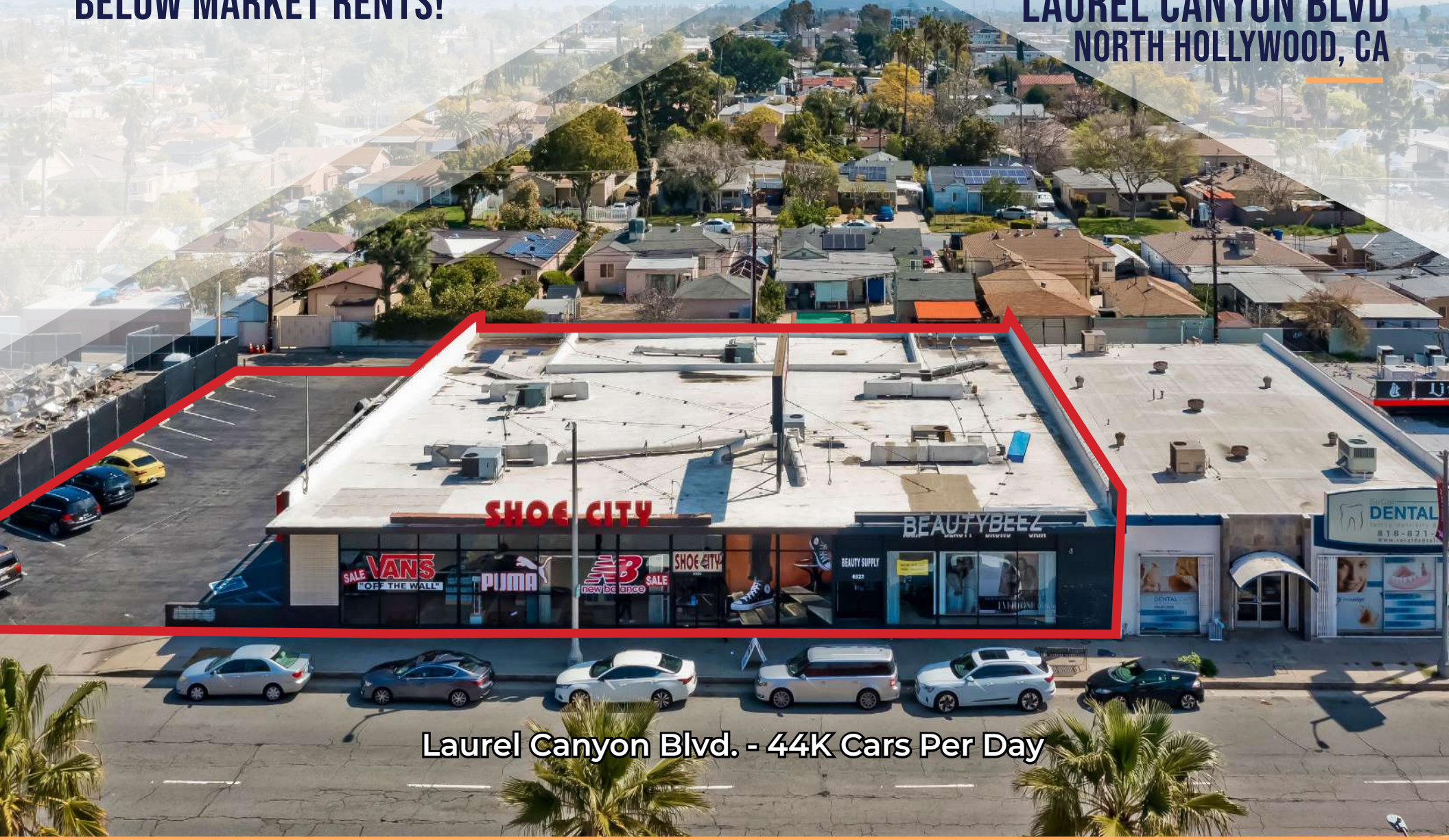


**STNNN INVESTMENT
BELOW MARKET RENTS!**

**6522-28
LAUREL CANYON BLVD
NORTH HOLLYWOOD, CA**



Laurel Canyon Blvd. - 44K Cars Per Day



Eric Sackler
310 979 4990 | ericsackler@gmail.com
CaIDRE #01057377



11661 San Vicente Blvd Fl 10,
Los Angeles, CA 90049
310.820.6651
www.cbcworldwide.com

CONFIDENTIALITY & DISCLAIMER

COLDWELL BANKER COMMERCIAL NRT ("Broker") has prepared an opinion of value for the Property described herein ("Opinion of Value"). The depth of discussion contained within the written Opinion of Value report is specific to Client's intended use only. The Opinion of Value is only a general summary discussion of the data, reasoning, and analyses that has been used in the process of developing the Opinion of Value. The Opinion of Value may not be used for any purpose other than that stated by Client, without Broker's prior written consent. The Opinion of Value is valid only as of the date prepared and presented. The Opinion of Value will provide a general assessment of the estimated value of the Property under normal circumstances of sale based upon current trends in the market at the time of the analysis and the actual conditions and characteristics observed by Broker as they physically and legally exist as of the inspection date without hypothetical conditions, assumptions or qualifications. Any projections, including projected income and expenses, which may be set forth in the Opinion of Value will not be predictions of the future, and Broker will make no warranty or representation that any such projections will materialize. Rather, any such projections will be Broker's opinion of current market thinking on future rental rates, supply and demand, and other factors affecting income and expenses. Economic circumstances generally, and the real estate market in particular, are rapidly changing. Fluctuations in external and market factors or changes in the Property itself occurring after the effective date of the Opinion of Value may significantly affect the value of the Property. It is not Broker's task to predict or in any way warrant the conditions of a future real estate market. Valuations may be performed in the absence of sufficient information. Such information, if provided, may materially impact Broker's projections. Broker may not have visited the property and be unaware of physical material issues. Broker will not undertake and expressly disclaims any obligation to advise Client of any changes in any matter set forth in the Opinion of Value occurring after the effective date thereof. The Opinion of Value is Broker's subjective opinion only and will not constitute a warranty or guaranty of any matter to be discussed therein. No opinion will be intended to be expressed and no responsibility will be assumed for any matters which are legal in nature or require legal expertise or specialized knowledge beyond that of a real estate broker. Broker is not a certified or licensed real estate appraiser, and in no way should Broker's Opinion of Value be construed to be a written appraisal of value prepared in compliance with the Uniform Standards of Professional Appraisal Practice and/or Title XI of the Federal Financial Institution's Reform, Recovery, and Enforcement Act.



CONTENTS

05 PROPERTY INFORMATION

Executive Summary
Property Highlights

08 LOCATION

Location Overview
Property Photos

12 MAPS AND AERIALS

Local Map
Parcel Map
Demographics Report

1,000-Unit Mixed-Use
Development Site

Burlington



ROSS
DRESS FOR LESS

Hollywood Fwy



Victory Blvd.

Roy Romer
Middle School



Hamlin Street

Laurel Cyn Blvd. - 44K Cars Per Day

Agnes Ave



EXECUTIVE SUMMARY

- Single Tenant NNN Investment •
- Owner/User Opportunity •
- Development Opportunity •

Price	\$2,800,000
Tenant	Shoe City
NNN Rent	\$168,793.08
Cap Rate	6.03%
Lease Expiration	November 30, 2026

Investors

With an annual rent of \$168,793.08 NNN – just \$1.38/foot - the tenant is paying below-market rent in an expanding market, providing an opportunity to re-position and re-tenant the building at much higher rents while achieving a 6+ cap.

Owner/Users

Fantastic high-visibility signage on a high-trafficked corridor of Laurel Canyon in the city of North Hollywood, surrounded by retailers such as Target, Smart & Final, Ross & Burlington. Great demographics in an expanding market with the possibility of occupying the building in a short period of time.

Developers

Approximately 19,256 (12,477 C2 & 6,779 R4) lot in a TOC Tier 1 zone. Great development potential and plenty of lease term to provide income during entitlement process.

CALIFORNIA
170



Roy Romer
Middle School

Roy Romer Middle
School - 1,000 students

Smart & Final.

Laurel Cyn Blvd. - 44K Cars Per Day

Starbuck's
Dev Site

SHOE CITY
BEAUTY SUPPLY BEAUTYBEEZ

SHOE CITY

PROPERTY HIGHLIGHTS

Building Size	10,192 Sq. ft.
Total Land Size	19,256 Sq. ft.
APN 2322-008-051	12,477 sq. ft. zoned C2
APN 2322-008-032	6,779 sq. ft. zoned R4 (Parking lot)
Year Built	1961
Redevelopment Zone	Tier 1 TOC
Property Type	High-visibility street retail

- 1 block from 1,000-unit mixed-use development site at Victory and Laurel Cyn
- Blocks away from 642-unit mixed-use NoHo West Development
- 1 block away from the 44,000 cars per day intersection of Victory and Laurel Cyn Blvd
- Surrounded by National Tenants
- Three blocks from the i-170 freeway
- Strong Intrinsic Value
- Low vacancy market with limited competition

LOCATION OVERVIEW

NORTH HOLLYWOOD

A RICH AND SUCCESSFUL HISTORY THAT IS CONTINUING

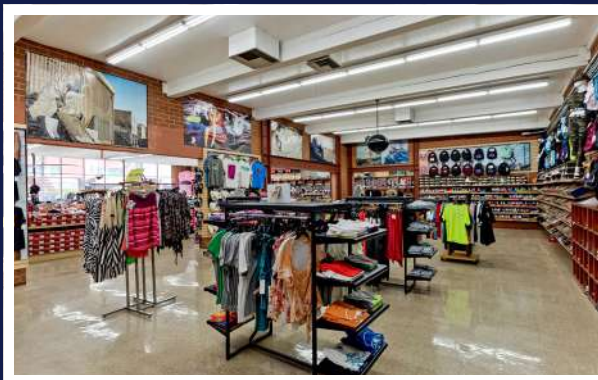
It all started in 1951 at Laurel Canyon and Victory Boulevard - less than two blocks from the subject property - Valley Plaza quickly grew into one of the country's largest open-air retail shopping centers. Banks, drugstores, shoe stores, and supermarkets were built around the center's anchor store, Sears. Expansion of the Hollywood Freeway around this time also meant greater access to the shopping center. Today, the Sears building has a new life, housing Target, Ross, and Burlington.

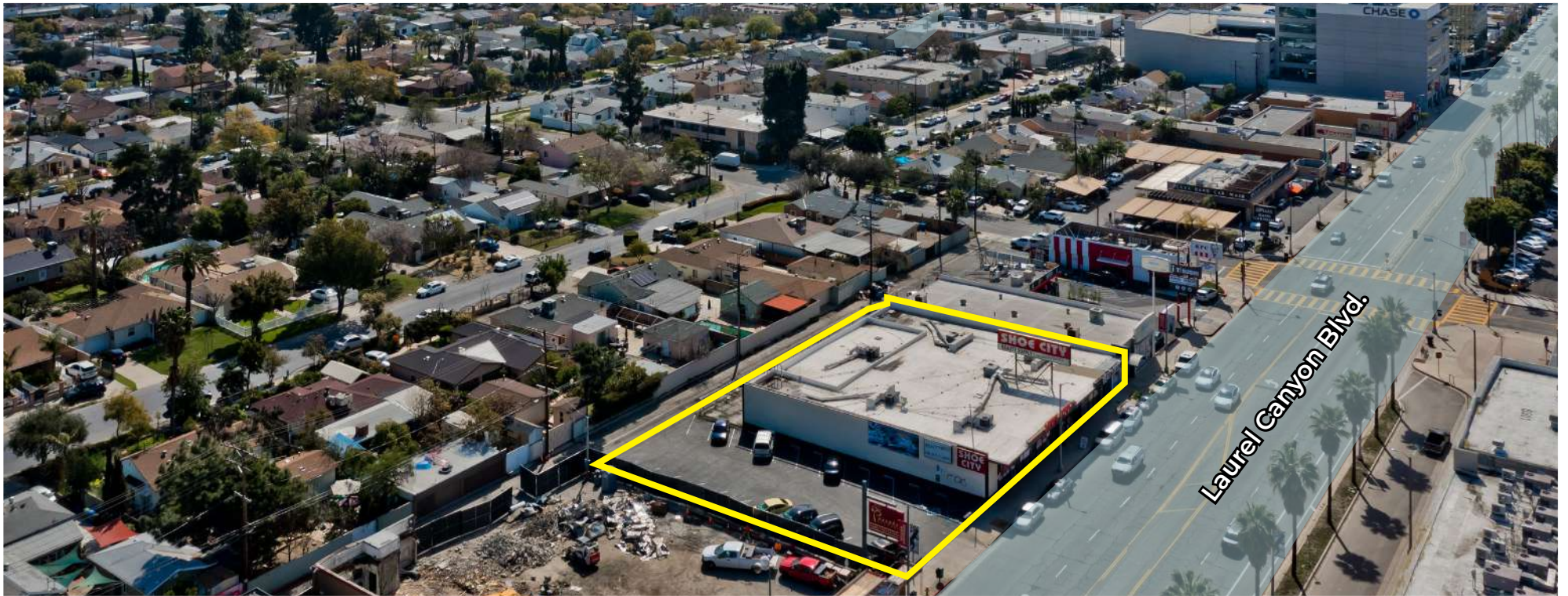
The portion of Valley Plaza at the SWC of Laurel Canyon and Victory is slated for over 1,000 new residential units with ground-floor retail.

North Hollywood is in an enviable position. No other area in the San Fernando Valley has what NoHo has - two freeways (134 & 5 Fwy) intersect at the entrance to NoHo. Plus, there are 3 metro stations.

BILLIONS IN NEW DEVELOPMENT

Located at Lankershim and Chandler at the Metro Station, Trammel Crow's The District Development will deliver over \$2B in new mixed-use development.

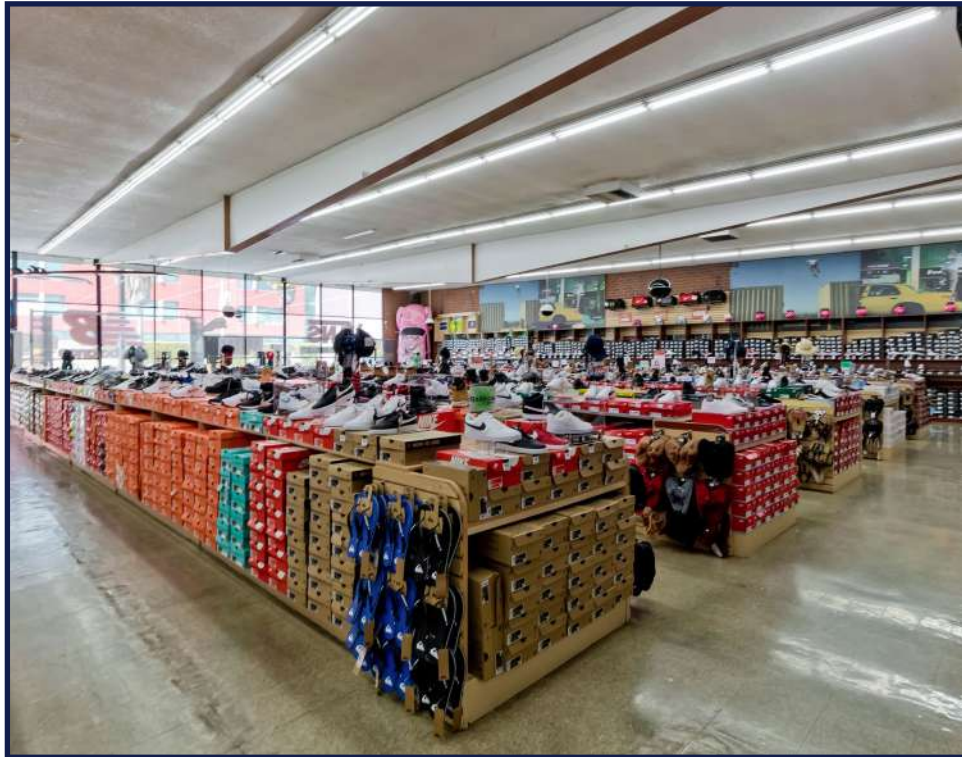


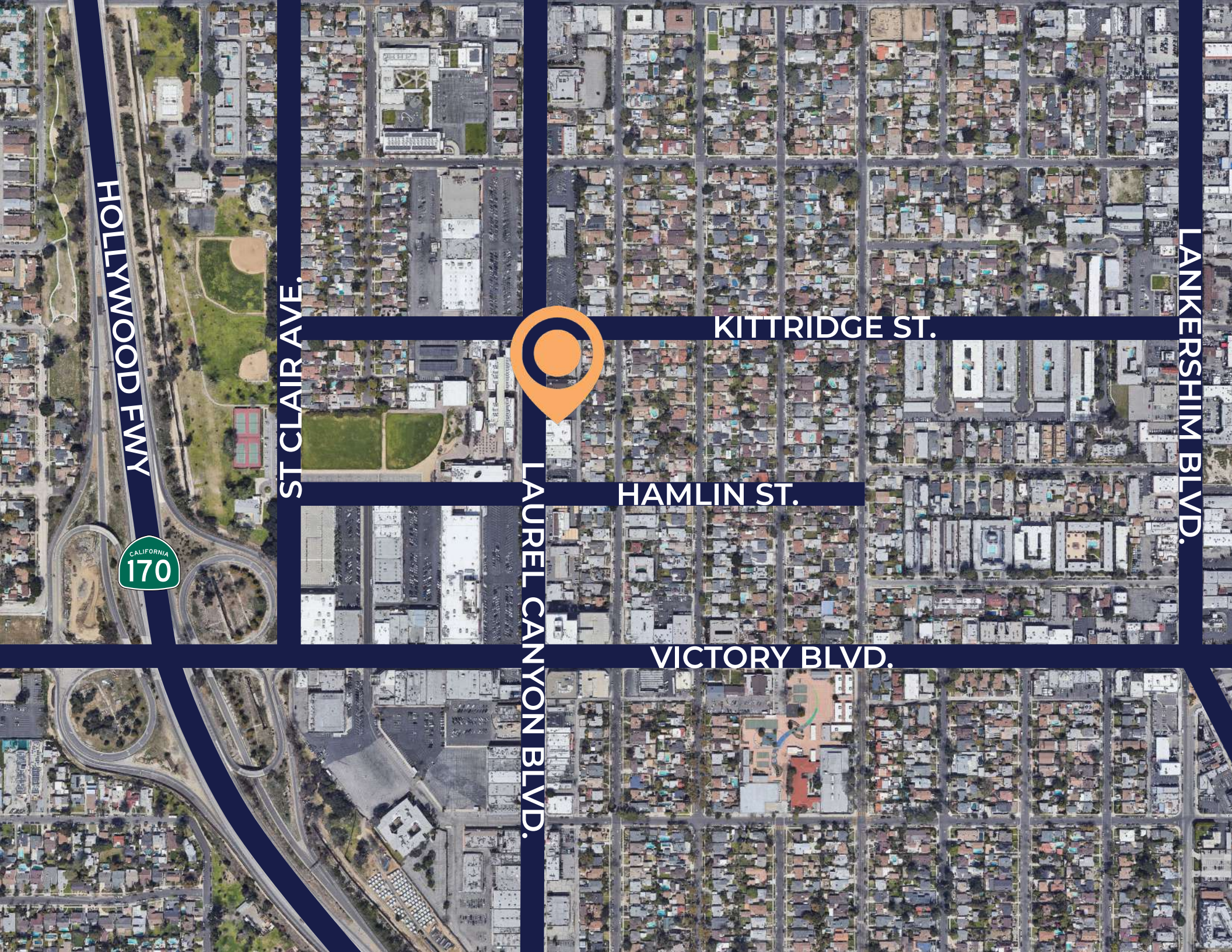




PROPERTY PHOTOS







HOLLYWOOD FWY

CALIFORNIA
170

ST CLAIR AVE.

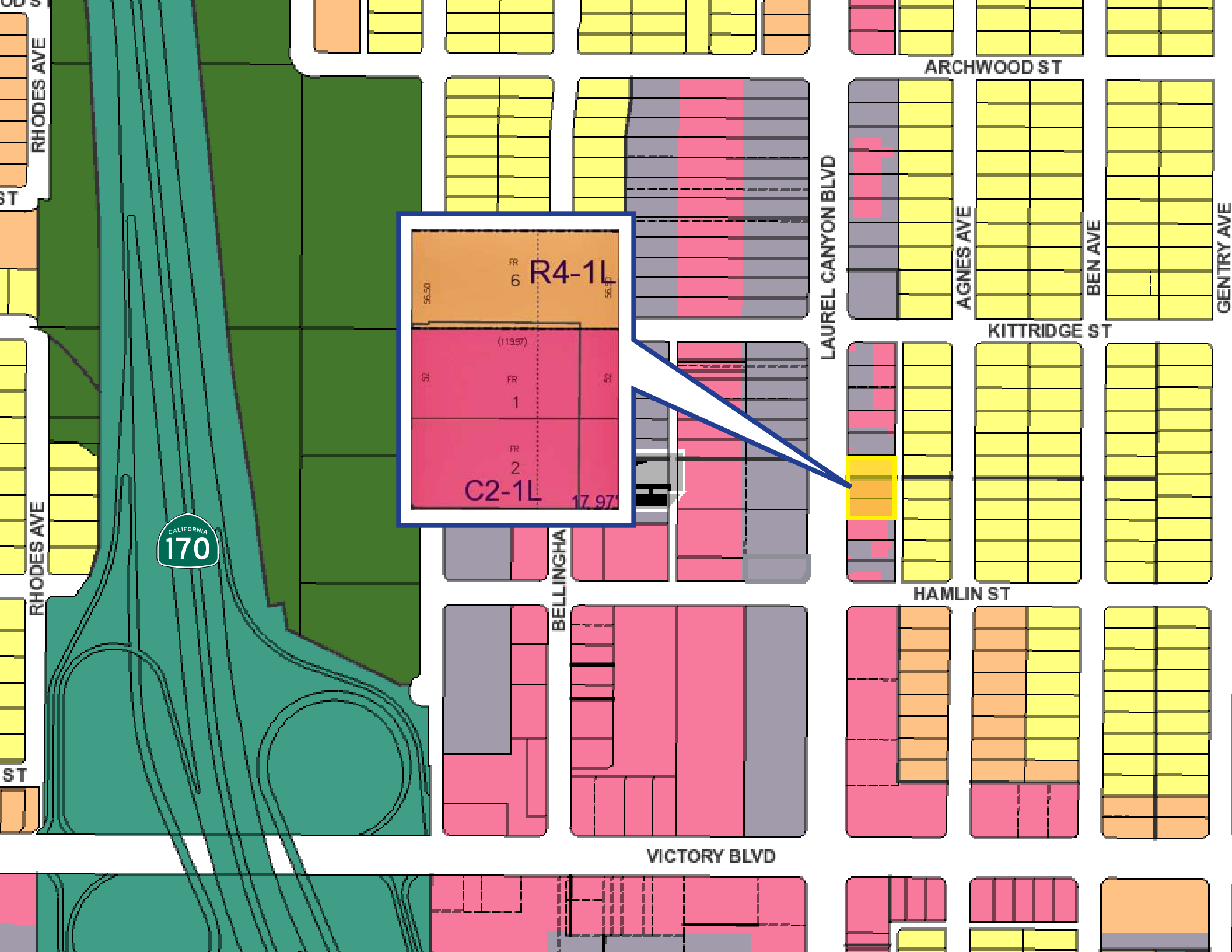
LAUREL CANYON BLVD.

KITTRIDGE ST.

HAMLIN ST.

VICTORY BLVD.

LANKERSHIM BLVD.



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	39,554	315,055	697,232
Population by Hispanic Origin	23,030	158,786	352,643
Median age	34.7	36.3	36.3
Average Household Size	2.76	2.66	2.71

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	12,819	110,014	242,374
Owner Occupied	3,680	38,290	92,447
Renter Occupied	9,139	71,724	149,927
Average HH income	\$76,235	\$88,486	\$96,987

6522-6528

LAUREL CANYON BLVD. NORTH HOLLYWOOD, CA

Eric Sackler
310 979 4990
ericsackler@gmail.com
CaDRE #01057377



11661 San Vicente Blvd Fl 10, Los Angeles, CA 90049
310-979-4990
EricSackler.com