



Canoga Park Office

7012 Owensmouth Avenue

Canoga Park, Ca 91303-2005

- ❖ Vacant Building - Extensive rehab started, needs finishing touch
- ❖ Must sell - Submit all offers
- ❖ Owner User
- ❖ 14 Parking Spaces
- ❖ Close to Warner center

Shlomo Shabtay

01825335

818-430-1999

shlomoremax@aol.com

Ziv Kozaski

01195573

818-742-1609

zivkozaski@aol.com

16001 Ventura Boulevard

Encino, CA 91436

(818) 905-2400 (p)

818-475-1353 (f)

www.naicapital.com

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Property Description

Canoga Park Office
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Office Building *Canoga Park, California*

The value given the subject property is based on stabilized occupied building. the property is currently in the process of being updated and construction is underway, Extensive rehab started (ROOF,PLUMBING, ELECTRICITY,AIR CONDITIONING,WALLS, DOORS ETC) just need finishing touch (out of money) HIS LOSS YOUR GAIN.

Financing will most likely not be available due to the current condition. it is recommended any offer should be a cash offer.



- Two story building, close to the very desirable Warner center
- Controlled access entry front and rear
- Gated parking entrance in rear
- 14 parking spaces
- Central air conditioning and ducting all new
- Rehab property, some work needed to finish the job

Today, Canoga Park has a population of approximately 70,000 people and is the home to the current Estate and Garden Center, the Boeing-Rocketdyne Division, the Canoga Park-Owensmouth Historical Museum, the Madrid Theater (featuring live performances) and the thriving Canoga Park Antique Row (21500 block of Sherman Way) - a premier destination for bargain hunters featuring a number of old-fashioned shops selling everything from vintage jewelry to classic furniture.

Property Photos

Canoga Park Office
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Owensmouth Canoga Park, California



North Street View



South Street View



Back alley entrance



Rear building Parking space view



Front view



Inside view

Pro Forma Summary

Canoga Park Office
7012 Owensmouth Avenue | Canoga Park, Ca 91303-2005



INVESTMENT SUMMARY

Price:	\$699,000
Year Built:	1978
Tenants:	1
RSF:	5,396
Price/RSF:	\$129.54
Market Cap Rate:	7.4%

TENANT ANNUAL SCHEDULED INCOME

Tenant	Market
Vacant @ \$1.25 SQFT	\$69,000
TOTALS	\$69,000

ANNUALIZED INCOME

	Market
Gross Potential Rent	\$69,000
Less: Vacancy	(\$3,450)
Effective Gross Income	\$65,550
Less: Expenses	(\$13,800)
Net Operating Income	\$51,750

ANNUALIZED EXPENSES

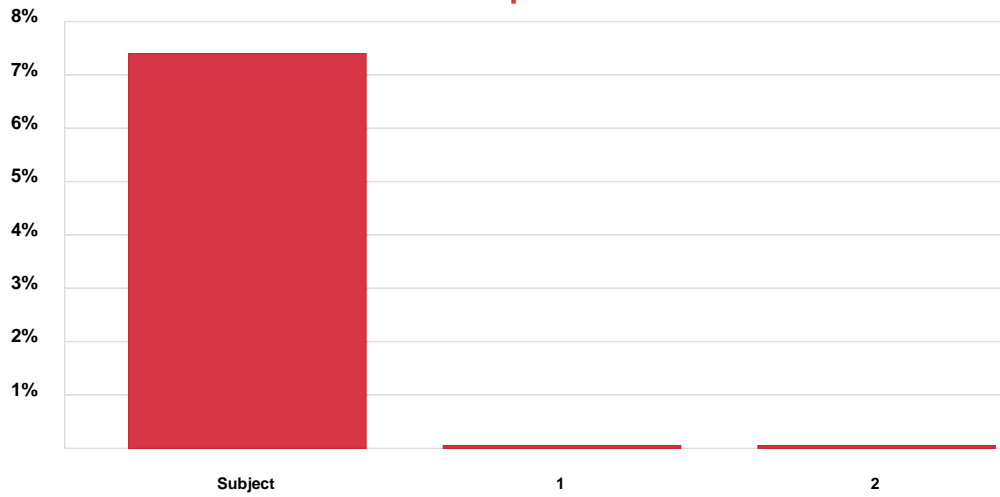
	Market
Misc	\$13,800
Total Expenses	\$13,800
Expenses Per RSF	\$2.56

Sales Comparables

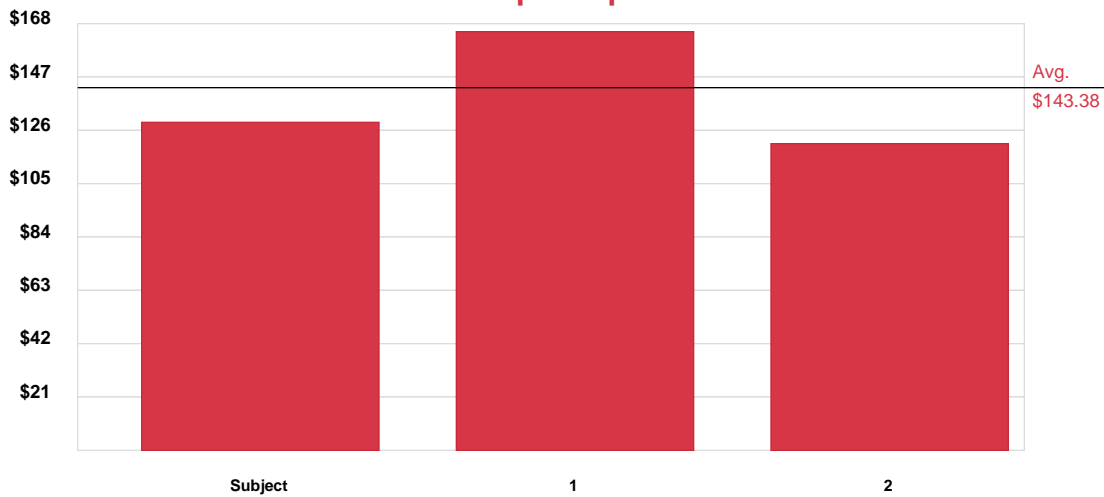
Canoga Park Office
7012 Owensmouth Avenue | Canoga Park, Ca 91303-2005



Cap Rate



Price per Sq. Ft.



Sales Comparables

Canoga Park Office
7012 Owensmouth Avenue | Canoga Park, Ca 91303-2005



S



Canoga Park Office 7012 Owensmouth Avenue Canoga Park, Ca 91303-2005

Sale Price	\$699,000
Tenants	1
Price/Tenant	\$699,000
Price/SqFt	\$129.54
Cap Rate	7.4%
Year Built	1978

NOTES

Subject property is a re-hab and vacant

1



Topanga Canyon 7318 Topanga Cyn Canoga Park, Ca 91303

Sale Price	\$1,030,000
Tenants	0
Price/Tenant	N/A
Price/SqFt	\$165.14
Cap Rate	N/A
Year Built	1992

Sale Date 2/15/2011

NOTES

Please be aware that this property was built in 1992, Also Owner/User

2



Topanga Canyon 7445 Topanga Cyn Canoga Park, Ca 91303

Sale Price	\$1,000,000
Tenants	0
Price/Tenant	N/A
Price/SqFt	\$121.61
Cap Rate	N/A
Year Built	1985

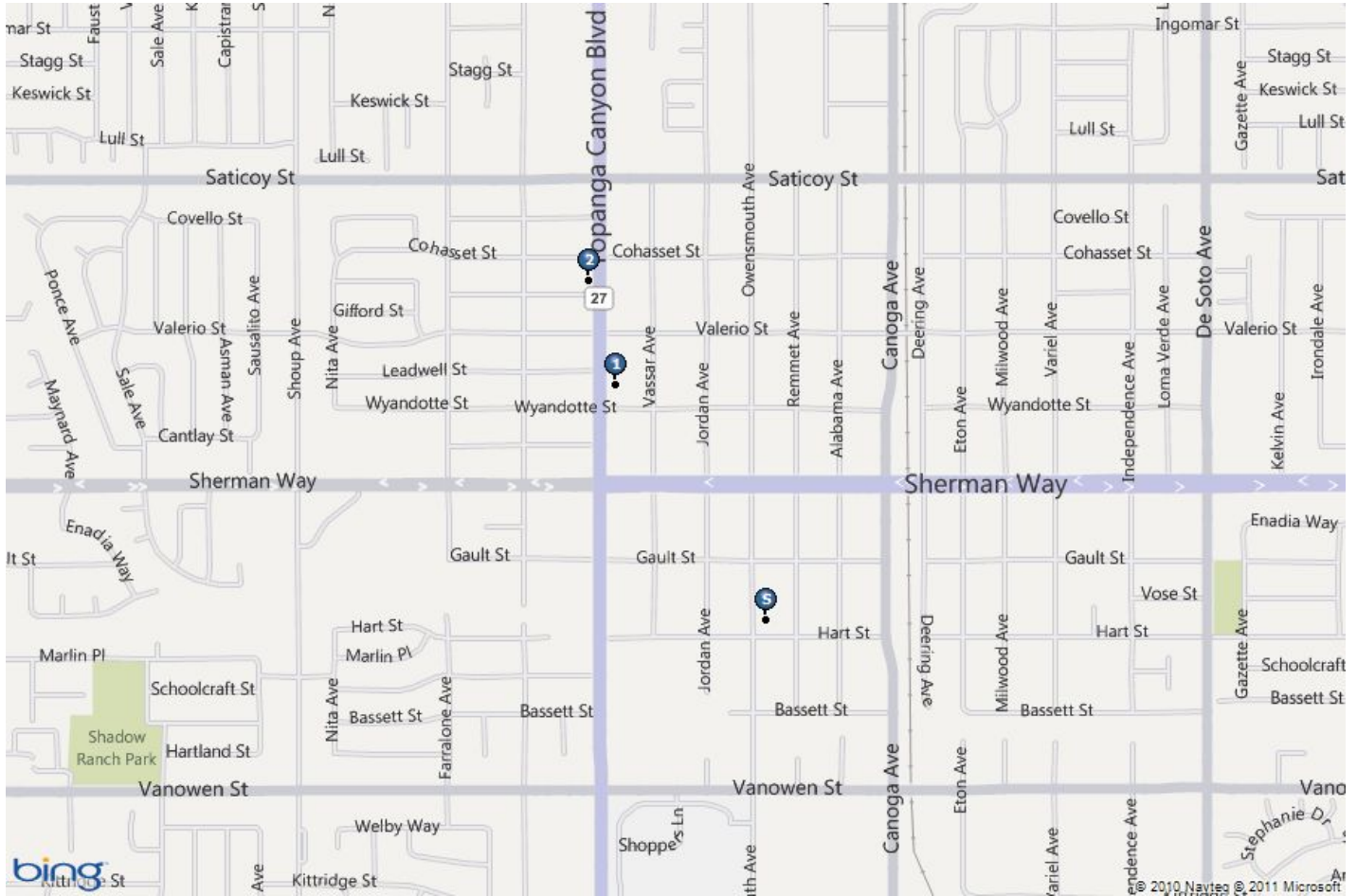
Sale Date 1/27/2011

NOTES

Built in 1985,Owner/User,REO

Sales Comparables

Canoga Park Office
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- S** 7012 Owensmouth Avenue, Canoga Park, Ca 91303-2005 (\$699,000)
- 1** 7318 Topanga Cyn , Canoga Park, Ca 91303 (\$1,030,000)
- 2** 7445 Topanga Cyn , Canoga Park, Ca 91303 (\$1,000,000)

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7012 Owensmouth Avenue
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Parcel Profile Report



City of Los Angeles Department of City Planning

6/16/2011 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

7012 N OWENSMOUTH AVE

ZIP CODES

91303

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2007-3036-CA

CPC-1997-41-CPU

CPC-1986-609-GPC

ORD-173518-SA27

ORD-165479-SA3490

ENV-2007-3037-MND

ENV-2005-8253-ND

Address/Legal Information

PIN Number	183B105 617
Lot/Parcel Area (Calculated)	7,499.7 (sq ft)
Thomas Brothers Grid	PAGE 530 - GRID A5
Assessor Parcel No. (APN)	2138008010
Tract	OWENSMOUTH
Map Reference	M B 19-37 (SHT 2)
Block	80
Lot	10
Arb (Lot Cut Reference)	None
Map Sheet	183B105

Jurisdictional Information

Community Plan Area	Canoga Park - Winnetka - Woodland Hills - West Hills
Area Planning Commission	South Valley
Neighborhood Council	Canoga Park
Council District	CD 3 - Dennis P. Zine
Census Tract #	1345.20
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	None
Zoning	P-1VL [Q]C1-1VL
Zoning Information (ZI)	None
General Plan Land Use	General Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
Baseline Mansionization Ordinance	No
CRA - Community Redevelopment Agency	Reseda / Canoga Park Earthquake Disaster Assistance Project
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Canoga Park Senior High School
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	2138008010
APN Area (Co. Public Works)*	0.172 (ac)
Use Code	1100 - Stores
Assessed Land Val.	\$158,903
Assessed Improvement Val.	\$254,246
Last Owner Change	05/06/03
Last Sale Amount	\$0
Tax Rate Area	8852
Deed Ref No. (City Clerk)	947178
	890398
	325219
	2-634
	1626588
	1599218
	1286770
Building 1	
Year Built	1978
Building Class	D65B
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,296.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Urban and Built-up Land
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Alquist-Priolo Fault Zone	No
Distance to Nearest Fault	12.44819 (km)
Landslide	No
Liquefaction	Yes

Economic Development Areas

Business Improvement District	None
Federal Empowerment Zone	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	Canoga Park

Public Safety

Police Information	
Bureau	Valley
Division / Station	Topanga

Reporting District	2146
Fire Information	
District / Fire Station	72
Batallion	17
Division	3
Red Flag Restricted Parking	No

CASE SUMMARIES

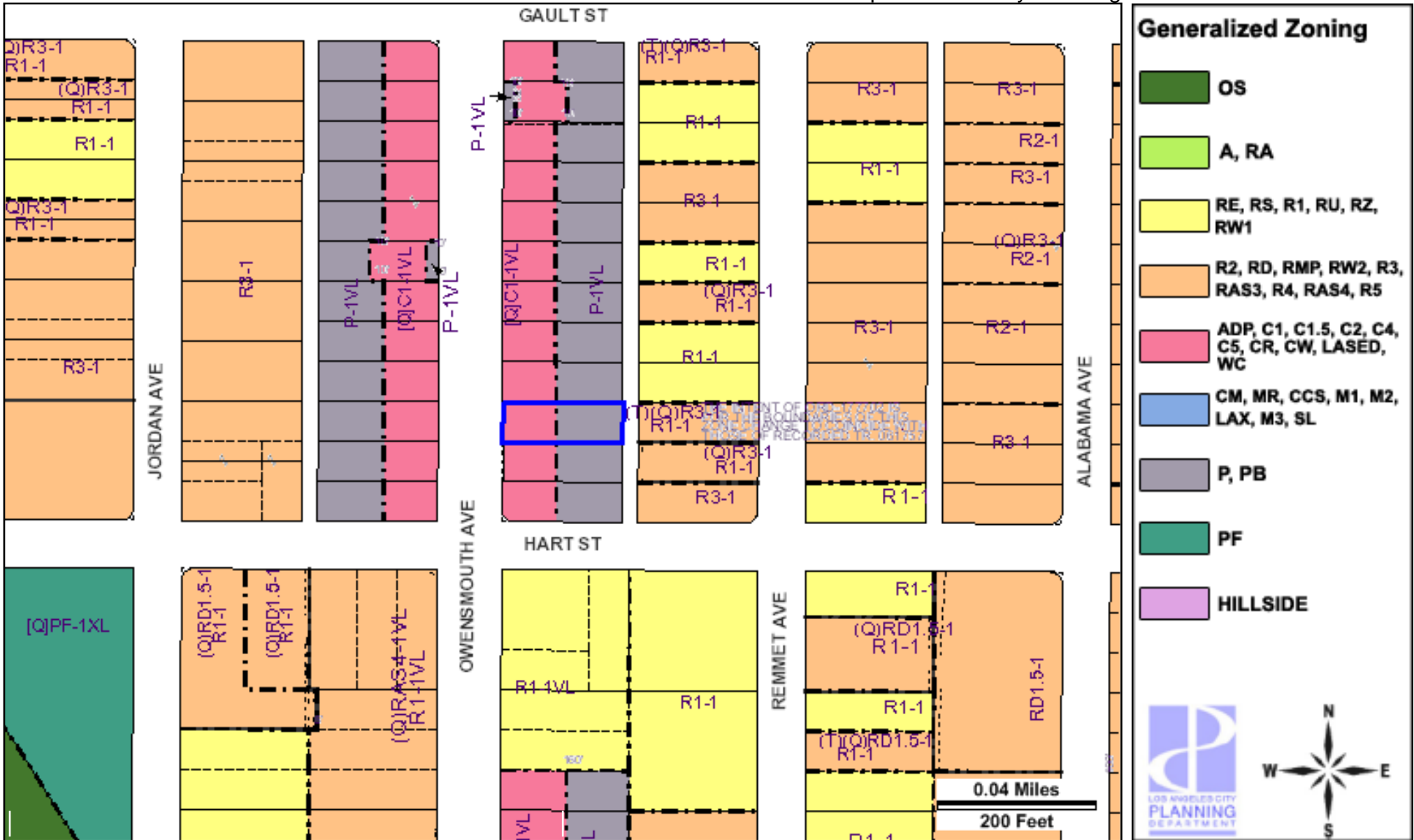
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2007-3036-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-1997-41-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR CANOGA PARK-WINNETKA-WOODLAND HILLS WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1986-609-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CANOGA PARK AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TOBRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (BARR/FERGUSON)\
Case Number:	ENV-2007-3037-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

ORD-173518-SA27

ORD-165479-SA3490





Address: 7012 N OWENSMOUTH AVE
 APN: 2138008010
 PIN #: 183B105 617

Tract: OWENSMOUTH
 Block: 80
 Lot: 10
 Arb: None

Zoning: P-1VL, [Q]C1-1VL
 General Plan: General Commercial

Generalized Zoning

- OS
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5
- ADP, C1, C1.5, C2, C4, C5, CR, CW, LASED, WC
- CM, MR, CCS, M1, M2, LAX, M3, SL
- P, PB
- PF
- HILLSIDE

0.04 Miles
200 Feet

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Comparable Rental

Office Property For Lease

Owensmouth Office Building

7028 Owensmouth Avenue, Canoga Park, CA 91303



Total Space Available:	3,550 SF
Rental Rate:	\$1 /SF/Month
Min. Divisible:	550 SF
Max. Contiguous:	3,000 SF
Property Type:	Office
Property Sub-type:	Office Building
Building Size:	5,600 SF
Building Class:	C
Year Built:	1979
Lot Size:	7,496 SF
Zoning Description:	LA C-1

Last Verified 6/1/2011
Listing ID 15645532

2 Spaces Available

Display Rental Rate as [Entered](#)

Suite 201	Space Available:	3,000 SF
	Rental Rate:	\$1 /SF/Month
	Space Type:	Office Building
	Lease Type:	Modified Gross
	No. Parking Spaces:	8

Space 101	Space Available:	550 SF
	Rental Rate:	\$1 /SF/Month
	Space Type:	Office Building
	Min. Divisible:	550 SF
	Max. Contiguous:	1,125 SF
	Lease Type:	Modified Gross
	No. Parking Spaces:	1

Highlights