

**6956 KESTER
AVENUE -
ASSUMABLE
LOAN AT 3.75%
- \$2,800,000 -
DUE 6/1/2030**

Van Nuys, CA



Marcus & Millichap



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..... 6956 KESTER AVENUE

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6956 KESTER AVENUE

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6956 KESTER AVENUE

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SECTION 1

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights
Investment Highlights

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OFFERING SUMMARY

6956 KESTER AVENUE



Listing Price
\$4,800,000



Cap Rate
7.72%



Number of Units
24**

FINANCIAL

Listing Price	\$4,800,000
NOI	\$362,870
Cap Rate	7.72%
GIM	8.74
Total Return	9.38%
Price/SF	\$229.89
Price/Unit	\$200,000

OPERATIONAL

Gross SF	20,880 SF
Number of Units	24**
Lot Size	0.54 Acres (23,586 SF)
Occupancy	100%
Year Built	1965

****23 units plus one existing ADU unit inside the building - Seller will credit cost of installation of bath & kitchen at closing.**



**6956 KESTER AVENUE - ASSUMABLE LOAN AT 3.75% - \$2,800,000 - DUE
6/1/2030**

INVESTMENT OVERVIEW

Kester Avenue Apartments are Located in a High-Demand Rental Market:

- **Strong Local Tenant Pool:** Van Nuys serves as a high-density, high-demand rental pocket within the San Fernando Valley. The local demographic features an active workforce seeking stable, mid-tier multi-family housing.
- **Unbeatable Transit Logistics:** 6956 Kester Avenue sits just minutes from major local commercial arteries like Van Nuys Boulevard and Sepulveda Boulevard.
- **Property location offers quick access to the Van Nuys Metrolink/Amtrak station, the Metro G Line, and the 405 freeway, making it a highly practical address for commuters traveling anywhere across Los Angeles.**
- **Proximity to Neighborhood Anchors:** Tenants are a short distance away from key employment and recreation hubs, including the Sepulveda Basin Recreation Area, Valley Presbyterian Hospital, and local schools like Cohasset Street Elementary.

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INVESTMENT HIGHLIGHTS

ASSUMABLE LOAN- 3.75% FIXED- \$2,800,000 - VALID FOR 4 MORE YEARS UNTIL 6/1/2030

Corner Lot measuring 23,586 square feet

Ideal unit mix of Fourteen (2+2), Nine (1+1), and one single apartment

Bright units with private balconies or patios

Strong in-place rents with current cap rate of 7.72%

Spacious Floorplans with average unit size of 908 square feet

Copper plumbing

Plans and permits for 2 other attached ADU apartments in addition to existing ADU unit

Addition of ADU apartments satisfies the LADBS Seismic Retrofit requirement (Buyer to Verify)

On-Site Laundry Facilities

Ample parking spaces

SECTION 2



PROPERTY INFORMATION

[Additional Photos](#)

[Additional Photos](#)

[Additional Photos](#)

[Local Map](#)

[Aerial Map](#)

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ADDITIONAL PHOTOS



6956 KESTER AVENUE - ASSUMABLE LOAN AT 3.75% - \$2,800,000 - DUE 6/1/2030

ADDITIONAL PHOTOS



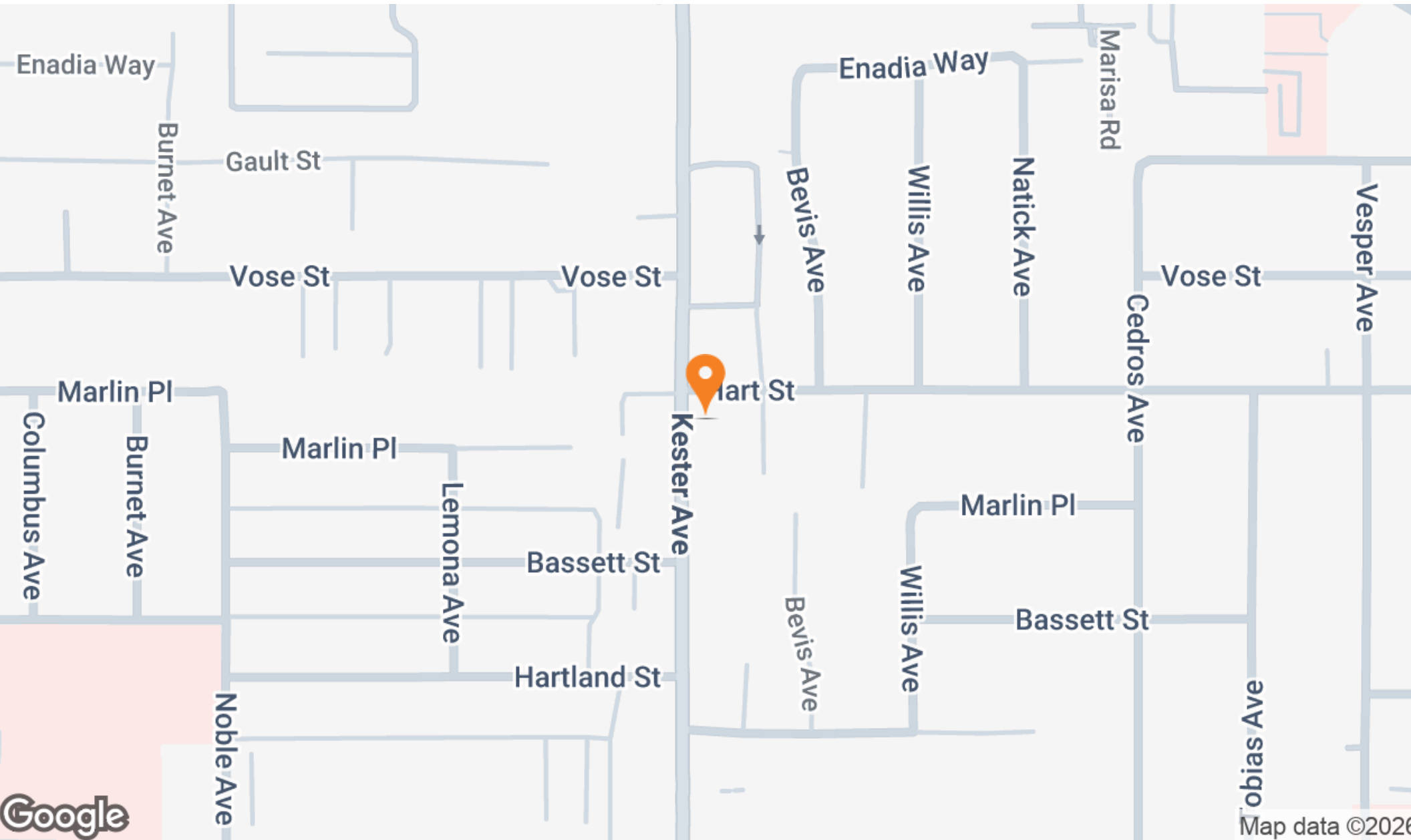
6956 KESTER AVENUE - ASSUMABLE LOAN AT 3.75% - \$2,800,000 - DUE 6/1/2030

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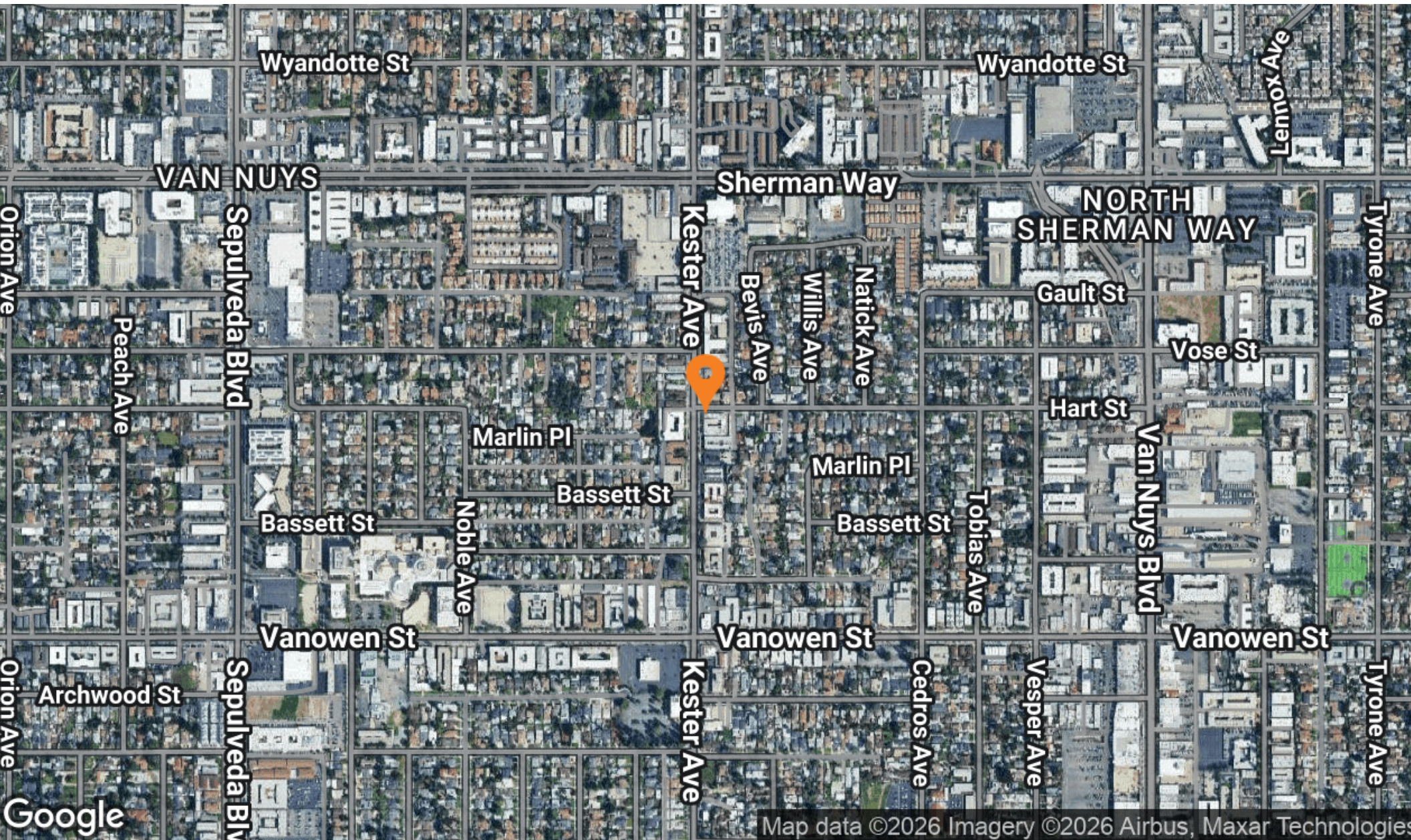
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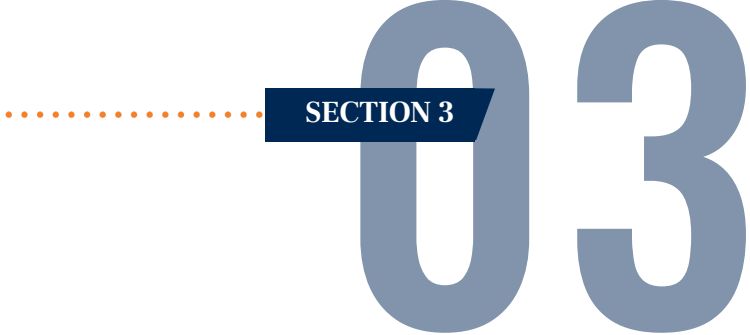
LOCAL MAP



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AERIAL MAP





SECTION 3



FINANCIAL ANALYSIS

Financial Details

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FINANCIAL DETAILS

UNIT	UNIT TYPE	SCHEDULED Rent / Month	POTENTIAL Rent / Month
1	1+1	\$1,760	\$1,795
2	2+2	\$2,350	\$2,300
3	2+2	\$2,200	\$2,300
4	2+2	\$2,020	\$2,300
5	1+1	\$1,700	\$1,795
6	1+1	\$1,858	\$1,795
7	2+2	\$1,750	\$2,300
8	2+2	\$1,750	\$2,300
9	2+2	\$2,270	\$2,300
10	1+1	\$1,350	\$1,795
11	1+1	\$1,365	\$1,795
12	2+2	\$2,300	\$2,300
13	2+2	\$2,185	\$2,300
14	2+2	\$1,850	\$2,300
15	1+1	\$1,750	\$1,795
16	1+1	\$1,550	\$1,795
17	2+2	\$2,370	\$2,300
18	2+2	\$1,930	\$2,300
19	2+2	\$2,100	\$2,300
20	1+1	\$1,670	\$1,795
21	2+2	\$1,900	\$2,300
22	1+1	\$1,570	\$1,795
23	2+2	\$2,200	\$2,300
24**	0+1 - Vacant**	\$1,500	\$1,500
Total	Square Feet: 20,880	\$45,248	\$49,855

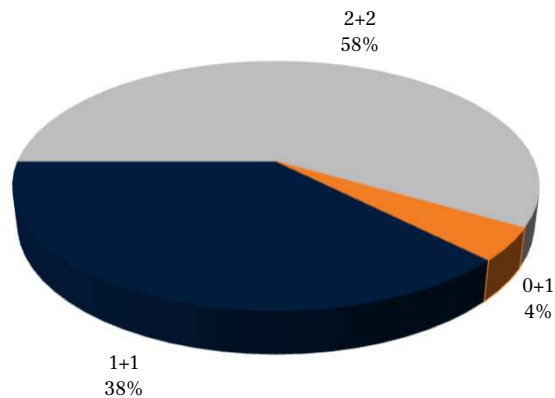
**ADU existing unit inside the building, Seller will credit cost of completion and bath & kitchen at closing.

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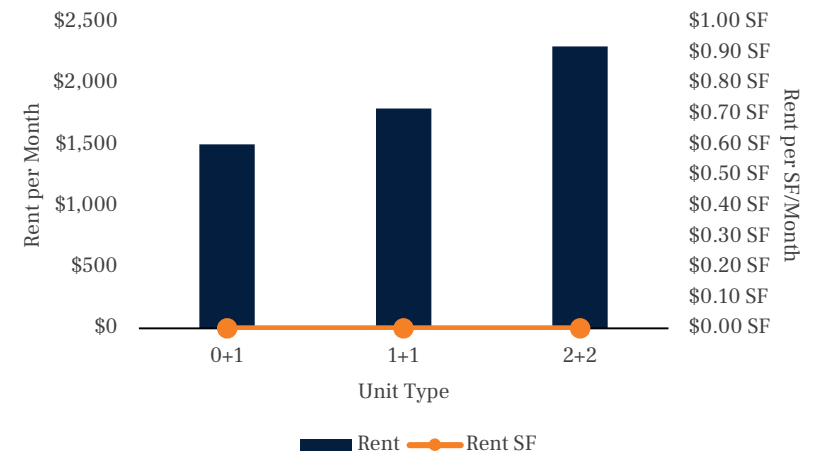
FINANCIAL DETAILS

UNIT TYPE	# OF UNITS	RENTAL RANGE	SCHEDULED		POTENTIAL	
			AVERAGE RENT	MONTHLY INCOME	AVERAGE RENT	MONTHLY INCOME
0+1 - Vacant**	1	\$1,500 - \$1,500	\$1,500	\$1,500	\$1,500	\$1,500
1+1	9	\$1,350 - \$1,858	\$1,619	\$14,573	\$1,795	\$16,155
2+2	14	\$1,750 - \$2,370	\$2,084	\$29,175	\$2,300	\$32,200
TOTALS/WEIGHTED AVERAGE	24		\$1,885	\$45,248	\$2,077	\$49,855
GROSS ANNUALIZED RENTS			\$542,976		\$598,260	

Unit Distribution



Unit Rent



**ADU existing unit, Seller will credit cost of completion and bath & kitchen at closing.

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FINANCIAL DETAILS

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Potential Rent	598,260		598,260		24,928	28.65
Loss / Gain to Lease	(55,284)	9.2%	0		0	0.00
Gross Scheduled Rent	542,976		598,260		24,928	28.65
Physical Vacancy	(16,289)	3.0%	(17,948)	3.0%	(748)	(0.86)
TOTAL VACANCY	(\$16,289)	3.0%	(\$17,948)	3.0%	(\$748)	(\$1)
Effective Rental Income	526,687		580,312		24,180	27.79
Other Income						
Laundry Income	6,000		6,000		250	0.29
TOTAL OTHER INCOME	\$6,000		\$6,000		\$250	\$0.29
EFFECTIVE GROSS INCOME	\$532,687		\$586,312		\$24,430	\$28.08
EXPENSES	Current		Pro Forma	NOTES	PER UNIT	PER SF
Real Estate Taxes	57,600		57,600		2,400	2.76
Insurance	13,704		13,704	[2]	571	0.66
Utilities	27,600		27,600		1,150	1.32
Trash Removal	5,400		5,400		225	0.26
Repairs & Maintenance	20,753		20,753		865	0.99
Landscaping	1,500		1,500		63	0.07
On-Site Manager	20,000		20,000		833	0.96
Off-Site Manager	15,800		15,800		658	0.76
TOTAL EXPENSES	\$162,357		\$162,357		\$6,765	\$7.78
EXPENSES AS % OF EGI	30.5%		27.7%			
NET OPERATING INCOME	\$370,330		\$423,955		\$17,665	\$20.30

Notes and assumptions to the above analysis are on the following page.

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FINANCIAL DETAILS

SUMMARY

Price	\$4,800,000	
Down Payment	\$2,000,000	42%
Number of Units	24	
Price Per Unit	\$200,000	
Price Per SqFt	\$229.89	
Gross SqFt	20,880	
Lot Size	0.54 Acres	
Approx. Year Built	1965	

RETURNS

	Current	Pro Forma
CAP Rate	7.72%	8.83%
GIM	8.74	7.94
Cash-on-Cash	10.76%	13.44%
Debt Coverage Ratio	2.39	2.73

FINANCING

	1st Loan
Loan Amount	\$2,800,000
Loan Type	Assumed
Interest Rate	3.75%
Amortization	30 Years
Year Due	2030

Loan information is subject to change.

# OF UNITS	UNIT TYPE	SCHEDULED RENTS	MARKET RENTS
1**	0+1	\$1,500	\$1,500
9	1+1	\$1,619	\$1,795
14	2+2	\$2,084	\$2,300

OPERATING DATA

INCOME		Current	Pro Forma
Gross Scheduled Rent		\$542,976	\$598,260
Less: Vacancy/Deductions	3.0%	\$16,289	\$17,948
Total Effective Rental Income		\$526,687	\$580,312
Other Income		\$6,000	\$6,000
Effective Gross Income		\$532,687	\$586,312
Less: Expenses	30.5%	\$162,357	\$162,357
Net Operating Income		\$370,330	\$423,955
Cash Flow		\$370,330	\$423,955
Debt Service		\$155,160	\$155,160
Net Cash Flow After Debt Ser	10.76%	\$215,170	\$268,795
TOTAL RETURN	10.76%	\$215,170	\$268,795

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$57,600	\$57,600
Insurance	\$13,704	\$13,704
Utilities	\$27,600	\$27,600
Trash Removal	\$5,400	\$5,400
Repairs & Maintenance	\$20,753	\$20,753
Landscaping	\$1,500	\$1,500
On-Site Manager	\$20,000	\$20,000
Off-Site Manager	\$15,800	\$15,800
TOTAL EXPENSES	\$162,357	\$162,357
Expenses/Unit	\$6,765	\$6,765
Expenses/SF	\$7.78	\$7.78

**ADU existing unit, Seller will credit cost of completion and bath & kitchen at closing.

SECTION 4

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Sale Comps

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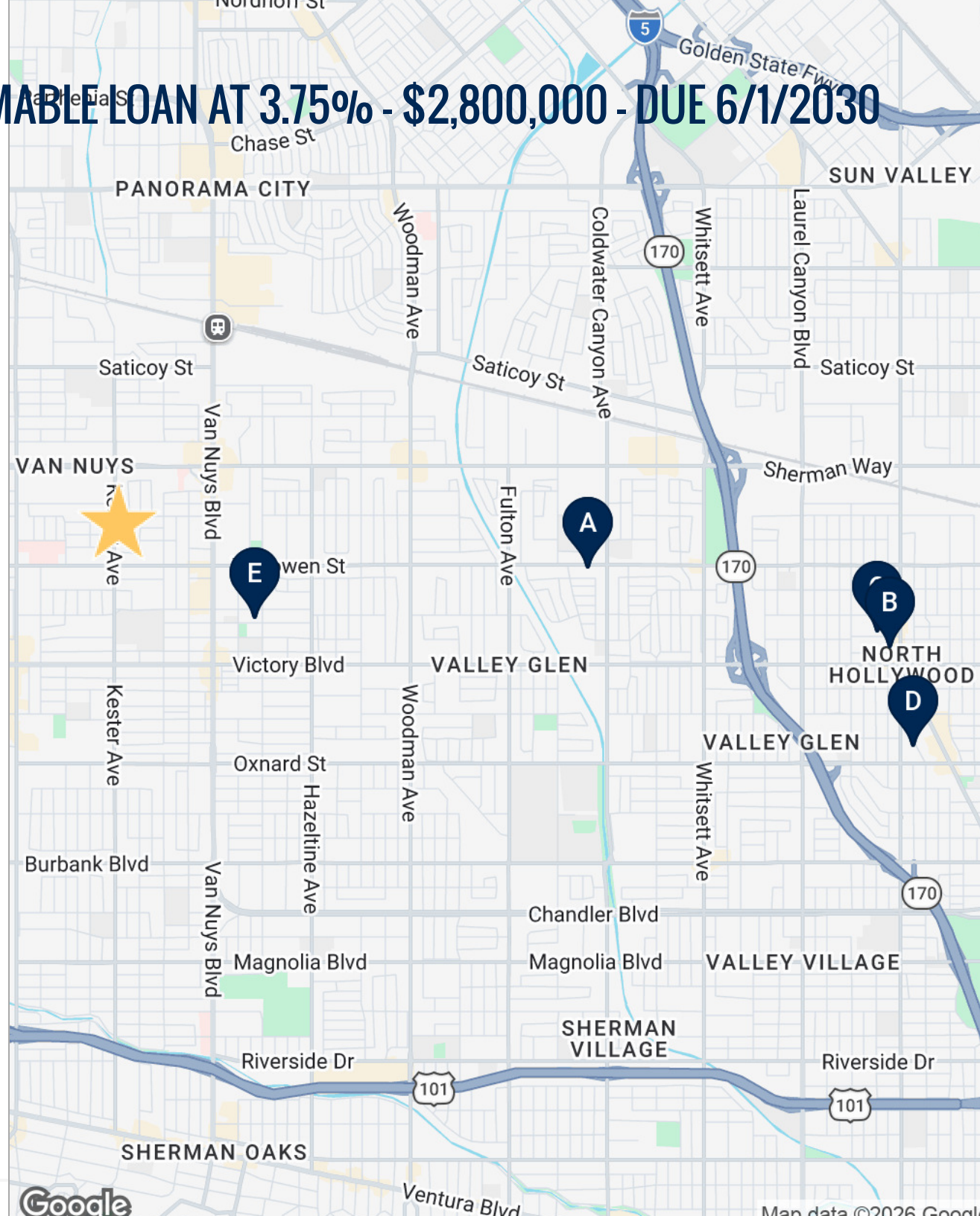
6956 KESTER AVENUE - ASSUMABLE LOAN AT 3.75% - \$2,800,000 - DUE 6/1/2030

SALE COMPS MAP

SALE COMPS MAP

★ 6956 Kester Avenue - Assumable Loan at 3.75% - \$2,800,000 - due 6/1/2030

- A 12944 Vanowen St
- B 11725 Gilmore St
- C 11763 Hamlin St
- D 6045 Hazelhurst Pl
- E 14317 Haynes St



6956 KESTER AVENUE - ASSUMABLE LOAN AT 3.75% - \$2,800,000 - DUE 6/1/2030

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
★	6956 Kester Avenue - Assumable Loan at 3.75% - \$2,800,000 - due 6/1/2030 6956 Kester Avenue Van Nuys, CA 91405	\$4,800,000	20,880 SF	\$229.89	0.54 AC	\$200,000	7.56%	24	On Market
A	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	12944 Vanowen St North Hollywood, CA 91605	\$1,550,000	9,112 SF	\$170.11	0.15 AC	\$258,333	-	6	05/26/2026
B	11725 Gilmore St North Hollywood, CA 91606	\$3,610,000	18,999 SF	\$190.01	0.35 AC	\$240,666	6.55%	15	04/22/2026
C	11763 Hamlin St North Hollywood, CA 91606	\$1,955,000	6,467 SF	\$302.30	0.18 AC	\$244,375	7.12%	8	03/27/2026
D	6045 Hazelhurst Pl North Hollywood, CA 91606	\$2,400,000	8,868 SF	\$270.64	0.35 AC	\$240,000	6.85%	10	02/19/2026
E	14317 Haynes St Van Nuys, CA 91401	\$1,675,000	6,009 SF	\$278.75	0.17 AC	\$239,285	-	7	05/19/2026
	AVERAGES	\$2,238,000	9,891 SF	\$242.36	0.24 AC	\$244,532	6.84%	9	-

6956 KESTER AVENUE - ASSUMABLE LOAN AT 3.75% - \$2,800,000 - DUE 6/1/2030

SALE COMPS



★ 6956 Kester Avenue - Assumable Loan At 3.75% - \$2,800,000 - Due 6/1/2030
6956 Kester Avenue, Van Nuys, CA 91405

Listing Price:	\$4,800,000	Price/SF:	\$229.89
Property Type:	Multifamily	GRM:	8.84
Cap Rate:	7.56%	Year Built:	1965
COE:	On Market	Number Of Units:	24
Lot Size:	0.54 Acres	Price/Unit:	\$200,000
Total SF:	20,880 SF		

UNIT TYPE	# UNITS	% OF
1+1	9	39.1
2+2	14	60.9
TOTAL/AVG	23	100%



▲ 12944 Vanowen St
North Hollywood, CA 91605

Sale Price:	\$1,550,000	Price/SF:	\$170.11
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1978
COE:	05/26/2026	Number Of Units:	6
Lot Size:	0.15 Acres	Price/Unit:	\$258,333
Total SF:	9,112 SF		

UNIT TYPE	# UNITS	% OF
Studio	6	100
TOTAL/AVG	6	100%

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SALE COMPS



B 11725 Gilmore St
North Hollywood, CA 91606

Sale Price:	\$3,610,000	Price/SF:	\$190.01
Property Type:	Multifamily	GRM:	10.9
Cap Rate:	6.55%	Year Built:	1963
COE:	04/22/2026	Number Of Units:	15
Lot Size:	0.35 Acres	Price/Unit:	\$240,666
Total SF:	18,999 SF		

UNIT TYPE	# UNITS	% OF
1+1	2	13.3
2+1.5	9	60
2+2	4	26.7
TOTAL/AVG	15	100%



C 11763 Hamlin St
North Hollywood, CA 91606

Sale Price:	\$1,955,000	Price/SF:	\$302.30
Property Type:	Multifamily	GRM:	9.19
Cap Rate:	7.12%	Year Built:	1963
COE:	03/27/2026	Number Of Units:	8
Lot Size:	0.18 Acres	Price/Unit:	\$244,375
Total SF:	6,467 SF		

UNIT TYPE	# UNITS	% OF
Studio	8	100
TOTAL/AVG	8	100%

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SALE COMPS



D 6045 Hazelhurst Pl
North Hollywood, CA 91606

Sale Price:	\$2,400,000	Price/SF:	\$270.64
Property Type:	Multifamily	GRM:	14.3
Cap Rate:	6.85%	Year Built:	1972
COE:	02/19/2026	Number Of Units:	10
Lot Size:	0.35 Acres	Price/Unit:	\$240,000
Total SF:	8,868 SF		

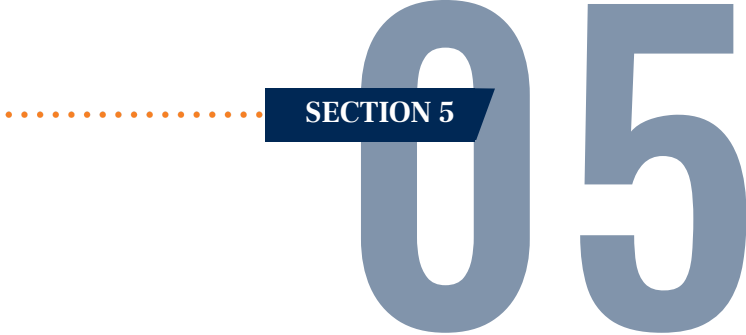
UNIT TYPE	# UNITS	% OF
Studio	10	100
TOTAL/AVG	10	100%



E 14317 Haynes St
Van Nuys, CA 91401

Sale Price:	\$1,675,000	Price/SF:	\$278.75
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1964
COE:	05/19/2026	Number Of Units:	7
Lot Size:	0.17 Acres	Price/Unit:	\$239,285
Total SF:	6,009 SF		

UNIT TYPE	# UNITS	% OF
1+1	3	42.9
2+1	4	57.1
TOTAL/AVG	7	100%



SECTION 5

MARKET OVERVIEW



Market Overview
Demographics

Marcus & Millichap



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MARKET OVERVIEW

SAN FERNANDO VALLEY

Approximately 2.4 million people reside in the San Fernando Valley, which includes the submarkets of Northridge-Northwest San Fernando Valley, Van Nuys-Northeast San Fernando Valley, Woodland Hills, Burbank-Glendale-Pasadena and Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by roughly 25,000 residents from 2024 to 2029, as more households are attracted to the market's regionally lower-cost home prices and multifamily rents.

ECONOMY

- As one of the epicenters of the global entertainment industry, the Valley boasts more than 100 soundstages. Entertainment giants located in the Valley include Walt Disney Co., Universal Studios, Warner Bros. and DreamWorks.
- Aerospace firms Boeing and Northrop Grumman, as well as 21st Century Insurance, generate numerous well-compensated positions. Health care is also a major source of employment, with a notable presence from providers like Kaiser Permanente.
- As a result of the Valley's large concentration of high salaries and successful companies, average household incomes are well above the national mean.

QUICK FACTS



POPULATION

2.4M

Growth 2024-2029*
1.1%



HOUSEHOLDS

892K

Growth 2024-2029*
1.4%



MEDIAN AGE

40.0

U.S. Median:
39.0

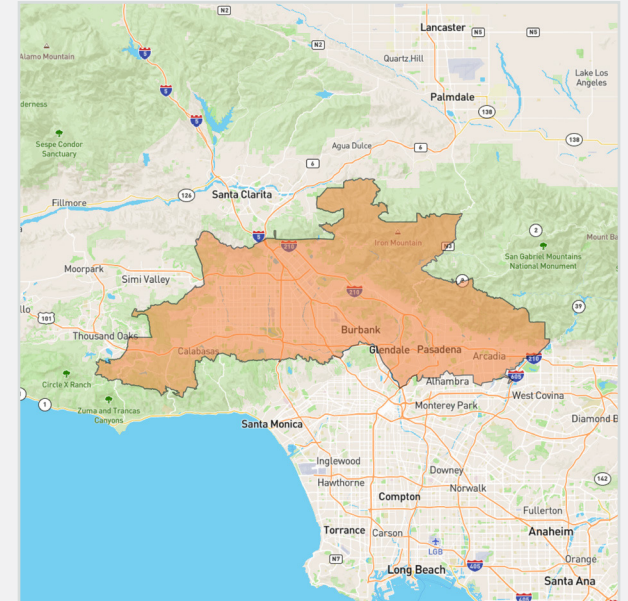


MEDIAN HOUSEHOLD INCOME

\$99,300

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



DIVERSE ECONOMY

While the entertainment industry underpins the economy, other economic drivers include aerospace, insurance and health care. Large-scale solar energy projects are underway in the metro.



EDUCATED WORKFORCE

Roughly 41 percent of San Fernando Valley residents who are age 25 and older hold a bachelor's degree, including 15 percent who have obtained a graduate or professional degree.



GROWTH

The local rates of population and household growth will remain above the averages of other large metros in Southern California, generating demand for housing, as well as goods and services.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	55,702	316,149	730,465
2025 Estimate			
Total Population	54,859	312,093	720,939
2020 Census			
Total Population	55,947	321,430	742,901
2010 Census			
Total Population	53,289	313,425	726,891
Daytime Population			
2025 Estimate	43,762	253,708	578,650
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	20,190	112,254	265,311
2025 Estimate			
Total Households	19,777	110,367	260,994
Average (Mean) Household Size	2.8	2.9	2.9
2020 Census			
Total Households	19,008	106,845	252,930
2010 Census			
Total Households	17,139	99,970	239,691
Growth 2025-2030	2.1%	1.7%	1.7%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	20,980	116,290	275,437
2025 Estimate	20,549	114,328	270,934
Owner Occupied	4,477	36,124	107,122
Renter Occupied	15,301	74,276	153,803
Vacant	772	3,962	9,940
Persons in Units			
2025 Estimate Total Occupied Units	19,777	110,367	260,994
1 Person Units	27.6%	26.0%	26.8%
2 Person Units	25.3%	26.1%	27.4%
3 Person Units	18.1%	17.8%	17.0%
4 Person Units	15.1%	15.0%	14.4%
5 Person Units	7.7%	8.1%	7.5%
6+ Person Units	6.1%	7.1%	6.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	6.4%	9.5%	13.3%
\$150,000-\$199,999	6.8%	7.7%	9.3%
\$100,000-\$149,999	14.4%	16.6%	17.4%
\$75,000-\$99,999	12.3%	12.5%	12.6%
\$50,000-\$74,999	18.6%	16.7%	15.1%
\$35,000-\$49,999	12.2%	11.1%	9.7%
\$25,000-\$34,999	9.2%	7.8%	6.6%
\$15,000-\$24,999	8.6%	7.4%	6.7%
Under \$15,000	11.4%	10.8%	9.4%
Average Household Income	\$82,558	\$93,208	\$107,291
Median Household Income	\$61,671	\$72,020	\$85,307
Per Capita Income	\$30,420	\$33,989	\$39,839
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	54,859	312,093	720,939
Under 20	23.7%	23.9%	22.5%
20 to 34 Years	24.4%	23.2%	22.4%
35 to 39 Years	8.4%	8.1%	7.8%
40 to 49 Years	13.7%	13.9%	13.8%
50 to 64 Years	18.2%	18.1%	18.7%
Age 65+	11.5%	12.8%	14.8%
Median Age	37.0	38.0	39.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	38,301	217,696	515,072
Elementary (0-8)	17.3%	15.0%	12.7%
Some High School (9-11)	11.0%	9.3%	8.5%
High School Graduate (12)	23.6%	22.8%	20.6%
Some College (13-15)	18.0%	17.4%	17.9%
Associate Degree Only	5.8%	6.7%	6.9%
Bachelor's Degree Only	18.3%	20.4%	22.7%
Graduate Degree	6.0%	8.5%	10.8%
Population by Gender			
2025 Estimate Total Population	54,859	312,093	720,939
Male Population	50.8%	50.2%	49.8%
Female Population	49.2%	49.8%	50.2%

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DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 720,939. The population has changed by -0.82 percent since 2010. It is estimated that the population in your area will be 730,465 five years from now, which represents a change of 1.3 percent from the current year. The current population is 49.8 percent male and 50.2 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 9,178 people per square mile.



EMPLOYMENT

In 2025, 375,093 people in your selected area were employed. The 2010 Census revealed that 54.8 of employees are in white-collar occupations in this geography, and 23.4 are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSEHOLDS

There are currently 260,994 households in your selected geography. The number of households has changed by 8.89 percent since 2010. It is estimated that the number of households in your area will be 265,311 five years from now, which represents a change of 1.7 percent from the current year. The average household size in your area is 2.9 people.



HOUSING

The median housing value in your area was \$827,218 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 104,890.00 owner-occupied housing units and 134,805.00 renter-occupied housing units in your area.



INCOME

In 2025, the median household income for your selected geography is \$85,307, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 64.18 percent since 2010. It is estimated that the median household income in your area will be \$101,048 five years from now, which represents a change of 18.5 percent from the current year.

The current year per capita income in your area is \$39,839, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$107,291, compared with the U.S. average, which is \$103,571.



EDUCATION

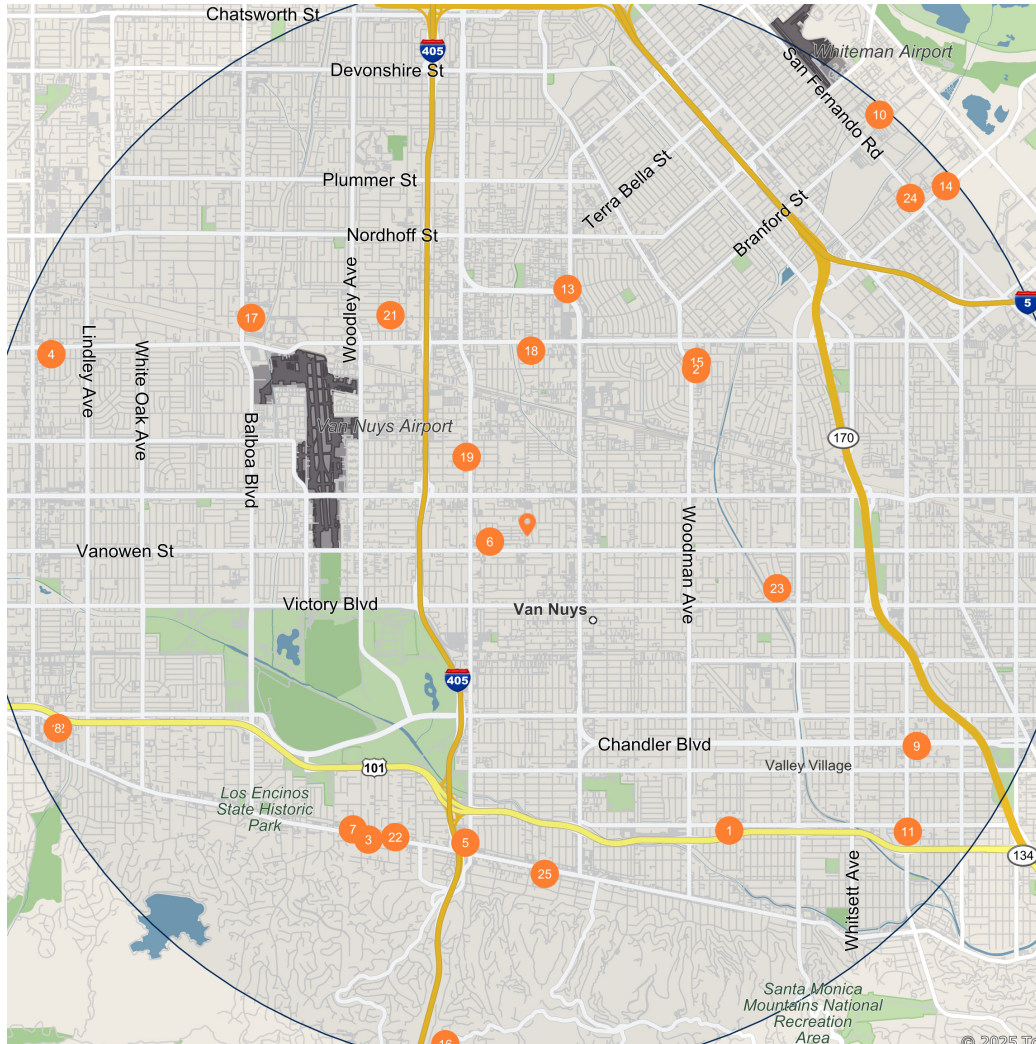
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 32.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.9 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 25.4 percent in the selected area compared with the 19.6 percent in the U.S.

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DEMOGRAPHICS



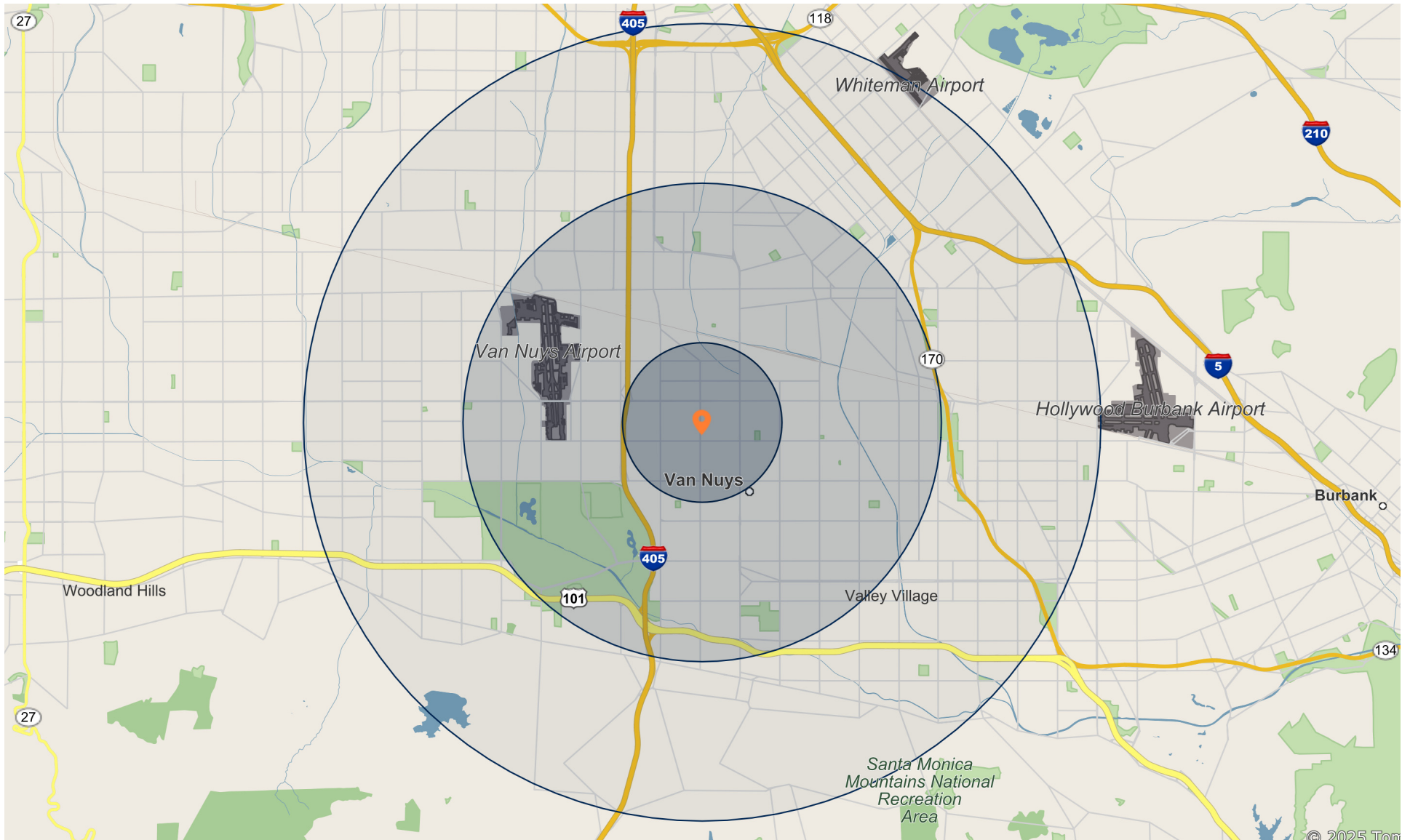
Major Employers

Employees

1	Sofro Fabrics Inc-	3,810
2	Kaiser Foundation Hospitals-Kaiser Permanente	3,724
3	Team-One Staffing Services Inc-Teamone Employment	2,629
4	Dignity Health-Northridge Hospital Med Ctr	1,750
5	Homebridge Financial Svcs Inc-	1,700
6	Valley Presbyterian Hospital-V P H	1,600
7	Lowe Enterprises Rlty Svcs Inc-Encino Financial Center	1,449
8	Providence Tarzana Medical Ctr-	1,300
9	Lionsgate Studios Corp-Entertainment One	1,022
10	PMC Capital Partners LLC-	1,000
11	Arden-Mayfair Inc-Gelson Market	952
12	Amisub of California Inc-TENET	900
13	Juvenile Justice Division Cal-Parole Services	897
14	Los Angeles Dept Wtr & Pwr-	887
15	Southern Cal Prmnnte Med Group-	729
16	American Jewish University-	700
17	Lakeside Systems Inc-Lakeside Medical Systems	700
18	Deanco Healthcare LLC-Mission Community Hospital	700
19	Windsor El Camino Care Ctr LLC-Windsor El Camino Care Center	694
20	Windsor Vallejo Care Ctr LLC-	694
21	New Horizons Worldwide LLC-New Horizons	677
22	Concrete Holding Co Cal Inc-	637
23	Vallarta Food Enterprises Inc-Vallarta Supermarket 1	613
24	Pacifica of Valley Corporation-Pacifica Hospital of Valley	607
25	Mega Appraisers Inc-	600

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DEMOGRAPHICS



..... 6956 KESTER AVENUE

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