



**OPPORTUNITY ZONE!!!  
DEVELOPMENT PROPERTY  
ENTITLED FOR 12 UNITS!**

14728 FRIAR ST., VAN NUYS, CA 91411

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## **PROPERTY INFORMATION** **1**

- Property Summary
- Complete Highlights
- Photo Of Subject Property
- Elevation East And West
- Elevation North And South

## **LOCATION INFORMATION** **2**

- Location Maps And Walk Score
- Retailer Map
- Aerial Map And Zimas
- Parcel Map
- City Information

## **OPPORTUNITY ZONES** **3**

- State Integrated OZ Map
- Opportunity Zones Overview
- Olympics And World Cup
- OZ National Map

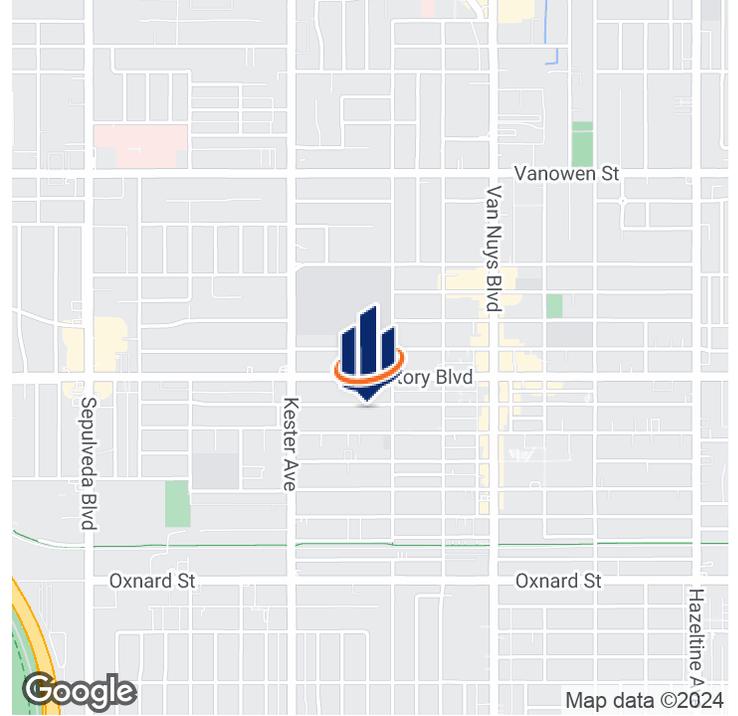
## **ADVISOR BIOS** **4**

- Advisor Bio 1
- Advisor Bio 2

# 1 PROPERTY INFORMATION

14728 Friar St  
Van Nuys, CA 91411

# Property Summary



## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	6,249 SF
Sq Ft (Vacant SFR)	1,384 SF
Zoning:	LAR3
Market:	San Fernando Valley
Submarket:	Van Nuys
APN:	2241-007-006
Entitlements:	12 Units
Entitled Unit Mix:	10 Two Bedrooms 2 One Bedrooms
Schematics:	Available Upon Request

## PROPERTY OVERVIEW

SVN is proud to present this OPPORTUNITY ZONE multifamily development property located on 14728 Friar St., Van Nuys, CA 91411. The site is in mid-construction entitled with a unit mix of 2 one bedrooms and 10 two bedrooms [10 market rate and 2 low income]. Units average around 950 SF. Property is located just west of the intersection of Friar Street and Cedros Avenue, 1 block south of Victory Boulevard. It is in close proximity to the 405 Freeway, Van Nuys Airport, Golf course, Wildlife Reserve and major thoroughfares of the San Fernando Valley including Sepulveda Blvd., Victory Blvd., Oxnard St. and Sherman Way. The subject property is less than a 10 minute walk to Van Nuys High School and local retail, shops and restaurants on Victory Blvd.

**MOST NOTABLE BENEFIT:** This property is located in an Opportunity Zone! Qualified Opportunity Funds (QOF) and 1031 Exchange Buyers expect to be able to take advantage of unique tax benefits if held for more than ten years. Investors may eliminate all capital gains accrued with the Ozone property from the day of purchase!

**\*\*All buyers and investors must conduct their own due diligence of the opportunity zone regulations and consult their respective consultants. Our team can refer O-Zone specialists, if needed.**

# Complete Highlights

## SALE HIGHLIGHTS

- Located in an Opportunity Zone! Possibly pay NO future Capital Gains Tax (10+ year hold)!
- Entitled for 12 Units.
- Walk Score of 80: "Very Walkable."
- Conveniently located near the 405 Freeway, major thoroughfares of the SFV, and local eateries, nightlife entertainment and Van Nuys High School.

## NOTABLE LANDMARKS OF VAN NUYS:

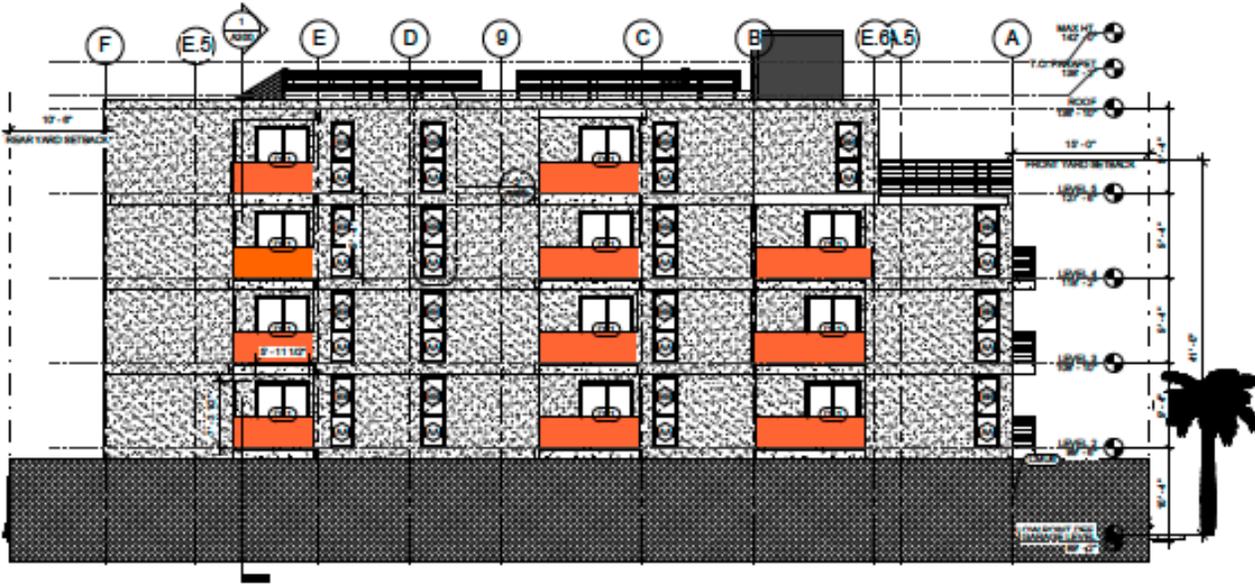
- Van Nuys Airport: One of the busiest general aviation airports in the US, VNY averages over 260,000 takeoffs and landings annually.
- Van Nuys Golf Course: Scenic and lighted golf course that has 27 holes as well as a driving range, a casual eatery & wildlife views.
- Civic Center: Host several important civic buildings that serves the San Fernando Valley and nearby LA county regions.
- Anheuser-Busch Brewery: First opened in the 1950s, this 95 acre facility produces 12 million barrels of beer annually.
- Valley Presbyterian Hospital: One of the largest full-service facilities in San Fernando Valley, this 350 bed hospital marshals the resources and medical staff of 500 physicians and has been voted Best Hospital for 13 consecutive years by the Los Angeles Daily readers.



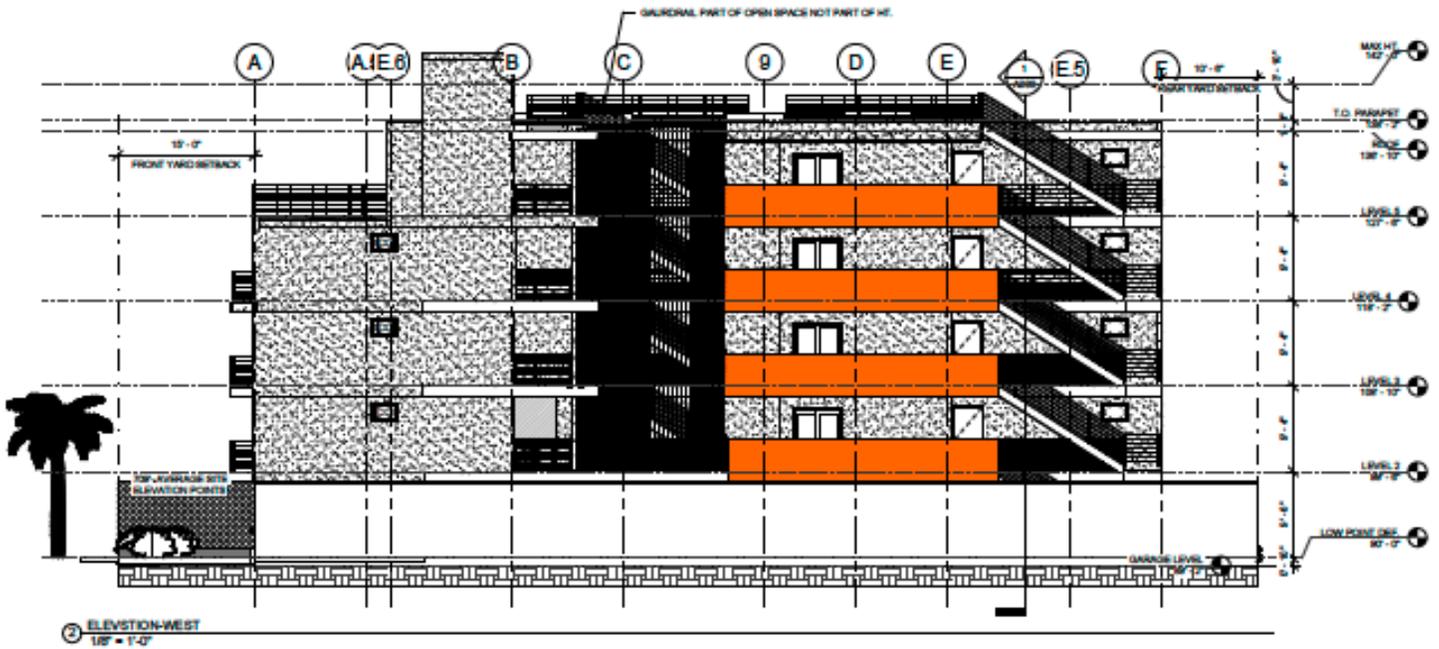
# Photo Of Subject Property



# Elevation East And West



ELEVATION-EAST  
1/8" = 1'-0"



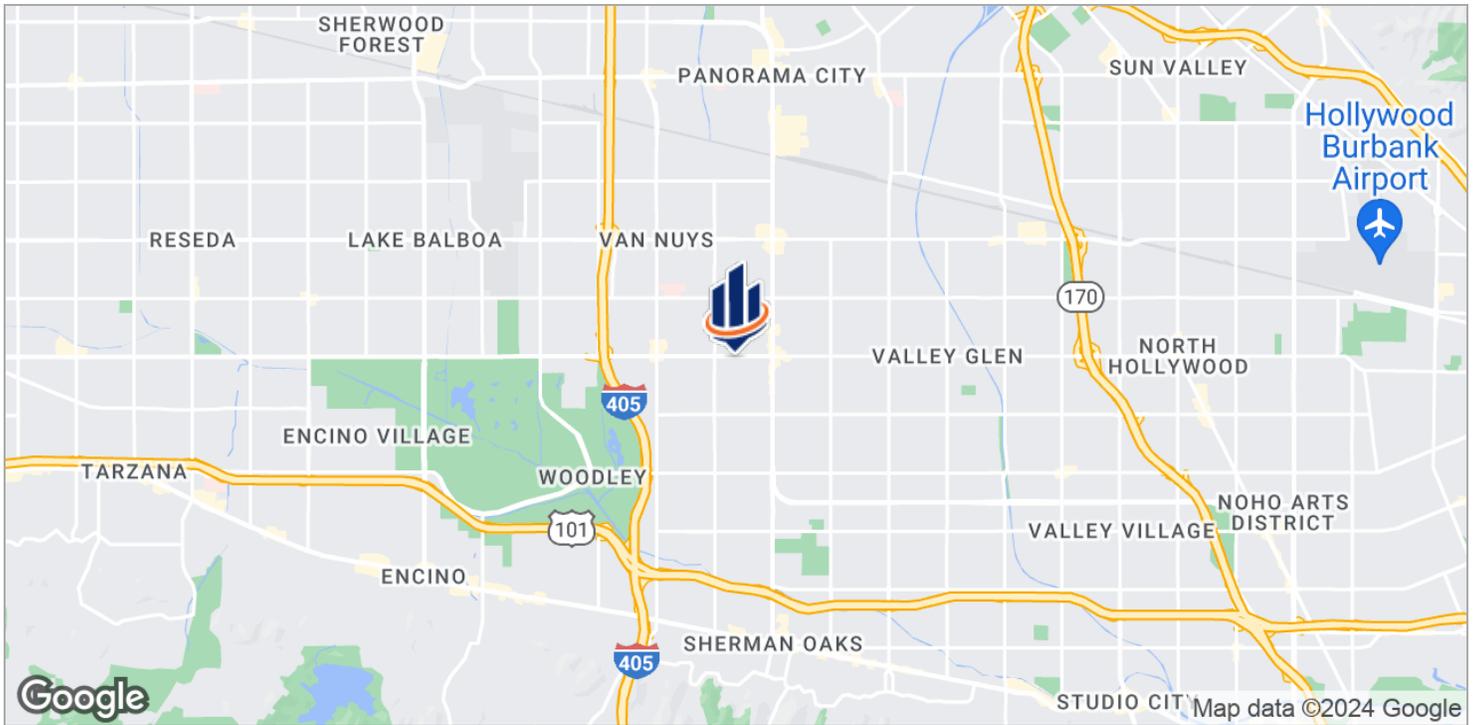
ELEVATION-WEST  
1/8" = 1'-0"



# 2 LOCATION INFORMATION

14728 Friar St  
Van Nuys, CA 91411

# Location Maps And Walk Score



Walk Score  
**81**

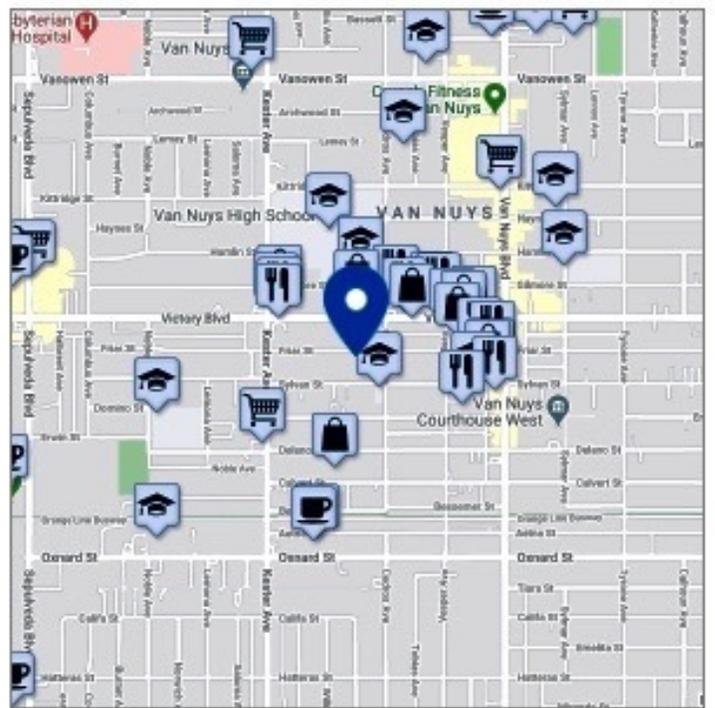
**Very Walkable**  
Most errands can be accomplished on foot.

Transit Score  
**58**

**Good Transit**  
Many nearby public transportation options.

Bike Score  
**74**

**Very Bikeable**  
Biking is convenient for most trips.

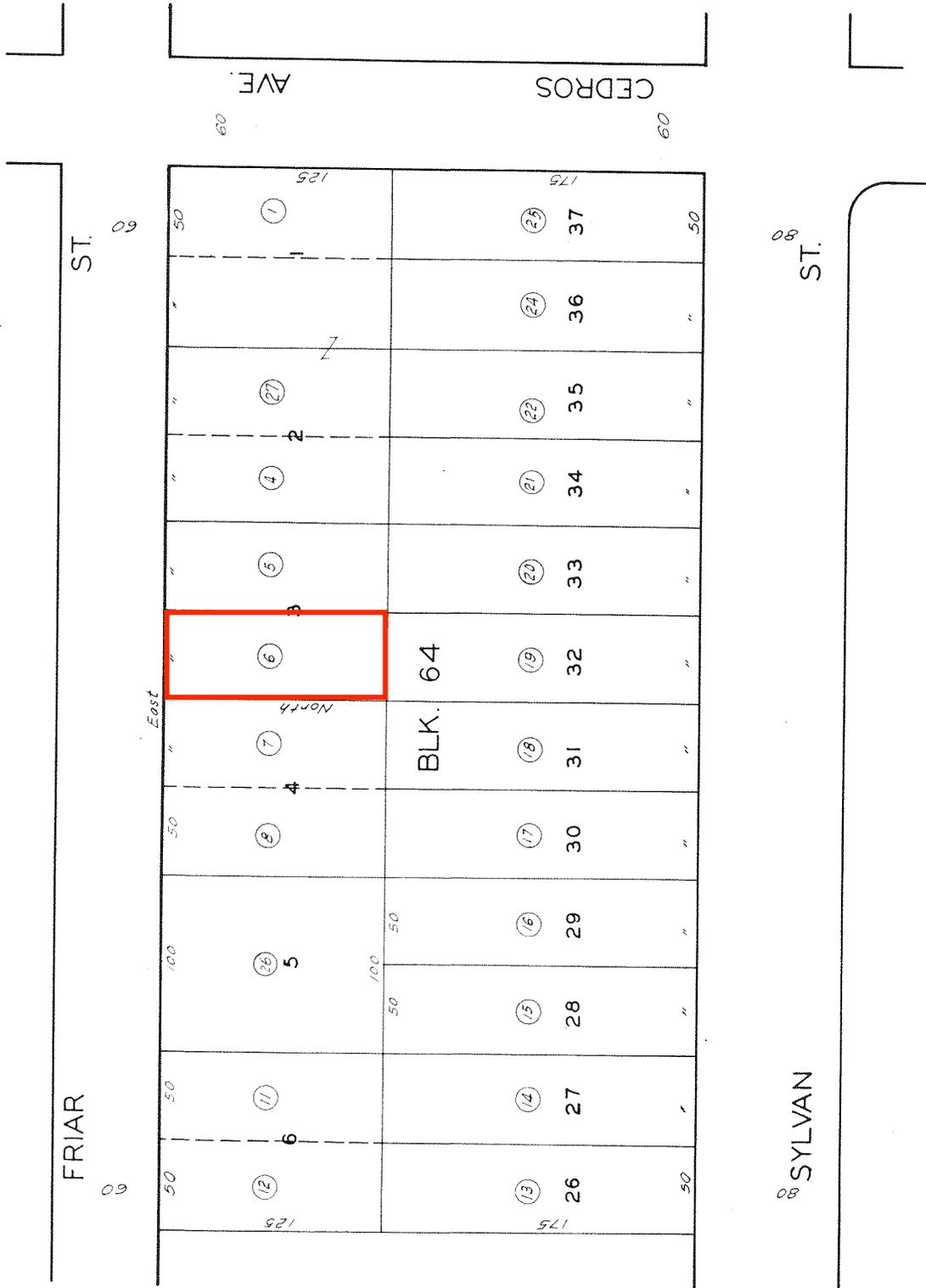


# Retailer Map





# Parcel Map



TRACT NO. 1200  
M. B. 19-35

CODE 13

FOR PREV. ASSMT. SEE: 234-220

COUNTY

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# City Information



## VAN NUYS, CA

Van Nuys is a neighborhood in the city of Los Angeles in the San Fernando Valley region of Los Angeles County. Bordering and nearby areas include Sherman Oaks, North Hollywood, North Hills, Panorama City, Valley Glen, Lake Balboa, Northridge, and the Sepulveda Basin. Within the Community Plan Area "Van Nuys - North Sherman Oaks," a wave of new multifamily development has progressively moved north along the neighborhood, which provides an increasingly attractive location for Residents to live and for Developers to invest. Population is approximately 102,000 individuals with an average household income of \$66,000. Van Nuys has historically been a stagnant multifamily submarket with little new development, but the pipeline is growing as robust rent growth earlier this cycle helped jump start development. Demand remains strong, keeping the submarket vacancy rate among the lowest in LA despite accelerated construction in recent years. Van Nuys rents rank among the lowest in LA, but low-priced submarkets are capturing the lion's share of rent growth in recent quarters. Van Nuys is traditionally one of the least expensive submarkets in LA to invest in, but investors have taken note of the improving fundamentals, and prices have risen steadily for most of the cycle. The February 2018 sale of the recently completed IMT Sherman Circle was the largest multifamily trade in submarket history.

# 3 OPPORTUNITY ZONES

14728 Friar St  
Van Nuys, CA 91411

# State Integrated OZ Map



## State Integrated OZ Map

The State Integrated Opportunity Zone Map depicts Opportunity Zones (OZs) within California and State investments in these zones in key priority areas, including Caltrans transportation projects, Air Resources Board low carbon projects and High Speed rail investments within OZ boundaries.

[Sign up](#) to receive updates when the site adds additional co-investment opportunities.

### State Integrated Opportunity Zones Interactive Map

14728 Friar St.

Van Nuys

Layers (☞) and Legends (≡) hide

- Location Marker
- High Speed Rail Stations
- High Speed Rail Alignments
- Senate Bill 1 Projects
- California Climate Investment Programs
- Opportunity Zones
- New Market Tax Credit
- California Cities
- Assembly Districts

# Opportunity Zones Overview

## **OPPORTUNITY ZONES**

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### OVERVIEW

The Tax Cuts and Jobs Act created and added Opportunity Zones to the tax code on December 22, 2017. The Opportunity Zones are a new designation and now cover all 50 states, the District of Columbia and five U.S. territories. The purpose: to encourage investment in newly constructed or value-add/development opportunities in economically distressed communities. If the Ozone regulations are followed, these new investments can receive significant preferential tax treatment. Each state government as well as the Secretary of the Treasury has designated and certified specific localities and census tracts as Opportunity Zones.

The Opportunity Zones are a tool for encouraging economic development and job creation in distressed and nominated communities through investing in a Qualified Opportunity Fund (QOF). A QOF is an investment vehicle that is set up as either a partnership or corporation for investing in eligible property in a Qualified Opportunity Zone. To qualify for the Opportunity Zone tax breaks, investors must invest their capital gains in an Opportunity Fund Zone within 180 days of receiving those gains; impetus for private investment to develop in these areas is by providing tax benefits. Investors can defer on prior capital gains that are invested in a Qualified Opportunity Fund until the earlier of the date on which the investment is sold or exchanged or December 31, 2026. Additionally, if the investment in the Qualified Opportunity Fund is held longer than 5 years, there is a 10% exclusion of the deferred gain. If the investment is held in the QOF for more than 7 years, the exclusion is 15% instead of 10%. The second tax benefit, which could be substantial, is if the investor holds the investment for at least 10 years, the investor is eligible for an increase in the basis of the Qualified Opportunity Fund investment equal to its fair market value on the date that the QOF investment is sold or exchanged.

In October of 2018, the Department of the Treasury and the Internal Revenue Service has released large scale regulations to implement, guide and expand the framework promulgated in the Tax Cut and Jobs Act.

There are many specific guidelines that must be followed from making sure the QOF is properly set up and certified, time periods for investing into a fund, for investing and improving an Opportunity Zone property, fund sources, types of properties or businesses allowable or excluded, reporting and more. These rules, further opinions and regulations continue to refine and clarify the Act. It is advisable to consult professionals who have knowledge of the specifics of the regulations to qualify and take full advantage of the tax incentives in investing in Qualified Opportunity Zones. In a short period of time, many individuals have set up their own self certified QOF partnerships or corporations and the equity funds groups and institutions, both established and new, have raised significant capital to invest in Qualified Opportunity Zones.

# Olympics And World Cup



## TIMELINE OF THE 2026 WORLD CUP, 2028 OLYMPICS AND THE END OF OZONE 10 YEAR HOLD

What will the world look like in 10 years? No one has a crystal ball and there is such uncertainty of what will happen in the next few years, let alone in the next 10 years. However, some would argue the same cannot be said for Los Angeles. Already regarded as 1 of the 3 major global cities In the United States [alongside San Francisco and New York] and with a county population of over 10 million individuals, Los Angeles is recognized as one of the fastest growing and worldly influential metropolises of the 21st century. It is the epicenter of the movie industry, known for it's amazing weather, hot tech and defense sectors, thriving culture, art, food and more. In the most recent years, a multitude of areas in Los Angeles have undergone major revitalization with new developments still on the way including DTLA, Koreatown, Silverlake, Echo Park, the NoHo Arts District, the Warner Center in Woodland Hills, the Gateway in El Monte, and the Inglewood Stadium. And now, with the 2026 World Cup and the 2028 Olympics coming in less than a decade, Los Angeles is gearing up to host 2 of the most watched events in world history. As the real estate development industry continues to thrive, the LA Metro is already set to expand the transit network to prepare for the epic games. It has been proclaimed to one day be the nation's second most extensive rail system [NY in 1st place].

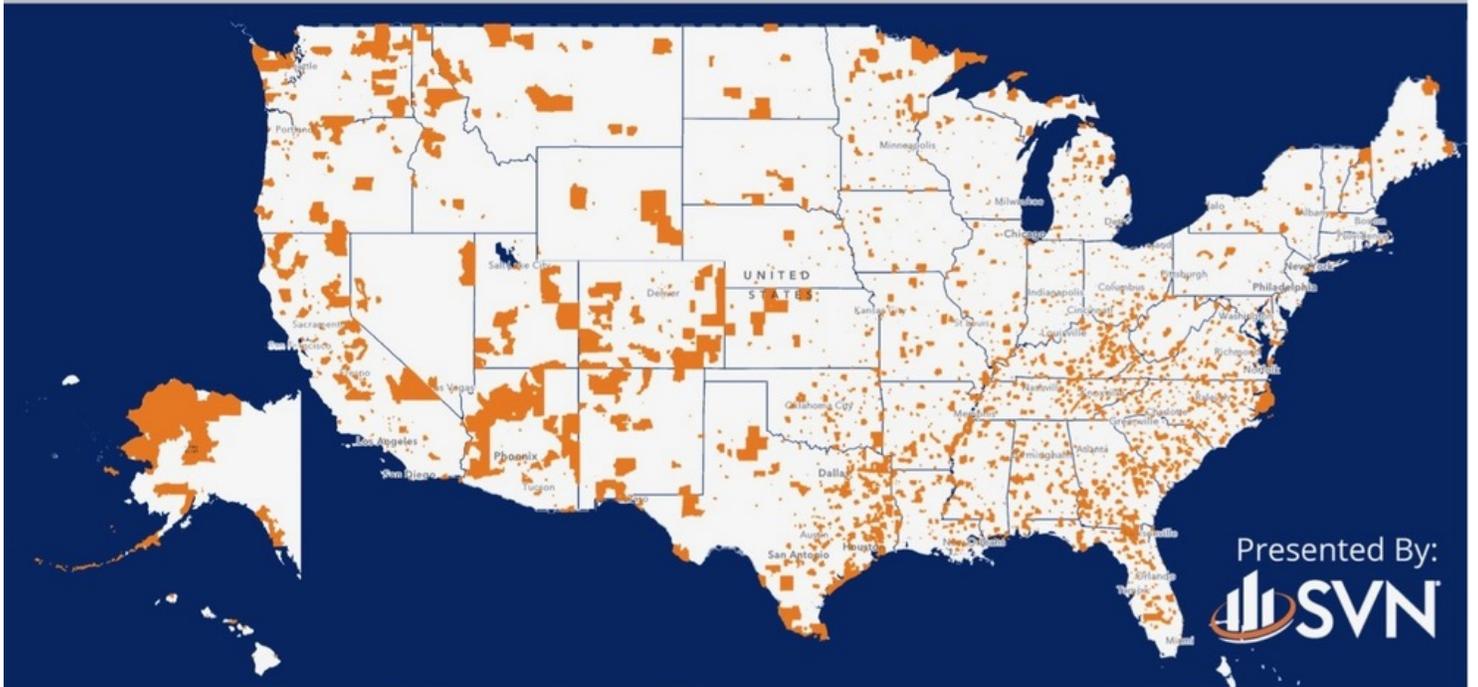
Timeline according to Ozone Regulations: Acquire Opportunity Zone property in 2019, likely increase in basis by 2026, sell property by or after 2029 [estimated 10 year mark], only 1-3 years after the 2026 USA World Cup and 2028 Olympics hosted in Los Angeles, and receive potential tax benefits!

\*\*All buyers and investors must conduct their own due diligence of the opportunity zone regulations and consult their respective advisors

# OZ National Map

## Opportunity Zones

Locally, Regionally, Nationally.



Over 200 SVN offices across the Globe.

# 4 ADVISOR BIOS

14728 Friar St  
Van Nuys, CA 91411

# Advisor Bio 1



**ALEJANDRO HINOSTROZA BRE # 01853793**

Advisor

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CalDRE #01853793

## PROFESSIONAL BACKGROUND

Alejandro Hinostrroza serves as a commercial real estate adviser for SVN-Rich Investment Real Estate Partners, where he specializes in multifamily and development transactions in the Greater Los Angeles Area. He currently works with the internal corporate team focused on opportunity zone properties nationwide; this team has networked with over 200 funds proactively seeking investment properties all over the U.S. with a 3 year mandate to invest. Licensed broker since 2008, Alejandro has engaged with numerous developers and apartment owners at home and overseas. He has worked in the field of exports and real estate in the U.S., Peru and in China [5 years]. He is trilingual in English, Spanish and Mandarin [Chinese].

As a Native Angeleno, Alejandro grew up in the San Fernando Valley and currently resides in Sherman Oaks. As a proactive community supporter, he engages with several non-profits, including Infinite Flow, Kiwanis, Habitat for Humanity and Build a Miracle and actively seeks to participate in community development. Alejandro is a graduate of Loyola Marymount University in 2008, with a Bachelor of Science in Business Administration, concentration in International Finance and Entrepreneurship.

## EDUCATION

Bachelors of Business Degree at Loyola Marymount University  
2 Years of Chinese Linguistic Studies

## MEMBERSHIPS

LMU Real Estate Alumni Group  
Kiwanis - Non-profit  
Infinite Flow - Non-profit Dance Company

### SVN | Rich Investment Real Estate Partners

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# Advisor Bio 2



## MICHAEL CHANG

Vice President

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CalDRE #01880895

## PROFESSIONAL BACKGROUND

Michael Chang is a seasoned professional with over 13 years of experience in the commercial real estate industry. As the Vice President at SVN - Rich Investment Real Estate Partners, he focuses on facilitating office, medical office, retail, and multifamily transactions throughout Southern California. Throughout his tenure, he has exceeded a sales and lease volume over \$500 million.

In 2016, Michael joined Dunleer Group, a distinguished boutique Real Estate firm based in Beverly Hills, CA, where he contributed to the acquisition team. He played a pivotal role in the successful acquisition of various multifamily assets located in trendy sub-markets within Los Angeles. Through these experiences, Michael honed his expertise in multifamily investment sales, negotiation of lease and sales agreements, property acquisition and disposition, establishment of joint venture partnerships, and property management. In addition to his role at SVN, Michael is actively engaged in property management for Century West Properties, a leading firm located in West Los Angeles. Managing over 1000 units, he applies his extensive knowledge to deliver exceptional results.

### SVN | Rich Investment Real Estate Partners

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