



FOR SALE

Maclay St. Mixed Use

13254 MACLAY ST

San Fernando, CA 91340

PRESENTED BY:

JAMES BEAN BRE # 01970580

Vice President

O: 805.779.1031

james.bean@svn.com

CalDRE #01970580

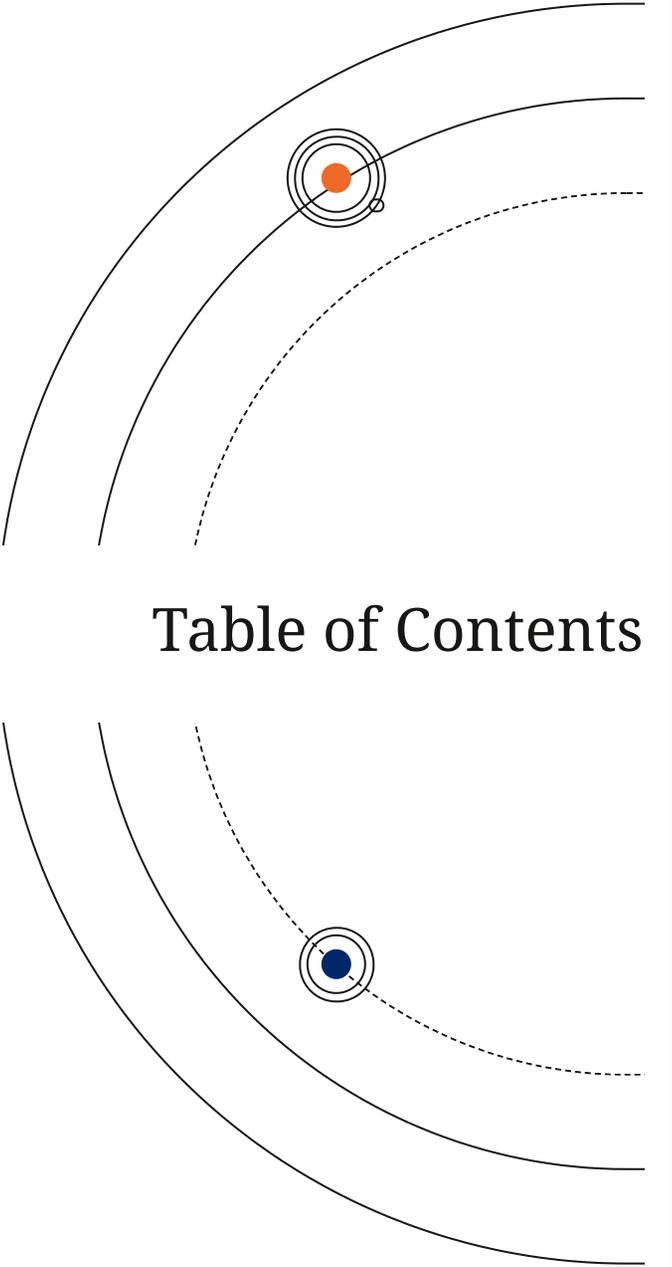


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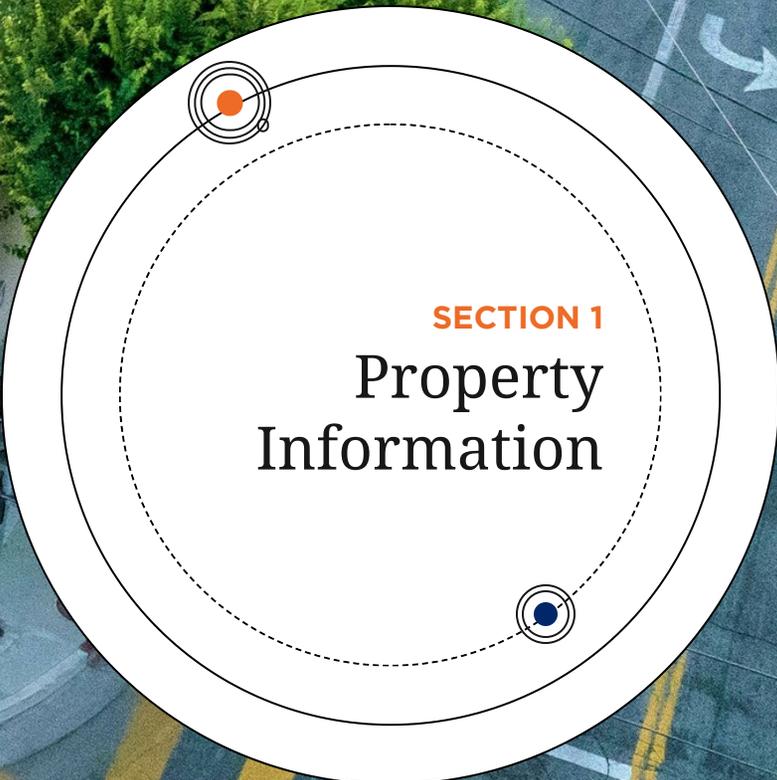
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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,825,000
BUILDING SIZE:	3,788 SF
AVAILABLE SF:	
LOT SIZE:	0.18 Acres
PRICE / SF:	\$481.78
CAP RATE:	2.58%
NOI:	\$47,030
YEAR BUILT:	1956

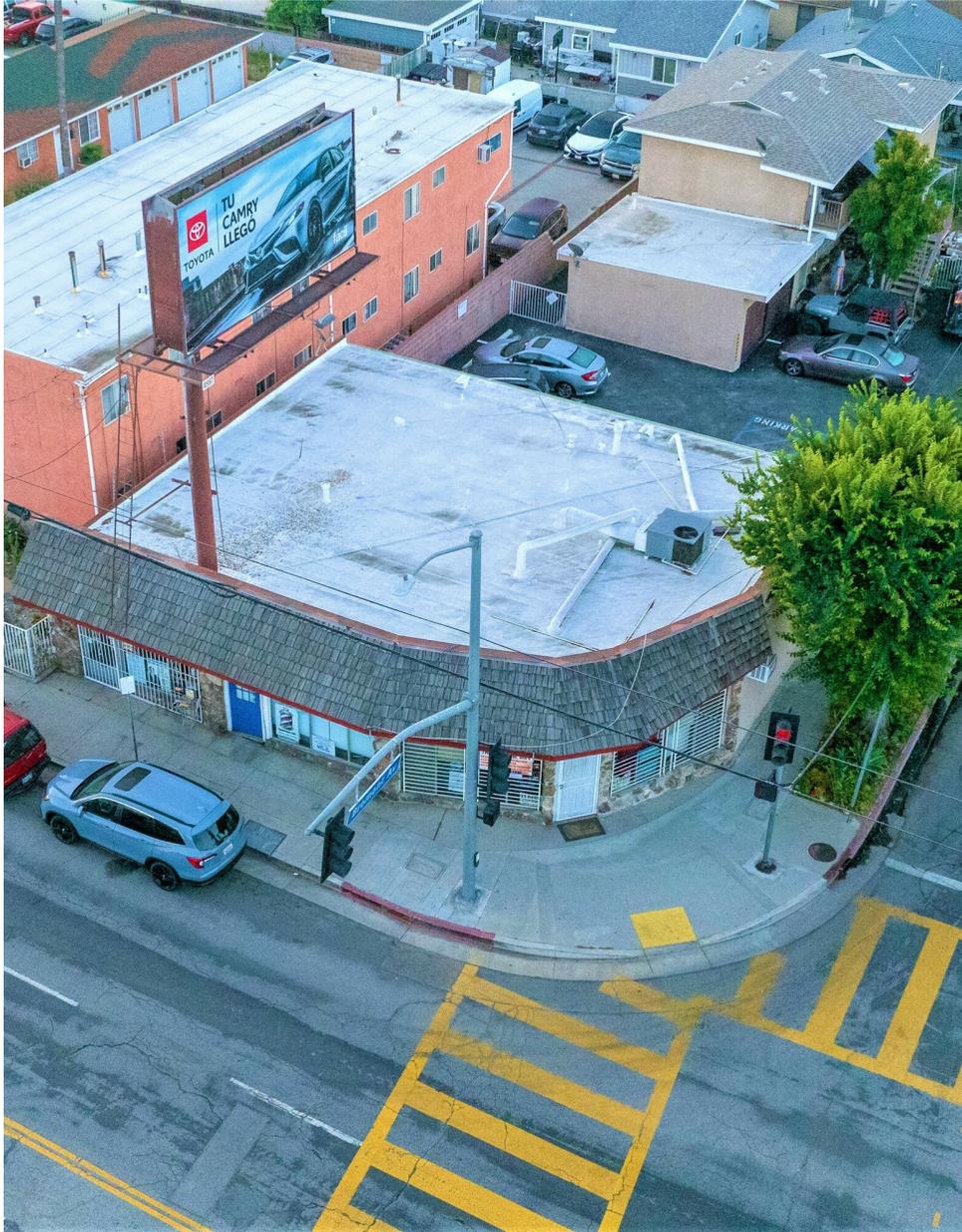
PROPERTY OVERVIEW

A rare, bite-sized mixed use property, consisting of two (2) structures and a two-sided billboard. A 2345 SF, multi-tenant strip center fronts Maclay Street and in the rear of the same parcel is a two-story duplex, with an approximate 1443 SF footprint, including a two-car garage, that is divided into two, one car units, one for each tenant of the duplex.

PROPERTY HIGHLIGHTS

- Upside potential in rental increases for the duplex as moratorium is set to expire in early 2024 with current leases on month to month tenancy.
- Upside potential in rental increases for current below market rents on retail strip center tenants, including the ability to convert to NNN leases upon expiration in early 2024.
- Tremendous upside in monthly billboard income as lease is set to expire in October 2024.

PROPERTY DESCRIPTION



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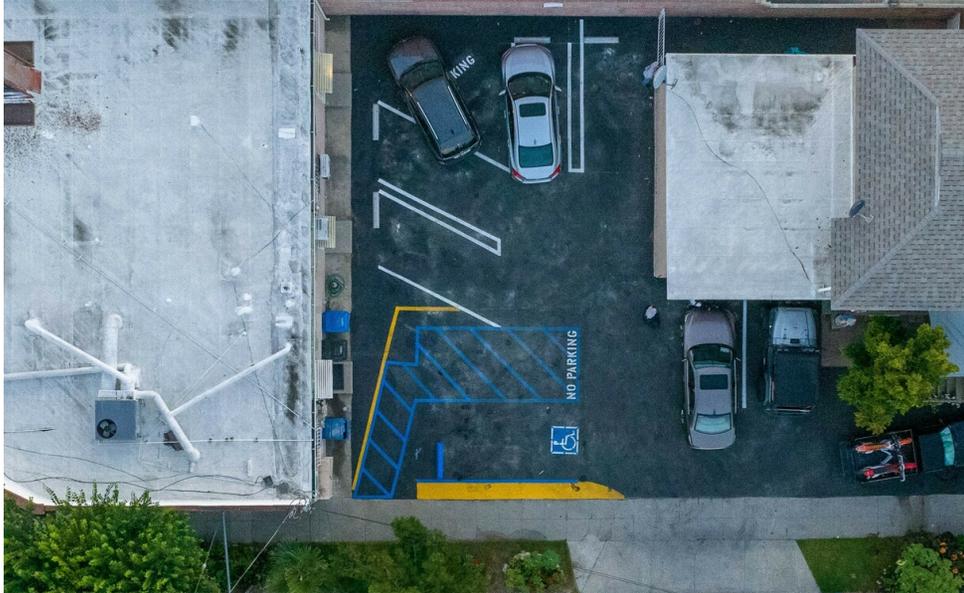
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LOCATION DESCRIPTION

Located at the corner of Maclay Street and Bromont Avenue, just three (3) blocks south of the 210 Freeway, in the City of San Fernando, which is adjacent to Sylmar.

COMPLETE HIGHLIGHTS



PROPERTY INFORMATION

NOI	\$47,030.00
CAP RATE	2.58%
OCCUPANCY %	100.0%
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1956
NUMBER OF BUILDINGS	2

PROPERTY IMPROVEMENTS

- Maclay - All interiors upgraded within last five years
- Maclay - New Water Main - 2019
- Maclay - Several New Windows added - 2019
- Maclay - New Electrical Service to All Units - 2021
- Maclay - Extended Roofline/added new gutters - 2022
- Maclay - New white reflective roof coating added - 2022
- Maclay - Parking Lot resurfaced and stripped - 2023
- Bromont - Custom cement/metal staircase - 2005
- Bromont - All windows replaced - 2012
- Bromont - New plumbing all the way to street - 2017
- Bromont - Bathrooms/partial Kitchen upgrades - 2019
- Bromont - Complete New Roof - 2022

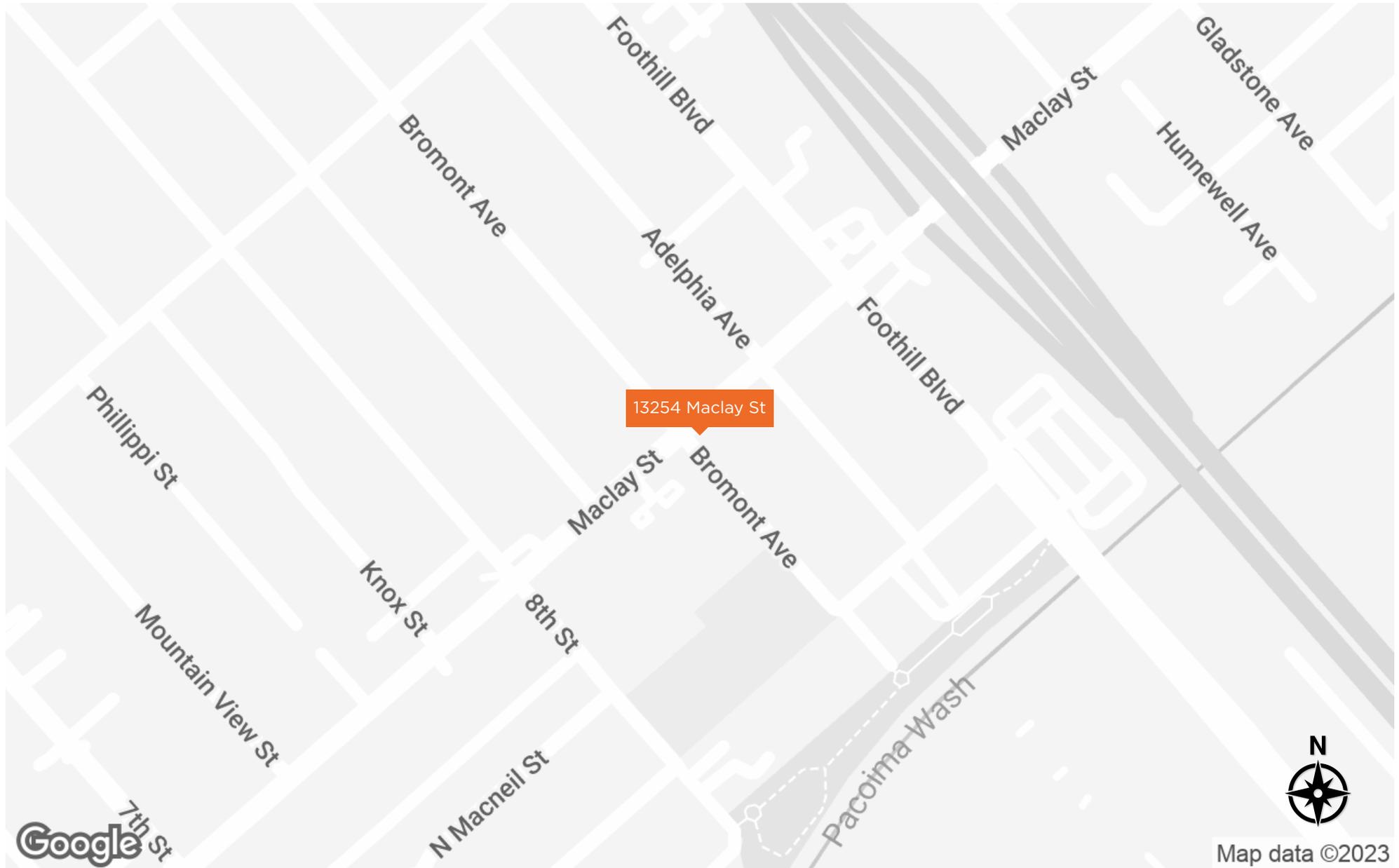
ADDITIONAL PHOTOS



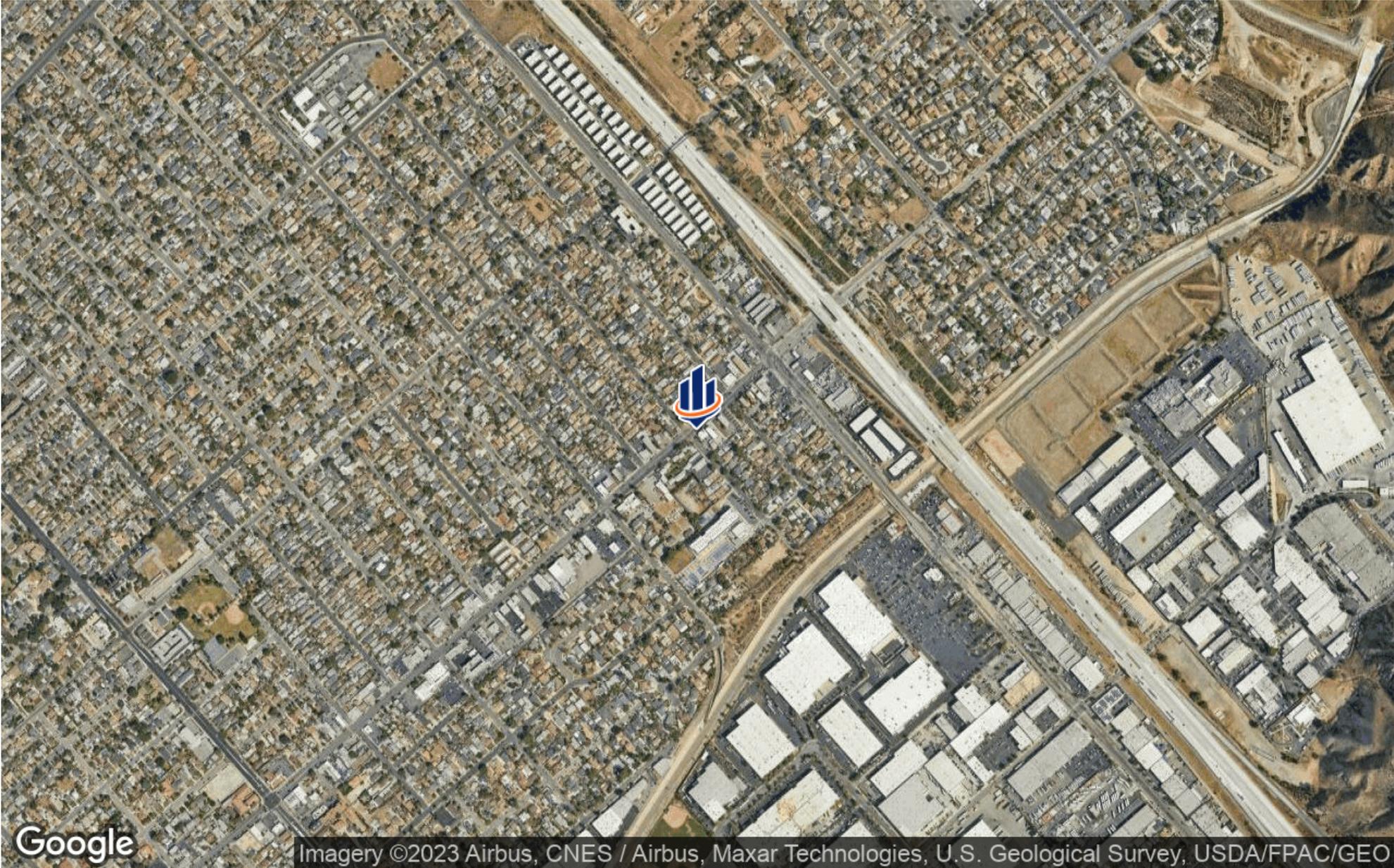


SECTION 2
Location
Information

LOCATION MAP



AERIAL MAP



Google

Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



SECTION 3
Financial
Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

MACLAY STREET MIXED USE

PRICE	\$1,825,000
PRICE PER SF	\$482
PRICE PER UNIT	\$365,000
GRM	27.5
CAP RATE	2.58%
CASH-ON-CASH RETURN (YR 1)	2.58%
TOTAL RETURN (YR 1)	\$47,030

OPERATING DATA

MACLAY STREET MIXED USE

GROSS SCHEDULED INCOME	\$66,360
OTHER INCOME	\$2,700
TOTAL SCHEDULED INCOME	\$69,060
GROSS INCOME	\$69,060
OPERATING EXPENSES	\$22,030
NET OPERATING INCOME	\$47,030
PRE-TAX CASH FLOW	\$47,030

INCOME & EXPENSES

INCOME SUMMARY

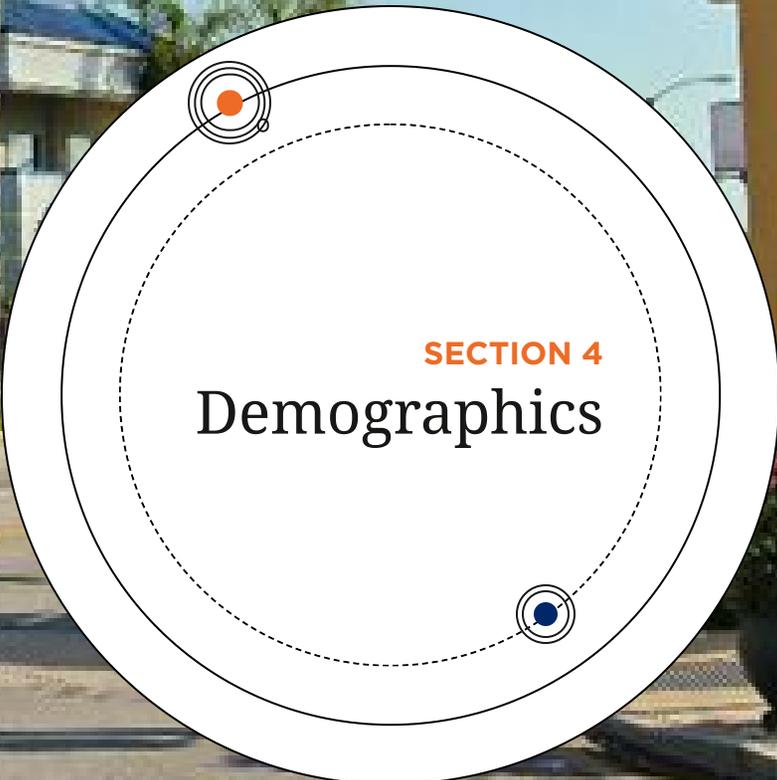
MACLAY STREET MIXED USE

TOTAL INCOME	\$69,060
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EXPENSE SUMMARY

MACLAY STREET MIXED USE

PROPERTY TAXES	\$5,614
PROPERTY INSURANCE	\$5,533
UTILITIES	\$1,343
MISCELLANEOUS	\$9,540
GROSS EXPENSES	\$22,030
NET OPERATING INCOME	\$47,030



SECTION 4
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	27,322	344,064	1,257,478
AVERAGE AGE	37.0	36.0	37.4
AVERAGE AGE (MALE)	36.9	35.2	36.4
AVERAGE AGE (FEMALE)	37.5	37.1	38.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	6,847	92,813	420,917
# OF PERSONS PER HH	4.0	3.7	3.0
AVERAGE HH INCOME	\$92,462	\$85,590	\$89,200
AVERAGE HOUSE VALUE	\$478,954	\$457,702	\$548,582

* Demographic data derived from 2020 ACS - US Census



ADVISOR BIO 1



JAMES BEAN BRE # 01970580

Vice President

james.bean@svn.com

Direct: **805.779.1031** | Cell: **805.436.9556**

CalDRE #01970580 // AZ #SA524945000

PROFESSIONAL BACKGROUND

Born and raised in Ventura County, James recently returned to Southern California after spending 15 years working as a commercial broker in Phoenix, Arizona where he continues to maintain a real estate license. His primary focus is retail investment products with a large emphasis on national 1031 exchanges.

James began his professional career in 1984 as a graphic designer, owning his own design firm. In 1995, he worked for a dry cleaning plant developer where he was responsible for site acquisition, negotiating leases and the installation of new stores. James helped open more than 75 dry cleaning plants throughout the state of Arizona.

In 2000, James joined Cutler Commercial, a boutique industrial brokerage firm in Phoenix.

Most recently, Mr. Bean worked for Marcus & Millichap where he completed 13 transactions worth more than \$30 Million in value.

James has been involved in more than 1500 lease/sale transactions, with more than 200 of those being investment sales and user transactions. Combined, these deals have involved more than \$1 Billion in volume and comprised several million square feet of improvements.

In addition to his brokerage practice, Mr. Bean is a published author, writer, instructor and accomplished public speaker who continues to deliver presentations on numerous commercial real estate and sales strategy topics.

James is involved with Rotary International and serves on a local charter school board. When not serving his clients, James enjoys reading, golf, surfing & skateboarding.

EDUCATION

Associates of Arts Degree - Visual Communication

SVN | Rich Investment Real Estate Partners

2021 Sperry Avenue, Suite 21
Ventura, CA 93003
805.644.6700