



Michael Pourmirza, CCIM, DBA | 818-466-6404  
Pourmirza@yahoo.com

# BRAKE CENTERS IN TARZANA (BUSINESS ONLY)



18362 Ventura Blvd.  
Tarzana, CA 91356



# Brake Centers in Tarzana (Business Only)

Exclusively  
Marketed By

**PEAK COMMERCIAL**

**Michael Pourmirza, CCIM**

818-466-6404

[Pourmirza@yahoo.com](mailto:Pourmirza@yahoo.com)

Lic. 01016425

Table  
of Contents

**INVESTMENT SUMMARY**

*Investment Overview*

*Regional Map*

**AREA OVERVIEW**

*Local Map*

*City Overview*

*County Overview*

*Aerial Map*

**PROPERTY DESCRIPTION**

*Property Details*

*3D Map*

**FINANCIALS**

*Offering Summary*

*Net Income Statement*

*Tenant Profiles*

*Rent Roll*

*Lease Abstracts*

*Expense Recovery Reconciliations*

**COMPARABLES**

*Sales Comparable Map*

*Sales Comparables*

*Leasing Comparable Map*

*Leasing Comparables*

*On Market Comparable Map*

*On Market Comparables*



## Investment Summary

Price	\$350,000
Occupancy	100.00%
Building Size	3,500 SF
Land Area	7,021 Sq. Feet



## Investment Highlights

- Complete auto repair
- Complete mechanic shop and auto body (no spray paint)
- Exceptional Ventura Blvd location
- Regular clientele
- In business for over 20 years!





This is a detailed map of Southern California, showing major highways, cities, and geographical features. A blue location pin is placed near San Vicente Mountain. The map includes labels for cities like Los Angeles, San Diego, and San Francisco, as well as highways like I-5, I-10, and I-15. The map is credited to Bing and Microsoft.







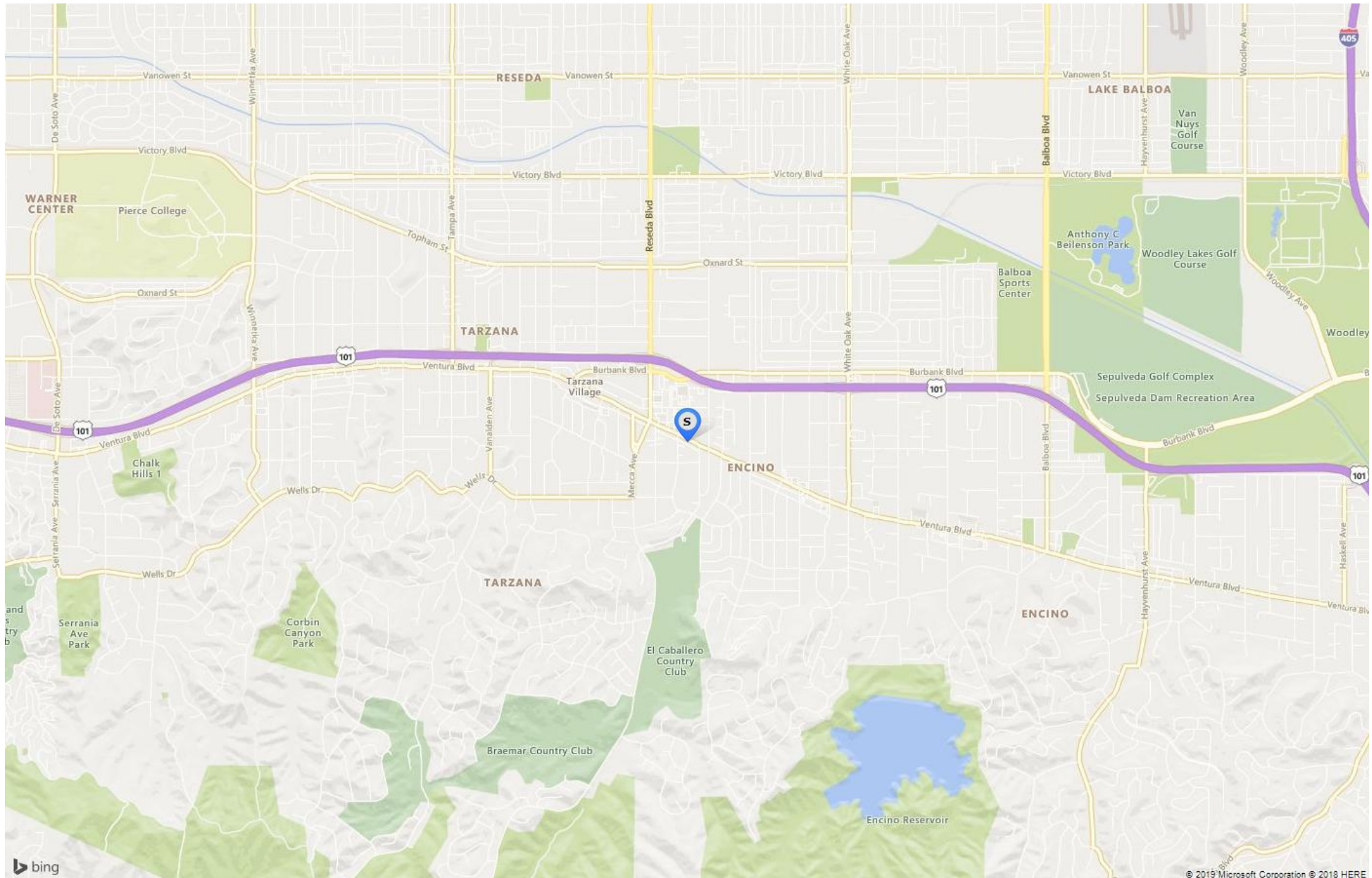
## Brake Centers in Tarzana (Business Only)





# Brake Centers in Tarzana (Business Only)

## Local Map



18362 Ventura Blvd.  
Tarzana, CA 91356

The information above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy.

Area Overview

## Area Overview



### County Overview

The most heavily populated county in the country is Los Angeles County with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis - formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange - is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles County is well located on the Southern Coast of the California, and covers 4,061 square miles, including the San Clemente

and Santa Catalina islands. The County is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments— the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion - placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer to everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world are located in Los Angeles.

Over the years, Los Angeles County has developed a diverse economic base, supported by a number of Fortune 500 companies with headquarters in the area, including Hilton Hotels, Walt Disney, Occidental Petroleum, DirecTV Group, Northrop Grumman, Computer Sciences, KB Home, Health Net, Mattel, and Avery Dennison. Key factors positively impacting the region's economic position include increased local media production by the entertainment industry and a continuing expansion of import flows. Moreover, growth in aerospace, homeland security and in the private business sector have contributed positively to the County's economy. Los Angeles' well educated labor pool, many universities, wonderful climate, and world class infrastructure will enable Greater Los Angeles to continue to be a world leader in economic and cultural significance.





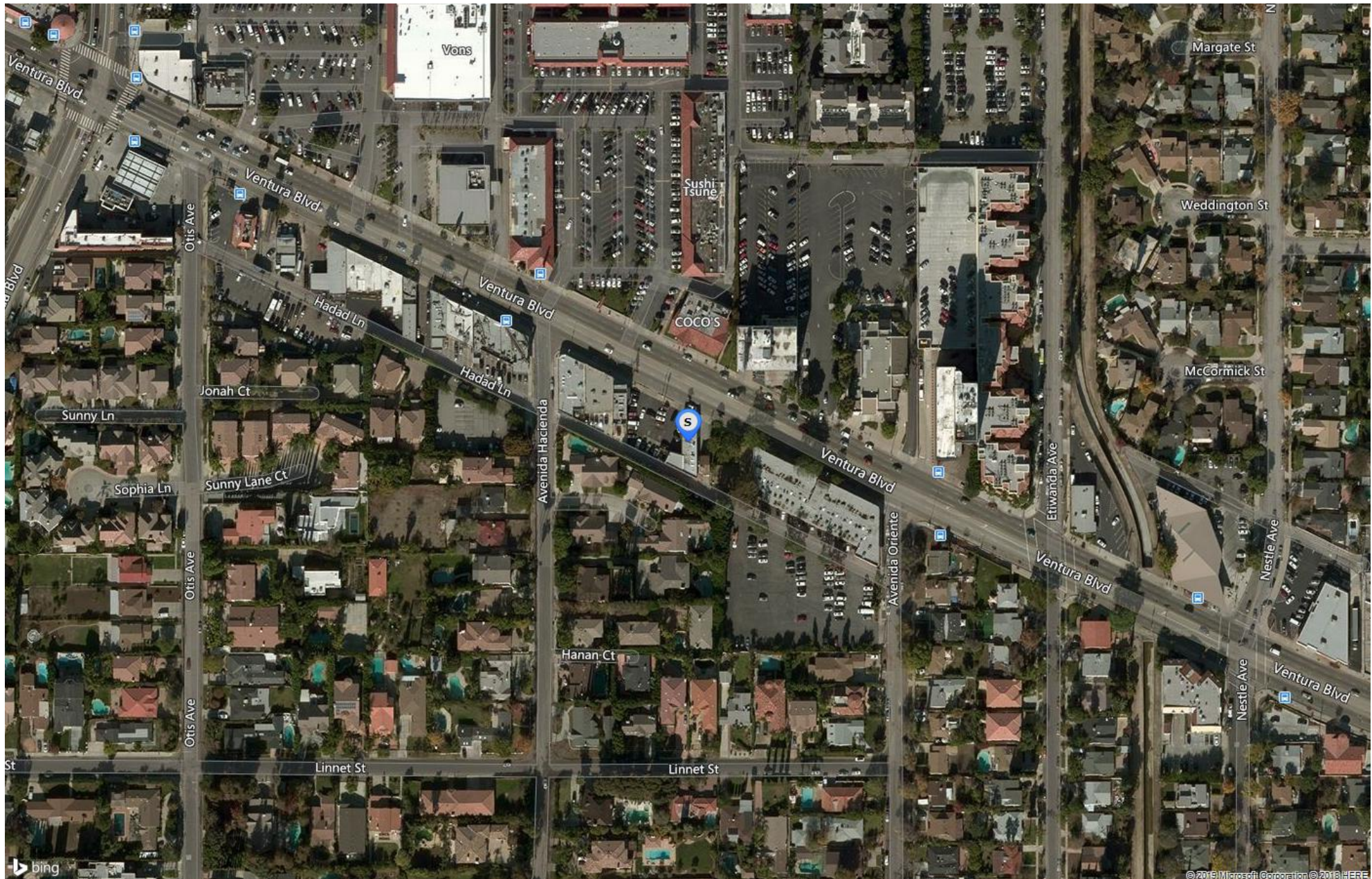
## County Highlights

- Los Angeles County is the world's 18th largest economy.
- Los Angeles part of the "Tech Coast" and is regarded as the of the main entrepreneurial regions of the world. It has approximately 200,000 small businesses, which is twice as many small businesses as can be found in any other region of the United States.
- If Los Angeles' five county area were a state, it would be the fourth largest in the United States.
- Los Angeles has more than 80 stage theaters and 300 museums, more than any other U.S city.



# Brake Centers in Tarzana (Business Only)

## Aerial Map



18362 Ventura Blvd.  
Tarzana, CA 91356

The information above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy.

**Area Overview**



# Brake Centers in Tarzana (Business Only)

## Property Details

Address	18362 Ventura Blvd. Tarzana, CA 91356
Square Footage	3,500 SF
Land Area	7,021 Sq. Feet
Year Built	1970
Assessors Parcel Number	2161-022-033

## Site

Zoning	LAC2
Number of Buildings	1
Number of Stories	1



## Past Income

- 2017: Gross Income = \$818,249
- 2016: Gross Income = \$526,529
- 2015: Gross Income = \$456,409









## Net Income Statement

	Current Annual Income
<b>REVENUES</b>	
Gross Potential Income	\$501,994
Effective Scheduled Income	501,994
Effective Gross Income	\$501,994
<b>OPERATING EXPENSES</b>	
Real Estate Taxes	15,059
Insurance	3,348
DWP	5,316
Phone	4,152
Alarm	1,030
Trash	1,224
LA Public Works	1,160
LA Building and Safety	5,808
Payroll	40,800
Workers Comp	4,722
Parts	54,000
Supplies	19,200
Misc. Expenses	24,000
Rent	114,000
NNN	25,950
TOTAL EXPENSES	\$319,769
<b>NET OPERATING INCOME</b>	<b>\$182,225</b>



## Michael Pourmirza



In 1976, Michael Pourmirza was one of the first generational Iranian youth to come to the United States after graduating with a Bachelor's degree in Business Marketing at Gilan University.

Pourmirza, being an entrepreneur before he knew what the word meant, was a hard working self proclaimed leader in his family's black tea business at the age of 14. Before coming to America, Pourmirza worked for a telecommunication company for three years. After receiving his BS at the age of 20 years old, Pourmirza decided that he would continue his education in the United States of America.

Pourmirza earned his Master's in Business Administration in Business Management (MBA) from the University of Central Oklahoma in 1978. Michael received his doctorate degree (DBA) in Business Marketing in 1984 from San Diego University. While studying for his doctorate, he met and married his soul mate and business partner Tauheedah.

After graduating, Michael worked for L.A.B.M as Marketing Director taking the newly launched company from entry level to international level within 3 years. After working in marketing and management, he decided to change his career to real estate in 1987.

In 1999, Pourmirza achieved his CCIM, Certified Commercial Investment Member Designation- allowing him to serve his clients commercial needs nationwide as well as worldwide exposure in contacts. Michael is a member of the International Council of Shopping Centers, and Iranian Real Estate in Los Angeles.

Michael Pourmirza is a premier commercial real estate professional with 30 years of real estate experience and a stellar reputation in using his unparalleled negotiation tactics and skills to secure well over \$1 billion in transactions in his real estate career. Achieving notoriety in titles and receiving many prestigious awards and perks along the way from prestigious brokerage firms like Fred Sands Realtors, Coldwell Bankers Commercial, and Sperry Van Ness Commercial. At Sperry Van Ness Commercial, he was the recipient of several awards; including the company's Top 5 Agents Award, earning the prestigious Partner Circle award. In 2013 Michael opened his own commercial office in Woodland, Hills, CA "Pourmirza Client Group" (PCG) serving all his executive clients needs in providing realty advisory, brokerage and consultation. Pourmirza specializes in the sale and lease of retail properties and shopping centers nationwide. In November 2015, Pourmirza joined Century 21 Peak Commercial as Chief Commercial Advisor.

Pourmirza, resides in Woodland Hills, CA with his wife Tauheedah and two wonderful daughters and an amazing granddaughter. Michael has a passion for all sports, especially his beloved soccer, still playing whenever there's an opportunity and time.



## CONFIDENTIALITY AND DISCLAIMER

The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the Property and does not purport to be an all-inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

### Exclusively Marketed By:

Peak Commercial

**Michael Pourmirza, CCIM**

818-466-6404

Pourmirza@Yahoo.com

Lic. 01016425

