



14617 Keswick Street
Van Nuys, CA

County:	Los Angeles
Property Type:	Industrial Manufacturing
Building Size:	31,400 SF
Clear Ceiling Height:	13 Ft.
Grade Level Doors:	4
Occupancy:	100%
Price:	\$4,950,000
Price/SF	\$157.64
Cap Rate:	5.75%
Net Lease Investment:	Yes

- Great Manufacturing Building with heavy power;
- Sale leaseback by Seller, based on an absolute triple net lease terms;
- No Leasing hassle, easy Management.
- Total of approx. 31,400 Square feet of space on approx. 1.29 Acre Lot, zoned M-2;
- Great opportunity for an investor to own a quality high demand property;
- Central Van Nuys Location;

Property Description

Great Manufacturing Building with heavy power consisting of a total of approx 31,400 Square feet of space on approx. 1.29 Acre Lot, zoned M-2. Existing space consists of Two buildings, One [facing the street] approx. 22,400 sf built of concrete tilt up walls and wood trusts roof/ceilings, currently used for manufacturing and offices, the Second building [in the back of the property] approx. 9000 sf, is built from structural steel and sheet metal walls, currently used mainly for storage. Property is occupied entirely by a Lighting Company. wholesaler and manufacturer of light fixtures. Tenant's principals also own the property and wish to sale and leaseback the property based on a Single Tenant Absolute Triple Net Lease [to be negotiated]. Great opportunity for an investor to own a quality high demand property without the hassles of leasing or management. PLEASE DO NOT DISTURB!!

Location Description

Central Van Nuys Location, on Keswick Street West of Van Nuys Blvd.

Lighting Manufacturing Co.

Mike Chalem · (818) 761-4252 · dmcinvestments@yahoo.com

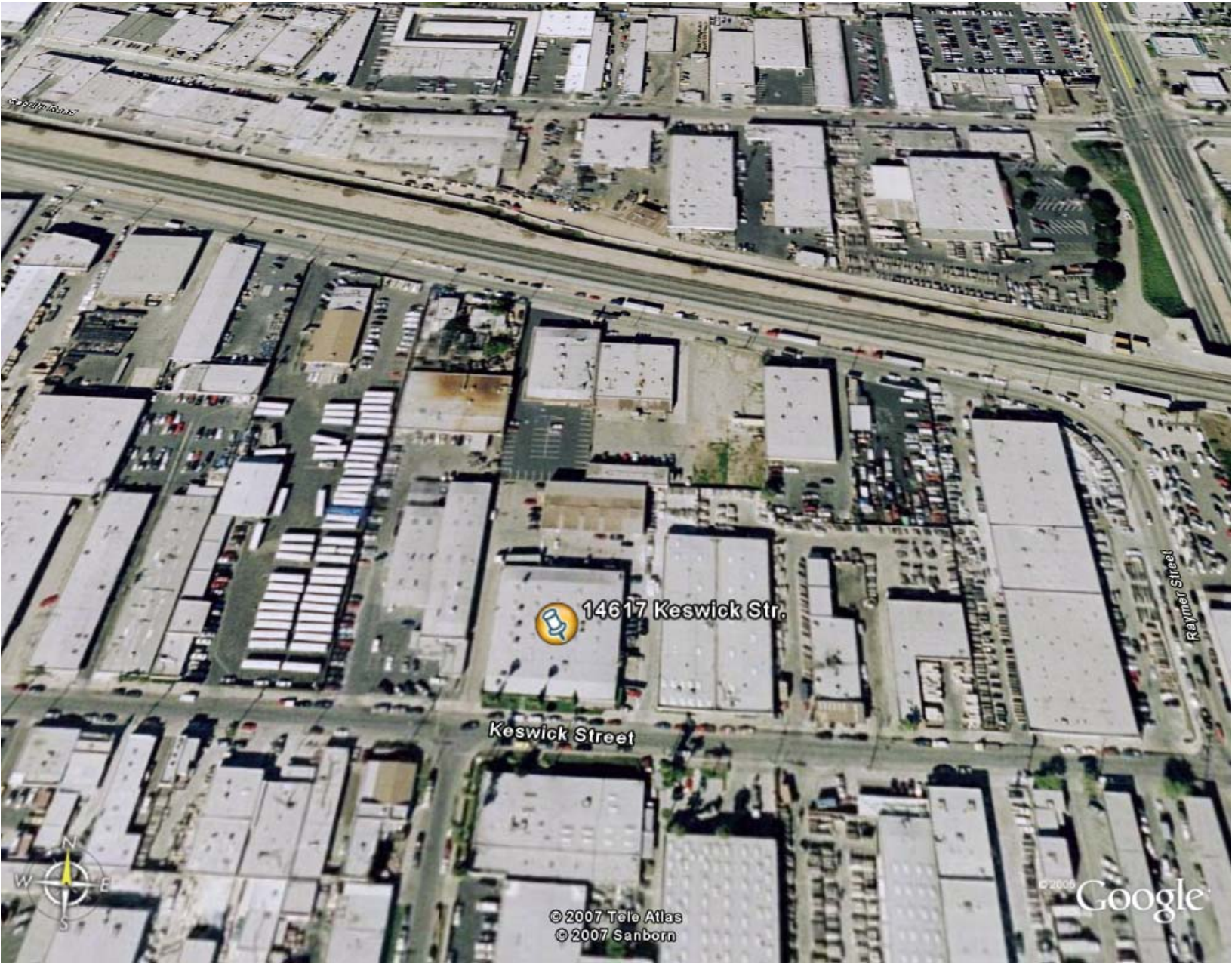
DMC Investments

Financial Summary		Debt & Equity Information	
Type:	Proforma 2007	No Debt & Equity Information provided.	
Schedule Gross Income:	\$284,244		
Effective Gross Income:	\$284,244		
Net Operating Income:	\$284,244		

Major Tenant Information		
Tenant Name	Lease End Date	SF Occupied
Renoma Lighting		31,400

No. Stories:	1	Fenced Yard:	Yes
Sprinklers:	Yes	TaxID/APN:	2210-030-024

Contact			
Mike Chalem		DMC Investments	(818) 761-4252



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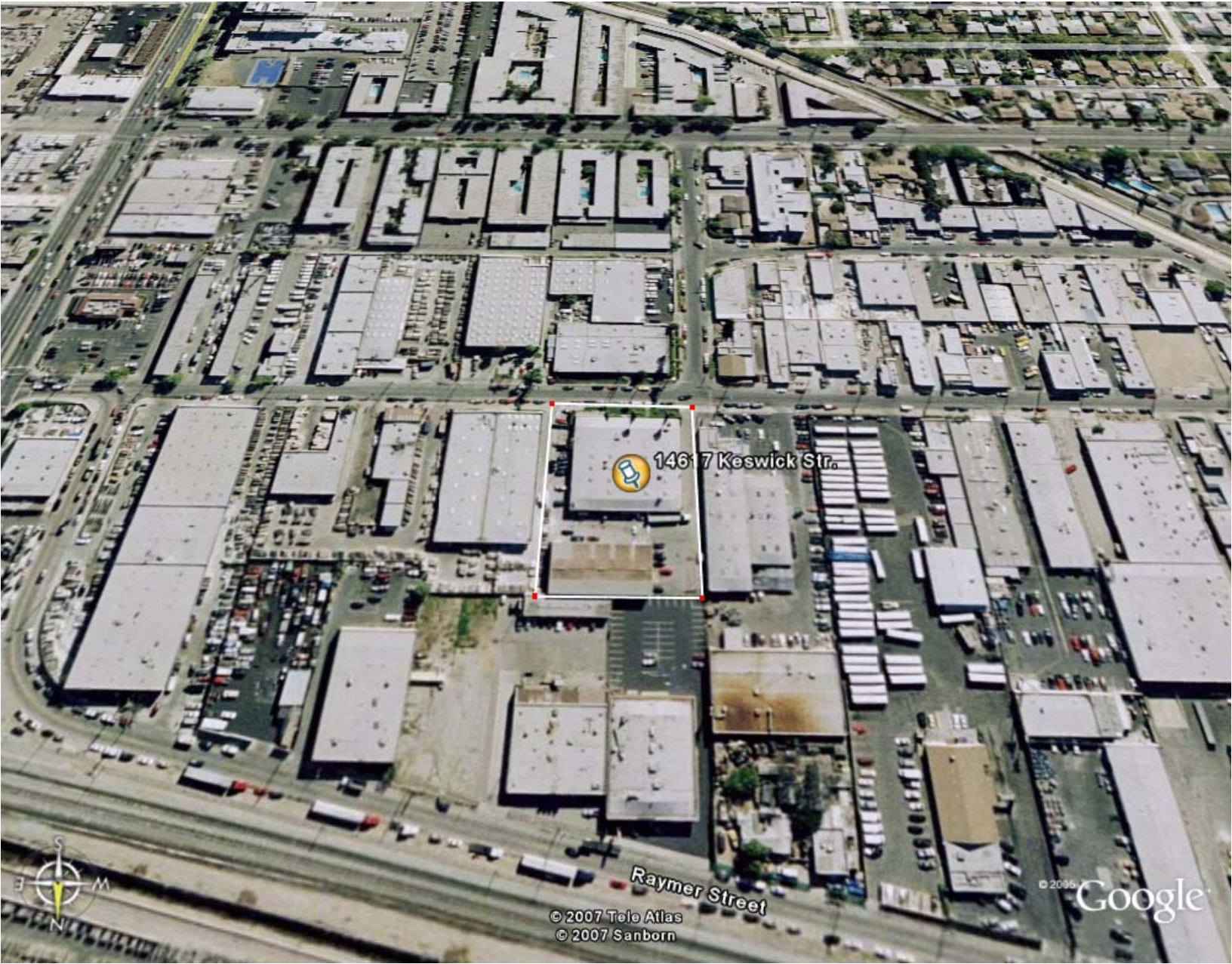
Keswick Street

Raymer Street



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