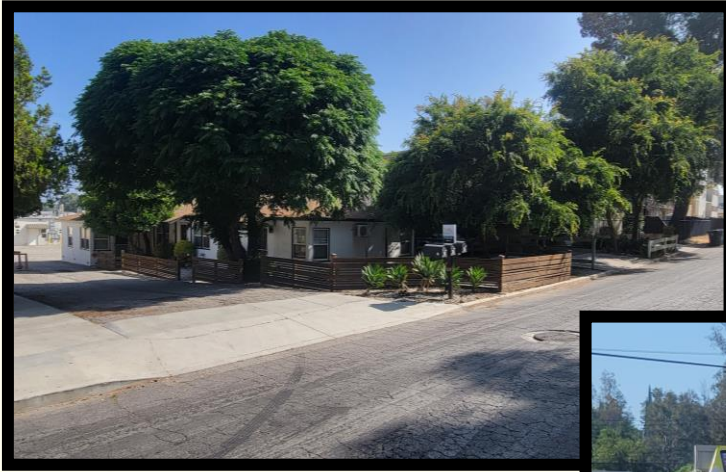


PRIME WOODLAND HILLS RETAIL/RESIDENTIAL PROPERTY FOR SALE \$2,850,000.00

2,711* +/- SQ. FT. OF RETAIL & 2,070* +/- SQ. FT. 3 UNIT
RESIDENTIAL ON 12,992* +/- SQ. FT. OF LAND



**22750 VENTURA BOULEVARD & 22751 DEL VALLE STREET,
WOODLAND HILLS, CA 91364**

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

Alex S. Paley

alex@paleycommercial.com

DRE: 02073925

*** Buyer to Verify**

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

“PRIME” WOODLAND HILLS RETAIL & RESIDENTIAL PROPERTY FOR SALE

| | |
|------------------------------|--|
| LOCATION: | 22750 Ventura Boulevard & 22751 Del Valle Street Woodland Hills, Ca 91364 (Just East of Fallbrook Avenue) |
| TENANCY: | See attached rent roll |
| BLDG. & LOT SIZE: | Retail Building & Lot Size: 2,711* +/- sq ft of Building on 6,495* +/- sq ft of Land Residential Building & Lot Size: 2,070* +/- sq ft of Building on 6,497* +/- sq ft of Land |
| A.P.N. #'s: | 2040-031-014 & 2040-031-024 |
| PRICE & TERMS: | \$2,850,000.00 (Cash, cash to a new loan) |
| ZONING/YEAR BUILT: | LA-C4-IVLD* - 1955* / LA-R3-1* - 1953* |
| PARKING: | Twelve (12) parking spots onsite in rear lot in addition to ample street parking available |
| SIGNAGE: | Excellent existing signage for Ventura Boulevard Retail |
| COMMENTS: | This sale offers an excellent opportunity to purchase a multi-use property with Prime Ventura Blvd frontage. Property goes street to street and offers a unique opportunity for the astute investor. Owner-User opportunity as well. The property has been upgraded with little or no deferred maintenance. |

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22750 Ventura Blvd & 22751 Del Valle Street, Woodland Hills

| <u>Unit</u> | <u>Tenant</u> | <u>Rent</u> | <u>Sq Ft</u> | <u>Rent PSF</u> | <u>Lease Exp</u> |
|-------------|---------------|----------------|----------------|-----------------|------------------|
| 22750 | Phone Spa | \$2,300 | 900'*** | \$2.55 | 2/28/25 |
| 22752-54 | Skin Care | \$5,100 | 1,800'*** | \$2.83 | 10/31/26 |
| Storage* | Electric | \$600 | 300'* | | Mo-Mo |
| 22751 #A | Apt – 1 Bed | \$2,150 | 620'*** | n/a | 2/28/25 |
| 22751 #B | Apt – 1 Bed | \$2,150 | 620'*** | n/a | 12/31/24 |
| 22751 #C | Apt – 2 bed | <u>\$1,965</u> | <u>750'***</u> | n/a | Mo-Mo |
| | | \$14,265 | 4,690'*** | | |

\$14,265.00 monthly

\$171,180.00 annually

Expenses:

| | |
|---------------------|----------------|
| Taxes @ \$2.850 mil | \$35,625 |
| Insurance | \$6,000 |
| Landscape-Cleaning | \$2,400 |
| Trash & DWP | \$3,000 |
| Repairs & Maint | <u>\$2,400</u> |
| | \$49,425 |

Net Income: \$121,755.00 @ 4.3% cap rate

Price: \$2,850,000.00

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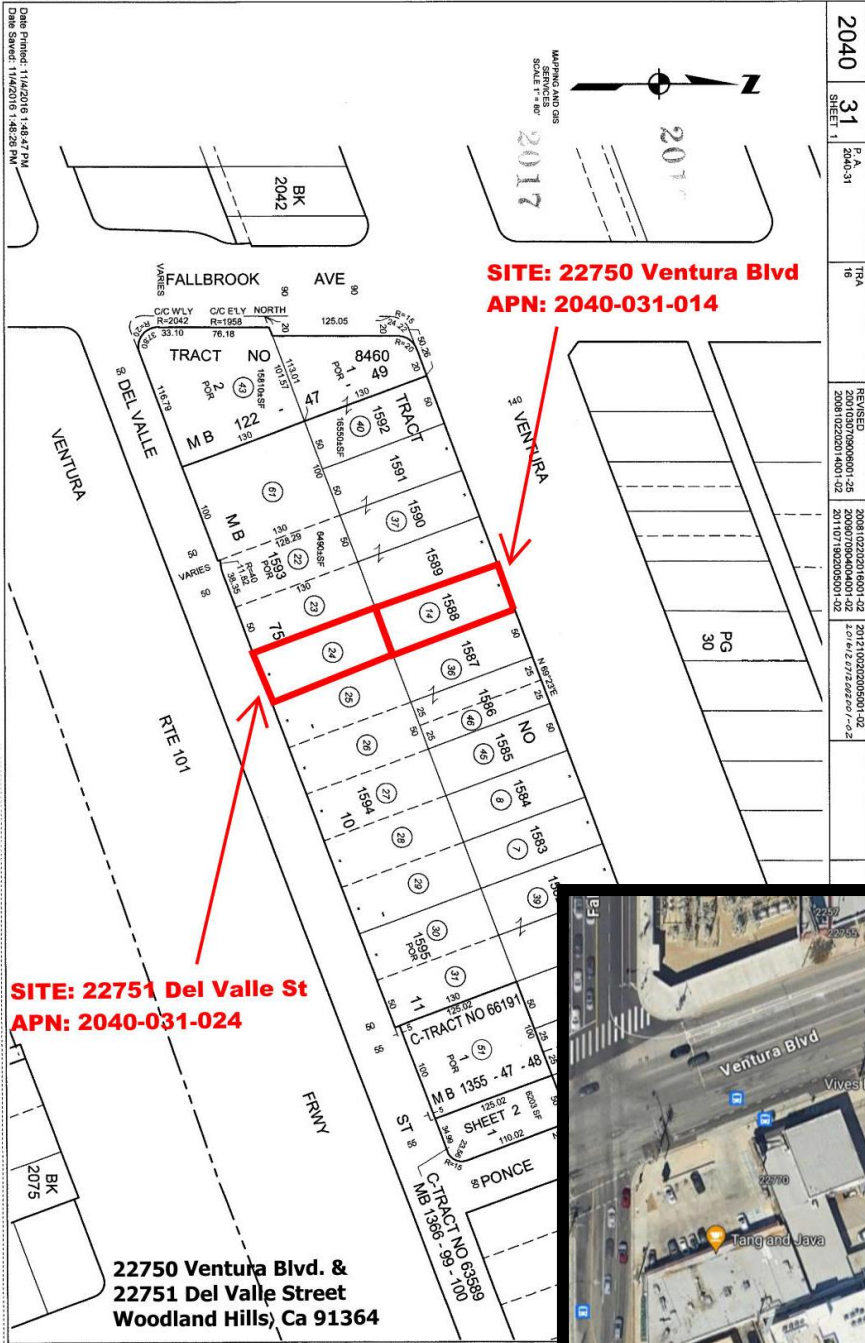
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*Not permitted & not part of total sq ft

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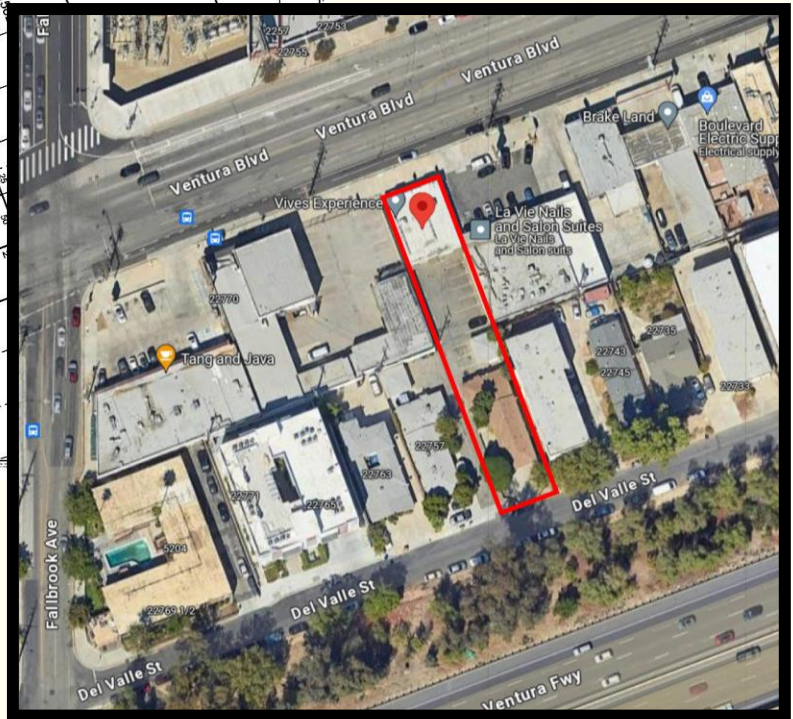


| | | | |
|------------------------|----|------------------------|------------------------|
| 2040 | 31 | P.A. | 2040-31 |
| SHEET 1 | | 18A | 18 |
| REVISED | | 2001/03/07/09/08/01-25 | 2005/07/08/04/01/01-02 |
| 2008/02/20/01/00/01-02 | | 2011/07/19/02/05/01-02 | 2012/12/02/05/01-02 |
| 2012/12/02/05/01-02 | | 2012/12/02/05/01-02 | 2012/12/02/05/01-02 |

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