

14401 Gilmore Street

VAN NUYS, CA



OFFERING MEMORANDUM

KW COMMERCIAL

4061 Laurel Canyon Blvd.

Studio City, CA 91604

PRESENTED BY:

MICHAEL TOOTIKIAN

Senior Vice President
818.380.5244
mtootikian@kwcommercial.com
BRE #00802699

ANTHONY BOYAJIAN

Investment Associate
818.380.5207
tboyajian@kwcommercial.com
BRE #01877967

JOSHUA BREAU

Broker
818.415.1837
jbreaux@pacbell.net
BRE #00678399

Confidentiality & Disclaimer

VAN NUYS, CA

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encino - Sherman Oaks in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL

4061 Laurel Canyon Blvd.

Studio City, CA 91604

MICHAEL TOOTIKIAN

Senior Vice President
818.380.5244
mtootikian@kwcommercial.com
BRE #00802699

ANTHONY BOYAJIAN

Investment Associate
818.380.5207
tboyajian@kwcommercial.com
BRE #01877967

JOSHUA BREAU

Broker
818.415.1837
jbreaux@pacbell.net
BRE #00678399

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



14401 GILMORE STREET

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

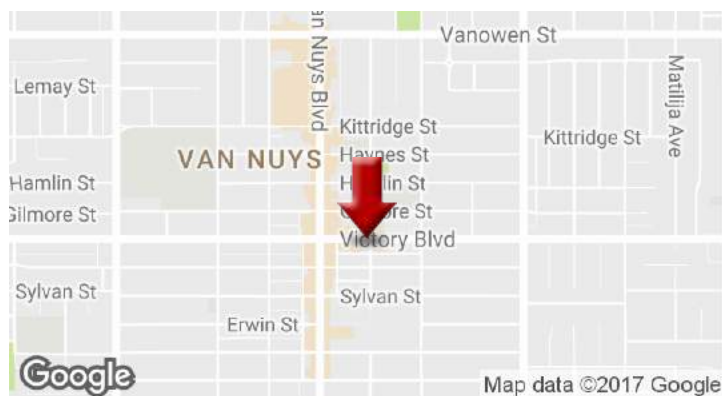
ADDITIONAL PHOTOS

Executive Summary



PROPERTY FEATURES

- Great Van Nuys Location
- Pride of Ownership
- Luxury Office Space
- Corner Lot
- Copper Plumbing and Newer Roof
- Central Air
- Secured Parking
- Parking for 15 Spaces
- Very Well Maintained
- Perfect for an investor, owner-user and an ideal property for a 1031 tax-deferred exchange
- Close proximity to Van Nuys Civic Center



DEMOGRAPHICS

	0.5 Miles	1 Mile	1.5 Miles
Total Households:	4,307	16,133	33,002
Total Population:	14,324	50,111	97,474
Average HH Income:	\$41,978	\$51,638	\$58,032

Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this 2 Story, Class C Multi-Tenant Office Building, centrally located in Van Nuys. Built in 1962, the subject property consists of approximately 6,222 square feet of building on a corner lot of approximately 7,499 square feet. Building is turnkey, with copper plumbing, central air with 6 separate air conditioning units, and a newer roof. The current owner occupies the front ground floor space which consists of one conference room, a kitchen, one reception area, three work stations, and six private offices. Secured parking for 15 surface spaces. Additional income from parking. This is a one of a kind opportunity to own a true Pride Of Ownership leased investment. Perfect for an investor, owner-user and an ideal property for a 1031 tax-deferred exchange.

Great Van Nuys Location. North of Victory Blvd., East of Van Nuys Blvd. Located on the Northwest Corner of Gilmore Street and Sylmar Avenue. Easy Access to both 101 and 405 Freeways. Close proximity to Van Nuys Civic Center, Building and Safety and the Courthouse.



Property Details

STREET ADDRESS: 14401 Gilmore Street

CITY, STATE, ZIP: Van Nuys, CA 91401

PROPERTY TYPE: Office

APN: 2237-023-011

LOT SIZE: 0.17 AC

BUILDING CLASS: C

ZONING: LAC1

PARKING SPACES: 15

PARKING RATIO: 2.5

YEAR BUILT: 1962

NUMBER OF STORIES: 2

NUMBER OF UNITS: 4



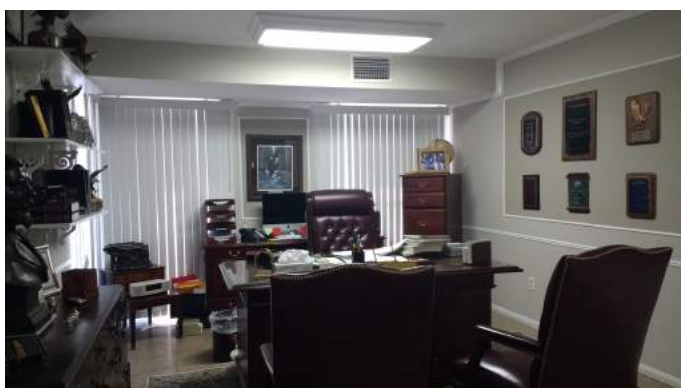
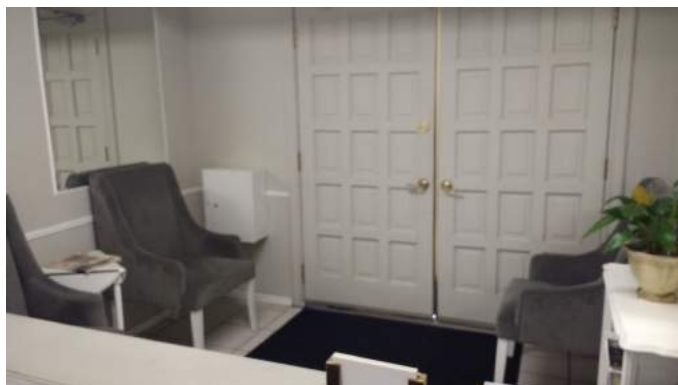
Complete Highlights

PROPERTY HIGHLIGHTS

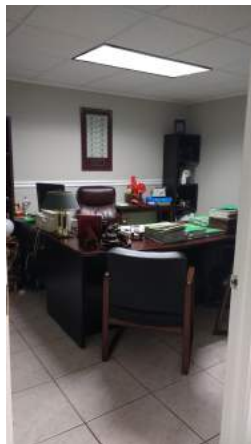
- Great Van Nuys Location
- Pride of Ownership
- Luxury Office Space
- Corner Lot
- Copper Plumbing and Newer Roof
- Central Air
- Secured Parking
- Parking for 15 Spaces
- Very Well Maintained
- Perfect for an investor, owner-user and an ideal property for a 1031 tax-deferred exchange
- Close proximity to Van Nuys Civic Center
- Easy Access to 101/405 Freeways



Additional Photos



Additional Photos



14401 GILMORE STREET

LOCATION INFORMATION

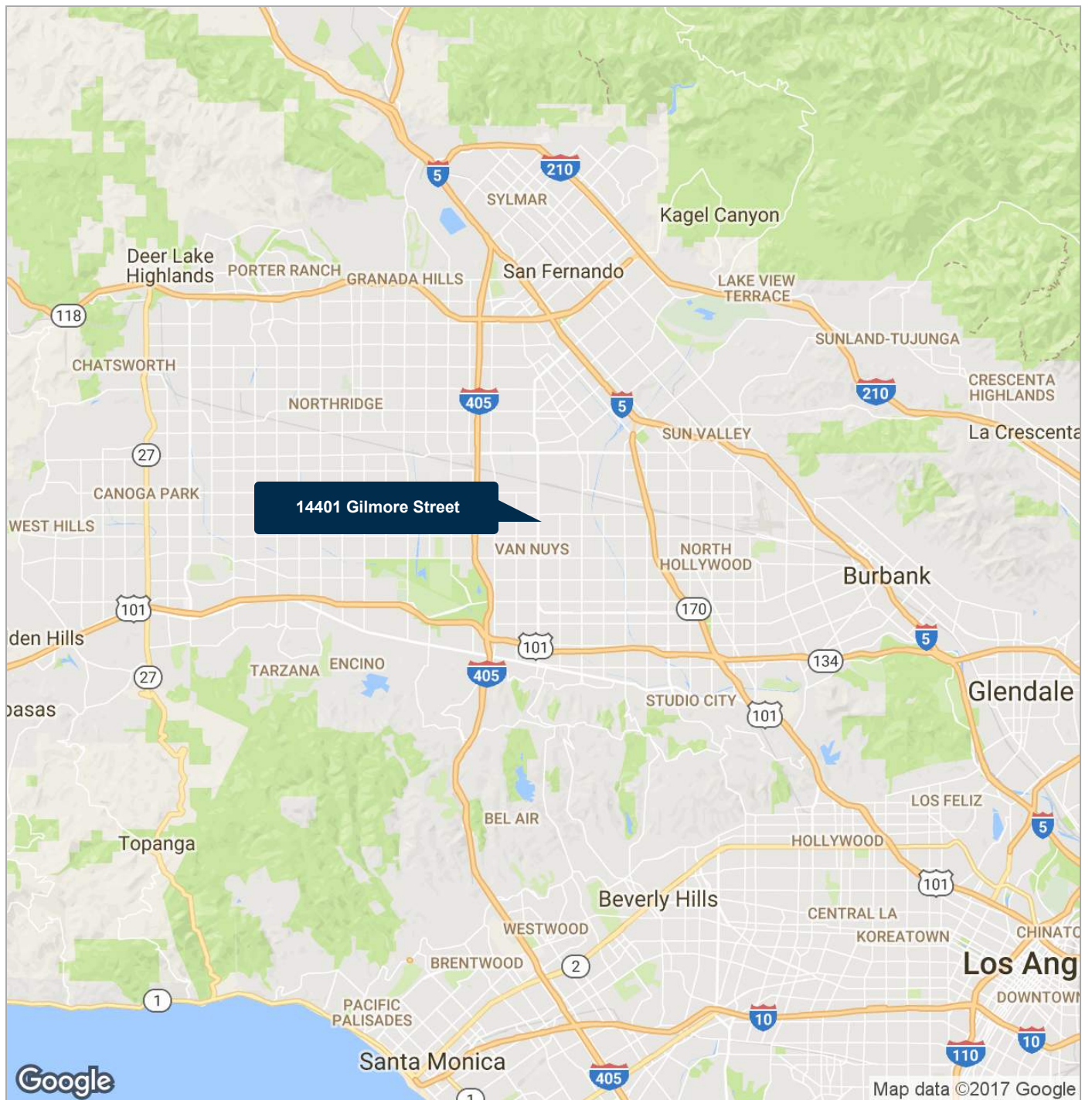
2

REGIONAL MAP

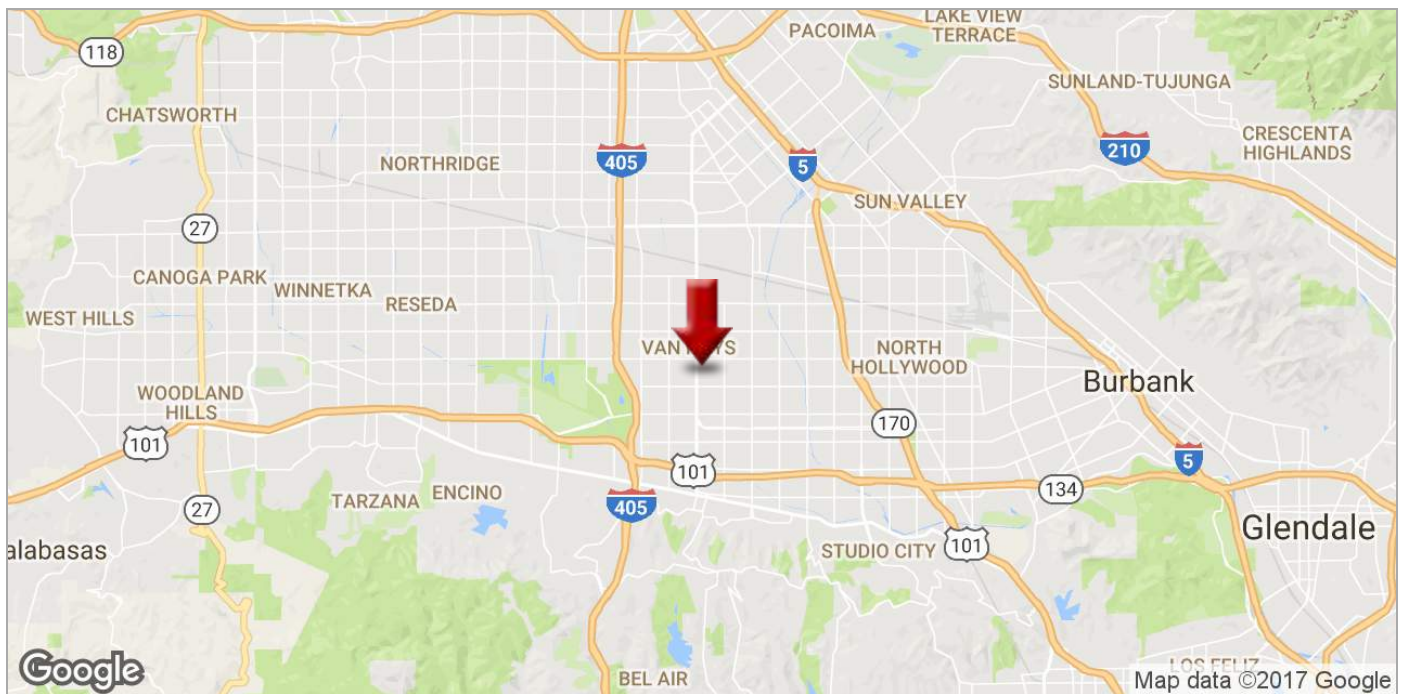
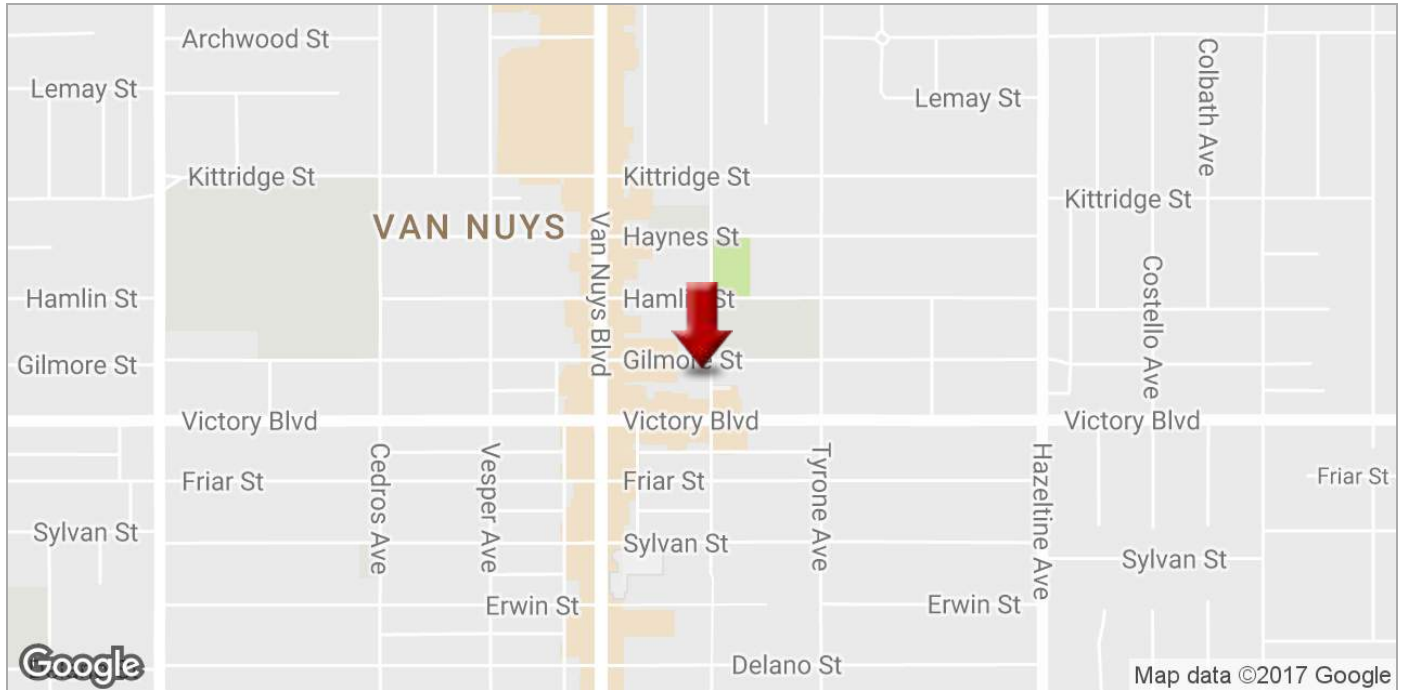
LOCATION MAPS

AERIAL MAP

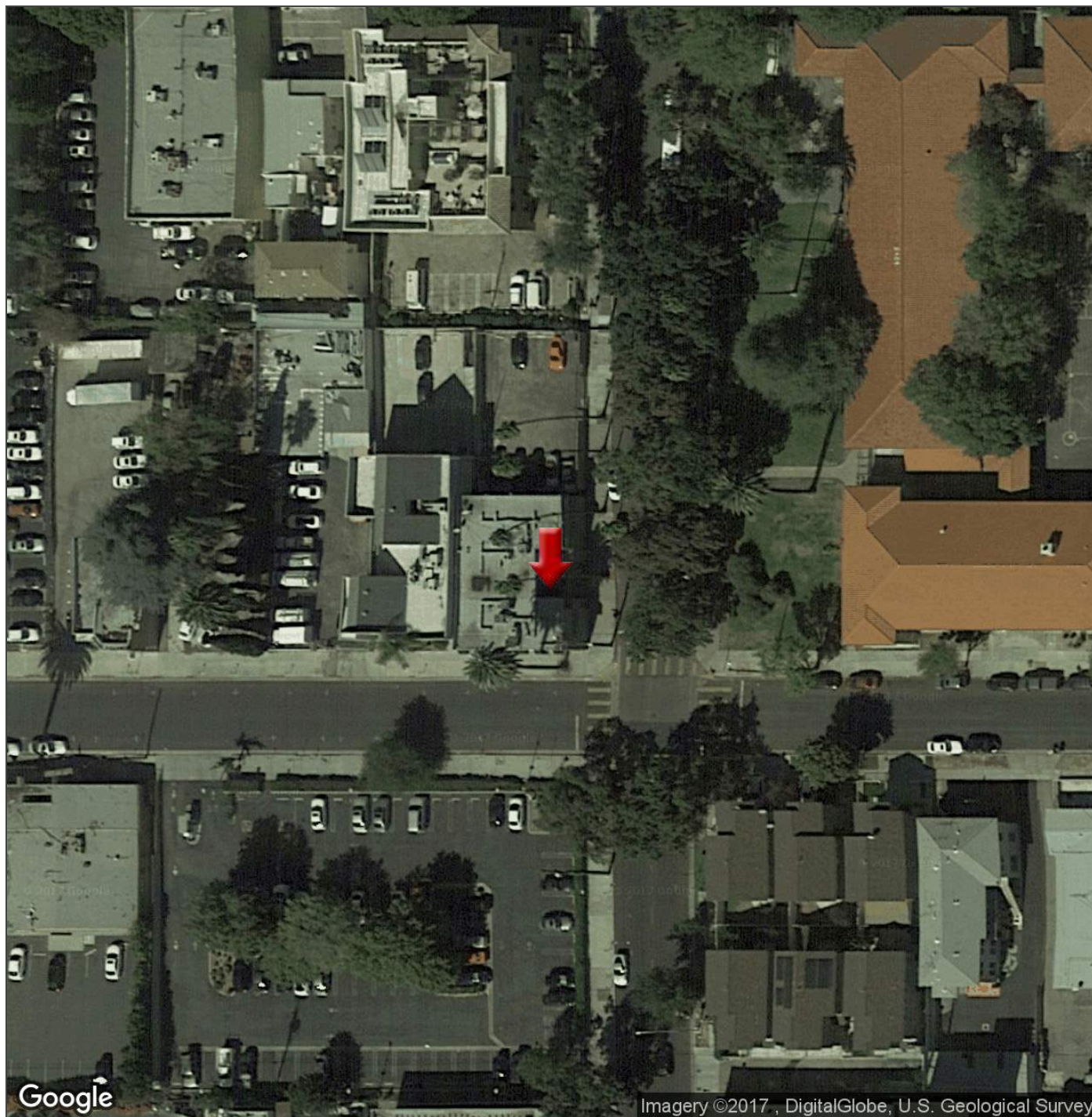
Regional Map



Location Maps



Aerial Map



14401 GILMORE STREET

FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

Financial Summary

INVESTMENT OVERVIEW

Price	\$2,295,000
Price per SF	\$368.85

OPERATING DATA

Gross Income	\$68,580
Operating Expenses	\$45,677

* Gross Income does not include owners unit.

* Rental amount for owners unit to be determined.

Income & Expenses

INCOME SUMMARY

Rental Income	\$68,580
---------------	----------

GROSS INCOME	\$68,580
---------------------	-----------------

EXPENSE SUMMARY

Real Estate Tax	\$23,437
-----------------	----------

Insurance	\$2,200
-----------	---------

Utilities	\$12,000
-----------	----------

Trash	\$1,440
-------	---------

Janitorial	\$6,600
------------	---------

GROSS EXPENSES	\$45,677
-----------------------	-----------------

NET OPERATING INCOME	\$22,903
-----------------------------	-----------------

* Gross Income does not include owners unit.

* Rental amount for owners unit to be determined.

Rent Roll

UNIT NUMBER	UNIT SIZE (SF)	ANNUAL RENT
100	2,372	Owner-Occupied
103	500	\$12,120
200-201	2,150	\$36,300
203	1,200	\$20,160
6,222		

* Gross Income does not include owners unit.

* Rental amount for owners unit to be determined.

* Please note square footages of each unit are approximate. Buyer to do their own investigations as to the square footage amount.

14401 GILMORE STREET

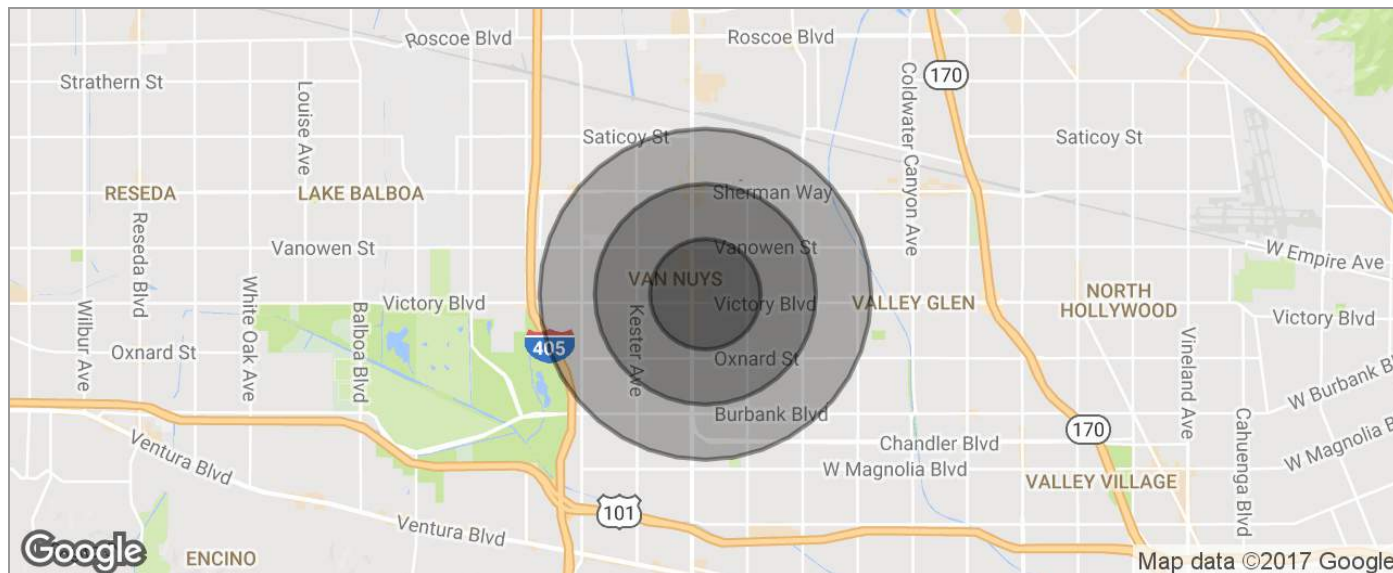
DEMOGRAPHICS

4

DEMOGRAPHICS MAP

BACK_COVER_-_EDITED.PDF

Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	14,324	50,111	97,474
MEDIAN AGE	30.4	32.1	33.0
MEDIAN AGE (MALE)	28.7	31.0	32.1
MEDIAN AGE (FEMALE)	32.3	33.4	33.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	4,307	16,133	33,002
# OF PERSONS PER HH	3.3	3.1	3.0
AVERAGE HH INCOME	\$41,978	\$51,638	\$58,032
AVERAGE HOUSE VALUE	\$425,153	\$526,376	\$597,755
RACE	0.5 MILES	1 MILE	1.5 MILES
% WHITE	32.8%	45.0%	49.3%
% BLACK	2.7%	3.3%	4.0%
% ASIAN	7.1%	6.3%	7.2%
% HAWAIIAN	0.0%	0.1%	0.3%
% INDIAN	0.3%	0.4%	0.5%
% OTHER	54.8%	42.5%	36.4%
ETHNICITY	0.5 MILES	1 MILE	1.5 MILES
% HISPANIC	74.0%	63.0%	55.5%

* Demographic data derived from 2010 US Census

14401 Gilmore St
Van Nuys, CA 91401

OFFERING MEMORANDUM

Michael Tootikian
Senior Vice President, KW Commercial
16820 Ventura Boulevard
Encino, CA 91436
Tel: (818) 380-5244
Mobile: (818) 613-0006
Fax: (818) 255-7780
Email: Mtootikian@kwcommercial.com
License: CA 00802699

Tony Boyajian
Investment Associate, KW Commercial
16820 Ventura Boulevard
Encino, CA 91436
Tel: (818) 380-5207
Mobile: (818) 324-7639
Fax: (818) 380-5101
Email: Tboyajian@kwcommercial.com
License: CA 01877967