



Yunan Buys WarnerView Center for \$11.9 Million

Value Home Loan Sells 62,510-SF Office Asset

By **Melissa Sicola**

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Yunan Properties Inc. purchased 5959 Topanga Canyon Blvd. in Woodland Hills, CA, from Value Home Loan Inc. for \$11.9 million, or approximately \$190 per square foot. The 93 percent leased investment reportedly operated at an 8.5 percent cap rate at the time of sale.

Constructed in 1981, Warnerview Center, a Class A office property, measures 62,510 square feet and is on 1.66 acres. The building recently received approximately \$1.5 million in upgrades to replace the HVAC system and install a new roof, along with extensive remodeling to the lobbies, hallways and elevator.

Jeff Albee and Jeff Gould of Sperry Van Ness represented the seller. The buyer utilized in-house representation.

For more information on this transaction, please refer to CoStar COMPS #1758820.