

OFFERING MEMORANDUM

INDUSTRIAL WAREHOUSE

9007 Lankershim Blvd.
Sun Valley, CA



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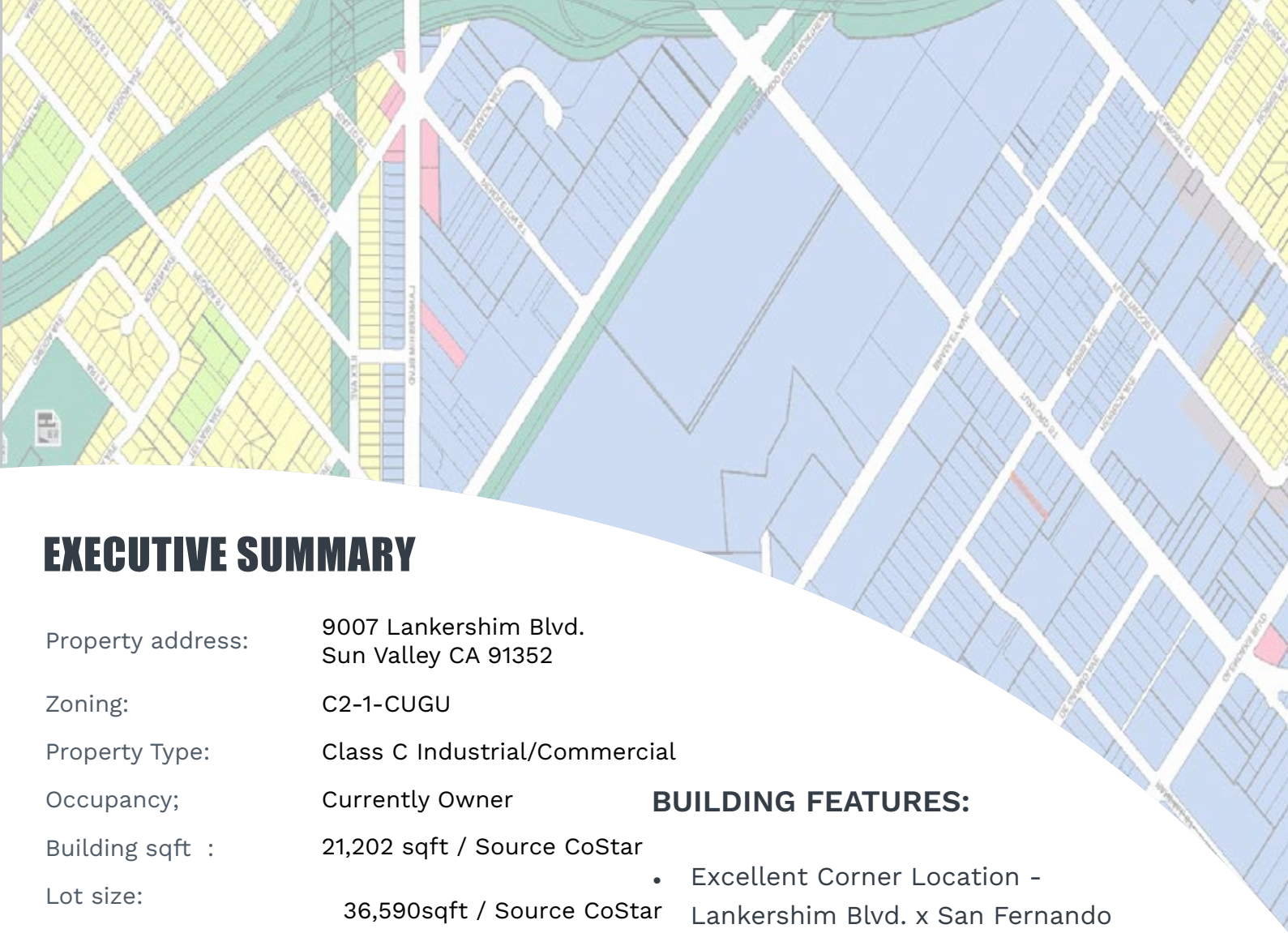


CONFIDENTIALITY AGREEMENT

This is a proprietary confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 9007 LANKERSHIM BLVD., SUN VALLEY, CA (the "Property"). This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information 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 OWNER or Listing Broker. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the items referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Listing Broker 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or conditions or use of the subject property. Neither Owner or Listing Broker, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. Owner expressly reserved the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Owner and Listing Broker shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by Owner and DPI. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of Listing Broker. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of Diversified Property Investments and/or Owner. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Listing Broker. Please consult your own advisor to fully understand the investment being made.

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EXECUTIVE SUMMARY

Property address: 9007 Lankershim Blvd.
Sun Valley CA 91352

Zoning: C2-1-CUGU

Property Type: Class C Industrial/Commercial

Occupancy; Currently Owner

Building sqft : 21,202 sqft / Source CoStar

Lot size: 36,590sqft / Source CoStar

Year Built: 1968 / Source Costar

Construction Type: Block

APN: 2631-028-003, 2631-028-019,
2631-028-020

Parking: 35-40

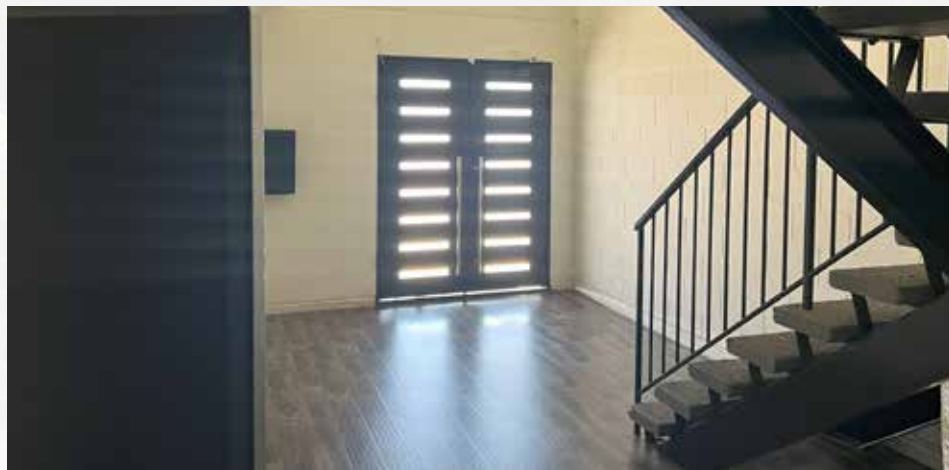
Building Clearance: Min: 15 Max: 18

BUILDING FEATURES:

- Excellent Corner Location - Lankershim Blvd. x San Fernando
- Large Parking Lot
- Opportunity for additional development
- Abundance of Parking
- Ability to Divide
- High Visibility
- Secure Building and Access



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION OVERVIEW

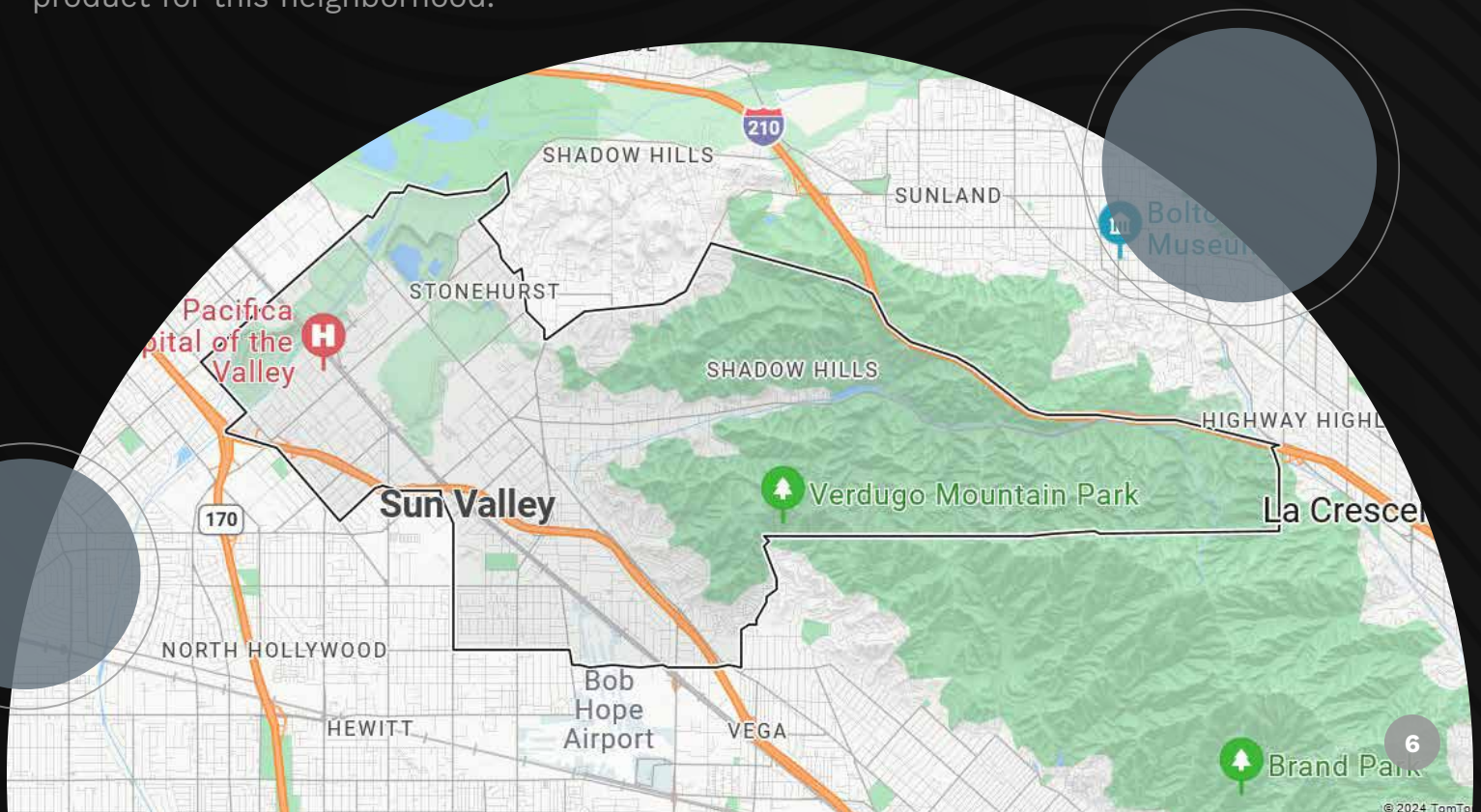
Sun Valley is a neighborhood in Los Angeles, California in the San Fernando Valley region. The neighborhood is known for its overall youthful population. There are three recreation centers in Sun Valley, one of which is a historic site. The neighborhood has thirteen public schools—including John H. Francis Polytechnic High School and Valley Oaks Center for Enriched Studies (VOCES)—and four private schools.

NEIGHBORHOODS-REAL ESTATE PRICES & OVERVIEW

Sun Valley median Res. real estate price is \$793,600, which is more expensive than 49.4% of the neighborhoods in California and 86.7% of the neighborhoods in the U.S. The average rental price in Sun Valley is currently \$2,646, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 67.1% of California neighborhoods.

Sun Valley is an urban neighborhood (based on population density) located in Los Angeles, California. Sun Valley real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) apartment complexes/high-rise apartments and single-family homes. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in the Sun Valley neighborhood are older, well-established, built between 1940 and 1969. A number of residences were also built between 1970 and 1999.

Res. Real estate vacancies in Sun Valley are 3.5%, which is lower than one will find in 76.9% of American neighborhoods. Demand for real estate in Sun Valley is above average for the U.S., and may signal some demand for either price increases or new construction of residential product for this neighborhood.





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