

Prepared for
12/30/2014

Properties for Sale

1 360-362 W. Elk Ave., Glendale, CA 91204



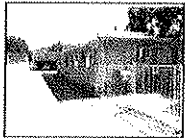
Price	\$650,000
Building Size	1,862 SF
No. Units	3
Property Sub-type	Duplex/Triplex/Fourplex
Status	Active

Property Notes

Property Description

3 unit property - all units are vacant. Duplex building in front and 2 bedroom unit located in rear, along with 2 car garage and shed. Probate sale subject to overbid process and court confirmation. Property is in total state of disrepair and requires a great deal of work inside and outside, Property being sold for land value, in its as-is condition - no termite, no repairs or replacements of any kind will be done by Seller. Seller to select services and Buyer will be required to place 10% deposit with Seller to be held outside of escrow.

2 7610 Wyngate, Tujunga, CA 91042



Price	\$465,000
Building Size	1,254 SF
No. Units	2
Cap Rate	4.10%
Property Sub-type	Duplex/Triplex/Fourplex
Status	Active

Property Notes

Property Description

Nice Duplex in Tujunga. Perfect for Owner user. Front unit has 1bed-1bath, window A/C, back unit 2 bedrooms and 2 bath with its own laundry room, Central A/C. Easy to maintain, newer roof, cooper plumbing, easy to rent.



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Residential Apartment
Commercial-Industrial
Land Business/Shopping Center
To Buy/Sell/Manage



210 N Central Ave # 100
Glendale, Ca 91203

☞ nbsandco@aol.com

www.irmandco.com

Phone 818 247-7788

Cell 818 645-1872

Fax 213 984-2653

Skype nbsinc1

3 6328 Hazelline Ave, Van Nuys, CA 91401



Price \$599,900
 Building Size 9,000 SF
 No. Units 6
 Property Sub-type Mid/High-Rise
 Status Active

Property Notes

Property Description

Outstanding development opportunity on 9,000 square foot lot LARD1.5, to build up to 6 units -townhomes, condominiums or apartments. Currently one recently remodeled single family home on the lot. Buyer to check with city and conduct due diligence. Seller and Seller's agent do not make any warranties or representations.

4 6709 Lemp Avenue, North Hollywood, CA 91606



Price \$660,000
 Building Size 3,078 SF
 No. Units 5
 Cap Rate 4.61%
 Property Sub-type Garden/Low-Rise
 Status Active

Property Notes

Property Description

NAI Capital is pleased to present 6709 Lemp Avenue in North Hollywood. The property is a 5-unit apartment complex comprised of (4) 1+1' s and (1) 2+1. The building is approximately 3,078 square feet which sits on a 7,796 square foot lot. The property has a pitched roof, raised foundation, individual water heaters, on-site parking, as well as, separately metered for gas & electricity.

5 5645 Fulcher Ave, North Hollywood, CA 91601



Price \$639,000
 Building Size 2,176 SF
 No. Units 4
 Cap Rate 3.99%
 Property Sub-type Duplex/Triplex/Fourplex
 Status Active

Property Notes

Property Description

Re/max Commercial & Investment Realty is proud to present 5645 Fulcher Ave in North Hollywood. This pride of Ownership property has an excellent. The property is located in a high demand rental location of North Hollywood across from East Valley High School. This building presents a possible C Gas & Electricity. This building also provides On-Site parking.



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6 19212 Bryant Street, Northridge, CA 91324



Price	\$699,000
Building Size	3,868 SF
No. Units	4
Cap Rate	5.23%
Property Sub-type	Duplex/Triplex/Fourplex
Status	Active

Property Notes

Property Description

GREAT INVESTMENT OPPORTUNITY WITH AMAZING UPSIDE POTENTIAL!!! One of the few 4 unit buildings available for sale in the valley with an excellent mix- all units are 2+2. Each unit features either its own balcony or a private patio for entertaining. The building is always fully Occupied and in high demand. Seperate water heater in each of the units as well as seperate gas/electric meters. VERY LOW EXPENSES/MAINTENANCE COSTS. The building features a Total of 8 parking spaces: 4 carport and 4 uncovered spaces. Laundry room w/o equipment on site, income can increase with installation of laundry machines. Tenants are very cooperative and keep the inside of the units as well as common areas clean and maintained. Don't miss out on this opportunity to own an income producing property with minimal expenses & great upside potential. EZ conventional financing available.

7 13822 OXNARD STREET, Valley Glen, CA 91401



Price	\$665,000
Building Size	1,152 SF
No. Units	3
Cap Rate	5.50%
Property Sub-type	Duplex/Triplex/Fourplex
Status	Active

Property Notes

Property Description

GREAT DUPLEX ON CORNER LOT WITH AN ADDITIONAL NON-CONFORMING UNIT ZONED RD 1.5! POSSIBLE REDEVELOPMENT OPPORTUNITY ON A CORNER LOT FOR 4 TOWN-HOMES WITH INDIVIDUAL STREET ENTRY AND GARAGES. COLLECT OVER \$4100 PER MONTH INCOME WHILE GETTING READY TO BUILD. ALL UNITS ARE IN GOOD CONDITION, HAVE INDIVIDUAL BACK YARDS, AND CONTAIN HARDWOOD FLOORS. I

8 10461 Ilex Avenue, Pacolma, CA 91331



Price	\$425,000
Building Size	1,180 SF
No. Units	4
Cap Rate	5.58%
Property Sub-type	Duplex/Triplex/Fourplex
Status	Active

Property Notes

Property Description

Marcus & Millichap is pleased to present the opportunity to acquire a four-unit multi-family complex situated on a 6,122-square foot lot. Originally built bedroom/one-bathroom and two single/one-bathroom units.



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Residential Apartments
Commercial/Industrial
Land/Business/Shopping Center
Leases/FF Management



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Glendale, Ca 91203
Phone 818 247-7788
Cell 818 645-1872
Fax 213 984-2653
nbsandco@aol.com www.irmandeo.com Skype nbsine1



Price	\$528,000
Building Size	2,301 SF
No. Units	3
Property Sub-type	Duplex/Triplex/Fourplex
Status	Active

Property Notes

Property Description

The subject property is mixed project comprised of office, retail & multi-family residential on Lake Avenue in Altadena. The project consists of four buildings on four separate parcels. *The property can be purchased in its entirety or on a parcel by parcel basis.*



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Residential/Apartment
 Commercial/Industrial
 Land/Business/Shopping Center
 Leasing/Sell/Manage



210 N Central Ave # 100
 Glendale, Ca 91203

Phone 818 247-778
 Cell 818 645-187
 Fax 213 984-265

Client Summary with Hits Report

Property Type Residential Income County Los Angeles Status Active Price 450,000 to 800,000 TotalUnits In Complx 4 or more
 Listings as of 12/30/14 at 12:33pm

Active 12/17/14 Listing # SR14260312 7057 Foothill Blvd Tujunga, CA 91042-2714 Listing Price: \$660,000
 County: LOS ANGELES Cross St: Commerce Pinewood an Original Price: \$660,000



Property Type	Residential Income	Property Subtype	Residential Income
Area	Sunland/Tujunga	Subdiv/Tract	Not Applicable-659
Beds	0	Approx Square Feet	2919
Baths(FTHQ)	0 (0 0 0 0)	Price/Sq Ft	\$226.10
Garage Space	1	Lot Sq Ft(approx)	5444 ((Public Records))
Year Built	1948	Lot Acres (approx)	0.1250
APN/Tax ID	2568016046		
DOM	13		

Additional Pictures

Marketing Remark Excellent opportunity to own a property on a very desirable and busy are a of Tujunga. This property features four units with own gas meter. One back house with bedrooms and 1 1/2 bath with own back yard, 1+1 apartment on second floor, two front commercial on the front, one car garage plus private parking spaces. Property SOLD AS IS condition no repairs will be done by the seller, Termite report will be provided by the seller. No termite work will be done if any. Shown by app only please allow few hours in advance before showing. Low maintenance property. Motivated seller. Mixed use commercial and residential property.

Active 09/12/14 Listing # 14793559 14233 Victory Van Nuys, CA 91401 Listing Price: \$588,000
 County: LOS ANGELES Map: 532, A6 Original Price: \$647,000



Property Type	Residential Income	Property Subtype	Residential Income
Area	Van Nuys	Subdiv/Tract	Not Applicable-VN
Beds	4	Approx Square Feet	2040 Vendor Enhanced (N)
Baths(FTHQ)	4 (0 0 0 0)	Price/Sq Ft	\$288.24
Garage Space	0	Lot Sq Ft(approx)	6498 ((Public Records))
Year Built	1946	Lot Acres (approx)	0.1492
APN/Tax ID	2237020019		
DOM	109		

Additional Pictures

Directions North of the 101, east of Van Nuys Blvd

Marketing Remark The 4 bungalow style units have a 4 car garage in back. Two units will be delivered vacant. Incredible owner opportunity to live in one and have the tenants pay the mortgage. Great location on a busy street with easy access to the 405 and 101 Freeways. The twin building at 14229 can be purchased as well.

Presented By:



Haig Nashaflan
 CalBRE: 01804472
 Office: 818-247-7788
 Cellular: 818-645-1872
 Fax: 213-984-2653
 Fax :
 E-mail: nbsandco@aol.com

Ideal Realty & Management
 Office Lic.:
 210 N. Central Ave. #100
 Glendale, CA 91203
 818-247-7788

December 2014

Web Page: <http://www.imandco.com>

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Client Summary with Hits Report

Listings as of 12/30/14 at 12:33pm

Active 09/12/14	Listing # 14793561	14229 Victory Van Nuys, CA 91401	Listing Price: \$588,000
	Count: LOS ANGELES	Cross St: VAN NUYS	Original Price: \$647,000



Property Type	Residential Income	Property Subtype	Residential Income
Area	Van Nuys	Subdiv/Tract	Not Applicable-VN
Beds	4	Approx Square Feet	2040 Vendor Enhanced (N)
Baths(FTHQ)	4 (0 0 0 0)	Price/Sq Ft	\$288.24
Garage Space	4	Lot Sq Ft(approx)	6497 ((Public Records))
Year Built	1946	Lot Acres (approx)	0.1492
APN/Tax ID	2237020018		
DOM	109		

Additional Pictures

Directions North of 101, east of Van Nuys Blvd

Marketing Remark The 4 bungalow style units have a 4 car garage in back. Incredible owner opportunity to live in one and have the tenants pay the mortgage. Great location on a busy street with easy access to the 405 and 101 Freeways. The twin building at 14233 can be purchased as well.

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 E-mail: nbsandco@aol.com

Ideal Realty & Management
 Office Lic.:
 210 N. Central Ave. #100
 Glendale, CA 91203
 818-247-7788

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