

## 3 TENANT RETAIL CENTER IN NOHO

**Property Type: Retail**

**Sales Price \$4,200,000**

**Property Address:**

**10853-10865 Magnolia Blvd**

**North Hollywood, CA 91601**

### Overview

**Sale Price \$4,200,000**

**Land Area (Square Feet) 12,021**

**Building Area (Square Feet) 5,065**

**Number of Stories 1**

**Cap Rate (%) 6.1**

**NOI (USD) \$255,731**

**Prop Taxes est \$52,500**

**Building Class B**

**Prime location in the NOHO district**



### Property Amenities:

3 tenant building fully leases. NNN leases on 2 units. One tenant below market on month to month MG lease.

Professionally managed property.

RPM COMMERCIAL REAL ESTATE

DANNY RAFFLE CCIM

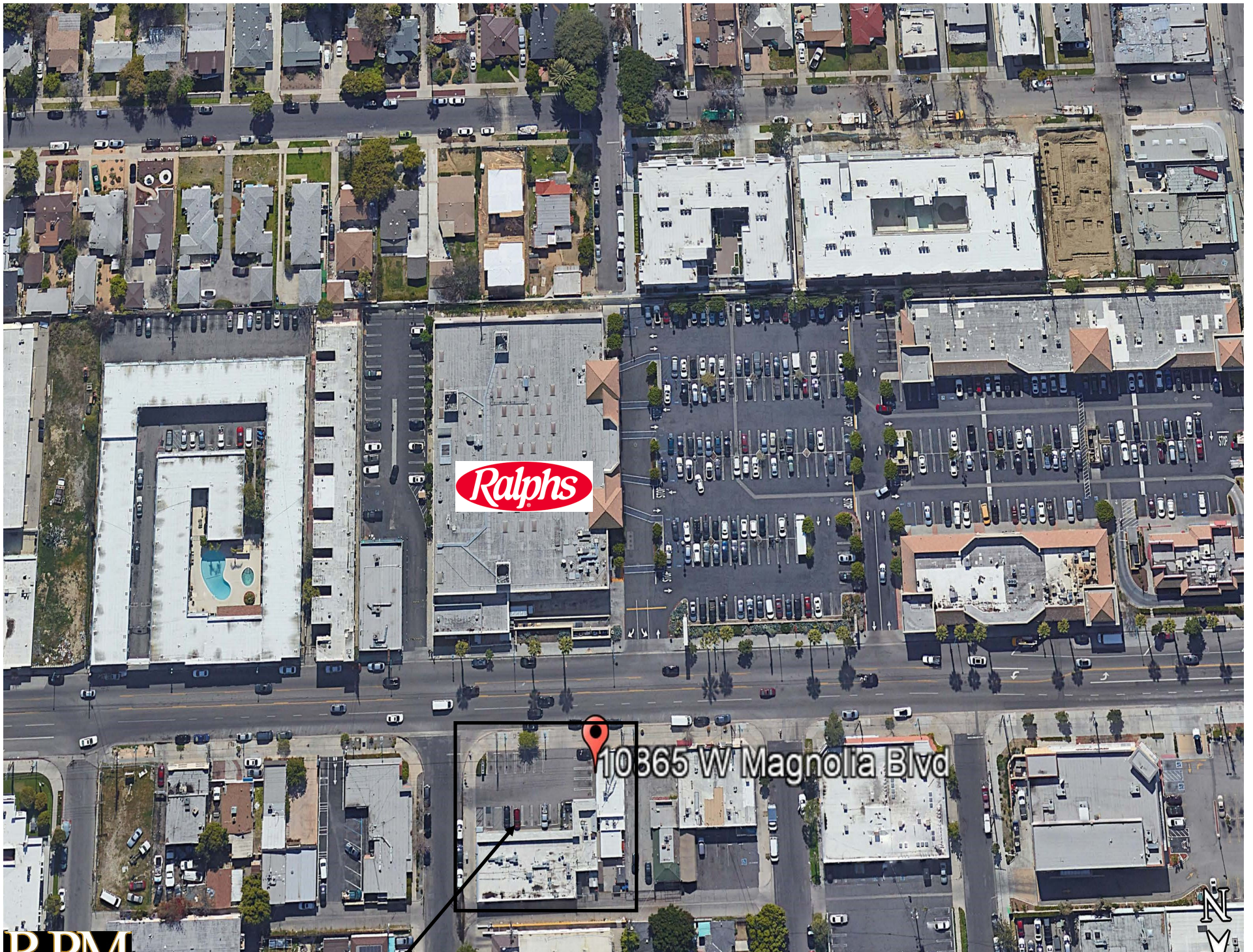
DRE# 01361833

CALL FOR MORE INFORMATION

424-281-3701

DRAFFLE@RPMRES.COM





## Disclaimer

This memorandum contains information pertaining to the Property and Tenant's and does not purport to be an all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in the memorandum has been obtained from sources believed to be reliable. All information is presented "as is" without representation or warrant of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages and other measurements are approximations. This Memorandum describes certain documents, including lease and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective Buyers. You are advised to verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and the Property's suitability to your needs.

The Owner expressly reserves the right at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/ or terminate discussions at any time with or without notice to you. All offers, counteroffers shall be non-binding and neither RPM Commercial Real Estate, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed purchase and sales agreement.

## Confidentially Agreement

Please return the Confidentially Agreement executed and dated to receive the full Rental and Estimated Cash Flow Analysis.

### CONTACT INFORMATION

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RPM COMMERCIAL REAL ESTATE  
525 S Douglas Street, Suite 270  
El Segundo, CA 90245



**10853-10865 MAGNOLIA BLVD, NORTH HOLLYWOOD, CA 91601**

## INVESTMENT SUMMARY

Property: (KNOWN AS )	MAGNOLIA SQUARE	<b>\$4,200,000</b>	List Price
Street Address:	10853-10865 Magnolia Blvd	<b>6.1% CAP</b>	2026
City:	North Hollywood	<b>\$255,731</b>	NNN collected at 86.7%
State:	California		
Zip:	91601		
GLA:	5,065 RSF		
Lot Size:	12,021 Square Feet		
Year Remodeled	2015/2024		



## TENANTS

VIIBI Restaurant/Bar  
Top Dragon Foot Spa  
Milen Press Printing



10853-10865 MAGNOLIA BLVD, NORTH HOLLYWOOD, CA 91601

## RENTAL SUMMARY

**VIIBI Restaurant & Bar** Current lease expires 1-31-2030

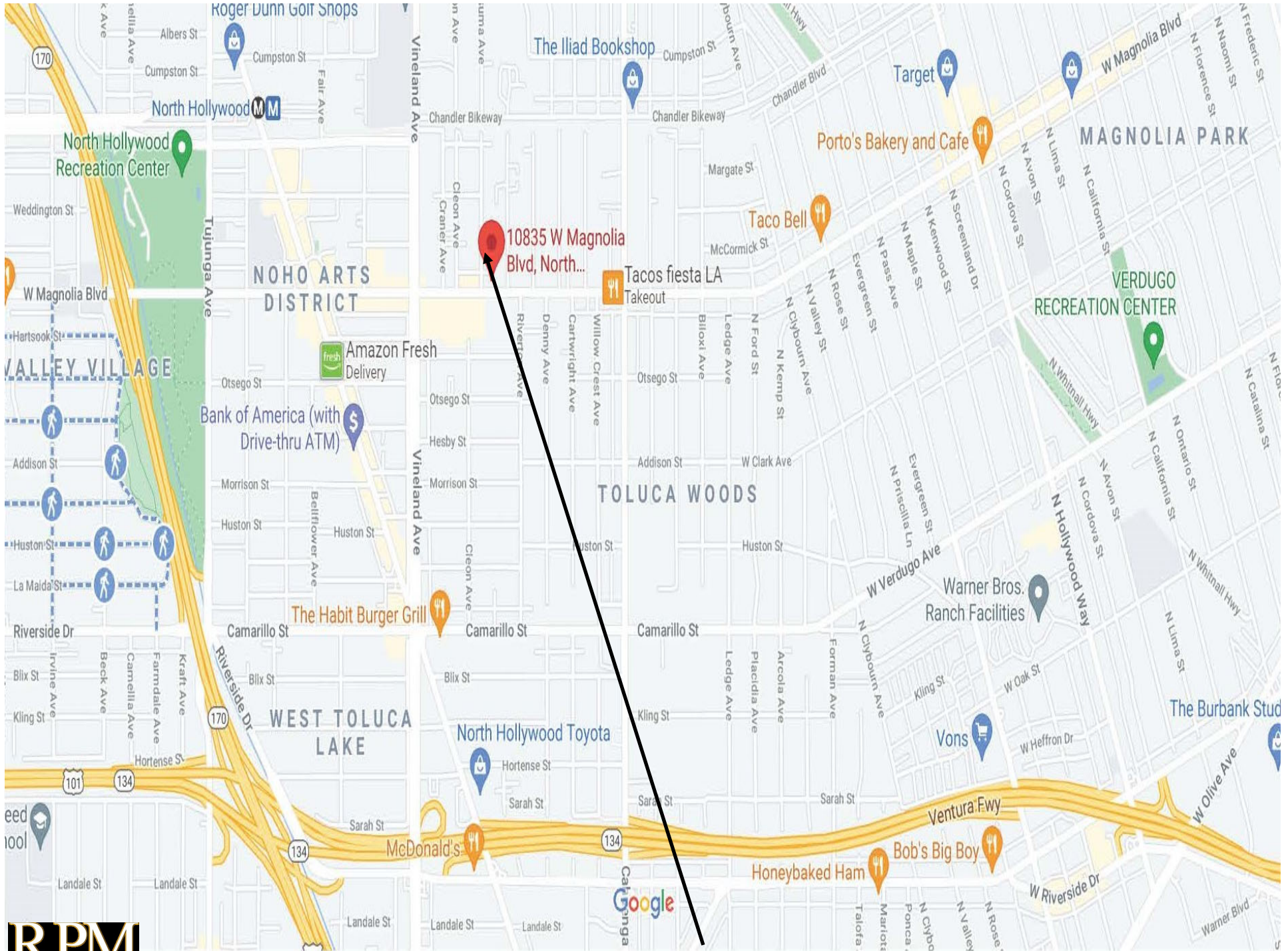
**Top Dragon Foot Spa** Current Lease expires 5-31-2029

**Milen Press Printing** Current Lease month to month



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# RPM COMMERCIAL REAL ESTATE



**10853-10865 MAGNOLIA BLVD, NORTH HOLLYWOOD, CA 91601**

**CONFIDENTIALITY AGREEMENT**  
**10853-10865 MAGNOLIA BLVD**

Please be advised that the ("Seller") is considering a possible sale of the Property, using **RPM Commercial Real Estate** acting as the authorized sales representatives ("Broker"). Broker has available for review certain information concerning the Property which includes documents, brochures and other materials (collectively "Informational Materials"). Please be advised that neither the Seller or Broker will make such Informational Material available to the Potential Purchaser with regard to the contemplated sale of the Property unless and until the Potential Purchaser has executed this letter ("Letter of Confidentiality") and thereby agrees to be bound by its terms. We are prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase of the Property by the Potential Purchaser, subject to the conditions set forth below.

i. All Informational Materials relating to the Property, which may be furnished to the Potential Purchaser or Potential Purchaser's Broker by the Seller, Property Manager or Broker, shall continue to be the Property of the Seller. The Informational Materials will be used by the Potential Purchaser solely for the purpose of evaluating the possible acquisition of the Property and not for any purpose not related to the possible acquisition of the Property, including for the purpose of contacting tenants of the Property, and may not be copied or duplicated without the Seller's consent and must be returned to the Seller and copies destroyed immediately upon the Seller's request or when the Potential Purchaser declines to make an offer for the Property or terminates discussions or negotiations with respect to the Property.

ii. The Potential Purchaser or Potential Purchaser's Broker will (as defined below) not make any Informational Materials available, disclose any of the contents thereof, or disclose the fact that discussions or negotiations are taking place concerning the possible acquisition of the Property, to any person, unless such person has been identified to the Seller in writing and the Seller has approved the furnishing of the Informational Materials or such disclosure to such person, and such person has entered into an agreement with the Seller, the provisions of which agreement shall be substantially the same as the provisions of this Confidentiality Agreement, provided however, that the Informational Materials and this Confidentiality Agreement may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties") who, in the Potential Purchaser's best reasonable judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Potential Purchaser. Such Related Parties shall be informed by the Potential Purchaser of the confidential nature of the Informational Materials and shall be directed in writing by the Potential Purchaser to keep all the Informational Materials strictly confidential in accordance with this Confidentiality Agreement. The Potential Purchaser shall be responsible for any violation of this provision by any of the Related Parties.

iii. Although we have endeavored to include in the Informational Materials information which we believe to be relevant to the purpose of your investigation, the Potential Purchaser understands and acknowledges that neither the Seller, Property Manager, or Broker make any representation or warranty as to the accuracy or completeness of the Informational Materials. The Potential Purchaser further understands and acknowledges that the information used in the preparation of the Informational Materials was furnished to the Seller, Property Manager and Broker by other parties and has not been independently verified by Seller, Property Manager, or Broker and is not guaranteed as to completeness or accuracy. The Potential Purchaser agrees that neither the Seller, Property Manager, or Broker shall have any liability for any reason to the Potential Purchaser or any of its representatives or Related Parties resulting from the use of the Informational Materials by any person in connection with the sale of, or other investment by the Potential Purchaser in the Property, whether or not consummated for any reason.

iv. The Potential Purchaser acknowledges that the Property has been offered for sale subject to withdrawal from the market or rejection of any offer because of the terms thereof, or for any other reason whatsoever, without notice.

v. For purposes of this Confidentiality Agreement, the term "purchase" or "sale" of the Property or other similar language in this Confidentiality Agreement shall be deemed to refer to the purchase or sale of all or a portion of the Property or the purchase of an interest in the Property or the purchase and lease back of the Property.

vi. The Potential Purchaser hereby represents and warrants to Seller, Property Manager and Broker that the Potential Purchaser has not dealt with any other broker, finder or agent in connection with any possible sale or other transaction concerning the Property other than Broker and (Potential Purchaser's Broker) and that no broker represents, or will represent, Potential Purchaser in connection with any possible sale or other transaction concerning the Property other than Broker, (Potential Purchaser's Broker) and Potential Purchaser agrees to indemnify and hold harmless Seller, Property Manager and Broker and their successors and assigns from and against any and all claims, demands, losses, liabilities, suits, costs or expenses due to or arising from any claims of any broker, other than Broker, finder or similar agent for commissions, fees or other compensation in connection with any possible sale or other transaction concerning the Property based on alleged dealings with the vii. This Confidentiality Agreement shall be governed by and construed in accordance with the laws of the State of California.

viii. This Confidentiality Agreement contains the entire understanding between the parties with respect to the subject matter hereof, and may not be altered, varied, revised or amended, except by an instrument in writing signed by the parties subsequent to the date of this Confidentiality Agreement. The parties have not made any other agreement or representation with respect to such matters.

If the Potential Purchaser and Potential Purchaser's Broker are in agreement with the foregoing, please sign and fax this Confidentiality Agreement as follows:

AGREED AND ACCEPTED

By: \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ EMAIL  
\_\_\_\_\_ SIGNATURE \_\_\_\_\_ PHONE



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