

18,300 SF LOT ZONED LARD3



8327 N. BURNET AVENUE

NORTH HILLS, CA 91343

BUILD UP TO 84 UNITS: 76 ONE BEDROOMS, 8 TWO BEDROOMS BUYER TO VERIFY

8327 N. BURNET AVENUE ■ NORTH HILLS, CA 91343



JOE KIM, CCIM, CRRP

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This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Equity Union has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Equity Union has not verified, and will not verify, any of the information contained herein, nor has Equity Union conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Equity Union has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Equity Union's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Equity Union and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Equity Union makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



An aerial photograph of a city, likely Phoenix, Arizona, showing a dense urban area with various buildings, streets, and greenery. In the background, a range of mountains is visible under a clear sky. The image is framed by a thin yellow border.

EXECUTIVE SUMMARY

8327 N. BURNET AVENUE

PROPERTY PROFILE

8327 N. BURNET AVENUE

RD3-1

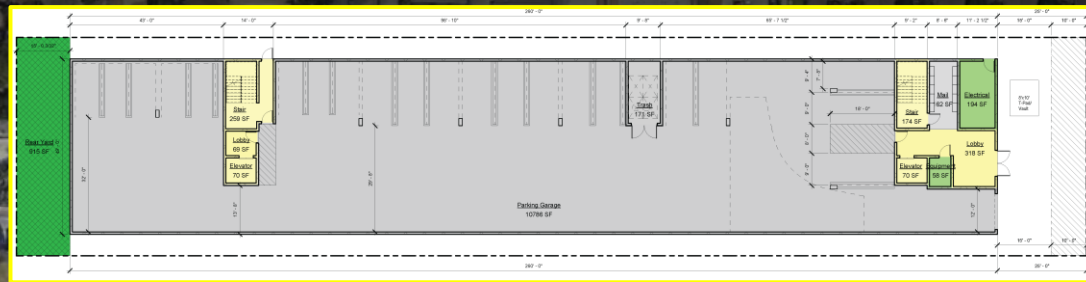
ZONING

18,301

LOT SF

TIER 2

TOC



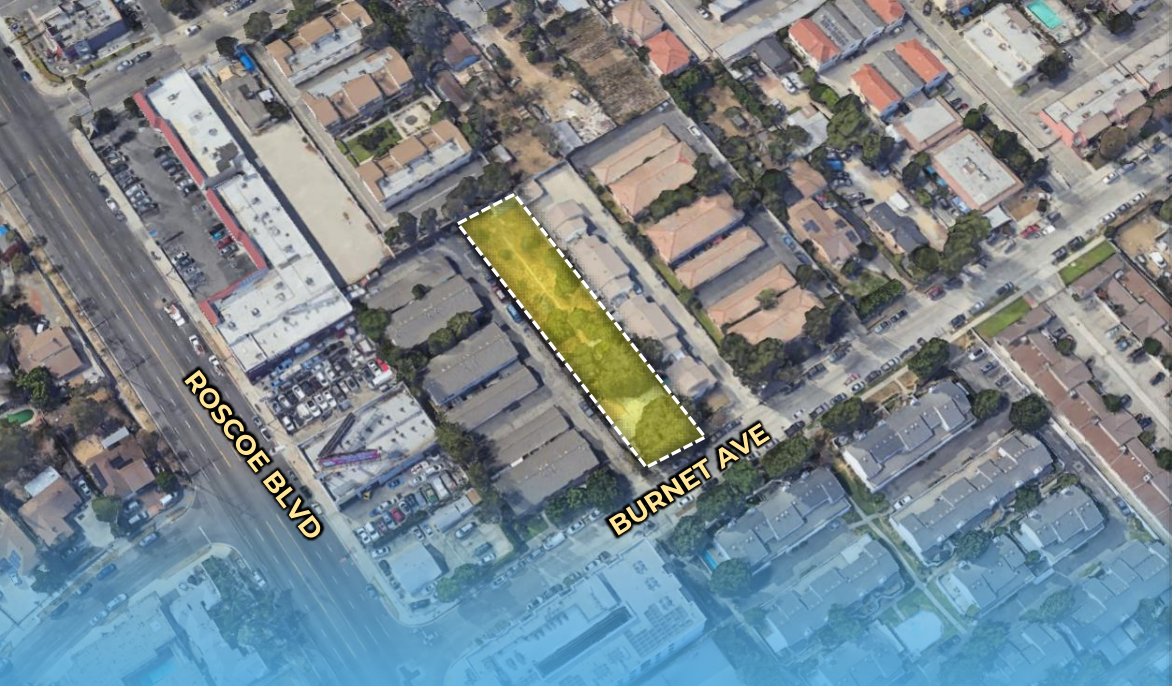
BURNET AVE

ROSCOE BLVD

LOCATION AMENITIES



	1 MILE	2 MILE	3 MILE
POPULATION	35,839	154,441	282,875
HOUSEHOLDS	9,870	41,975	77,051
HOUSEHOLD INCOME	\$104,174	\$94,966	\$96,907
HOUSING VALUE	\$652,040	\$625,070	\$629,014



INVESTMENT OVERVIEW



RARE DEVELOPMENT SITE IDEALLY SUITED FOR AFFORDABLE HOUSING OR MULTIFAMILY DWELLING



PROXIMITY TO 405 FREEWAY, 5 FREEWAY, 118 FREEWAY, & DESIRABLE RETAIL AMENITIES



URBAN SAN FERNANDO VALLEY TRADE AREA DEMOGRAPHICS –HUGE DEMAND FOR HOUSING UNITS



18,300 SF LOT ZONED LARD3 WITH HIGH POSSIBILITY FOR AFFORDABLE HOUSING FASTTRACK*

* Buyer to Verify

PROPERTY SUMMARY

ADDRESS 8327 N. BURNET AVENUE

OFFERING PRICE \$1,999,000

APN 2654-025-026

LOT SIZE 18,301 SF

ZONING RD3-1

GENERAL LAND USE Low Medium I Residential

ZONING INFORMATION ZI-2452
Transit Priority Area in the City of Los Angeles

TOC Tier 2

BUILD UP TO 84 UNITS: 76 ONE BEDROOMS, 8 TWO BEDROOMS
Using ED1, Buyer to Verify

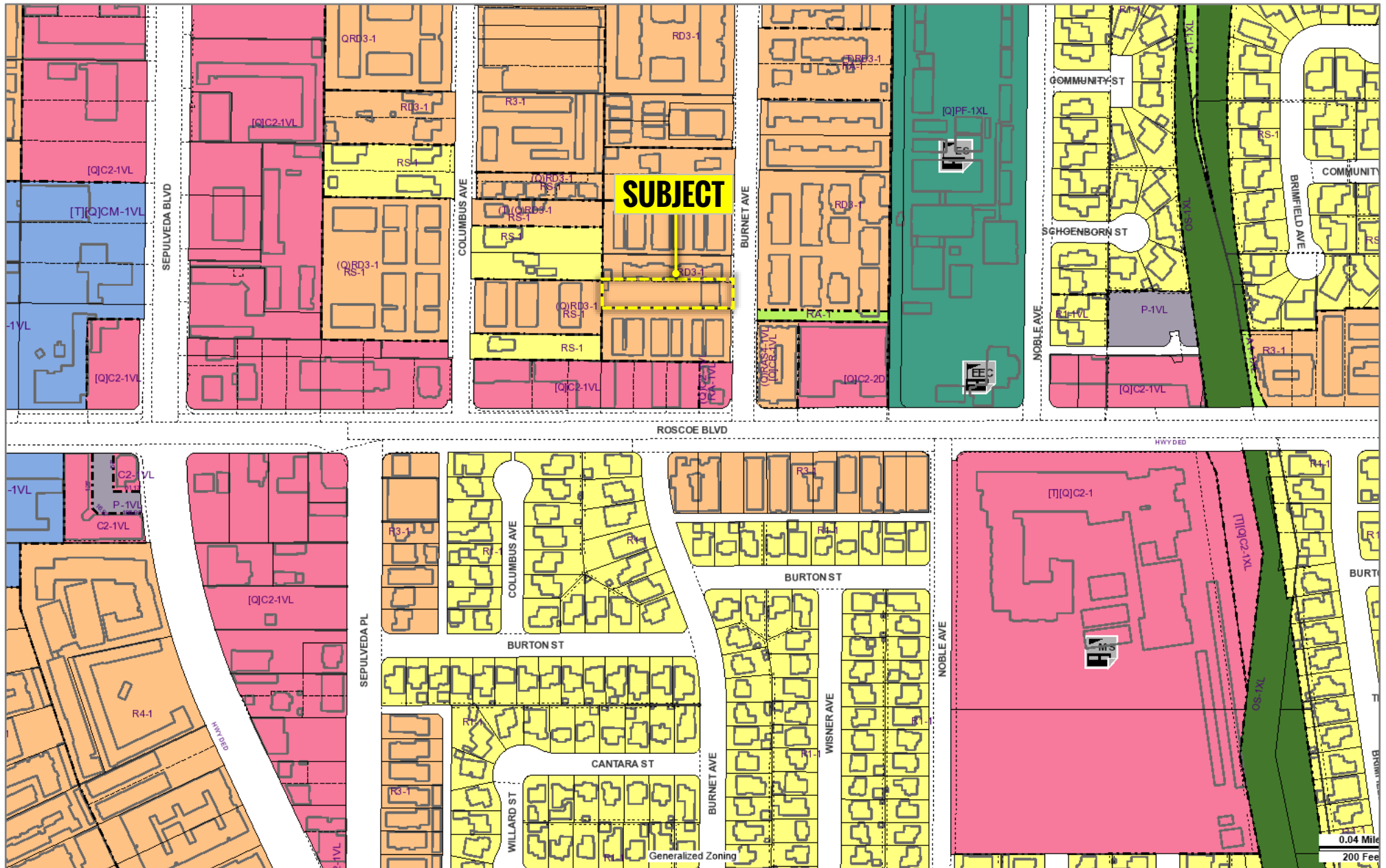
An aerial photograph of a city, likely Phoenix, Arizona, showing a dense urban area with various buildings, streets, and greenery. In the background, there are mountains under a clear sky. The image is framed by a thin yellow border.

ZONING OVERVIEW

8327 N. BURNET AVENUE

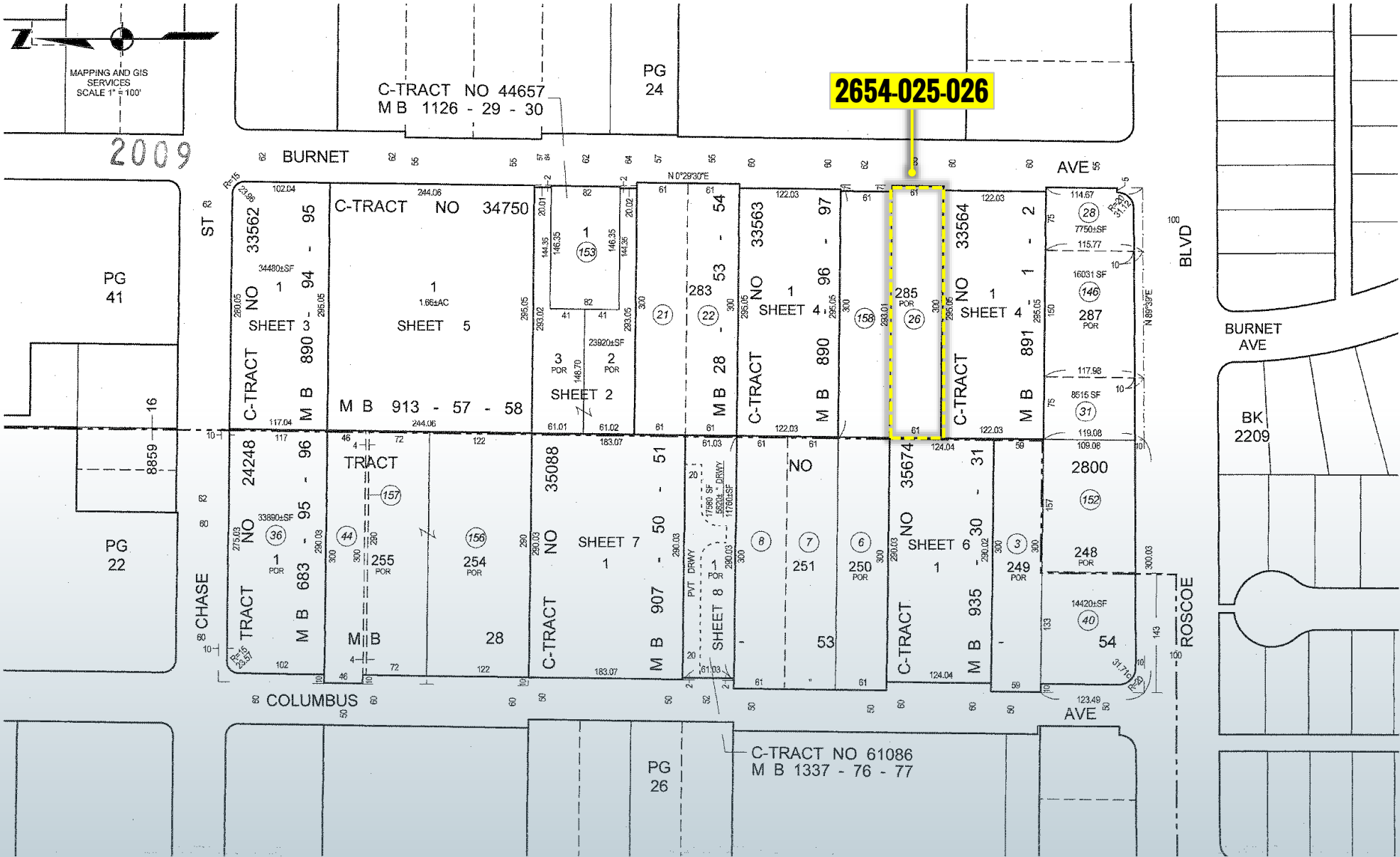
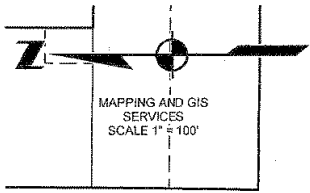
ZONING SUMMARY

**BUILD UP TO 84 UNITS:
76 ONE BEDROOMS, 8 TWO BEDROOMS**
Buyer to Verify



PROPERTY BOUNDARY	PUBLIC FACILITY ZONING	COMMERCIAL ZONING	RESIDENTIAL ZONING
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PARCEL MAP



An aerial photograph of a city, likely Phoenix, Arizona, showing a dense urban area with various buildings, streets, and greenery. In the background, there are mountains under a clear sky. The image is framed by a thin yellow border.

LOCATION OVERVIEW

8327 N. BURNET AVENUE



NORTH HILLS



61,662
POPULATION



\$648,300
MEDIAN HOME VALUE



\$80,757
AVG HH INCOME

North Hills is a neighborhood in the San Fernando Valley region of Los Angeles, California. It is located northwest of downtown Los Angeles and is bordered by the neighborhoods of Northridge to the west, Panorama City to the east, Van Nuys to the south, and Granada Hills to the north. North Hills is primarily residential, with a mix of single-family homes, apartment buildings, and condominium complexes. It has a diverse population and offers various amenities such as parks, schools, shopping centers, and restaurants. The neighborhood is conveniently located near major freeways, making it relatively easy to commute to other parts of Los Angeles County.



AREA HIGHLIGHTS

PREMIER SAN FERNANDO VALLEY LOCALE



LOCATION

Ideally located in the heart of the San Fernando Valley, North Hills is home to one of the most dense and diverse populations in the region.



AIRPORT

With the Van Nuys Airport just a few miles southwest of the property and the ease of access to the 101 and 405 Freeways, North Hills is one of the most traveled areas in greater LA



POPULATION

The area boasts a population more than 110,000 within a 1-mile radius. North Hills boasts a projected population growth of over 4% by 2025.



EMPLOYERS

Home to a large range of employers, Van Nuys borders other large cities such as, Sherman Oaks, North Hollywood, and Reseda it provides for a wide customer draw.



AREA AMENITIES



SUBJECT

PANORAMA curacao
Walmart

PANORAMA PLAZA
ROSS Dress for Less, dd's DISCOUNTS, 24 FITNESS, RITE AID, DOLLAR TREE

THE PLANT
ROSS Dress for Less, DEGENCY & TWEATDES, PET SMART, Burlington, IN-N-OUT BURGER, BLAZE PIZZA, CHIPOTLE MEXICAN GRILL

Target

the Habit SK BURGER GRILL
SUPER KING MARKETS

THE SAN FERNANDO VALLEY

HOME OF INNOVATION

COMMUNITY OVERVIEW

Almost 1.9 million people reside in the San Fernando Valley, which includes the submarkets of Chatsworth / Northridge-Northwest San Fernando Valley; Van Nuys-Northeast San Fernando Valley; Woodland Hills; Burbank-Glendale-Pasadena; as well as Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by nearly 45,000 new residents through 2021.

AFFLUENT SYNERGY

Key Valley neighborhoods such as Hidden Hills, Calabasas, Agoura Hills and Woodland Hills each have average household incomes higher than other Los Angeles high-profile communities such as Brentwood, Santa Monica and West Los Angeles.



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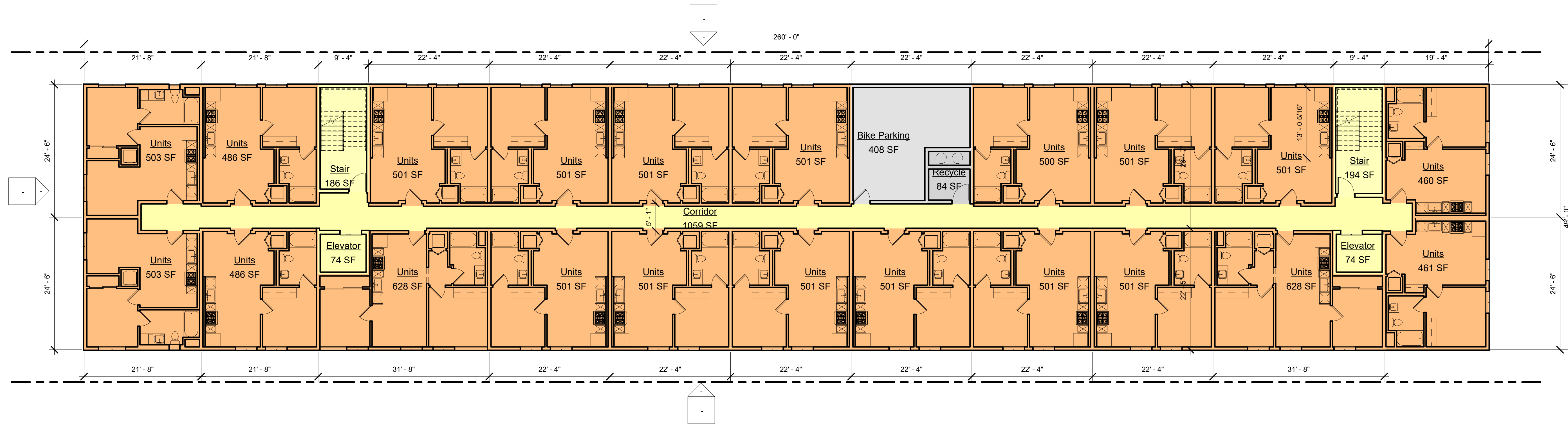
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① 4th Story
1" = 10'-0"

4th Story Gross			
Level	Name	Occupancy Group	Area
4th Story	Elevator	A-3	74 SF
4th Story	Corridor	R-2	1059 SF
4th Story	Elevator	R-2	74 SF
4th Story	Recycle	R-2	84 SF
4th Story	Stair	R-2	379 SF
4th Story	Units	R-2	10662 SF
4th Story	Bike Parking	S-2	408 SF
Grand total			12740 SF

Unit Mix	
Bed/Bath	Count
1-Bedroom/1-Bath	76
2-Bedroom/2-Bath	8
Grand total	84

Client

8327 Burnet LLC
269 S Beverly Drive #924
Beverly Hills, 90212
(818)321-3555

Project

Burnet 84

8327 Burnet Avenue
North Hills, 91343

Consultants

Architect
Stockton architects, Inc.
16461 Sherman Way #100
Van Nuys, CA 91406
(818)-888-9443

Consultant

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Date	Description	Issued to

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LICENSED REPRESENTATIVE

Project Status

4th Story Schematic Plan

Date	Issue Date
Drawn By	Author
Checked By	Checker

EXH04

Scale 1" = 10'-0"

