

REO PROPERTY

22,990 SF Divisible Lot

11427 Osborne Pl.
Sylmar, CA 91342



\$245,000

The Development Brokers

12400 Ventura Blvd. #606 818.985.9700 Phone
Studio City, CA 91604 818.985.9703 Fax

EVANISKO
REALTY & INVESTMENT, INC.

www.EvaniskoRealty.com

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This brochure has been prepared to provide summary, unverified information to interested parties, and to establish only a preliminary level of interest in the subject development opportunity.

The information contained in this brochure have been obtained from sources we believe to be reliable; however, Evanisko Realty & Investment, Inc. has not verified, and will not verify, any of the information contained herein, nor has Evanisko Realty & Investment, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All interested parties must take appropriate measures to verify all of the information set forth herein.

Please contact Evanisko Realty & Investment, Inc. for additional information/guidance pertaining to this property.



Disclosure

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The information contained in this brochure summarizes the 11427 Osborne property only.

- **Site Address:**
11427 Osborne Pl.
Sylmar, CA 91342
- **APN:**
2530-017-037
- **Total Land Area:**
22,990 SF
- **Zoning:**
RA-1 [Low-Residential General Plan]
- **Council District:**
CD7 – Richard Alarcon
- **CRA:**
None

• Fees for city processing of the following have been paid:

- Zone change application has been submitted to convert entire APN to R1-1
- Lot Line Adjustment Map [Next Page] subdivides APN into four lots
- Timeline: 3-6 months before finalization

- **Existing Improvements:**
Existing 524 SF, 2 Bed, 1 Bath SFR [Major Fixer] built in 1946
- **Price:**
\$245,000

Property Summary

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R. T. QUINN & ASSOCIATES
 CIVIL ENGINEERS LAND SURVEYORS
 1807 Border Avenue
 Torrance, California 90501
 (310) 320-4125 Fax (310) 320-5125
 E-Mail Address: jim@rtquinn.net



**LOT LINE ADJUSTMENT MAP
 'EXHIBIT "B"'**

W.O. 209009-001 P. 1 of 1
 DATE: JUNE 22, 2010
 DESIGNED BY: CRT
 CHECKED BY: JM

TABLE OF AREAS

LOT NO. (PROP)	BEFORE (S.F.)	AFTER (S.F.)
1	6,275	6,275
2	5,300	5,300
3	5,113	5,113
4	5,980	5,980
TOTAL	22,668	22,668

LEGAL DESCRIPTION:

PORTIONS OF LOTS 95-100 TRACT NO. 8658, M.B.
 114, PAGES 5 AND 6

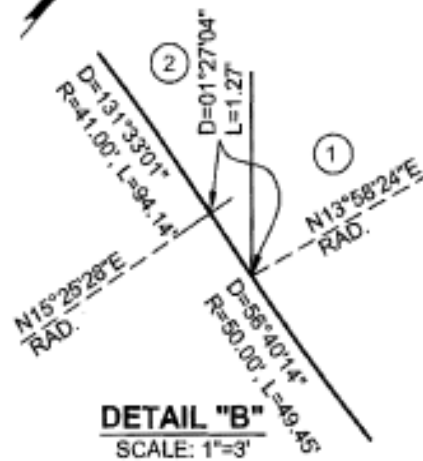
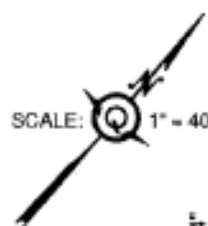
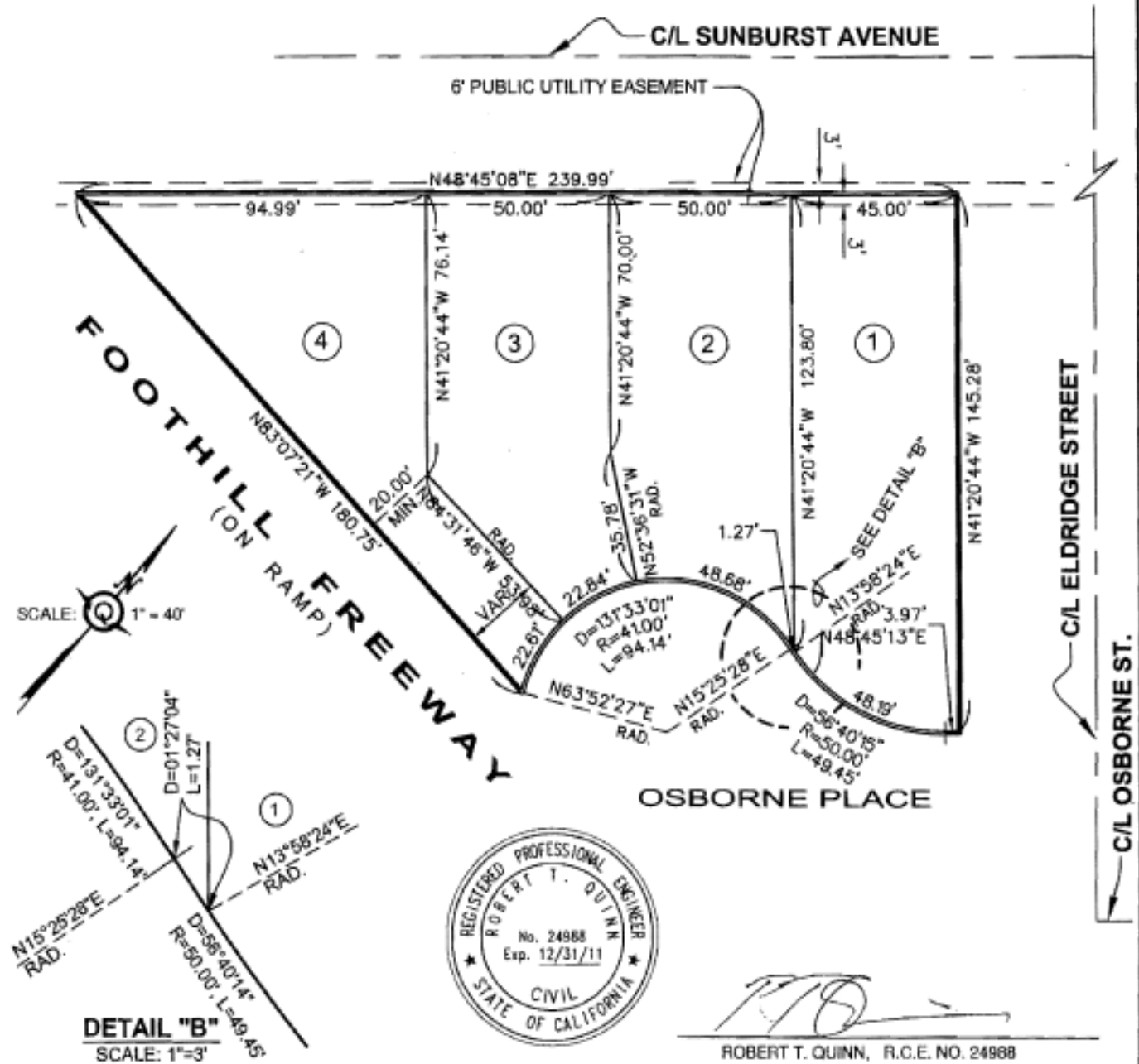
OWNER:

**HAROLD DAVIDSON &
 ASSOCIATES, INC.**

1900 AVENUE OF THE STARS
 SUITE 2400
 LOS ANGELES, CALIFORNIA 90067
 PHONE: (310) 553-5551
 ATTN: MR. CRAIG E. FARKAS

NOTES:

1. SITE ADDRESS: 11431 OSBORNE PLACE.
2. ASSESSORS PARCEL NO.: 2530-017-037.
3. EXISTING ZONE: RA-1
4. PROPOSED ZONE: R-1
5. COMMUNITY PLAN AREA: SUNLAND - TJJUNGA -
 LAKEVIEW TERRACE - SHADOW HILLS - EAST LA TUNA
 CANYON

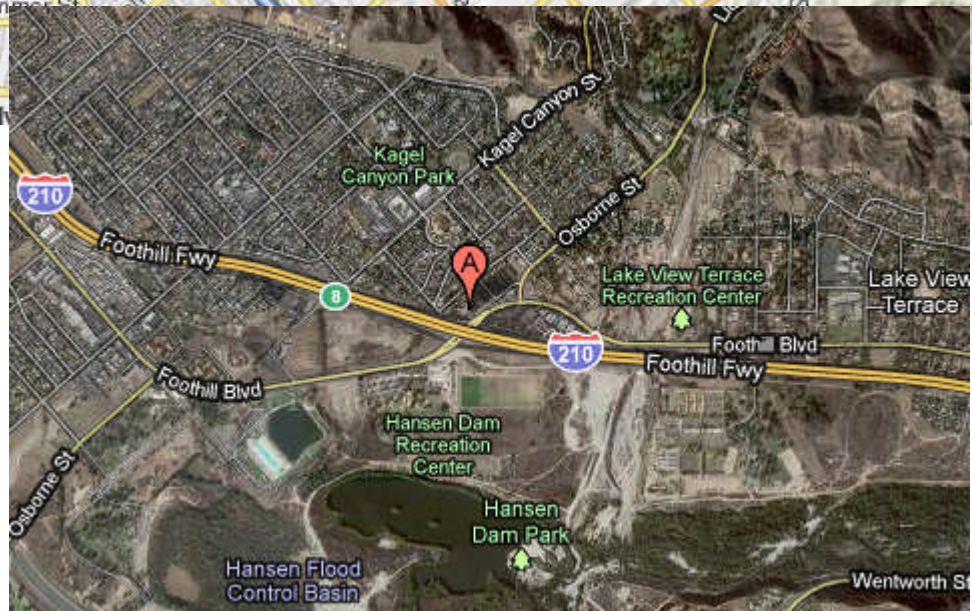
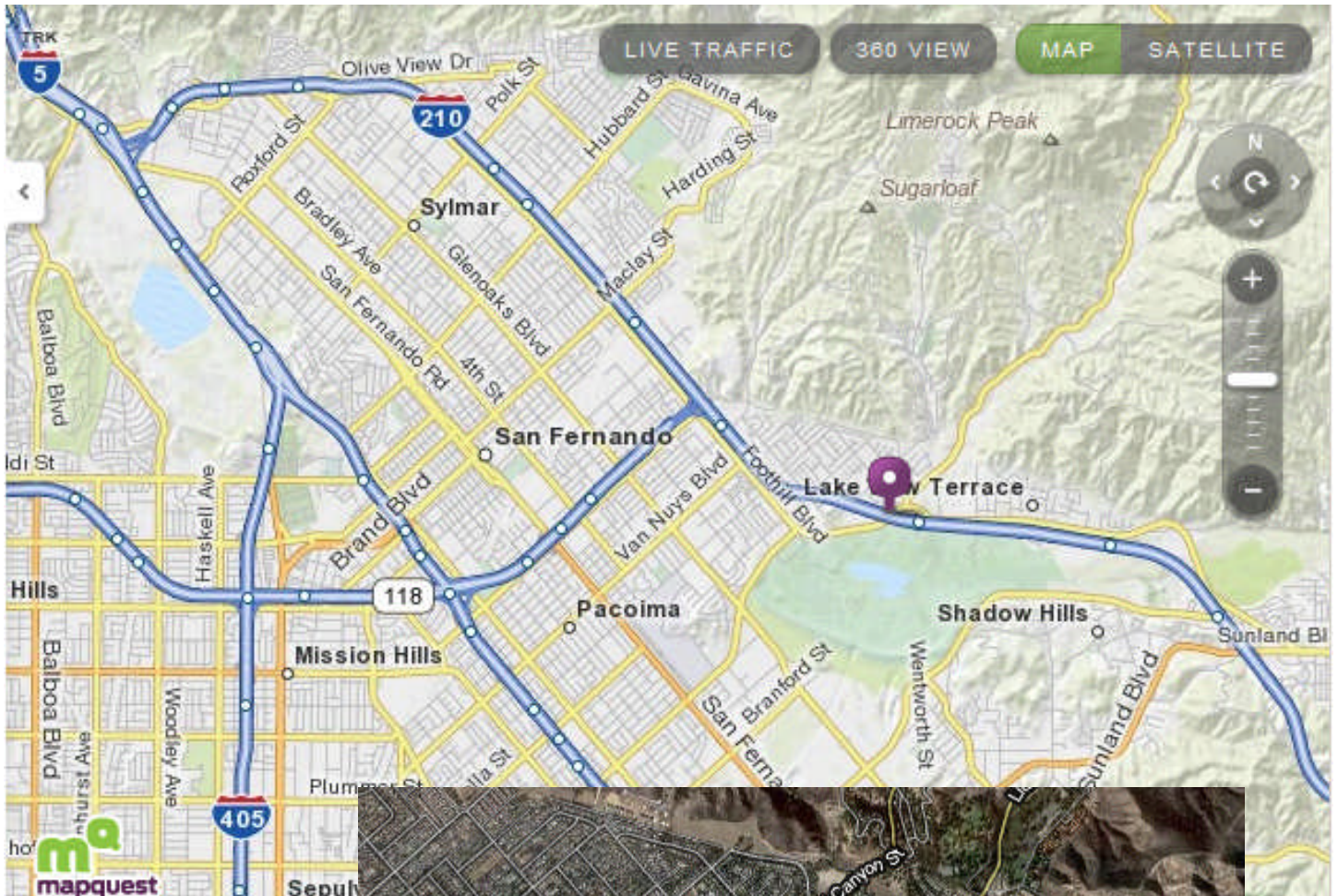


[Signature]
 ROBERT T. QUINN, R.C.E. NO. 24988

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Site Location

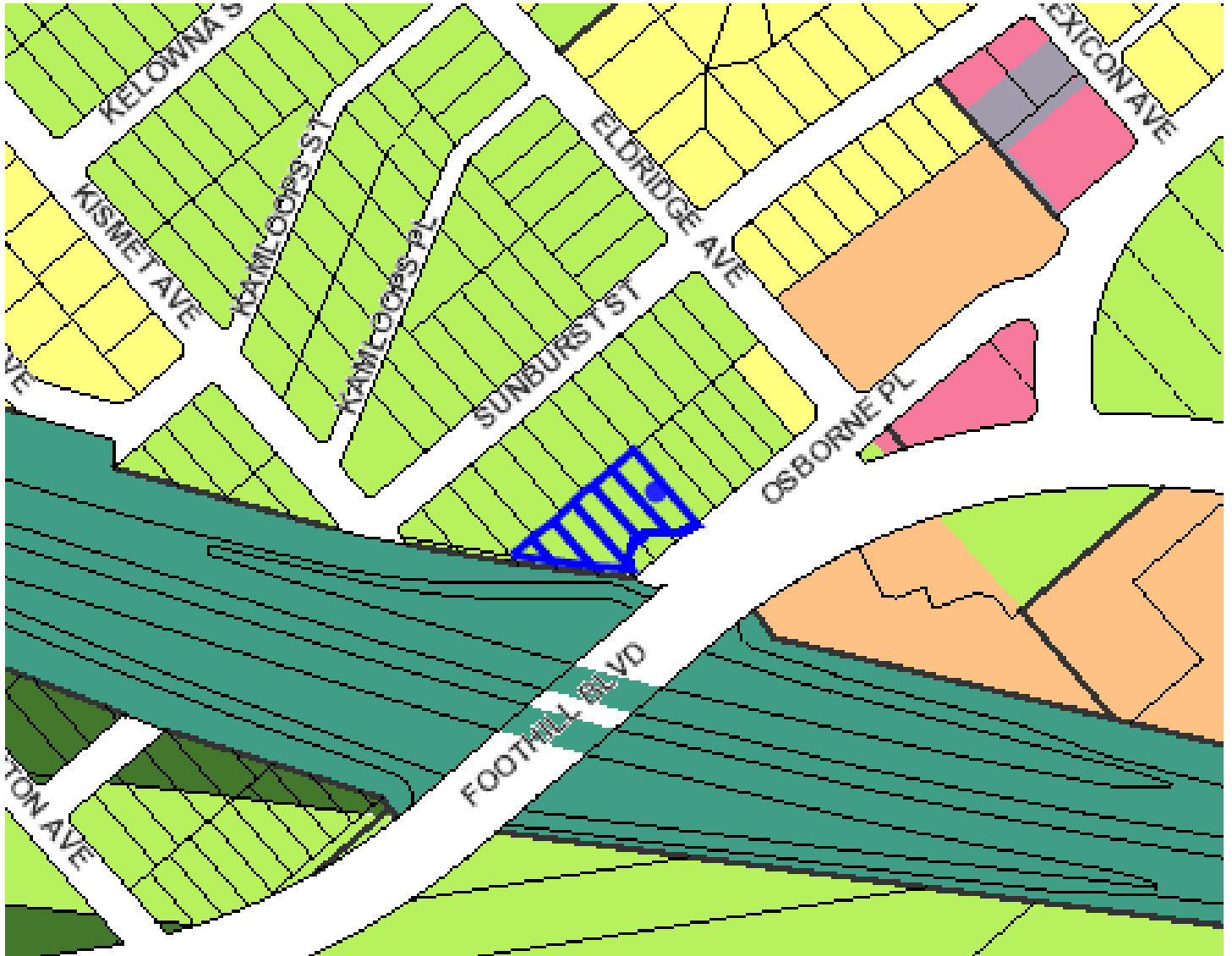


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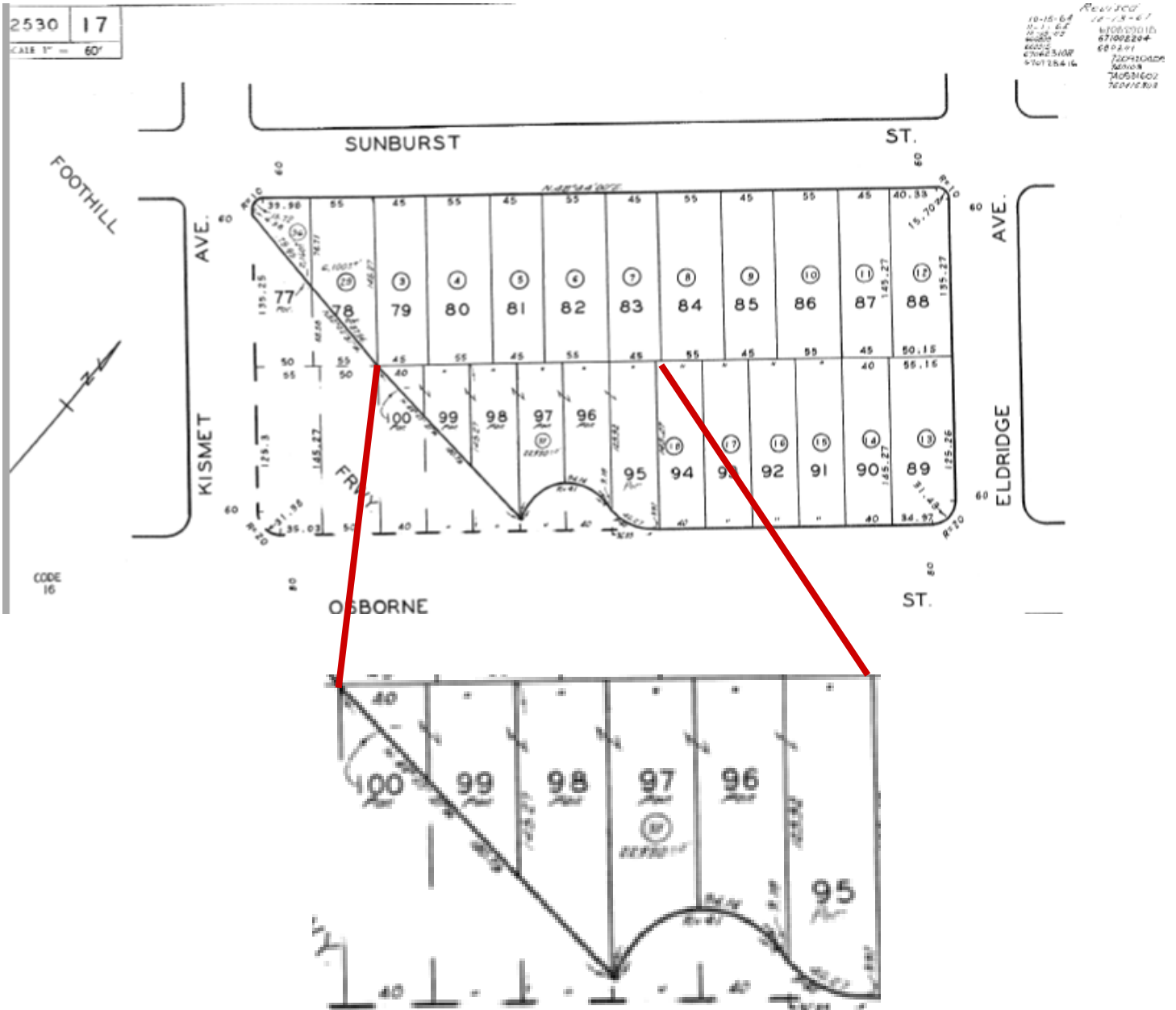


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Deal Structure: Standard 17 day DD, 30-day close.

SUBMIT ALL PROPOSALS/INQUIRIES TO: Evanisko Realty & Investment, Inc.

ALL PROPOSALS WILL BE REVIEWED BY LANDOWNER AND BROKER AS RECEIVED

Commission: 2.5% to cooperating broker

For additional information/guidance on this and other development opportunities contact: Evanisko Realty & Investment, Inc. (818) 985-9700

frank@evaniskorealty.com

melaugh@evaniskorealty.com

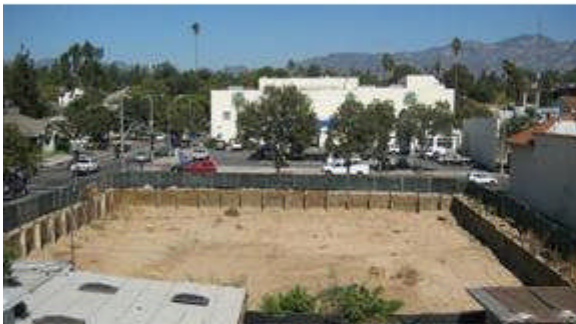
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Our Business

Evanisko Realty & Investment, Inc. facilitates the transaction of multifamily assets and underutilized property within the Urban Los Angeles marketplace. Since its inception in 2004, Evanisko has sold or structured partnerships for the redevelopment of nearly 100 sites totaling over \$250 Million in value while representing landowners, developers, and lenders.

Our Core Competency

As real estate brokers with urban infill development expertise, Evanisko brings a highly unique skill set to its clientele. Evanisko's core competency is the ability to effectively communicate complex and relevant deal points to the appropriate buyer pool for both commercial and multifamily development sites. Evanisko has quickly become regarded as a highly skilled transaction facilitator for multifamily and commercial assets within the Los Angeles market.