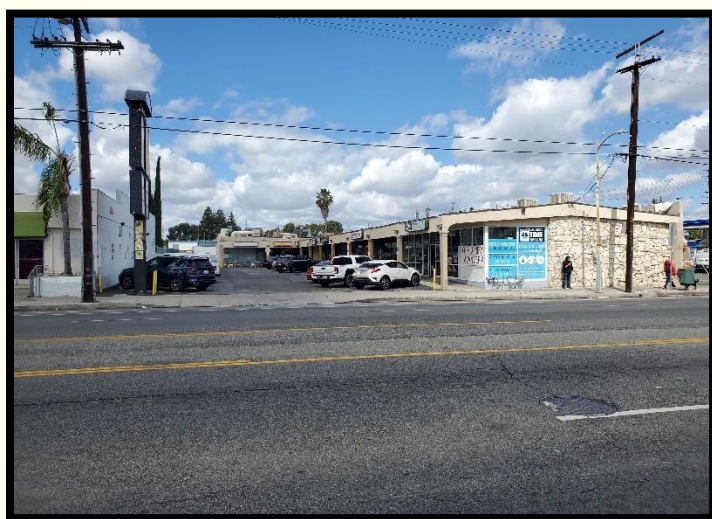


“VALUE ADD” TARZANA MIXED USE RETAIL/INDUSTRIAL PROPERTY FOR SALE \$5,395,000.00

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:	\$5,395,000.00 (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	\$ 3,899.05	1,600	\$ 2.44	05/31/27	
6023-1/2	\$ 3,800.00	1,600	\$ 2.38	06/30/27	
6025	\$ 6,046.34	3,000	\$ 2.02	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	\$ 4,400.00	1,861	\$ 2.36	06/30/27	
6027-1/2	\$ 595.00	320	\$ 1.86	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	
6029-1/2	\$ 1,595.00	800	\$ 1.99	02/28/27	
6029-3/4	\$ 1,650.00	800	\$ 2.06	06/30/27	
6031	\$ 1,600.00	800	\$ 2.00	06/30/27	
6031-1/4	\$ 1,600.00	800	\$ 2.00	06/30/27	
Total Monthly(gross):		\$ 36,996.36	17,539	\$ 2.09	
Total Annually(gross):		\$ 443,956.32			

Expenses:	
Taxes @ \$5.395MM	\$ 64,740.00
Insurance	\$ 30,832.00
MGMT. (4%)	\$ 17,758.00
Utilities	\$ 14,437.00
Trash	\$ 22,957.00
Lot Cleaning	\$ 3,065.00
Pest Control	\$ 2,470.00
Security	\$ 18,000.00
Repairs & Maint.	\$ 6,000.00
Total Expense:	\$ 180,259.00
NNN Recapture:	\$ 78,304.50
Net Income:	\$ 342,001.82
Cap Rate:	6.34%
Purchase Price:	\$ 5,395,000.00

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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. LOT 1
71-71209

910928404005002-02
1-28-66
8-22-66
670202
82036406
9-17-63
4-18-64
680122203
680909100
690505008
690728006
700480062
710720213
710726051
711124203
130826593

YOLANDA AVE.

60

