OWNER-USER OR VALUE-ADD OFFICE OPPORTUNITY

14546 Hamlin Street
Van Nuys, California 91411

Exclusively Listed By:

Daniel A. Sanchez
Commercial Director
214 E. Magnolia Blvd.
Burbank, CA 91502
(818) 730-2361
DRE# 01258134
Dan.Sanchez@dgid.la
dangetsitdone.la

ENGEL&VÖLKERS
COMMERCIAL

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Purpose of this Offering Memorandum. This Offering Memorandum ("Memorandum") has been prepared by Daniel A. Sanchez, as exclusive advisor ("Advisor") to the Owner of the Property and is designed to provide interested parties with a summary of information sufficient to evaluate the Property. This Memorandum is not intended to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Advisor. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. Additional information and an opportunity to inspect the Property will be made available to qualified prospective purchasers.

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Additional Rent Survey & Pro Forma Disclaimer. Any market rent surveys, rent comparables and income/expense pro forma contained in this Memorandum are provided for illustrative purposes only. They are based on assumptions and information obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made as to their accuracy or completeness. Actual results may vary materially.

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DANIEL A. SANCHEZ

Commercial Director

(818) 730-2361 | DRE# 01258134

Dan.Sanchez@dgid.la | dangetsitdone.la

EXECUTIVE SUMMARY

Daniel A. Sanchez of Engel & Völkers Commercial is pleased to present the opportunity to acquire 14546 Hamlin Street, a ±25,615 square foot, three-story office building located in the heart of Van Nuys, California. Offered at $7,300,000, the Property presents a rare dual-path opportunity for both owner-users and experienced value-add investors seeking a well-located office asset in the Eastern San Fernando Valley.

For an owner-user, 14546 Hamlin Street offers substantial occupancy flexibility through existing vacancy, near-term lease expirations, and month-to-month tenancy within the building. This may provide a qualified buyer with the ability to occupy a majority of the building while benefiting from in-place rental income from existing tenants. Based on a lender-provided SBA 504 loan illustration, the Property may also present a potential SBA financing opportunity, subject to buyer qualification, lender underwriting, SBA eligibility, occupancy requirements, appraisal, and final loan approval.

For a value-add investor, the Property offers current income with a clear path to upside through lease-up, stabilization, and continued repositioning. The building benefits from recent improvements, including a new roof, new AC, remodeled restrooms, updated lobby elements, paint and flooring, and power washing of the garage floor. These improvements enhance the Property's appeal while preserving upside through the absorption of vacant space and future rent growth.

With its combination of existing income, occupancy flexibility, completed improvements, secured parking, and potential SBA financing appeal, 14546 Hamlin Street represents a compelling opportunity for an owner-user seeking to control its real estate or an experienced investor seeking upside through stabilization.

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DANIEL A. SANCHEZ
COMMERCIAL DIRECTOR
(818) 730-2361 | DRE# 01258134
dansanchez@digd.la. | dangetstidone.la

OFFERING SUMMARY

14546 Hamlin Street is offered at $7,300,000, or approximately $285 per square foot based on ±25,615 rentable square feet. The Property provides current in-place income, secured parking, completed improvements, and a flexible occupancy profile that may appeal to both qualified owner-users and experienced value-add investors.

PROPERTY	14546 Hamlin Street
LOCATION	Van Nuys, CA 91411
OFFERING PRICE	$7,300,000
BUILDING SIZE	±25,615 SF
PRICE PER SQUARE FOOT	±$285/SF
SITE AREA	±0.34 Acres / Two Parcels
STORIES	3
YEAR BUILT	1988
PARKING	46 Secured Subterranean Parking Spaces
CURRENT ANNUALIZED RENTAL INCOME	±$429,766
ESTIMATED IN-PLACE NOI	±$168,025
LEASE STRUCTURE	Full-Service Leases
IDEAL ACQUISITION PROFILE	Owner-User / SBA Candidate or Value-Add Investor

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INVESTMENT HIGHLIGHTS

Dual-Path Owner-User or Value-Add Opportunity

Flexibility for a qualified owner-user to potentially occupy a majority of the building, while also offering investors a clear path to upside through lease-up, stabilization, and repositioning.

Potential SBA Financing Candidate

Existing vacancy, near-term lease expirations, month-to-month tenancy, and tenant flexibility may create a path to majority owner-user occupancy, subject to buyer qualification and lender/ SBA approval.

Existing Income with Occupancy Flexibility

In-place rental income helps offset ownership costs while a buyer implements an owner-user occupancy plan or a value-add lease-up strategy.

Substantial Lease-Up Upside

Meaningful vacant space and expiring or month-to-month tenancy create a clear opportunity to increase income through leasing, stabilization, and improved tenanting.

Completed Building Improvements

Current ownership has completed a new roof, new AC, remodeled restrooms, updated lobby elements, paint and flooring improvements, and power washing of the garage floor.

Secured Subterranean Parking

A valuable amenity for owner-users, employees, tenants, and visitors that supports the building's appeal to professional office users.

Central Van Nuys Location

Convenient access to the 405, 101, and 170 freeways, with proximity to the Van Nuys Civic Center, transit, government facilities, professional services, and medical users.

Opportunity Zone & Transit-Oriented Location

Located within an Opportunity Zone and supported by Transit Priority Area, High Quality Transit Corridor, and TOC Tier 4 designations, subject to buyer verification.

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PROPERTY OVERVIEW / ZONING SNAPSHOT

PROPERTY ADDRESS	14546 Hamlin Street, Van Nuys, CA 91411
BUILDING SIZE	±25,615 SF
BUILDING TYPE	Multi-Tenant Office Building
STORIES	3
YEAR BUILT	1988
SITE AREA	±0.34 Acres / Two Parcels
APNs	2236-016-011; 2236-016-012
ZONING	[Q]CR-1VL-CDO
GENERAL PLAN LAND USE	General Commercial
COMMUNITY PLAN AREA	Van Nuys – North Sherman Oaks
COMMUNITY DESIGN OVERLAY	Van Nuys Central Business District CDO
OPPORTUNITY ZONE	Yes
TRANSIT PRIORITY AREA	Yes
HIGH QUALITY TRANSIT CORRIDOR	Within ½ Mile
TOC TIER	Tier 4
PARKING	46 Secured Subterranean Parking Spaces
ELEVATOR	1 Elevator
LEASE STRUCTURE	Full-Service Leases

14546 Hamlin Street is a three-story office building situated on two parcels totaling approximately 0.34 acres in the Van Nuys – North Sherman Oaks Community Plan Area. The Property is designated General Commercial under the City of Los Angeles General Plan and is zoned [Q]CR-1VL-CDO within the Van Nuys Central Business District Community Design Overlay.

The Property features secured subterranean parking for approximately 46 vehicles, including tandem parking and handicap-accessible spaces, providing a valuable amenity for owner-users, employees, tenants, and visitors.

The Property also benefits from several planning and location designations, including Opportunity Zone status, Transit Priority Area designation, proximity to a High Quality Transit Corridor within one-half mile, and TOC Tier 4 designation. These factors support the Property's long-term location appeal and may be relevant to future planning, investment, or occupancy strategies, subject to buyer verification and consultation with independent land-use, legal, and tax advisors.

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Owner-User / SBA Financing Opportunity

14546 Hamlin Street presents a compelling opportunity for an owner-user to acquire a high-quality office building with the potential to utilize SBA 504 financing. By occupying more than 50% of the building, an owner-user may be eligible for long-term, low down payment financing that preserves cash and supports long-term ownership.

Why SBA 504 Financing?

Low Down Payment
As little as 10% down for qualified owner-occupants.

Long-Term, Fixed-Rate Financing
Provides stability and predictable payments, typically up to 25 years.

Preserve Working Capital
Keep more cash on hand for operations, improvements, and growth.

Competitive Advantage
SBA financing can enhance purchasing power and strengthen offers.

Occupy More Than 50% and You May Qualify
With the 3rd Floor and Suites 107, 150A, 201B and 202A available, an owner-user has the flexibility to occupy more than 50% of the building and potentially qualify for SBA 504 financing.

SBA 504 Financing – Example Illustration

Below is an example of how SBA 504 financing may structure the acquisition of 14546 Hamlin Street based on the $7,300,000 asking price.

FINANCING COMPONENT	EXAMPLE AMOUNT	% OF PRICE
SBA 504 First Mortgage (SBA Certified Lender)	$3,650,000	50%
CDC Second Mortgage (California & Local CDC)	$2,920,000	40%
Buyer Down Payment (Owner Equity)	$730,000	10%
Total Purchase Price	**$7,300,000**	**100%**

Key SBA 504 Financing Highlights

- Financing available for owner-occupied commercial real estate
- Fixed-rate terms up to 25 years (lender) and up to 20 years (CDC)
- Eligible closing costs and soft costs may be financed
- Project subject to lender and SBA approval
- Terms and conditions apply. This is for informational purposes only.

FINANCIAL SNAPSHOT

14546 Hamlin Street is best understood as an owner-user or value-add opportunity rather than a stabilized income investment. Existing rental income provides immediate cash flow, while the Property's flexible occupancy profile creates a path for an owner-user to occupy a majority of the building or for an investor to increase NOI through lease-up and stabilization.

OFFERING PRICE	$7,300,000
BUILDING SIZE	±25,615 SF
PRICE PER SQUARE FOOT	±$285/SF
CURRENT MONTHLY RENTAL INCOME	±$35,814
CURRENT ANNUALIZED RENTAL INCOME	±$429,766
LEASE STRUCTURE	Full-Service Leases
ESTIMATED 2025 OPERATING EXPENSES	±$188,741
ESTIMATED PROPERTY TAXES	±$73,000
ESTIMATED IN-PLACE NOI	±$168,025
ESTIMATED IN-PLACE CAP RATE	±2.30%

Financial figures are based on information provided by ownership and are for illustrative purposes only. Property taxes are estimated at 1.00% of the offering price. Buyer should independently verify all income, expenses, leases, square footage, taxes, and operating assumptions during due diligence.

CURRENT RENT ROLL SUMMARY

SUITE	TENANT	MONTHLY RENT	LEASE EXPIRATION / STATUS
100	Aviad Alfassi	$2,872.75	4/30/2027
105	International Institute of LA	$3,841.60	2/14/2028
107	Lawyer	$3,007.76	11/30/2026
110	Hovsepyan Laboratory	$5,260.01	9/14/2026
120	Injury Doctor	$4,833.20	5/31/2027
150A	Traffic School	$1,186.02	10/31/2026
201B	Quality Financial	$10,000.00	Month-to-Month
202A	Divine Protection	$4,812.50	10/31/2027
TOTAL CURRENT MONTHLY RENT		**$35,813.84**	
TOTAL CURRENT ANNUALIZED RENT		**$429,766.08**	

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PROPERTY IMPROVEMENTS / BUILDING FEATURES

14546 Hamlin Street benefits from several meaningful improvements completed by current ownership, enhancing the Property's appeal to both owner-users and future tenants. These improvements help support the building's repositioning while allowing a buyer to focus on occupancy, leasing, and long-term value creation.

RECENT PROPERTY IMPROVEMENTS

New Roof	Brand new roof completed under current ownership
New AC	New air conditioning improvements completed
Restrooms	Remodeled restrooms
Lobby	Updated lobby elements
Interior Finishes	Paint and flooring improvements
Garage	Power washed garage floor

BUILDING FEATURES

- Secured subterranean parking
- Elevator service
- Three-story office building
- Central Van Nuys location
- Full-service lease structure

The Property's completed improvements may help reduce near-term capital improvement needs while providing a stronger platform for owner-occupancy, leasing, and future value creation.

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MARKET FUNDAMENTALS / LEASE-UP SUPPORT

The Eastern San Fernando Valley office submarket continues to demonstrate stable fundamentals, with a reported vacancy rate of approximately 7.0% as of Q2 2026 and no office space under construction, according to CoStar. Average office rents in the submarket are approximately $26.00–$30.00/SF, with positive year-over-year rent growth, supporting the long-term appeal of well-located office assets in established Valley locations.

Recent lease activity in the immediate Van Nuys area demonstrates continued demand for professional, medical, and service-oriented office space. This activity supports the Property's lease-up potential and provides a basis for future upside as vacant space is absorbed.

14546 Hamlin Street offers a compelling combination of existing income, substantial occupancy flexibility, completed improvements, secured parking, and potential SBA financing appeal. Together, these attributes create a unique opportunity for both owner-users seeking to control their real estate and experienced value-add investors seeking upside through stabilization.

EASTERN SAN FERNANDO VALLEY OFFICE MARKET

Eastern SFV Vacancy	Office Space Under Construction	Avg. Office Rent Range	Year-over-Year Rent Growth
±7.0%	None	±$26–$30/SF	Positive

Source: CoStar

LEASE-UP SUPPORT

- Stable vacancy supports tenant demand in the submarket
- No new office construction limits competing supply
- Recent leasing activity reflects ongoing demand from professional, medical, and service-oriented users
- Market rent range supports future lease-up potential for well-located office product

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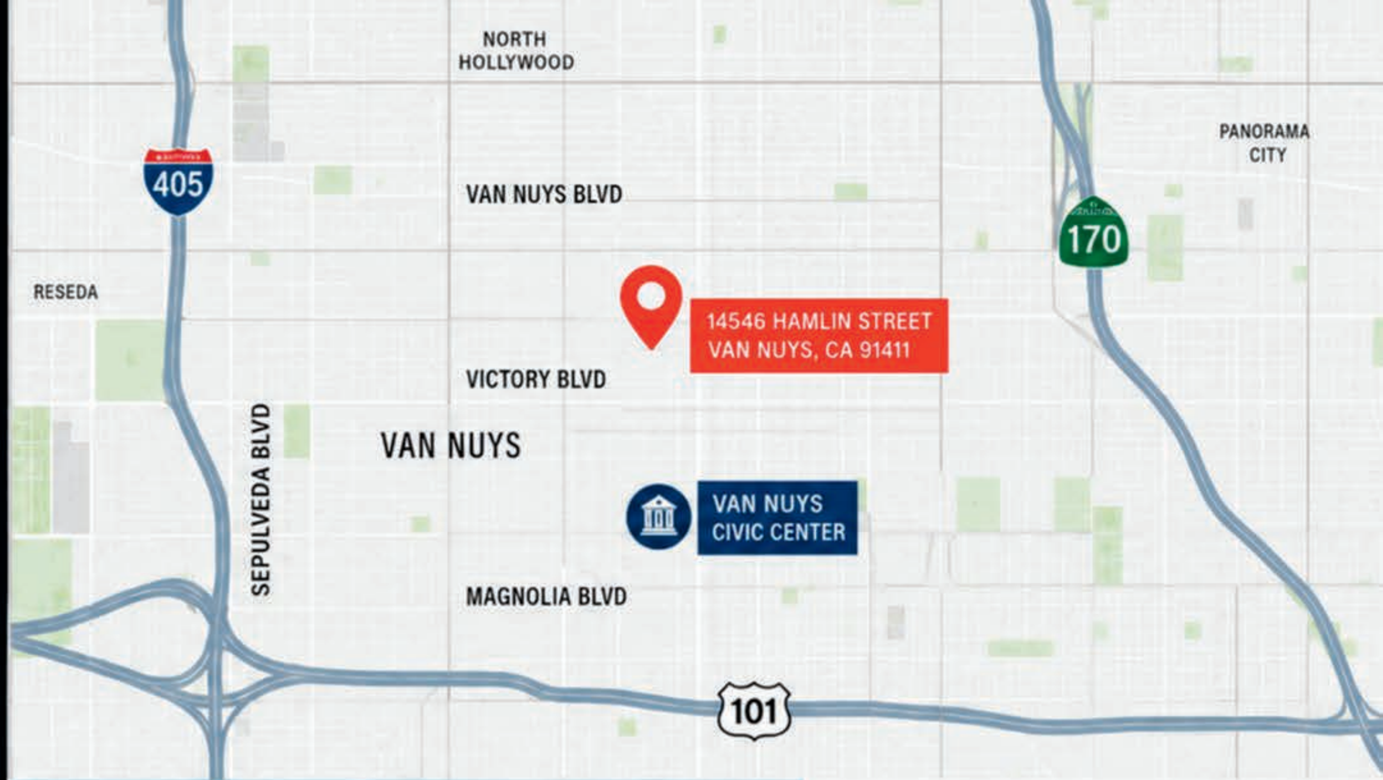
LOCATION OVERVIEW /
AREA MAP & ACCESS

14546 Hamlin Street is centrally located in Van Nuys, one of the San Fernando Valley's most established commercial and civic centers. The Property benefits from convenient access to major regional transportation corridors, including the 405, 101, and 170 freeways, allowing connectivity throughout the San Fernando Valley, West Los Angeles, Downtown Los Angeles, Hollywood, Burbank, Glendale, and surrounding employment centers.

The Property is located near the Van Nuys Civic Center and is surrounded by a mix of government offices, professional services, medical users, legal services, financial services, and neighborhood-serving businesses. This established commercial environment supports ongoing tenant demand from users seeking an accessible, central Valley location.

The immediate area also benefits from public transportation access and transit-oriented planning designations, including Transit Priority Area status, proximity to a High Quality Transit Corridor within one-half mile, and TOC Tier 4 designation. These factors further support the long-term appeal of the location for businesses, employees, visitors, and future ownership strategies.

With its central Van Nuys location, secured parking, existing tenant base, and flexible occupancy profile, 14546 Hamlin Street is well positioned for both an owner-user seeking a strategic headquarters location and an investor seeking to lease and stabilize a well-located San Fernando Valley office asset.



405 Freeway Access
Direct access via I-405

101 Freeway Access
Convenient access via US-101

170 Freeway Access
Quick access via CA-170

Van Nuys Civic Center
Minutes from local government services and offices

Transit-Oriented Location
Transit Priority Area, near a High Quality Transit Corridor, TOC Tier 4

NEARBY LANDMARKS & DEMAND DRIVERS

Central Van Nuys location surrounded by civic, transit, retail, aviation, and professional office demand drivers.

1 VAN NUYS CIVIC CENTER

Local government hub providing essential services and employment.

2 VAN NUYS COURTHOUSE & GOVERNMENT OFFICES

Strong concentration of legal, government, and professional office demand.

3 METRO G LINE / TRANSIT ACCESS

Convenient access to the G Line and regional transit connections.

4 VAN NUYS AIRPORT

Major general aviation airport driving business activity and employment in the area.

5 THE PLANT RETAIL AMENITIES

Wide range of retail, dining, fitness, and daily convenience amenities nearby.

6 VAN NUYS BOULEVARD COMMERCIAL CORRIDOR

Primary commercial artery with diverse retail, service, and office businesses.

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THANK YOU FOR YOUR INTEREST

For additional information or to schedule a private tour, please contact:

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