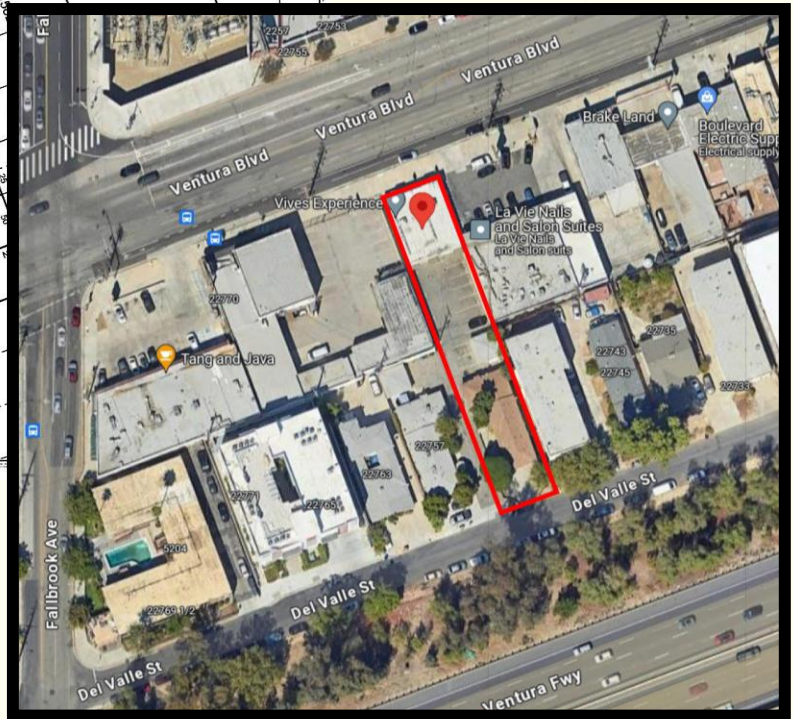


|      |    |      |         |     |          |                     |                     |                     |                    |
|------|----|------|---------|-----|----------|---------------------|---------------------|---------------------|--------------------|
| 2040 | 31 | P.A. | 2040-31 | 18A | REVISION | 200103070908001-25  | 2005070908004001-02 | 2011071902005001-02 | 201210202009501-02 |
|      |    |      |         |     |          | 2008102202014001-02 | 2011071902005001-02 | 2011071902005001-02 | 201210202009501-02 |

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