Ingenious
asset group inc
Real Estate Management & Brokerage

THE ANDREWS GROUP
COMMERCIAL REAL ESTATE SERVICES
A DIVISION OF PINNACLE ESTATE PROPERTIES, INC.

6747 ODESSA AVE.
VAN NUYS, CA 91406

PRIME OWNER OPPORTUNITY
12 UNIT OFFICE BUILDING

OFFERED AT $1,795,000

www.IAGPM.com

The Andrews Group

6747 ODESSA AVENUE
SUITE 100 VALLEY INCOME TAX SERVICE
SUITE 101 OCCUPIED
SUITE 102 OCCUPIED
SUITE 103
SUITE 104 TBR CONSULTANTS INC
SUITE 105
SUITE 200 R LOCKSMITH
SUITE 201 EXCELL HOSPICE CARE
SUITE 202 ELITE TEAM SALES
SUITE 203
SUITE 204 J & A RECOVERY
SUITE 205 AIRFLOW APPLIANCE REPAIR INC
INGENIOUSLY MANAGED BY
GENIOUS ASSET GROUP INC 310.331.8552

OFFERING SUMMARY

PROPERTY OVERVIEW

DESCRIPTION	SPECIFICATION
PRICE:	$1,795,000
OWNERSHIP	FEE SIMPLE
BUILDING SIZE:	7,898 SF
PRICE/SF:	$227.27/SF
LOT SIZE:	15,400 SF
AVERAGE UNIT SIZE:	602 SF
PARKING SPACES:	28 UNCOVERED
NUMBER OF OFFICES:	12
NO. OF STORIES:	2
YEAR BUILT:	1979
ZONING:	LAM1
MAJOR INTERSECTIONS	VANOWEN ST & HAYVENHURST AVE
PROPERTY TYPE:	OFFICE BUILDING
APN:	2231-006-026

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PROPERTY INFORMATION:

Property Address:	6747 Odessa Ave., Van Nuys, CA
APN:	2231-006-026
Number of Units:	12
Year Built:	1979
Approx. Bldg. Sq. Ft.:	7,898
Approximate Lot Size:	15,400

Presented By: Vineendra Jain Broker/Realtor®;
CA BRE #01413466 Ph.: 310.433.6214;
Email: vinnyjain@ingeniousassetgroup.com,

Daniel Andrews Partner/Realtor®;
CA BRE # 02018695 Ph: 818.577.9357;
Email: dandrewsinvest@gmail.com

INVESTMENT OVERVIEW:

Asking Price	**$1,795,000**
Value per Square Foot	$227.27

INCOME/EXPENSE ANALYSIS:

Number of Units	Units	Ave. Unit Size	Current Income Ave. Rent/Unit	Current Income Monthly Income	Market Ave. Mkt. Rent/Unit	Market Monthly Income
12	Office	602	$1,067	$12,947	$1,355	$16,254
12		Monthly Scheduled Rents		$12,947		$16,254
		Total Monthly Income		$12,947		$16,254
		Annual Scheduled Gross Income (GSI)		**$155,363**		**$195,048**
		Less Vacancy & Concessions (10%)		($7,768)		($9,752)
		Effective Gross Income		$147,595		$185,296
		Less Estimated Annual Expenses	48.87%	($72,123)	42.82%	($79,335)
		Net Operating Income		$75,472		$105,961
		Gross Rent Multiplier		**11.55**		**9.20**
		CAP Rate		**4.20%**		**5.90%**

Estimated Annual Expenses	
New R. E. Taxes	$20,194
New Insurance	$5,000
Utilities (Water, Sewer, Elec, Gas)	$26,400
Janitorial - Common Areas	$7,200
Landscaping	$900
Building Maint. & Repairs (8% of GSI)	$12,429
Total Expenses	**$72,123**
Per Net Sq. Ft.	$9.13
Per Unit	$6,010

Great Office building next to Van Nuys Airport, Golf Course, Lake Balboa Park. Easy access from I-405 and I-101. Excellent opportunity for an owner user, or investor. Most of the existing leases are either month-to-month or expiring next year in 2018, providing opportunity for any investor to add value to the property in a short-term. Off-site parking in the back.

Information deemed reliable but not guaranteed by Ingenious Asset Group, Inc. and/or Vineendra "Vinny" Jain or any of their associates and/or The Andrews Group or any of their associates. Buyer to conduct their own inspections.

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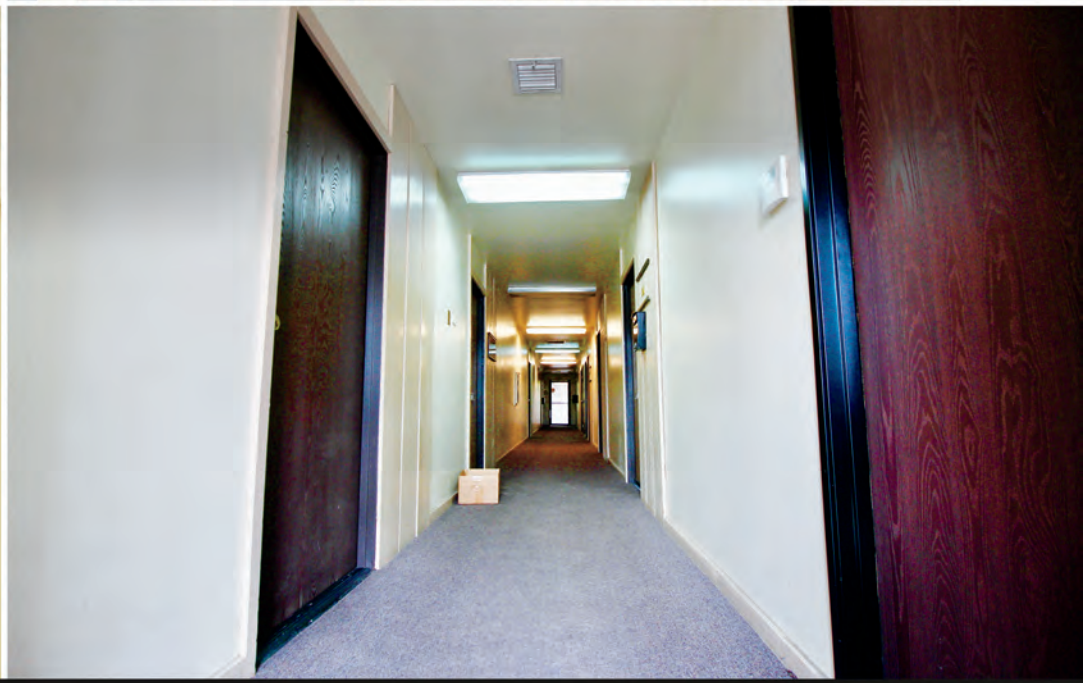
6747 Odessa Ave. - 6747 Odessa Ave. Van Nuys, CA 91406
Ingenious Asset Group, Inc.
Rent Roll - As of August 2017

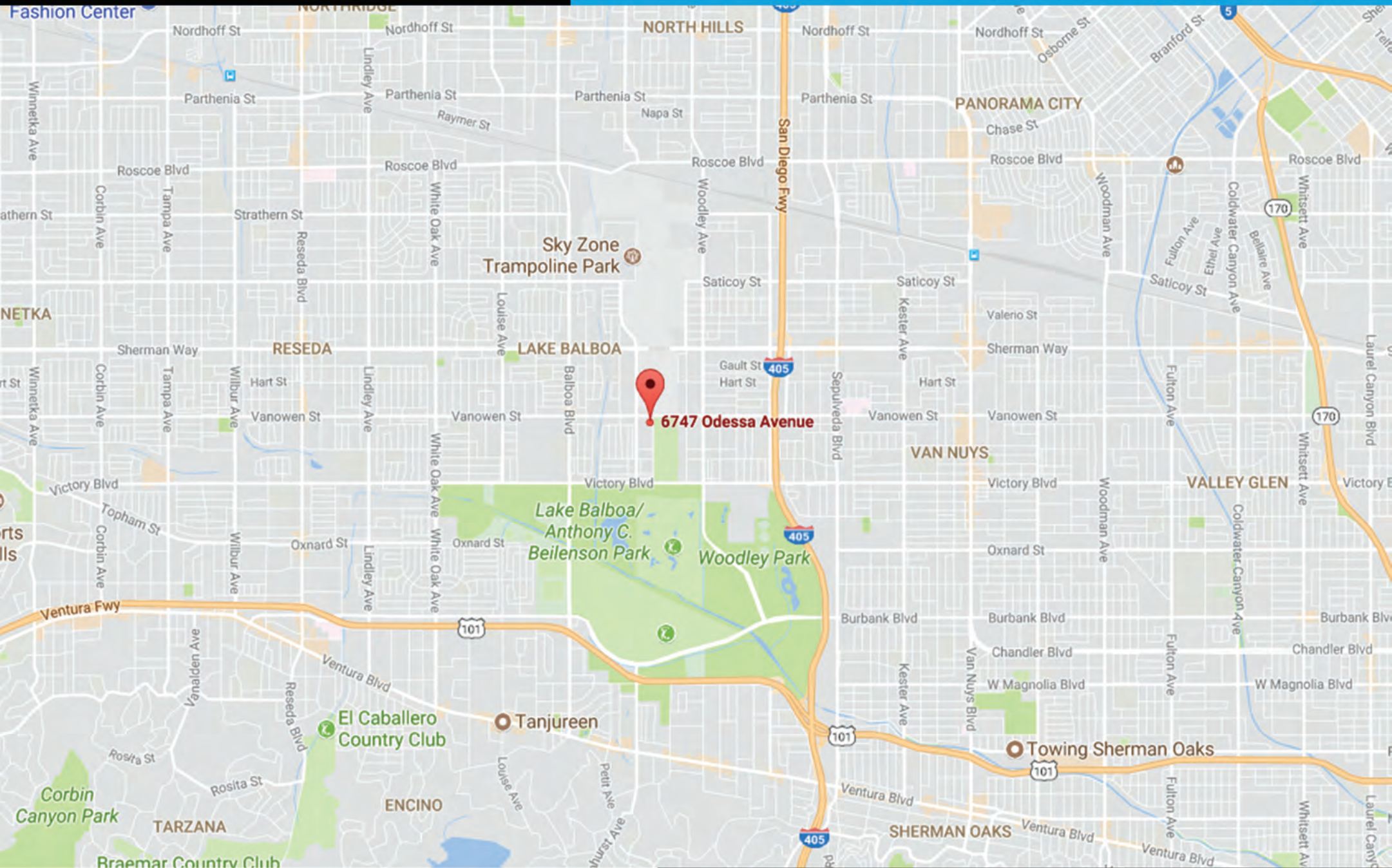
Unit	Tenant	Status	Approx. Unit Sq. Ft.	Rent	Approx. $/SF	Deposit	Lease From	Lease To
Suite 100	Rafael A. Romero	Current	350	$ 650.00	$ 1.86	$ 560.00	06/18/2014	06/30/2015
Suite 101	Alisa Sukiasyan	Current	320	$ 716.50	$ 2.24	$ 650.00	12/01/2014	11/30/2017
Suite 102	Colette L. Ramirez	Current	335	$ 675.00	$ 2.01	$ 575.00	06/01/2014	05/31/2015
Suite 103	Joey D. Stafura	Current	780	$ 1,359.75	$ 1.74	$ 1,295.00	01/15/2015	01/14/2016
Suite 104	Todd B. Rosenthal	Current	620	$ 1,030.00	$ 1.66	$ 900.00	08/11/2014	07/31/2015
Suite 105	Chris M. Alexander	Current	870	$ 1,500.00	$ 1.72	$ 1,500.00	08/01/2017	07/31/2018
Suite 200	John Ruddock III	Current	600	$ 1,000.00	$ 1.67	$ 1,000.00	07/15/2017	07/14/2018
Suite 201	Gary M. Avanesov	Current	450	$ 800.00	$ 1.78	$ 625.00	11/01/2014	10/31/2015
Suite 202	Raz Klinghoffer	Current	470	$ 892.50	$ 1.90	$ 850.00	07/01/2016	06/30/2018
Suite 203	Numis Financial, Inc.	Current	1035	$ 1,650.00	$ 1.59	$ 1,500.00	01/01/2015	12/31/2015
Suite 204	John C. Ruddock III	Current	598	$ 1,000.00	$ 1.67	$ 1,000.00	08/01/2017	07/31/2018
Suite 205	Airflow Appliance	Current	806	$ 1,673.15	$ 2.08	$ 835.00	01/01/2007	
		Total:	**7234**	**$ 12,946.90**	**$ 1.79**	**$ 11,290.00**		

PROPERTY PHOTOS - INTERIOR



PROPERTY PHOTOS - EXTERIOR

AERIAL MAP


6747 Odessa Avenue
Sky Zone Trampoline Park
Lake Balboa/ Anthony C. Beilenson Park
Woodley Park
El Caballero Country Club
Tanjureen
Towing Sherman Oaks
Corbin Canyon Park
Braemar Country Club
NORTH HILLS
PANORAMA CITY
RESEDA
LAKE BALBOA
VAN NUYS
VALLEY GLEN
ENCINO
TARZANA
SHERMAN OAKS
Fashion Center
San Diego Fwy
Ventura Fwy
Nordhoff St
Parthenia St
Roscoe Blvd
Saticoy St
Sherman Way
Hart St
Vanowen St
Victory Blvd
Oxnard St
Burbank Blvd
Chandler Blvd
W Magnolia Blvd
Ventura Blvd
Rosita St
Gault St
Valerio St
Raymer St
Napa St
Chase St
Strathern St
Topham St
Lindley Ave
White Oak Ave
Balboa Blvd
Reseda Blvd
Louise Ave
Woodley Ave
Kester Ave
Sepulveda Blvd
Van Nuys Blvd
Woodman Ave
Fulton Ave
Coldwater Canyon Ave
Whitsett Ave
Laurel Canyon Blvd
Corbin Ave
Tampa Ave
Wilbur Ave
Winnetka Ave
Vanalden Ave
Petit Ave
Louise Ave
405
101
170

AERIAL SATELLITE MAP WITH LOCATION HIGHLIGHTS

PROFESSIONAL SERVICES

Ingenious asset group inc
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BROKERAGE AND LEASING

IAG is committed to providing exceptional real estate services in every aspect of the commercial real estate transaction, including; acquisition, disposition, construction & project management, site analysis and relocation.

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INVESTOR OWNED PROPERTY MANAGEMENT

IAG treats your properties like our own. Our hands on management services include, but not limited to, the following:

- ☑ Quickly fill vacancies
- ☑ Property visits
- ☑ Aggressive rent collection
- ☑ Lease negotiation, preparation and execution
- ☑ Tracking, calculating and processing rental increases
- ☑ Thorough property inspections
- ☑ CAM billings and reconciliations
- ☑ Identifying additional revenue streams
- ☑ Comprehensive financial reporting
- ☑ Vendor management
- ☑ In-house maintenance
- ☑ Tenant retention
- ☑ Lease terms enforced
- ☑ Thorough renter screening
- ☑ Quick unit turnaround
- ☑ Short & long term budgeting
- ☑ Clear focus on maximizing value

Vineendra "Vinny" Jain
INGENIOUS ASSET GROUP
Co-President, Broker/Officer
CA BRE #01413466
17277 Ventura Blvd. Suite 207
Encino, CA 91316
Office: (310) 702-2288 | Cell: (310) 433-6214
Fax: (310) 776-6451 | Email: sales@iagpm.com
CA BRE #01905917

Daniel Andrews
THE ANDREWS GROUP
Partner
CA BRE #02018695
18569 Devonshire Street,
Northridge, CA 91324
Cell (818) 577-9357
Email: dandrewsinvest@gmail.com
CA BRE #02018695