

BLOCK-TO-BLOCK DEVELOPMENT IN A TIER 1 TOC

10351-10365 SAN FERNANDO ROAD, PACOIMA CA 91331



EXCLUSIVE ADVISOR

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AGGREGATE INVESTMENT
PARTNERS

CONFIDENTIALITY AGREEMENT

10351-10365 SAN FERNANDO ROAD, PACOIMA CA 91331

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PREPARED BY



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BROKER OF RECORD

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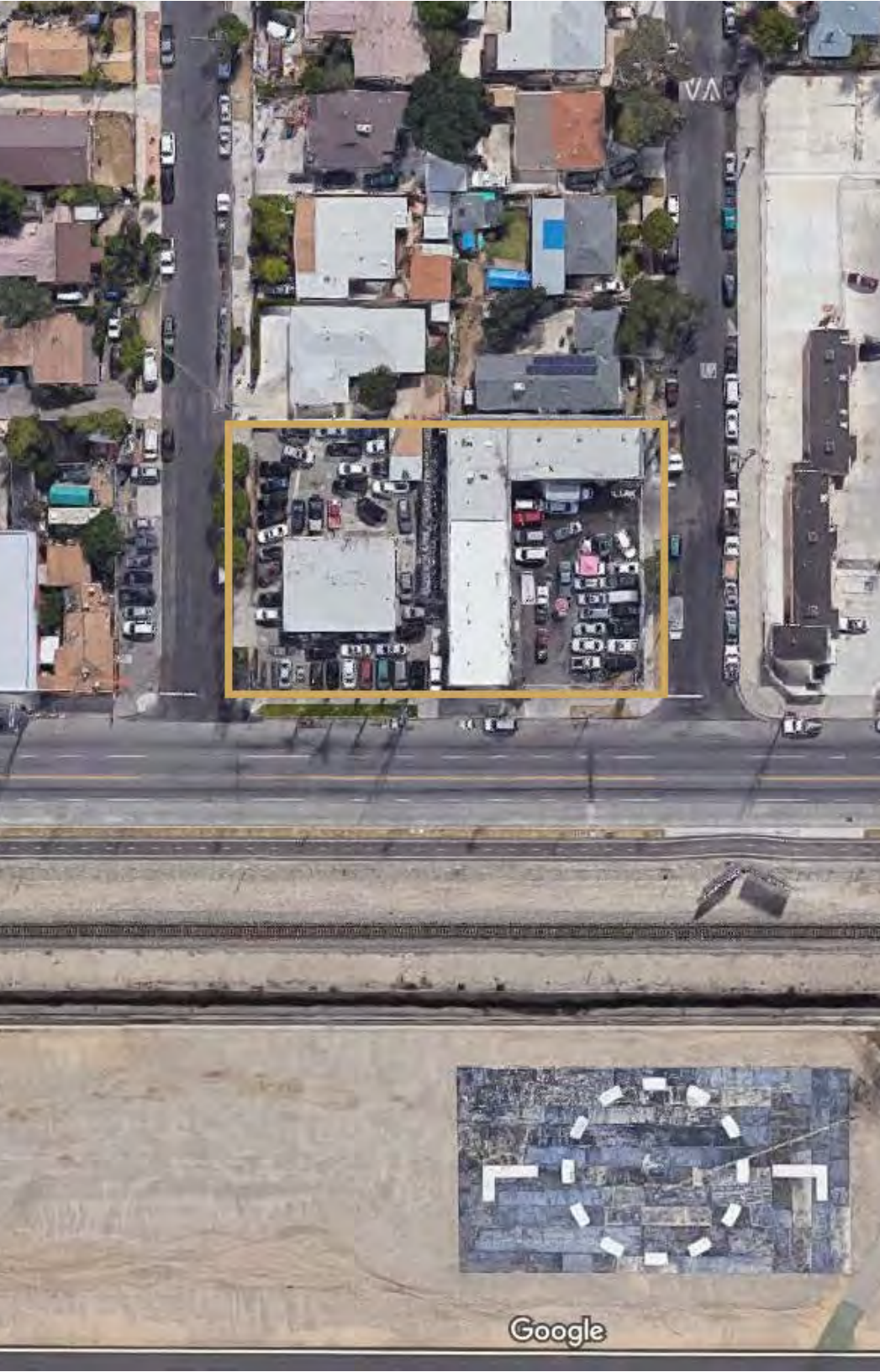
Pasadena, CA 91101

DRE: 01444805



10351-10365 SAN FERNANDO ROAD, PACOIMA CA 91331

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

PRICE	\$4,000,000
ADDRESS	10351-10365 San Fernando Road, Pacoima, CA 91331
PRICE PER UNIT	\$40,404
MAX DENSITY	99 Units
DIMENSIONS	229 FT X 115 FT
LOT SIZE	±26,368 SF
APN	2623-009-031
ZONING	LAC2-1

OPPORTUNITY HIGHLIGHTS

- ▶ Build up to 99 units across the street from the Whiteman Airport
- ▶ Currently operating as an auto repair shop & car dealership
- ▶ Lot sits block-to-block on a main thoroughfare
- ▶ Tier 1 TOC allows for an increase in density of up to 50% of the base density
- ▶ Ideal for an affordable housing developer
- ▶ All tenants are currently under a month-to-month lease
- ▶ Within proximity to 5 & 210 Freeway and Highways 118 & 170
- ▶ Close to Target, Hansen Dam Golf Course, Costco, Vallarta Supermarkets, and Roger Jessup Park
- ▶ Seller (PAC Transmission) shall occupy space for one year after the Close of Escrow

PROPERTY PHOTOS

10351-10365 SAN FERNANDO ROAD



RENT ROLL

10351-10365 SAN FERNANDO ROAD

TENANT NAME	SUITE NUMBER	CURRENT RENT	COMMENCEMENT	EXPIRATION	CURRENT TERM	LEASE STRUCTURE
Martinez Auto Glass	10365 San Fernando A & B	\$3,400	7/1/2013	7/31/2018	Month-to-Month	Gross
Valley Carburetor	10365 San Fernando C	\$1,400	7/1/2013	7/31/2018	Month-to-Month	Gross
HC Mufflers	10365 San Fernando D	\$1,500	7/1/2013	7/31/2018	Month-to-Month	Gross
PAC Transmission	10365 San Fernando E, F, & G	\$3,000	7/1/2013	7/31/2018	Month-to-Month	Gross
Mexico Lindo Auto Sales	10351 San Fernando Rd	\$4,000	7/1/2013	7/31/2018	Month-to-Month	Gross
Totals		\$13,300.00				

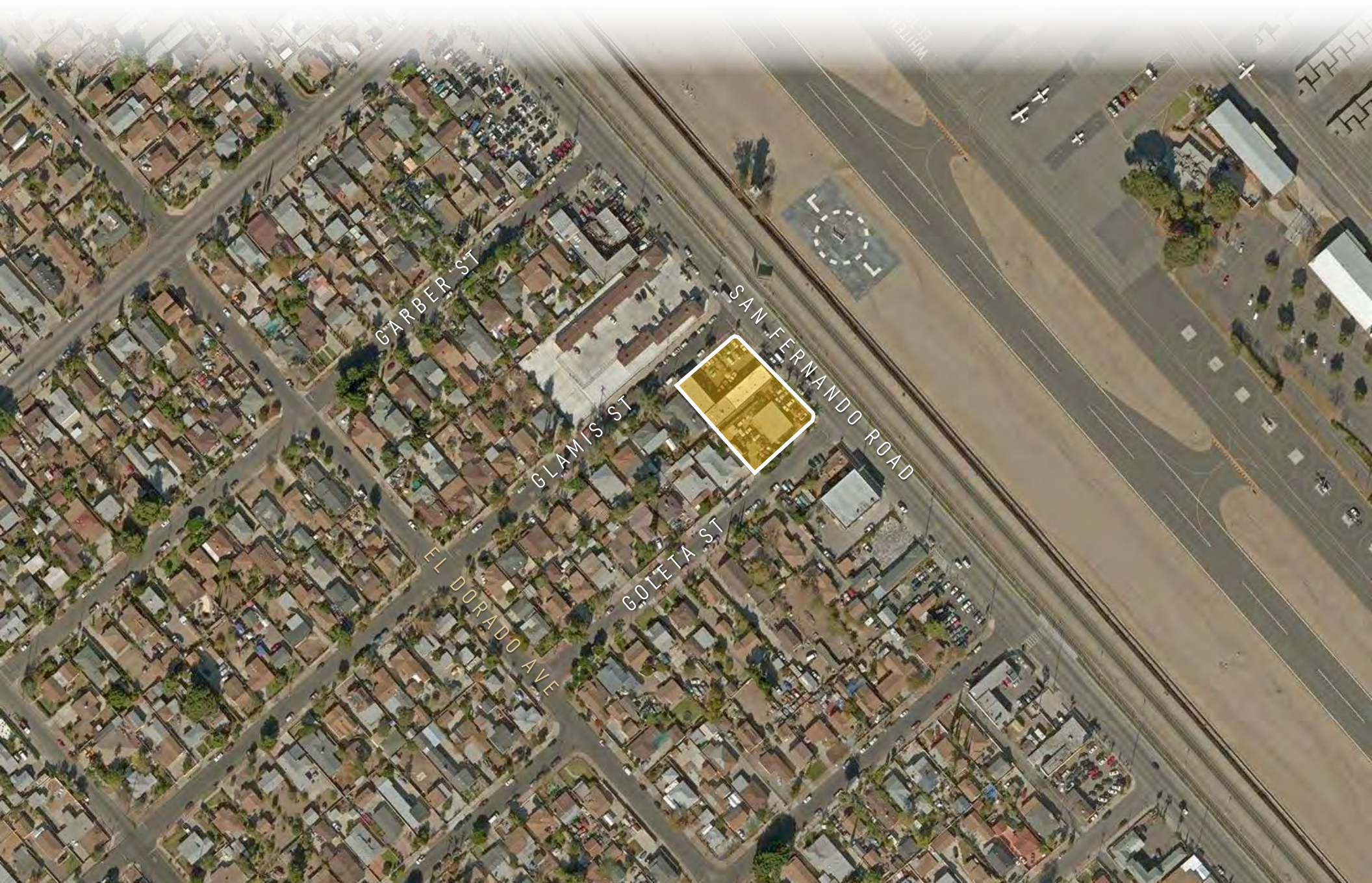
PARCEL MAP

10351-10365 SAN FERNANDO ROAD



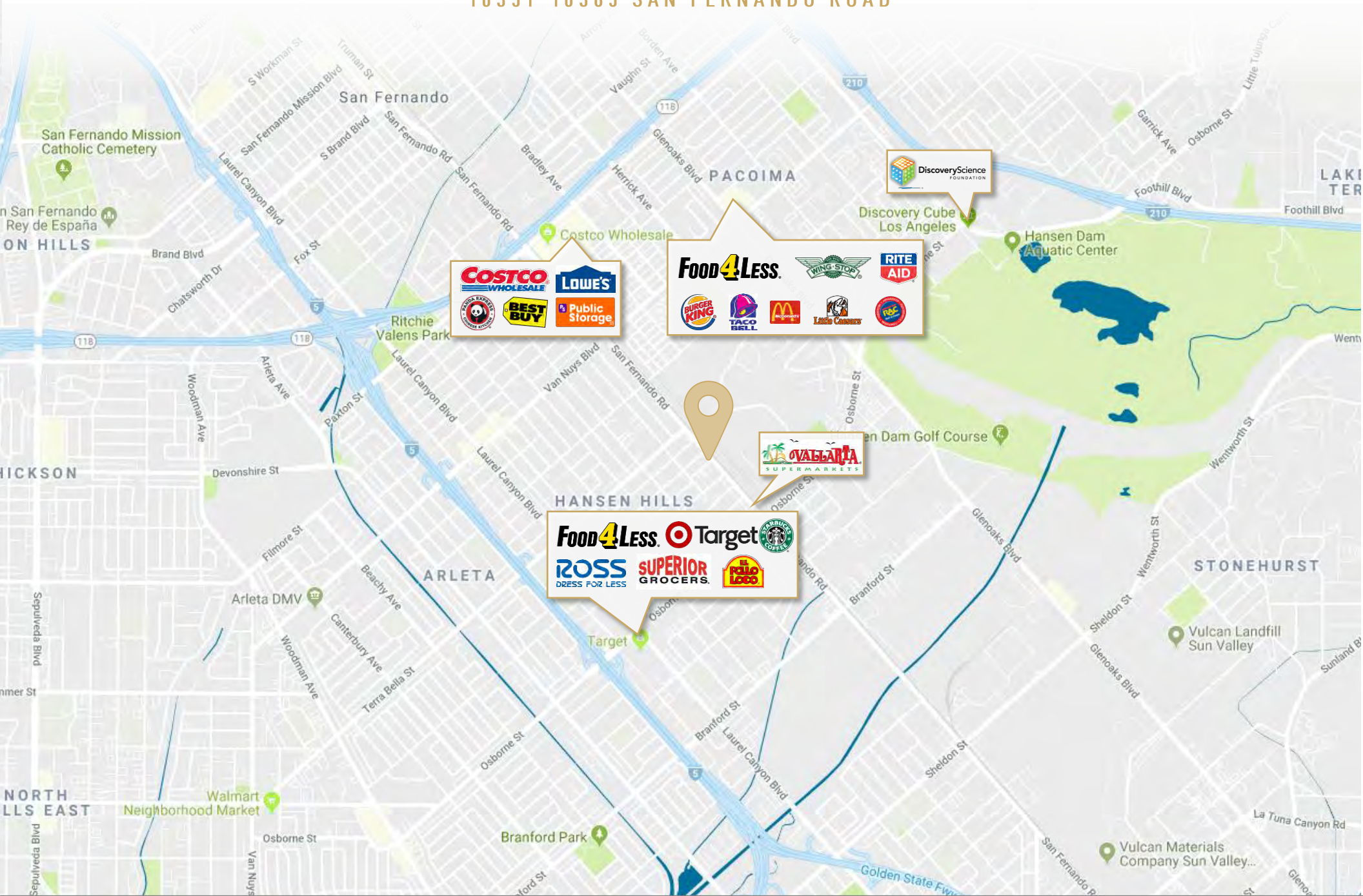
AERIAL MAP

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LOCATION MAP

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MARKET COMPARABLES

NEW CONSTRUCTION RENT COMPARABLES

10351-10365 SAN FERNANDO ROAD

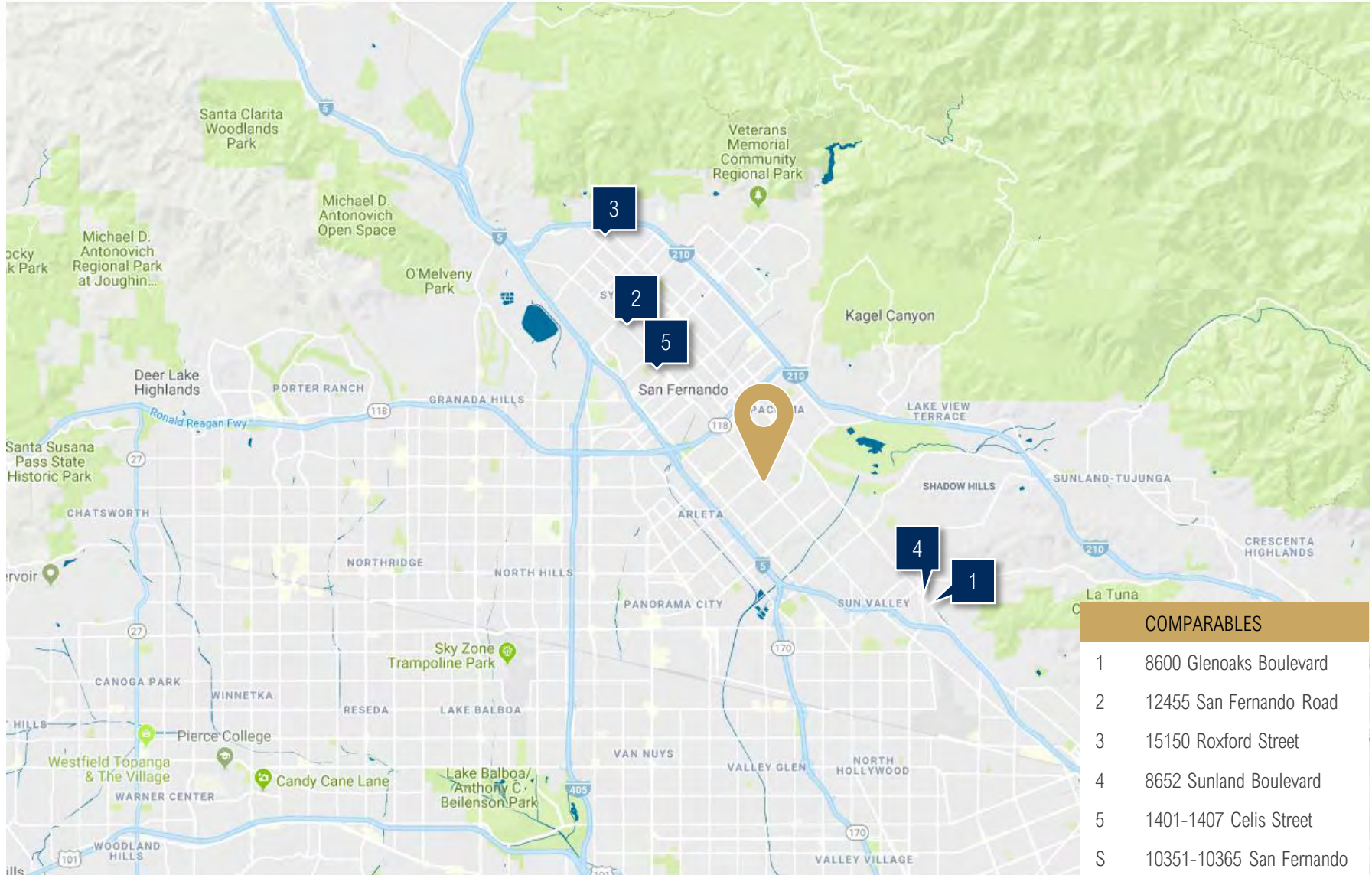
ADDRESS	TYPE	SQ.FT	RENT	R/SF	YEAR BUILT	# OF UNITS
1 8600 Glenoaks Boulevard Sun Valley, CA 91352	1 Bed / 1 Bath	708	\$1,890	\$2.67	2018	60
	2 Bed / 2 Bath	987	\$2,240	\$2.27		
	3 Bed / 2 Bath	1,275	\$2,650	\$2.08		
2 Cosmo Residential 12455 San Fernando Road Sylmar, CA 91342	1 Bed / 1 Bath	649	\$1,650	\$2.54	2015	61
	2 Bed / 2 Bath	977	\$1,950	\$2.00		
	3 Bed / 2 Bath	1,148	\$2,300	\$2.00		
3 Glenoaks Villas at Sylmar 15150 Roxford Street Sylmar, CA 91342	1 Bed / 1 Bath	730	\$1,710	\$2.34	2016	33
	2 Bed / 2 Bath	950	\$1,930	\$2.03		
	3 Bed / 2 Bath	1,126	\$2,207	\$1.96		
4 8652 Sunland Boulevard Sun Valley, CA 91352	1 Bed / 1 Bath	650	\$1,650	\$2.54	2013	9
	2 Bed / 2 Bath	900	\$1,950	\$2.17		
5 1401-1407 Celis Street San Fernando, CA 91340	1 Bed / 1 bath	1,050	\$1,750	\$1.67	2017	8
AVERAGES	1 Bed / 1 Bath	757	1,730	\$2.28	2016	34
	2 Bed / 2 Bath	954	2,018	\$2.12		
	3 Bed / 2 Bath	1,183	2,386	\$2.02		

S Subject

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NEW CONSTRUCTION RENT COMPARABLES

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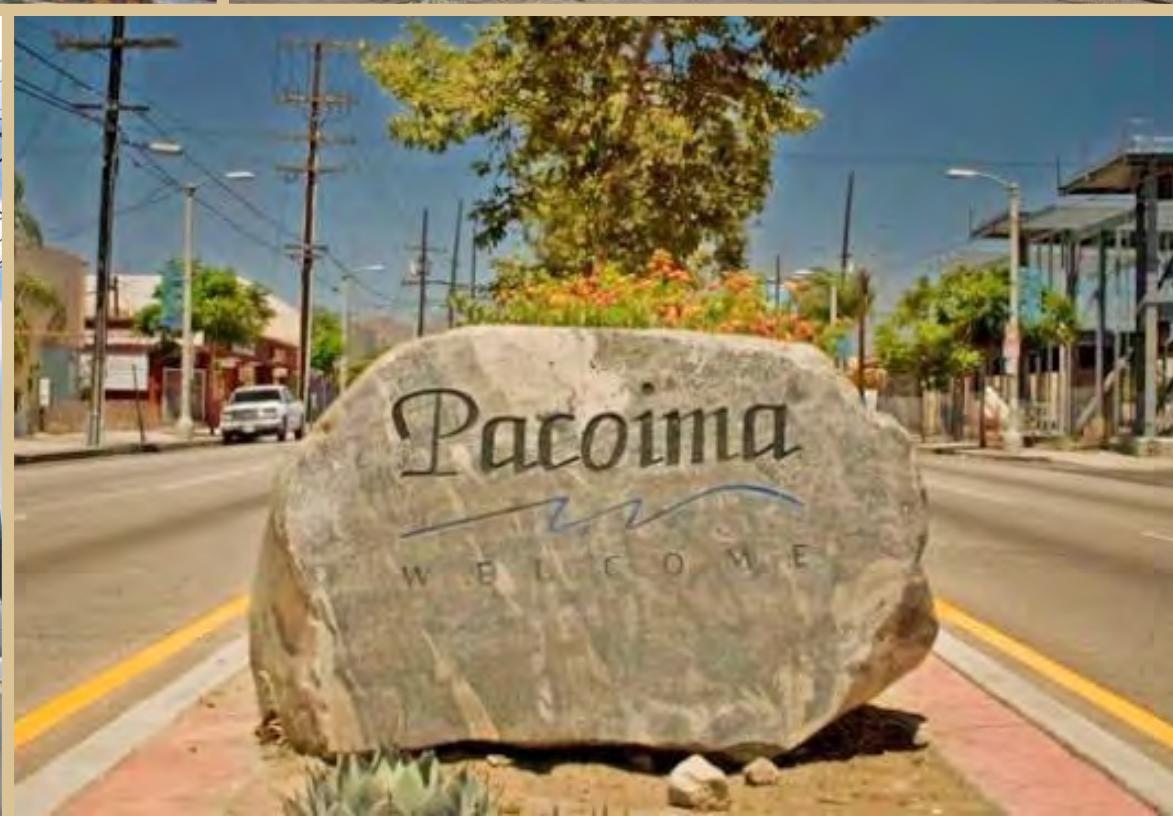
LOCATION OVERVIEW



PACOIMA, CA

Pacoima, meaning "running water," is one of the oldest neighborhoods in the northern San Fernando Valley region of Los Angeles.[1] Its name originates from the Fernandeano language. It was given this name due to the large streams of water which flowed through the area down from the mountain canyons. It is one of the few place names in the Los Angeles area which has survived colonization.

Pacoima has some built-in advantages as a potential commercial center. Several major transit arteries — Van Nuys Boulevard, San Fernando Road, Laurel Canyon Boulevard, and the 5 and 118 freeways — pass through or near it.



LOCATION RENAISSANCE

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The city of Pacoima is revitalizing the area by creating a pedestrian-friendly, community-oriented downtown along Van Nuys Blvd between Laurel Canyon Blvd and San Fernando Rd. Phase 1 of this plan has already been implemented, with traffic-slowing measures along Van Nuys Blvd.

The city is working with the County of Los Angeles to obtain funding for the next stage of revitalization, which would include funding to improve the facade of existing structures in this area, with the intention of creating a community oriented city center with a focus on the arts, shopping, dining and new nightlife opportunities.



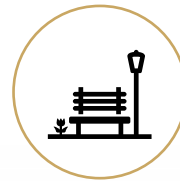
THE PRICE IS RIGHT

As one of the more affordable corners of the Valley, Pacoima has decent-sized homes for less than \$500,000.



MURAL MILE

A stretch of murals along Van Nuys Boulevard includes works by artists such as Levi Ponce and pays homage to the rich cultural heritage of this part of the Valley..



A DAY IN THE PARK

Nearby Hansen Dam offers swimming, fishing, boating and picnicking.



AREA DEVELOPMENTS

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Mayor Eric Garcetti announced that L.A. has been awarded \$23 million in State Cap-and-Trade funding for environmental projects, zero-emission transportation, and workforce development programs in Pacoima-Sun Valley.

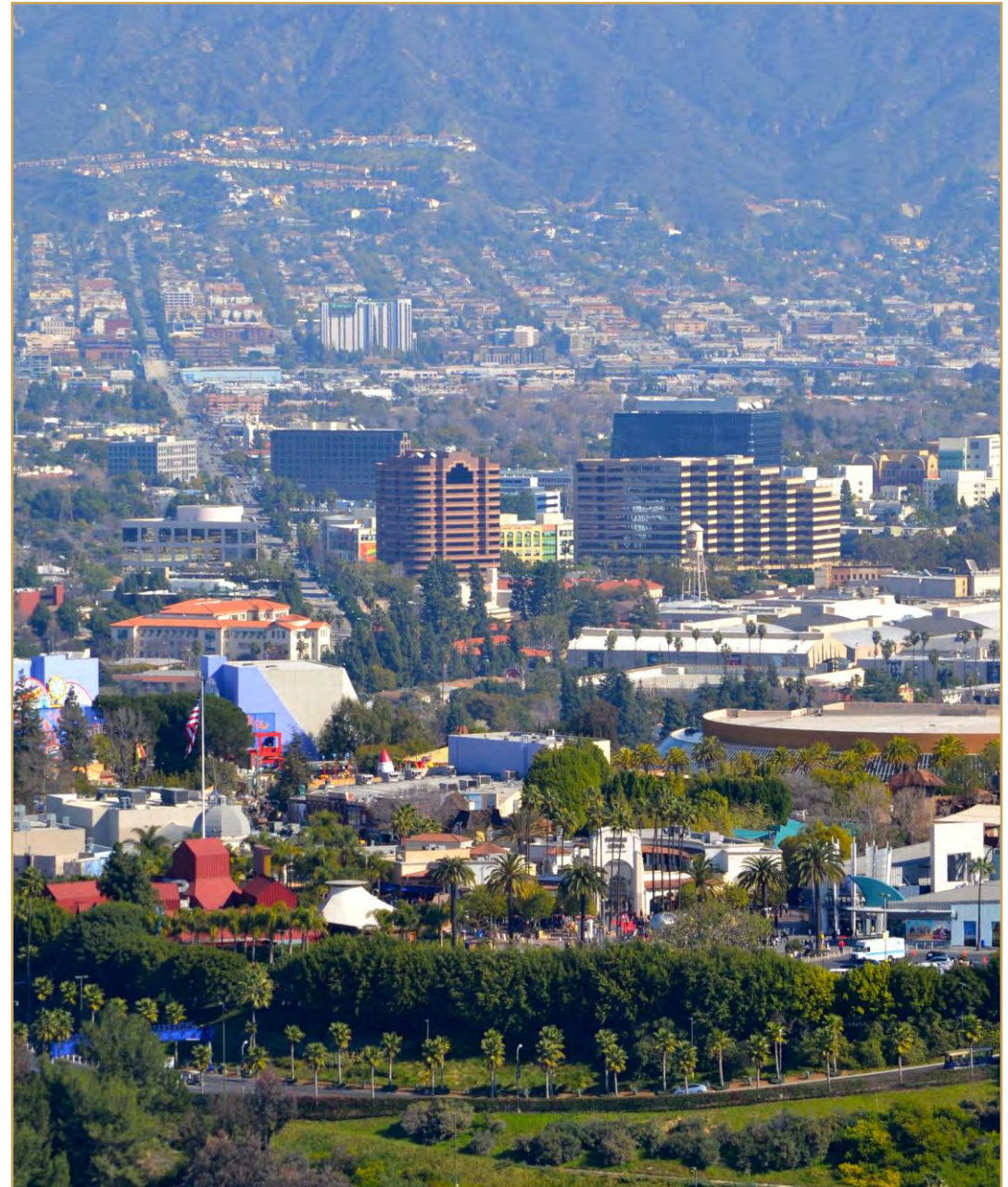
The Department of City Planning and several community organizations were also awarded a \$200,000 planning grant to position South L.A. for more significant state Cap-and-Trade funding in the future.

Both grants are administered by California's Transformative Climate Communities (TCC) program, which is overseen by the California Strategic Growth Council (SGC), a committee formed by the state Legislature to advance local community revitalization efforts.

The Pacoima-Sun Valley TCC implementation grant will fund:

- Environmental initiatives and low-carbon transportation options that will reduce greenhouse gases
- 14 new battery-electric DASH buses to service Pacoima-Sun Valley
- The installation of solar panels on 175 single-family homes
- The planting of 2,000 street trees to create shade for commercial and residential properties.

The funding will also finance safety improvements along 2.4 miles of City streets and over 900 feet of new sidewalks, as well as renovations at David M. Gonzalez Park — including the installation of a stormwater bioswale, walking paths, and nearly 100 trees. These improvements will create new jobs that Pacoima-Sun Valley residents can access through workforce development programs.



SAN FERNANDO VALLEY

10351-10365 SAN FERNANDO ROAD

SAN FERNANDO VALLEY




Almost 2.5 million people reside in the San Fernando Valley, which includes the submarkets of Northridge-Northwest San Fernando Valley; Van Nuys-Northeast San Fernando Valley; Woodland Hills; Burbank-Glendale-Pasadena; as well as Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by 1.9 percent through 2019, or by nearly 45,000 new residents.

ENTERTAINMENT INDUSTRY

Known for its entertainment industry, the Valley boasts more than 100 soundstages. Entertainment giants calling the Valley home include Walt Disney Co., Universal Studios, Warner Brothers, DreamWorks and Paramount Ranch. The entertainment industry continues to set the area's economic pulse. Local motion picture and entertainment companies employ roughly 25,000 people.

LIMITLESS OPPORTUNITIES

While the Valley has grown into the world's center for entertainment, aerospace giants Boeing and Northrop Grumman, and 21st Century Insurance also generate numerous well-paying jobs. Healthcare is also a major source of employment with providers that include Kaiser Permanente, and Providence Health & Services. As a result of its large concentration of high-salaries and successful companies, the area's median household income of \$59,300 per year has risen dramatically since 2000. Although the median home prices dipped during the recession, affordability remains a challenge for much of the local population. High home prices keep the homeownership rate near 50% in the San Fernando Valley and provide a large rental base.

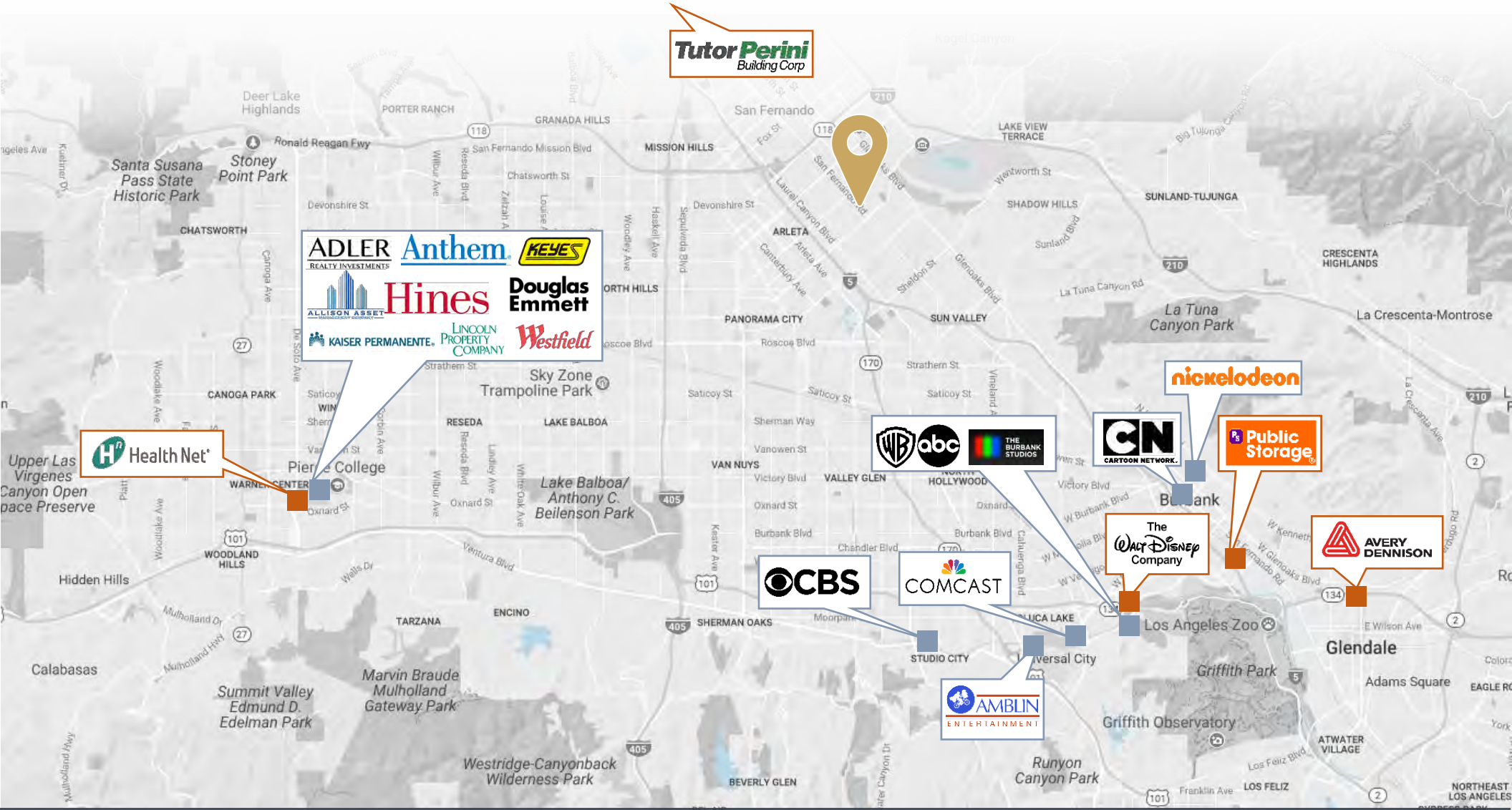
DEMOGRAPHICS		1 Mi.	3 Mi.	5 Mi.
POPULATION				
	2022 Projection	35,663	220,315	651,770
	2017 Estimate	33,795	210,621	626,983
	Growth %	5.53%	4.60%	3.95%
HOUSEHOLDS				
	2022 Projection	19,044	98,338	285,055
	2017 Estimate	18,006	93,615	273,249
	Growth %	5.76%	5.04%	4.32%
INCOME				
	2017 Avg. HH Income	\$91,741	\$101,647	\$94,147
	2017 Median HH Income	\$66,984	\$65,594	\$59,492

SAN FERNANDO VALLEY COMPANY HEADQUARTERS

FORTUNE 500/1000				
				
OTHER MAJOR FIRMS				
				

SAN FERNANDO VALLEY TOP EMPLOYERS

10351-10365 SAN FERNANDO ROAD



COMPANIES HEADQUARTERED IN THE SAN FERNANDO VALLEY

FORTUNE 500/1000 COMPANIES (indicated by orange squares): Dole, AMGEN, TELEDYNE TECHNOLOGIES, NORTHROP GRUMMAN, Tutor Perini Building Corp, Public Storage, Health Net, Nestle, AVERY DENNISON.

OTHER MAJOR FIRMS (indicated by blue squares): MARVEL, RYLAND HOMES, Warner Bros., abc, THE BURBANK STUDIOS, ADLER REALTY INVESTMENTS, KAISER PERMANENTE, Westfield, Anthem, KEYES, Hines, LINCOLN PROPERTY COMPANY, Douglas Emmett.

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