



VAN NUYS AIRPORT

SUBJECT PROPERTY



VALJEAN AVE.

WOODLEY AVE.

CANTLAY ST.

SHERMAN WAY

16139

CANTLAY ST VAN NUYS | CA

For More Information, Contact:

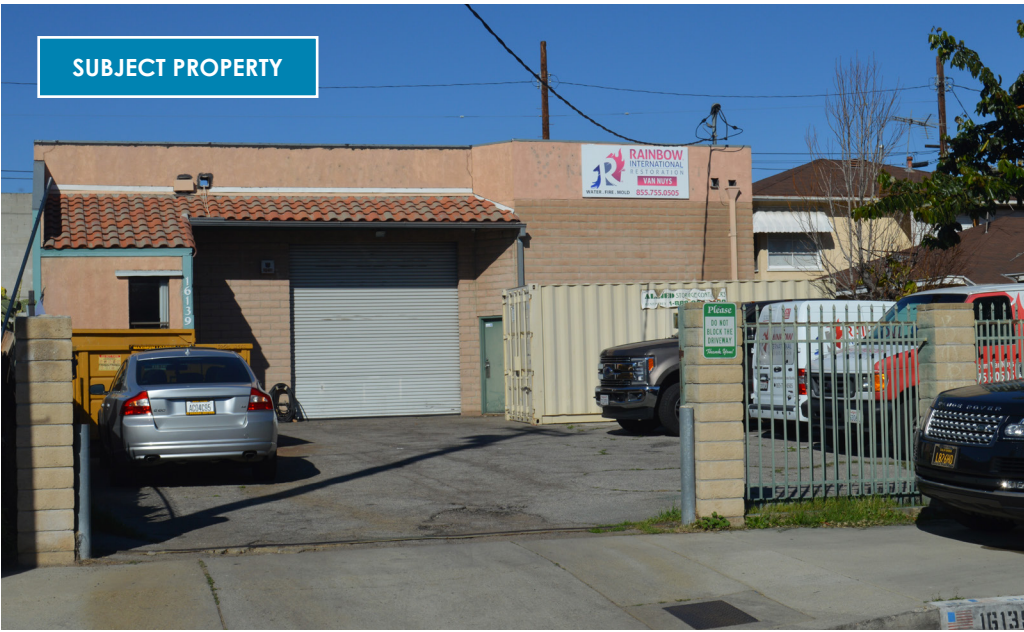
CHUCK BRILL

Executive Vice President | Principal
P: 310.538.6710 | M: 310.710.3127
chuck.brill@daumcommercial.com
CA BRE License # 00974481

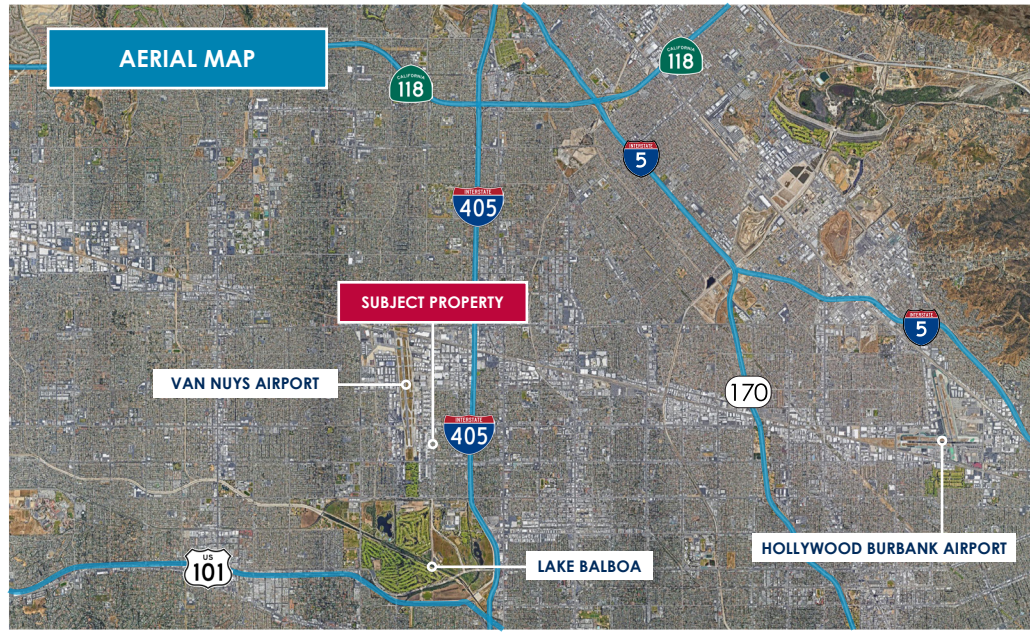


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SUBJECT PROPERTY



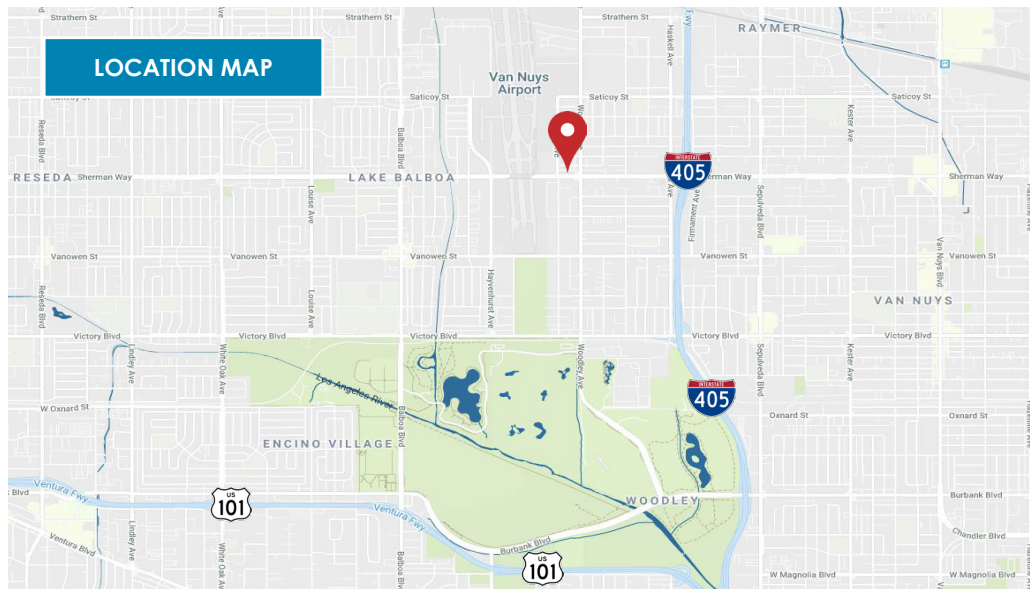
AERIAL MAP



AERIAL VIEW



LOCATION MAP



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DAUM
COMMERCIAL REAL ESTATE SERVICES

CAP Rate is Based on the Average of the Last two Year's Remaining Lease Term.

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LEASED INVESTMENT

- $\pm 3.53\%$ CAP Rate - Proforma CAP Rate of 4.17%
- Tenant Responsible for Prop 13 Increases
- Gross Rent:
\$3,785/yr – Year 1 – 2/1/2020
\$3,898/yr – Year 2 – 2/2/2021
- No Option to Extend
- Lease ends 1/31/2022
- Current Rent of \$1.08/sf/mo Gross is well Below Market– Should be in the \$1.30-\$1.50/sf Gross Range or Higher if Building is Rehabbed with Higher Quality Fixtures

PROPERTY HIGHLIGHTS

- Leased Investment
- Fenced Yard
- Adjacent to Van Nuys Airport
- Minutes to 405 Freeway
- 3,500 SF on 6,969 SF of Land
- 550 SF Office Space

SALE PRICE:

\$1,137,830

(\$325/SF)

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