

OWNER-USER AUTO BODY SHOP WITH DEVELOPMENT POTENTIAL

12473 SAN FERNANDO ROAD, SYLMAR, CA 91331 :: BROKER OPINION OF VALUE



PREPARED FOR:
Artin Khachatourian
August 19, 2019
3346 Alutra Avenue
La Crescenta, CA 91214



AGGREGATE INVESTMENT
PARTNERS

CONFIDENTIALITY AGREEMENT

12473 SAN FERNANDO ROAD, SYLMAR , CA 91331 :: BROKER OPINION OF VALUE

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 KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

PREPARED BY



CASEY PICARD, Managing Partner

626.716.4451 **Mobile**

626.376.9224 **Direct**

casey.picard@aggregateip.com

DRE: 01921866



BROKER OF RECORD

251 S. Lake Avenue, Suite 320

Pasadena, CA 91101

DRE: 01444805



12473 SAN FERNANDO ROAD, SYLMAR , CA 91342 :: BROKER OPINION OF VALUE

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

HIGH LIST PRICE \$1,650,000

ADDRESS 12473 San Fernando Road, Sylmar, CA 91342

APN 2611-001-009

BUILDING SIZE ± 6,856 SF

YEAR BUILT 1984

LOT SIZE ±9,349 SF

TOC AREA Tier 1

ZONING LAC2-1

OPPORTUNITY HIGHLIGHTS

- ▶ Owner/ User Auto Repair Shop in Sylmar, CA
- ▶ Property sits in a Tier 1 Transit Oriented Community with incentives to build multi-family housing which include increased height, floor area ratio, parking reduction, and unit density allowance. Max Density allowed on site is 36 apartment units
- ▶ Located within walking distance to Sylmar / San Fernando Metro Stop
- ▶ Possibility for SBA Financing-Lower down payment for new business
- ▶ 14 Foot ceilings with a separate office ON the San Fernando Road side of the building
- ▶ (2)- 12 foot roll up doors with access on San Fernando Road and Oro Grande Street
- ▶ Centrally located near 5, 405, 210 Freeways & Highway 118

PROPERTY PHOTOS

12473 SAN FERNANDO ROAD, SYLMAR , CA 91342 :: BROKER OPINION OF VALUE



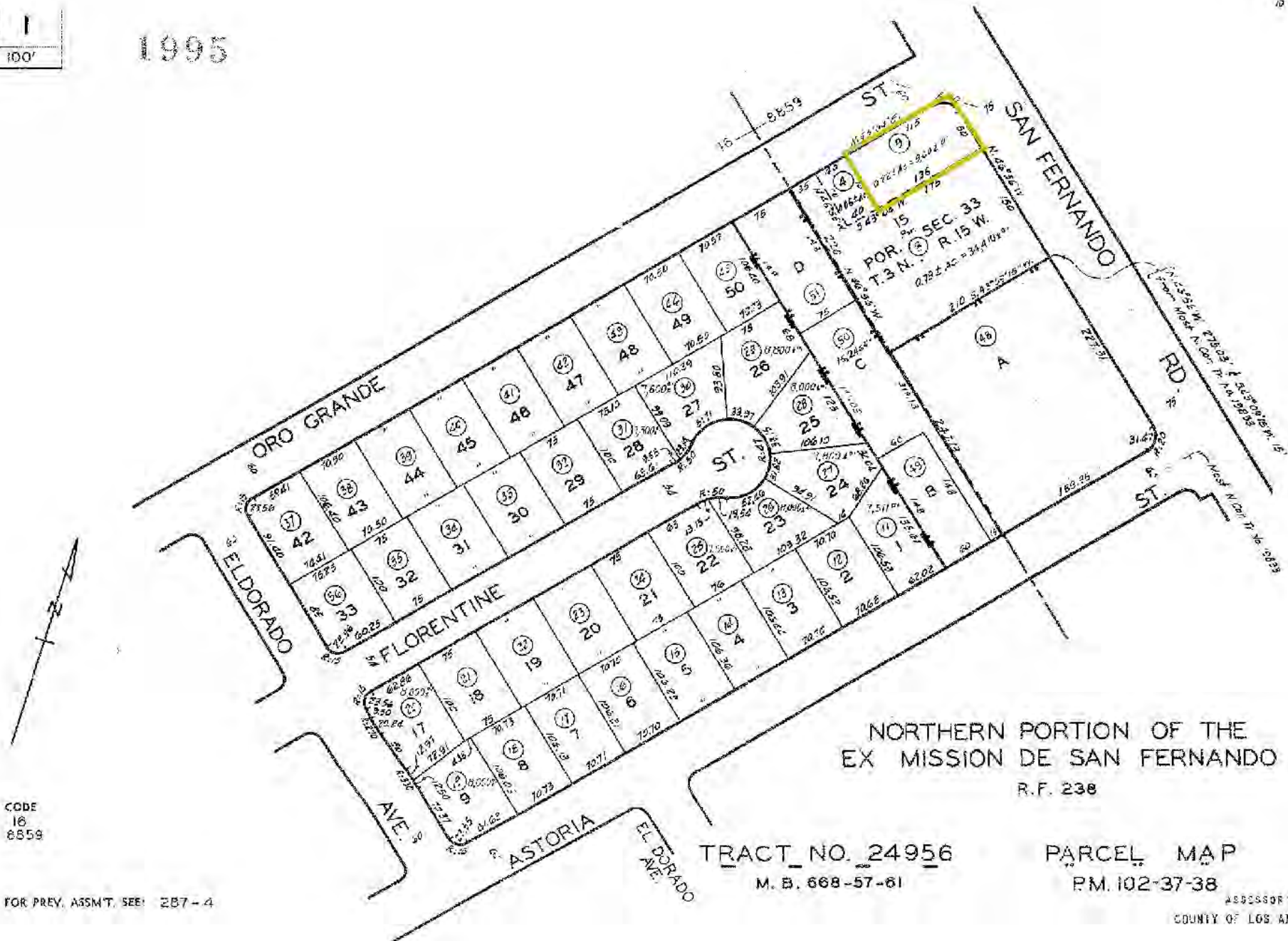
PARCEL MAP

12473 SAN FERNANDO ROAD, SYLMAR, CA 91342 :: BROKER OPINION OF VALUE

2611 I
SCALE 1" = 100'

1995

10 20-64 REVISED
8-7-81
8-22-82
881515
748618201
156162001
858218



CODE
18
8859

FOR PREV. ASSMT. SEE: 287-4

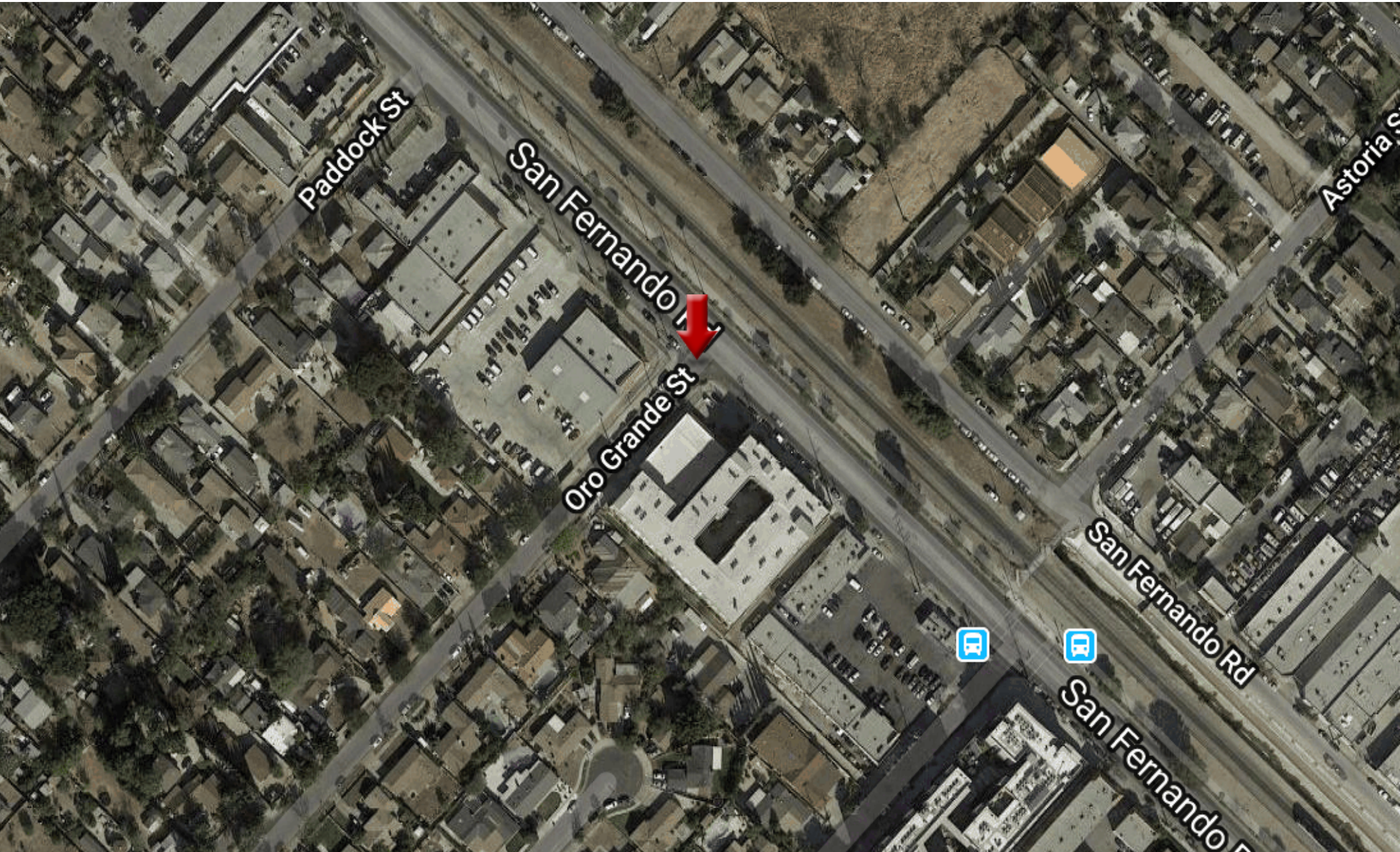
TRACT NO. 24956
M. B. 668-57-61

PARCEL MAP
PM. 102-37-38

ASSessor'S MAP
COUNTY OF LOS ANGELES, CALIF.

AERIAL MAP

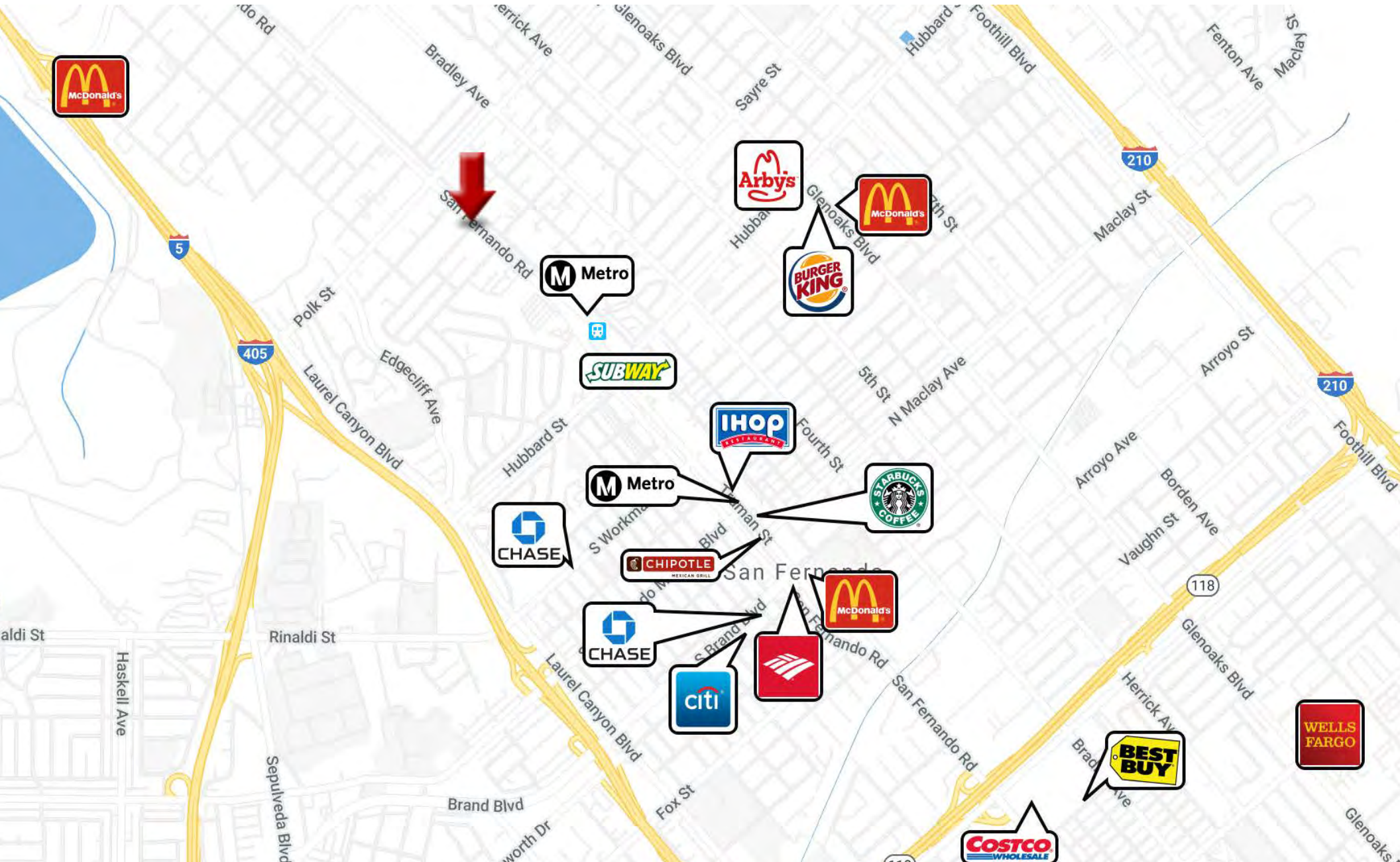
12473 SAN FERNANDO ROAD, SYLMAR , CA 91342:: BROKER OPINION OF VALUE



AUTO BODY SHOP WITH DEVELOPMENT POTENTIAL

LOCATION MAP

12473 SAN FERNANDO ROAD, SYLMAR, CA 91342 :: BROKER OPINION OF VALUE



AUTO BODY SHOP WITH DEVELOPMENT POTENTIAL



12473 SAN FERNANDO ROAD, SYLMAR , CA 91342 :: BROKER OPINION OF VALUE

PRICING SCENARIO

PRICING SCENARIO

12473 SAN FERNANDO ROAD, SYLMAR , CA 91342 :: BROKER OPINION OF VALUE

HIGH LIST PRICE		
Price		\$1,650,000
Price/SF		\$250.53
Cap Rate	4.92%	5.61%
	CONSERVATIVE	AGGRESSIVE

MULTIPLE OFFER PRICE		
Price		\$1,575,000
Price/SF		\$239.14
Cap Rate	5.21%	5.93%
	CONSERVATIVE	AGGRESSIVE

BIDDING WAR PRICE		
Price		\$1,500,000
Price/SF		\$227.76
Cap Rate	5.53%	6.29%
	CONSERVATIVE	AGGRESSIVE

MONTHLY RENT SCHEDULE

# OF UNITS	SPACE USE	Approx SQ.Ft	CONSERVATIVE	RENT / SF	CURRENT TOTAL	AGGRESSIVE	RENT / SF	MARKET TOTAL
1	AUTO REPAIR	6,586	\$11,500.00	\$1.75	\$11,500.00	\$12,500.00	\$1.90	\$12,500.00
					\$11,500.00			\$12,500.00

ANNUALIZED INCOME

		CONSERVATIVE	AGGRESSIVE
Gross Potential Rent		\$138,000	\$150,000
Vacancy Reserve	5%	(\$6,900)	(\$7,500)
Tenant Reimbursement	Estimated	\$3,300	\$3,300
Scheduled Gross Income		\$134,400	\$145,800

ANNUALIZED EXPENSES

	ASSUMPTION	CONSERVATIVE	ASSUMPTION	AGGRESSIVE
Real Estate Taxes	1.196046%	\$19,734.76	1.196046%	\$19,734.76
Insurance	\$.50 per SF	\$3,300.00		\$3,300.00
Utilities	\$500 per Month	\$6,000.00		\$6,000.00
Pest Control	\$150 per Month	\$1,800.00		\$1,800.00
Rubbish	\$250 per Month	\$3,000.00		\$3,000.00
Repairs & Maintenance	7.5% of EGI	\$19,400.00		\$19,400.00
Total Expenses		\$53,234.76		\$53,234.76
Expenses/SF		\$8.08		\$8.08
% of SGI		39.61%		36.51%

RETURN

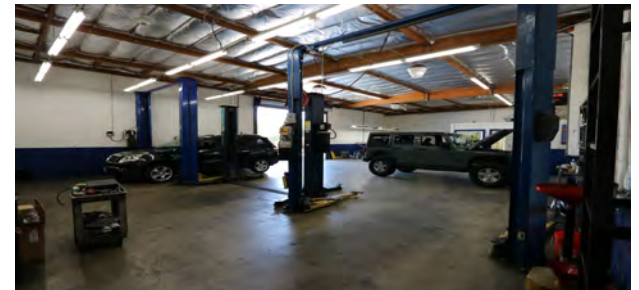
	CONSERVATIVE	AGGRESSIVE
NOI	\$81,165.24	\$92,565.24
Less Debt	(\$73,053.07)	(\$73,053.07)
Cashflow	\$8,112.17	\$19,512.17
Cash on Cash	1.97%	4.73%
DSCR	1.11	1.27

FINANCING @ LIST PRICE

Down	25%	\$412,500
Loan	75%	\$1,237,500
Ammort Years		30
Interest Rate		4.25%
Payments		(\$6,088)

THE ASSET

Zoning	LAC2-1
Year Built	1984
Gross SF	6,586
Lot SF	9,349
APN	2611-001-009



12473 SAN FERNANDO ROAD, SYLMAR , CA 91342 :: BROKER OPINION OF VALUE

MARKET COMPARABLES

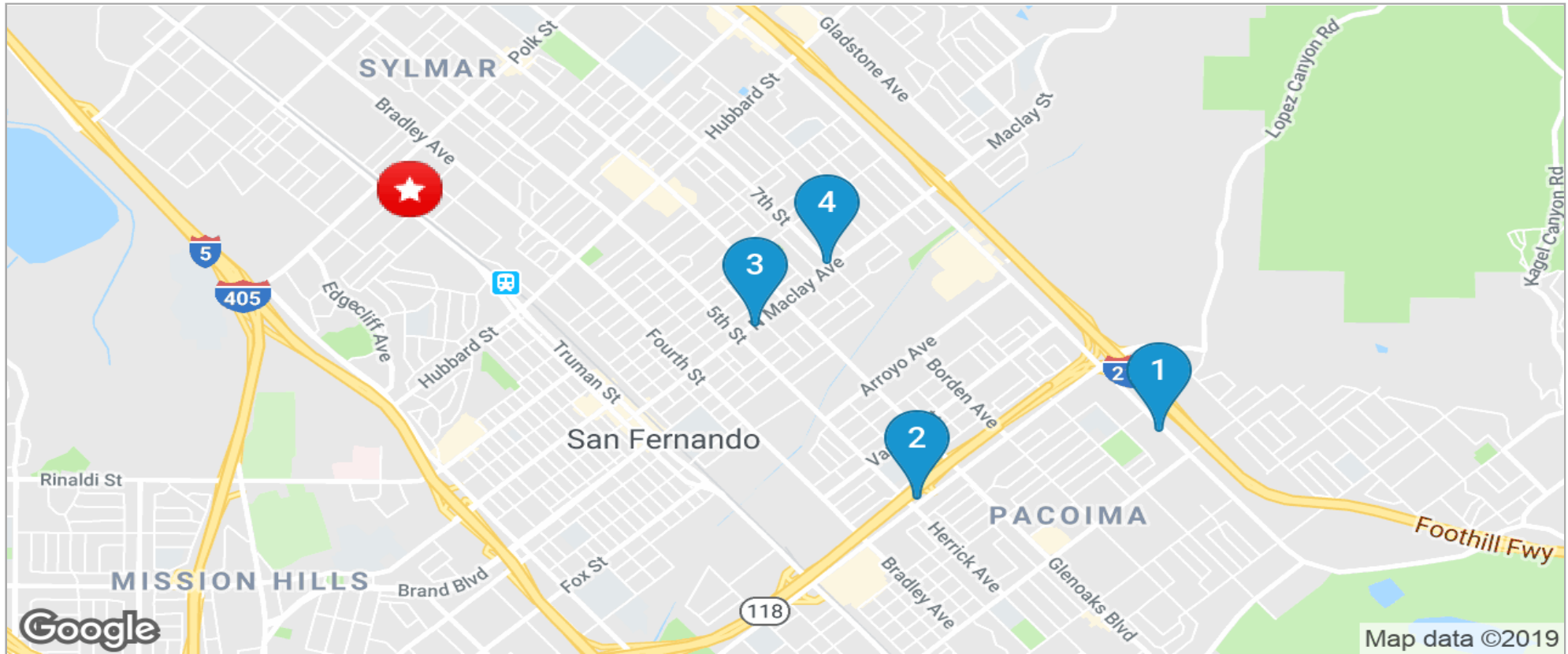
AUTO REPAIR SALE COMPARABLES

12473 SAN FERNANDO ROAD, SYLMAR , CA 91342 :: BROKER OPINION OF VALUE

ADDRESS	PROPOSED USE	BUILDING SIZE	ZONING	LOT SIZE SF	SALE DATE	PRICE	PRICE PER SF	YEAR BUILT	DAYS ON MARKET	NOTES
1 12300 Foothill Boulevard Sylmar, CA 91342	Auto Repair Shop	7,744	LAC2-1VL	16,988	08/02/19	\$2,200,000	\$284	2004	129	Large lot with ability to build up to 64 apartment units
2 13221 Paxton Street Pacoima, CA 91331	Auto Repair Shop	5,873	LAC2	15,464	11/21/18	\$1,400,000	\$238	1982	Not Reported	N/A
3 658 N. Maclay Avenue San Fernando, CA 91340	Auto Repair Shop	3,624	SFC2	7,505	04/24/19	\$1,049,000	\$289	1980	Not Reported	Purchased by Tenant
4 975 Maclay Avenue San Fernando, CA 91340	Auto Repair Shop	3,000	SFC2	6,098	04/25/19	\$890,000	\$297	1979	Not Reported	Seller carried portion of the note
Total/Averages		5,060		11,514		\$1,384,750	\$277	1989		
S Subject		6,586	LAC2-1VL	9,349	HIGH LIST PRICE	\$1,650,000	\$251			Priced slightly lower than the market comparables due to lot size and location
12473 San Fernando Road					MULTIPLE OFFER PRICE	\$1,575,000	\$239			
Sylmar, CA 91342					BIDDING WAR PRICE	\$1,500,000	\$228			

AUTO REPAIR SALE COMPARABLES

12473 SAN FERNANDO ROAD, SYLMAR , CA 91342 :: BROKER OPINION OF VALUE



SUBJECT PROPERTY

12473 San Fernando Road | Sylmar, CA 91342

1

12300 FOOTHILL BLVD

Sylmar, CA
91342

2

13221 PAXTON STREET

Pacoima, CA
91331

3

658 N. MACLAY AVENUE

San Fernando, CA
91340

4

975 N. MACLAY AVENUE

San Fernando, CA
91340

LEASE COMPARABLES

12473 SAN FERNANDO ROAD, SYLMAR , CA 91342 :: BROKER OPINION OF VALUE

ADDRESS	USE	SQ.FT	RENT	R/SF	YEAR BUILT	DATE SIGNED	LEASE STRUCTURE
1 15217 Roscoe Boulevard Panorama City, CA 91402	Auto Repair	1,379	\$2,965	\$2.15	1984	Apr-19	NNN
2 13765 Van Nuys Boulevard Pacoima, CA 91331	Auto Repair	5,250	\$9,975	\$1.90	1988	May-19	Modified Gross
3 11050 Woodley Avenue Granada Hills, CA 91344	Auto Repair	4,200	\$8,988	\$2.14	1985	Apr-18	Modified Gross
4 9005-9013 Sunland Boulevard Sun Valley, CA 91352	Auto Repair	4,020	\$5,025	\$1.25	1990	Feb-19	NNN
AVERAGES	Auto Repair	3,712	\$6,738	\$1.82	1987		
S Subject 12473 San Fernando Road Sylmar, CA 91342	Auto Repair	6,586 CONSERVATIVE AGGRESSIVE	\$11,500 \$12,500	\$1.75 \$1.90	1984		Modified Gross

LEASE COMPARABLES

12473 SAN FERNANDO ROAD, SYLMAR , CA 91342 :: BROKER OPINION OF VALUE



SUBJECT PROPERTY
12473 San Fernando Road | Sylmar, CA 91342

1 15217 ROSCOE BOULEVARD
Panorama City, CA
91402

2 13765 VAN NUYS BOULEVARD
Pacoima, CA
91331

3 11050 WOODLEY AVENUE
Granada Hills, CA
91344

4 9005 SUNLAND BOULEVARD
Sun Valley, CA
91352



12473 SAN FERNANDO ROAD, SYLMAR , CA 91342 :: BROKER OPINION OF VALUE

LOCATION OVERVIEW

AREA DEVELOPMENTS

12473 SAN FERNANDO ROAD, SYLMAR, CA 91342 :: BROKER OPINION OF VALUE

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.

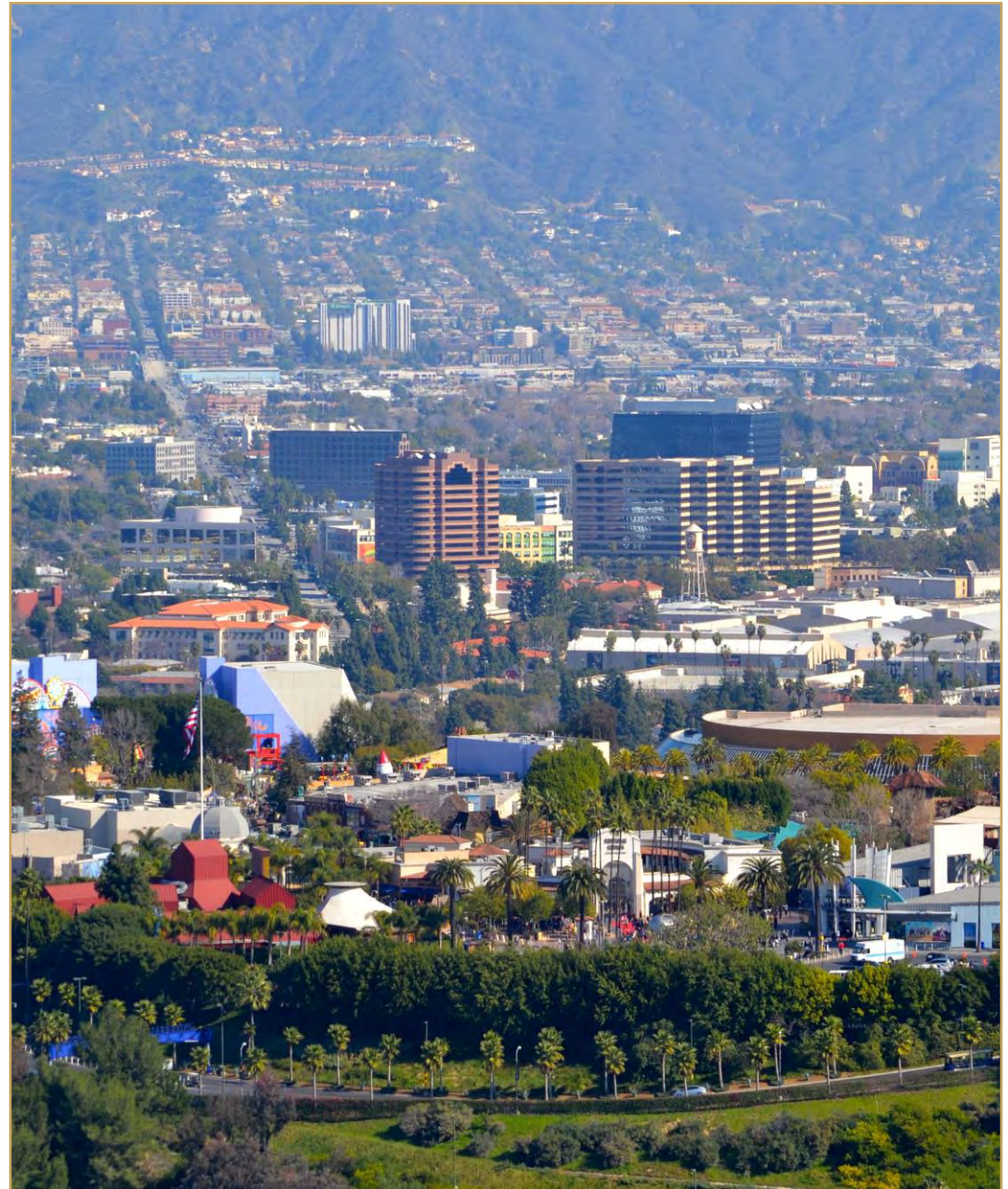
The Department of City Planning and several community organizations were also awarded a \$200,000 planning grant to position South L.A. for more significant state Cap-and-Trade funding in the future.

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

12473 SAN FERNANDO ROAD, SYLMAR , CA 91342 :: BROKER OPINION OF VALUE

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 a 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.

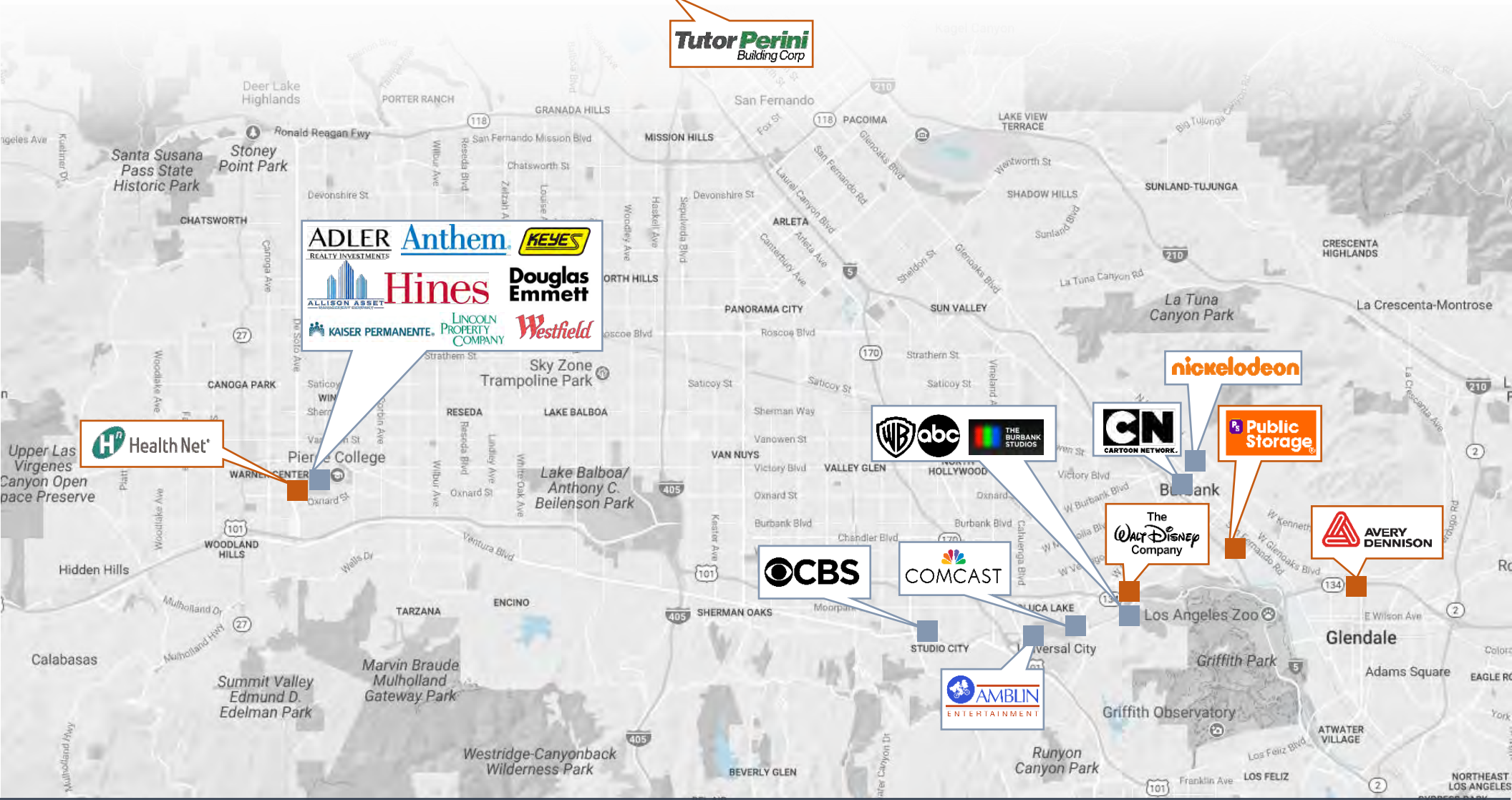
DEMOGRAPHICS		1 Mi.	3 Mi.	5 Mi.
POPULATION				
	2022 Projection	35,663	220,315	651,770
	2017 Estimate	33,795	210,621	626,983
	Growth %	5.53%	4.60%	3.95%
HOUSEHOLDS				
	2022 Projection	19,044	98,338	285,055
	2017 Estimate	18,006	93,615	273,249
	Growth %	5.76%	5.04%	4.32%
INCOME				
	2017 Avg. HH Income	\$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

12473 SAN FERNANDO ROAD, SYLMAR, CA 91342 :: BROKER OPINION OF VALUE



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.

AUTO BODY SHOP WITH DEVELOPMENT POTENTIAL

12473 SAN FERNANDO ROAD, SYLMAR , CA 91342 :: BROKER OPINION OF VALUE

ABOUT US



CASEY PICARD, Managing Partner

626.716.4451 Mobile

626.376.9224 Direct

casey.picard@aggregateip.com

DRE: 01921866

BACKGROUND

Casey Picard is the founding member of Aggregate Investment Partners. Focusing in Los Angeles County multi-family and development investments, Casey has dedicated himself to achieving his clients' goals by taking a "ground-up" approach. By maintaining deep understanding of real estate potential through the re-development of an existing asset, Casey has been able to effectively facilitate many record setting sales for his clients.

In 2016, Casey was the number one individual producer at KW Commercial Pasadena and has been a consistent sales award winner at multiple locations in his career.

Prior to his career in real estate brokerage, Casey ran a glass manufacturing company which created a multitude products for multiple service industries. During his tenure at the company, Casey oversaw multi-million dollars worth of sales volume.



AGGREGATE INVESTMENT
PARTNERS

PARTIAL LIST OF ON MARKET & ESCROW



AGGREGATE INVESTMENT
PARTNERS

Address	Investment Type	Status	Price
10351 San Fernando Road, Pacoima, CA	99 Unit Development Land	Listed	\$4,000,000
70 Esperanza, Sierra Madre, CA	46 Unit Affordable Complex	Listed	\$7,000,000
7970 Woodman Avenue, Van Nuys, CA	142 Unit Affordable Complex	Listed	\$28,000,000
670 West San Jose Avenue, Claremont, CA	48 Unit Affordable Complex	Listed	\$10,650,000
13115 Bromont Avenue, Sylmar, CA	51 Unit Senior Affordable Complex	Listed	\$10,750,000
337 North Mednik Avenue, Los Angeles, CA	81 Unit HUD Complex	Listed	\$19,250,000
139 & 150 S. Oak Knoll Ave, Pasadena, CA	Development Land	Listed	\$5,000,000
619 N. San Gabriel Avenue, Azusa, CA	RTI Mixed-Use Development	Listed	\$780,000
1556 W. 227th Street, Torrance, CA	6 Unit APT Complex	Listed	\$1,800,000
1540 Oak Road, Simi Valley, CA	28 Home Development	Listed	\$1,400,000
1611 W. 221st Street, Torrance, CA	18 Unit Development Site	Listed	\$1,450,000
14618 Sylvan Street, Van Nuys, CA	10 Unit APT Complex	Under Contract	\$4,000,000
11019 Schmidt Road, El Monte, CA	Industrial Investment Development	Under Contract	\$450,000
314-324 Firmin Street, Los Angeles, CA 819	Land	Under Contract	\$2,150,000
819 N. Grandview Avenue, Covina, CA	Triplex	Under Contract	\$750,000
243 East Caroline Street, San Bernardino, CA	Office / Flex	Under Contract	\$6,825,000
Confidential Development Site	NNN tenant -Development Land	Under Contract	\$54,500,000
Total			\$159,055,000

PARTIAL LIST OF RECENT CLOSINGS



AGGREGATE INVESTMENT
PARTNERS

Address	Investment Type	Status	Price
6929 Ben Ave, North Hollywood, CA	6 Unit APT Complex	Closed	\$1,950,000
1573 N. Hill Street, Pasadena, CA 91101	Mixed-Use Commercial	Closed	\$1,195,000
4127 N. 9th Avenue, Phoenix, AZ	12 Unit APT Complex	Closed	\$1,750,000
5050 Bakman Avenue, North Hollywood, CA	Affordable Development Land	Closed	\$1,750,000
5206 N. Figueroa St, Los Angeles, CA	Religious Facility	Closed	\$4,750,000
417-419 N. Madison Avenue, Pasadena, CA	35 Unit Development Site	Closed	\$4,750,000
807 W. Front Street, Covina, CA	Industrial Complex	Closed	\$900,000
1329 Stevens Avenue, San Gabriel, CA	7 Unit APT Complex	Closed	\$1,820,000
304-306 Chapel Avenue, Alhambra, CA	9 Unit APT Complex	Closed	\$2,275,000
6265 Providence Way, Eastvale, CA	Industrial Complex	Closed	\$6,813,558
908-912 Everett St, Los Angeles, CA	10 Unit APT Complex	Closed	\$2,850,000
11835 Vanowen Street, North Hollywood, CA	10 Unit APT Complex	Closed	\$3,325,000
7027 Fulton Avenue, North Hollywood, CA	6 Unit APT Complex	Closed	\$1,150,000
9147 Van Nuys Boulevard, Panorama City, CA	22 Unit APT Complex	Closed	\$4,300,000
1122 N. Stoneman Ave, Alhambra, CA	7 Unit APT Complex	Closed	\$2,200,000
8429 N. Glenoaks Blvd, Sun Valley, CA	10 Unit APT Complex	Closed	\$1,650,000
12128 Sheldon St, Sun Valley, CA	25 Unit Affordable Development	Closed	\$750,000
9900 Mesa Rim Rd, San Diego , CA	Office Building	Closed	\$7,530,000
304-306 S. Chapel Avenue, Alhambra, CA	9 Unit APT Complex	Closed	\$1,900,000
1309 Mohawk Street, Los Angeles, CA	4 Unit APT Complex	Closed	\$1,300,000
5824 Coldwater Canyon Ave, Valley Village, CA	6 Unit APT Complex	Closed	\$1,440,000
125-129 Douglas Street, Los Angeles, CA	8 Unit APT Complex	Closed	\$1,330,000
5050 Klump Avenue, North Hollywood, CA	84 Unit Development Land	Closed	\$7,800,000
6818 Morella Street, North Hollywood, CA	5 Unit APT Complex	Closed	\$1,200,000
1100 Temple Street, Los Angeles, CA	56 Unit Development Land	Closed	\$2,650,000
2050 5th Street, Glendale, CA	10 Unit APT Complex	Closed	\$2,900,000
1309 Mohawk Street, Los Angeles, CA	4 Unit APT Complex	Closed	\$975,000
1016-1020 White Knoll Drive, Los Angeles, CA	18 Home Development Land	Closed	\$3,500,000

AGGREGATE INVESTMENT PARTNERS

WHAT SETS US APART



HIGH LEVEL BROKERAGE

Aggregate Investment Partners focuses on commercial real estate growth strategies in the Los Angeles County. With our strategic partnership with KW Commercial, AIP has the effective tools and support to facilitate high level brokerage.

CLIENT FOCUSED

Due to our ability to effectively execute commercial real estate growth strategies for our clients, Aggregate Investment Partners has grown into one of the premiere brokerage groups in the Los Angeles County.



RELATIONSHIP DRIVEN

We believe that an investor's interests are best represented through relationships founded on trust and strengthened by longevity. Due to highly dynamic market fundamentals, AIP constantly evolves their advisory approach to facilitate proper growth for our Client's investment strategy.

EXPERIENCE

With reach across the Los Angeles County, Aggregate Investment Partners has facilitated the sale and acquisition of a wide variety of asset classes including but not limited to, multi-family, development, and retail investments.



KW COMMERCIAL

- 940 OFFICES WORLDWIDE
- 2,016 BROKERS
- 20TH IN GLOBAL TRANSACTIONS
- LICENSED IN 49 STATES



KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer.

Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide. KW Commercial provides integrated real estate services for clients in virtually any market worldwide.

No matter the property type or service need, our commercial specialists are committed to your needs. Combining business expertise and unsurpassed market intelligence, KW Commercial brokers are well-equipped to determine and exceed your business goals.

An agent-centric company, our mission is "to build commercial careers worth having, businesses worth owning and lives worth living." KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.



OWNER-USER AUTO BODY SHOP WITH DEVELOPMENT POTENTIAL

12473 SAN FERNANDO ROAD, SYLMAR , CA 91331 :: BROKER OPINION OF VALUE



AGGREGATE INVESTMENT
PARTNERS

CASEY PICARD

Managing Partner

626.716.4451 Mobile

626.376.9224 Direct

casey.picard@aggregateip.com

DRE: 01921866

PREPARED FOR:

Artin Khachatourian

August 19, 2019

3346 Alutra Avenue

La Crescenta, CA 91214