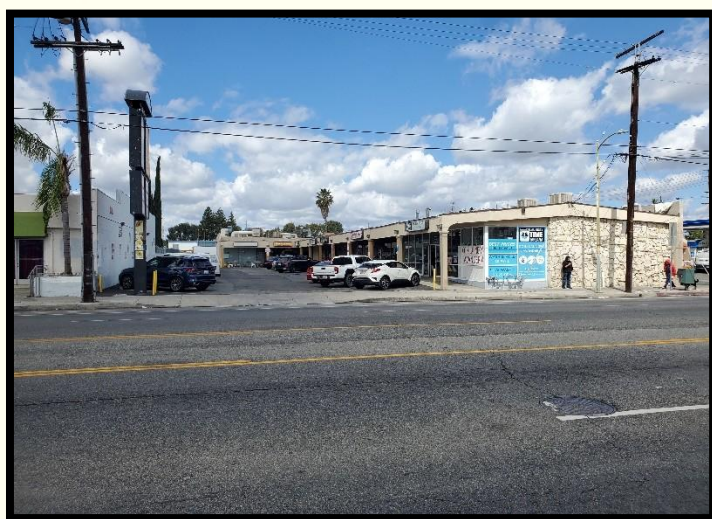


“VALUE ADD” TARZANA MIXED USE RETAIL/INDUSTRIAL PROPERTY FOR SALE \$5,550,000.00

16,336* +/- SQ. FT. OF BUILDING ON 35,030* +/- SQ. FT. OF LAND



**Transit Priority
Area!!!**

Mixed Use!!!



6025 RESEDA BOULEVARD, TARZANA, CA 91356

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

Benjamin L. Paley

ben@paleycommercial.com

DRE: 02074047

*** Buyer to Verify**

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

“VALUE ADD” TARZANA MIXED USE RETAIL/INDUSTRIAL PROPERTY FOR SALE

LOCATION:	6023-6031 Reseda Boulevard Tarzana, Ca 91356 (Just South of Oxnard Street)
TENANCY:	See attached rent roll
BLDG. & LOT SIZE:	16,336* +/- sq. ft. of building 35,030* +/- sq. ft. of land (Approximately 13,509 +/- sq. ft. of Retail space and approximately 4,000 +/- sq. ft. of Industrial space)
A.P.N. #:	2156-006-010
PRICE & TERMS:	\$5,550,000.00 (Cash, cash to a new loan)
ZONING/YEAR BUILT:	LA-C2-IVL* + CM-1* - 1966*
PARKING:	Forty-Five (45)* parking spots onsite in front & rear lots in addition to ample street parking available
SIGNAGE:	Excellent existing Building signage in addition to a pole sign on Reseda Boulevard
COMMENTS:	This sale offers an excellent opportunity to purchase a multi-use property with Prime Reseda Blvd frontage. Property goes street to street and offers a unique opportunity for the astute investor. Owner-User opportunity as well.

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6023-6031 Reseda Blvd, Tarzana, CA

6023-6031 Reseda Blvd, Tarzana, Ca					
Unit #:	Rent:	Sq.Ft.:	PSF:	Lease Exp.:	New Rent Effective Date:
6023	\$ 3,749.09	1,600	\$ 2.34	05/31/27	
6023-1/2	\$ 3,654.08	1,600	\$ 2.28	06/30/27	
6025	\$ 5,813.79	3,000	\$ 1.94	05/31/30	
6025-3/4	\$ 2,950.00	1,745	\$ 1.69	12/31/28	
6027	\$ 2,610.97	1,155	\$ 2.26	12/31/28	
6027-1/4	\$ 4,300.00	1,861	\$ 2.31	06/30/27	
6027-1/2	\$ 575.00	320	\$ 1.80	vacant	
6029	\$ 4,650.00	2,258	\$ 2.06	07/31/31	08/01/26
6029-1/4	\$ 1,600.00	800	\$ 2.00	03/31/29	04/01/26
6029-1/2	\$ 1,595.00	800	\$ 1.99	02/28/27	
6029-3/4*	\$ 1,650.00	800	\$ 2.06	06/30/27	07/01/26
6031	\$ 1,600.00	800	\$ 2.00	06/30/27	07/01/26
6031-1/4	\$ 1,600.00	800	\$ 2.00	06/30/27	07/01/26
Total Monthly:	\$ 36,347.93	17,539	\$ 2.06		
Total Annually:	\$ 436,175.16				

Expenses:	
Taxes @ \$5.55MM	\$ 69,375.00
Insurance	\$ 30,832.00
MGMT. (4%)	\$ 17,120.00
Utilities	\$ 14,437.00
Trash	\$ 22,957.00
Lot Cleaning	\$ 3,500.00
Pest Control	\$ 2,220.00
Repairs & Maint.	\$ 6,000.00
Total Expense:	\$ 166,441.00
NNN Recapture:	\$ 73,089.00
Net Income:	\$ 342,823.16
Cap Rate:	6.15%
Purchase Price:	\$ 5,550,000.00

*6029-3/4 is not fully executed

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*Buyer to Verify Unit Sizes. Property Profile shows building size @ 16,336 sq ft

*43.44 % of NNN is recaptured per Lease agreements

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6025 Reseda Boulevard, Tarzana, Ca 91356

19

2156 6
SCALE 1" = 100'

1998

OXNARD

BK. 2127

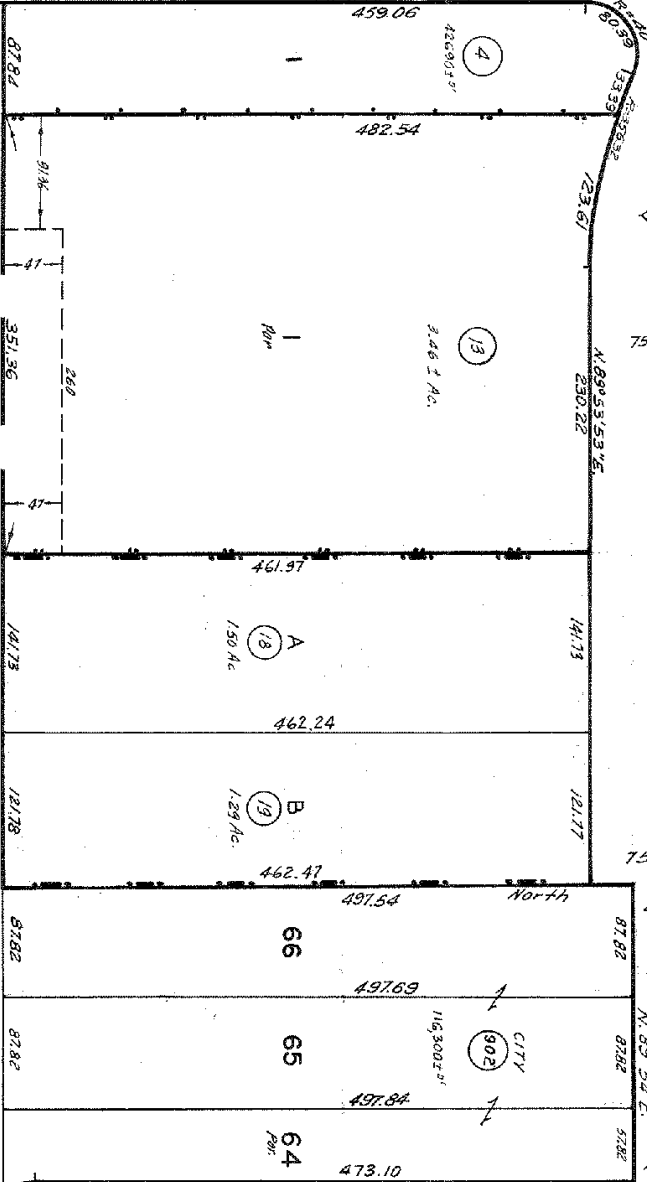
ST.

NE COR. L&T 1
71-71209

910928404005002-02
1-28-66
8-22-66
670202
82036406
9-17-63
4-18-64
680122203
680909100
690505008
690728006
704804029
704804029
710720213
710720213
711124203
130825093

YOLANDA AVE.

60



BAIRD AVE.

30

RESEDA

BLVD.

BK. 2157

SITE

TRACT NO. 21993

TRACT NO. 7209

TRACT NO. 23275

PARCEL MAP

CODE M.B. 702-70-71

M.B. 83-7-8

M.B. 625-5

P.M. 17-95

TRACT NO. 26033

PARCEL MAP

FOR PREV. ASSMT. SEE:

M.B. 669-47-48

P.M. 34-46

2156-30

ASSESSOR'S MAP

COUNTY OF LOS ANGELES, CALIF.