

# AVAILABLE FOR SALE

## *Sale of 5 Vacant/Unimproved Properties*

1. Glendower Ave, North Edwards, Kern County
2. Wes Street, California City, Kern County
3. W. Avenue E8, Lancaster, Los Angeles County
4. 115th Street W., Antelope Acres, Los Angeles County
5. E. Avenue S, Black Butte, Los Angeles County



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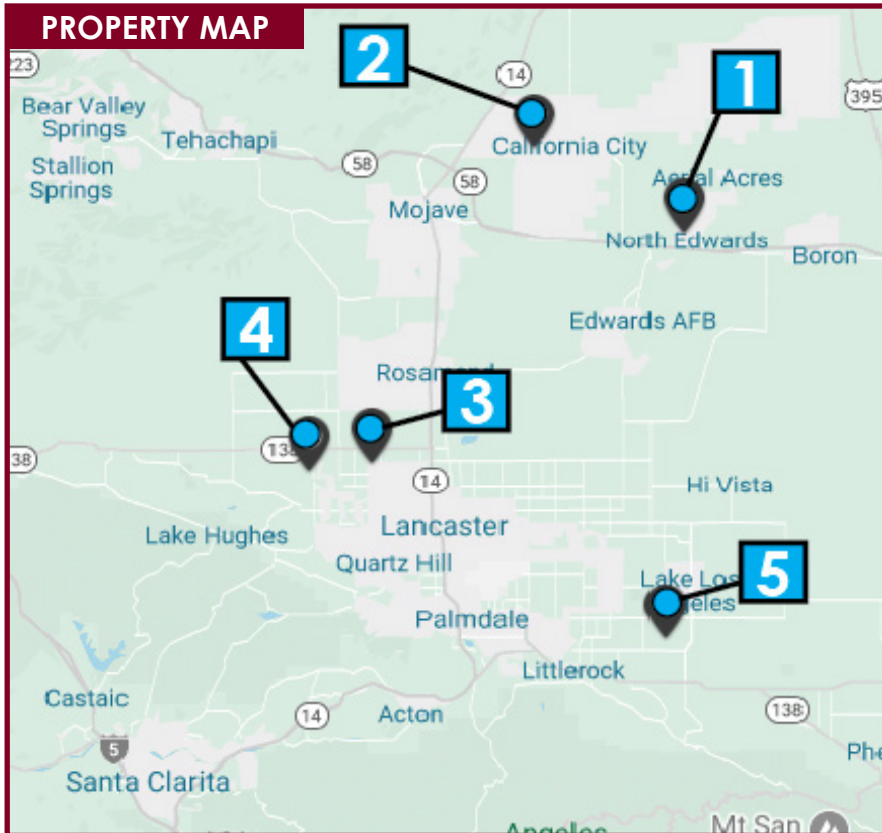


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# PROPERTY SALE GUIDELINES



Kosmont Real Estate Services, dba Kosmont Realty ("KR"), as exclusive representative on behalf of the owner, is pleased to present the offering of a portfolio of five (5) properties ("Properties"). The Properties are undeveloped/unimproved vacant land and range in size from 0.17 to 2.53 acres.

The Properties are generally located in various areas/regions of Antelope Valley and Kern County and present a unique mix of opportunities for prospective buyers/investors/developers to buy/hold and/or buy/reuse/develop for residential, agricultural, and industrial uses. The Properties will be sold "As-Is, Where is" and can be purchased as a portfolio or individually or in any combination.

All questions, inquiries and requests for additional due diligence information regarding the Properties should be directed to the KR representatives identified in this offering memorandum. The prospective buyer(s) will be selected by Seller in its sole and absolute discretion based on a variety of factors including but not limited to:

- Purchase price
- Proof of funds
- Timing of due diligence & closing
- Contingencies to Close
- Experience, qualifications, and proposed use of the property(ies)

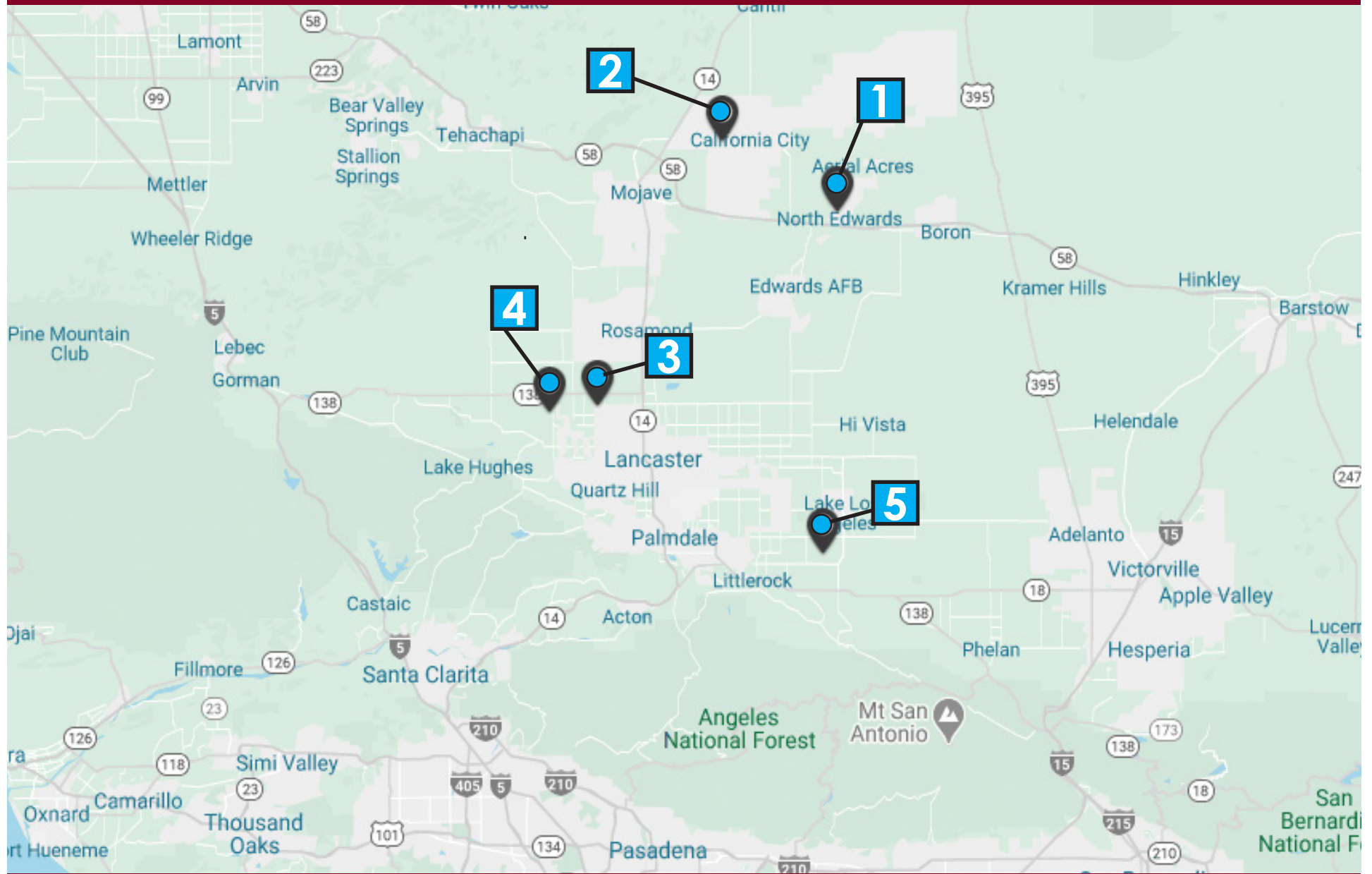
Buyers are required to submit an offer in writing via mail or electronically (preferred) to:

Kosmont Real Estate Services (License # 02058445)  
Attn: Mr. Brian Moncrief, Senior Managing Director  
1230 Rosecrans Ave., #630  
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DISCLAIMER: Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the properties. The value of this transaction to you depends on multiple factors, which should be evaluated by your tax, financial, and legal advisors. No express or implied representations have been made regarding any conditions pertaining to soil and/or toxic waste, hazardous materials, and/or undesirable substances in or on the properties. You and your advisors should conduct a careful, independent investigation of the properties to determine to your satisfaction the suitability of the properties for your needs. The Seller may continue to solicit offers if, in its respective sole determination, is not satisfied with the offers received.



# PROPERTY LOCATION MAP



# SUMMARY OF PROPERTIES FOR SALE

# on Map	Address	APNs	Lot Size (AC)	Zoning	Current Use
#1	Glendower Avenue, North Edwards, Kern Co.	230-103-21	~0.17	R-1 [Low Density Resid.]	Vacant, unimproved land
#2	Wes Street, California City, Kern Co.	302-121-02	~2.53	O/RA Open Space - Resid./Agricultural	Vacant, unimproved land
#3	W Avenue E8, Lancaster, Los Angeles County	3201-021-007	~1.87	Industrial [Fox Field Industrial Corridor Specific Plan]	Vacant, unimproved land
#4	115th Street West, Antelope Acres, Los Angeles County	3265-001-159	~2.50	A-2-2 [Heavy Agricultural]	Vacant, unimproved land
#5	E Avenue S, Black Butte, Los Angeles County	3080-003-010	~2.49	A-2-2 [Heavy Agricultural]	Vacant, unimproved land

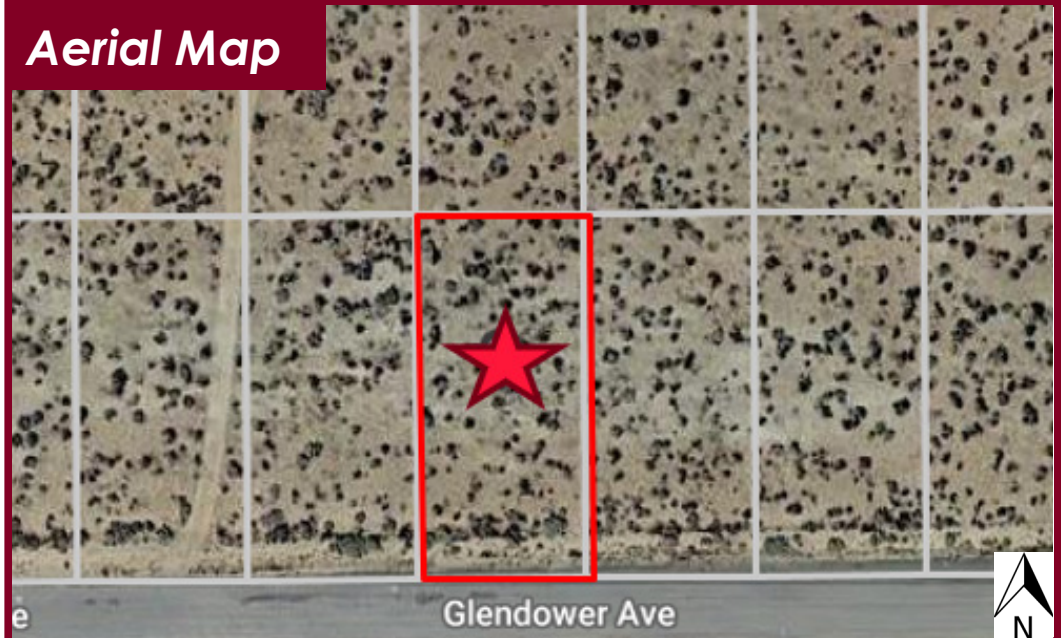


# PROPERTY #1: Glendower Avenue (N. Edwards)

## Site Profile

- **Address:** Glendower Avenue, North Edwards (Kern Co.)
- **APNs:** 230-103-21
- **Lot Size:** +/- 0.17 Acres
- **Zoning:** Residential (R-1)
- **Existing Use:** Vacant, Unimproved Land
- **Listing Price:** Contact Agent

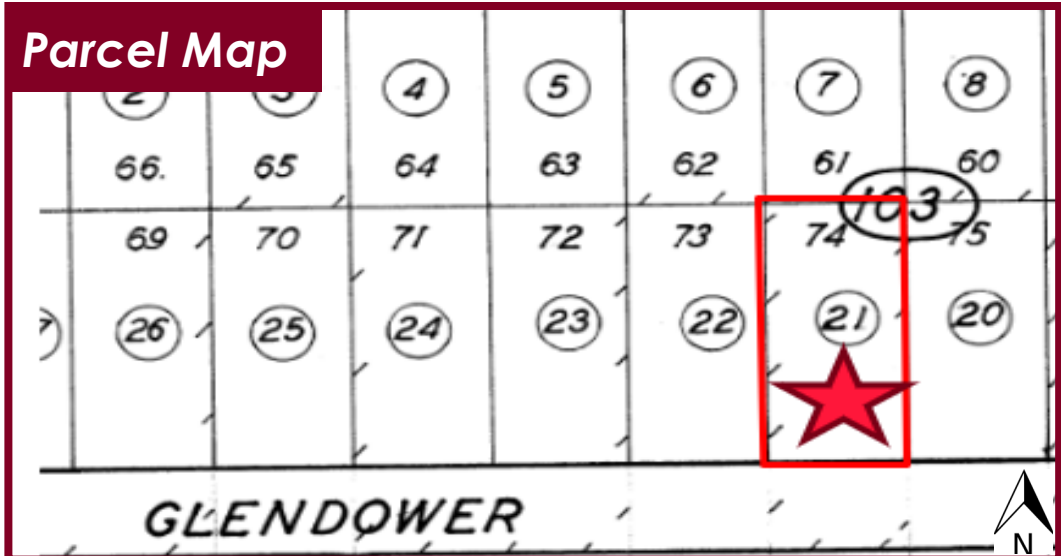
## Aerial Map



## Area Map



## Parcel Map



# PROPERTY #2: Wes Street (California City)

## Site Profile

- **Address:** Wes Street, Calif. City, Kern Co.
- **APNs:** 302-121-02
- **Lot Size:** +/- 2.53 Acres
- **Zoning:** Open Space - Resid./Agricultural (O/RA)
- **Existing Use:** Vacant, Unimproved Land
- **Listing Price:** Contact Agent

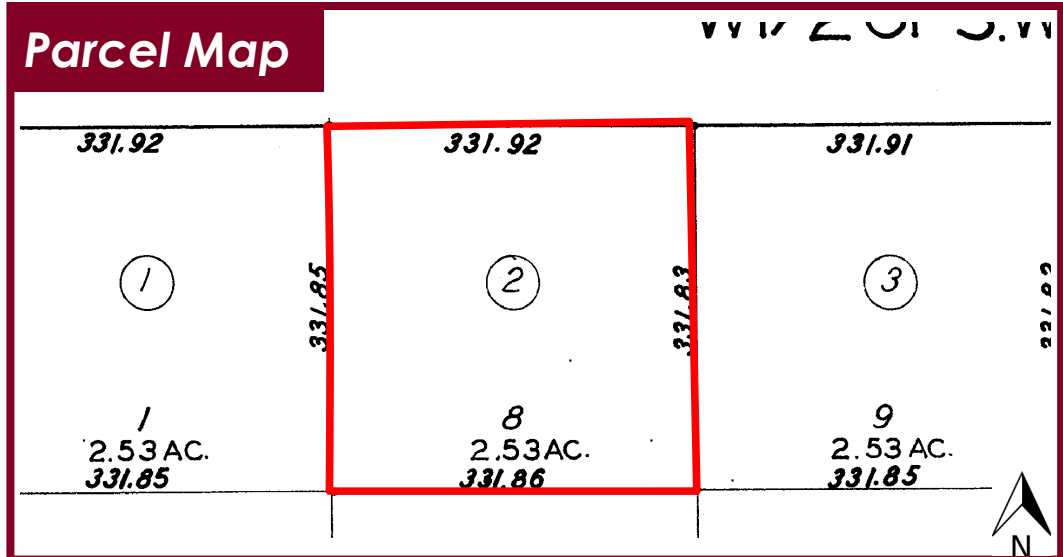
## Aerial Map



## Area Map



## Parcel Map



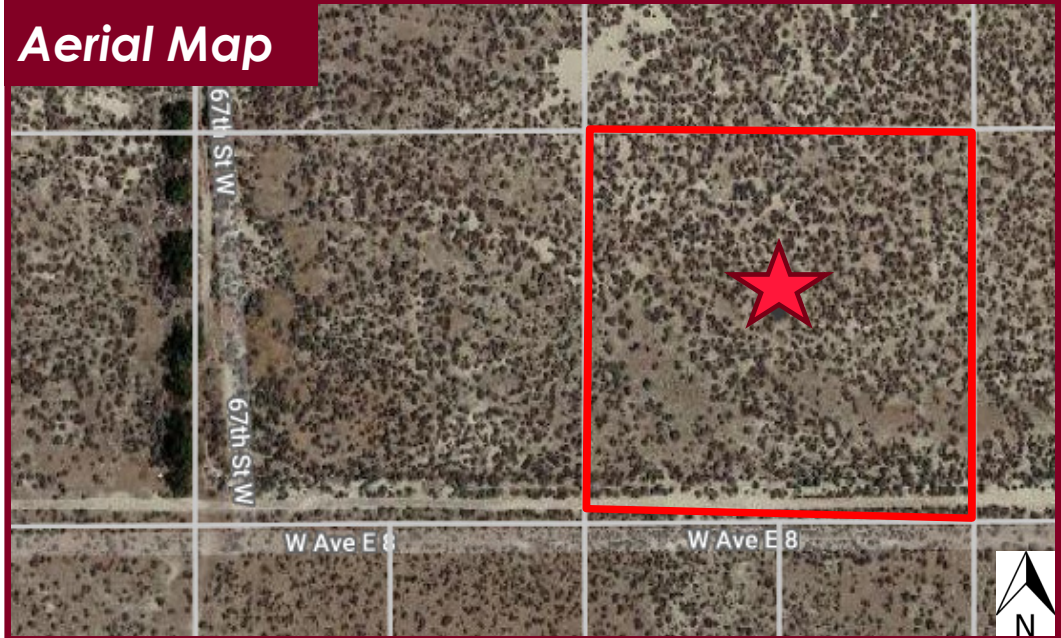


# PROPERTY #3: W Avenue E8 (Lancaster)

## Site Profile

- **Address:** W Avenue E8, Lancaster, LA Co.
- **APN:** 3201-021-007
- **Lot Size:** +/- 1.87 Acres
- **Zoning:** Industrial [Fox Field Ind. Specific Plan]
- **Existing Use:** Vacant, Unimproved Land
- **Listing Price:** Contact Agent

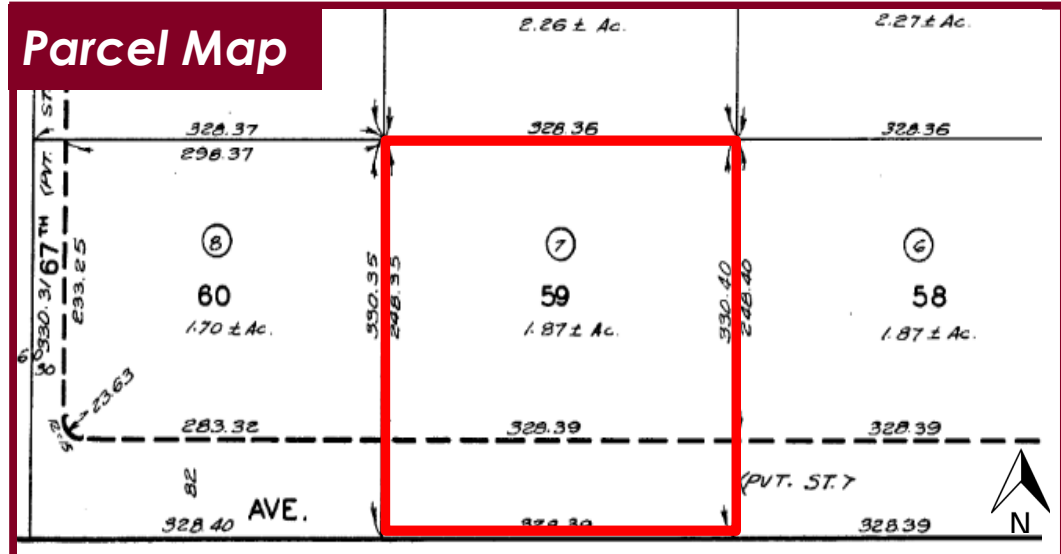
## Aerial Map



## Area Map



## Parcel Map



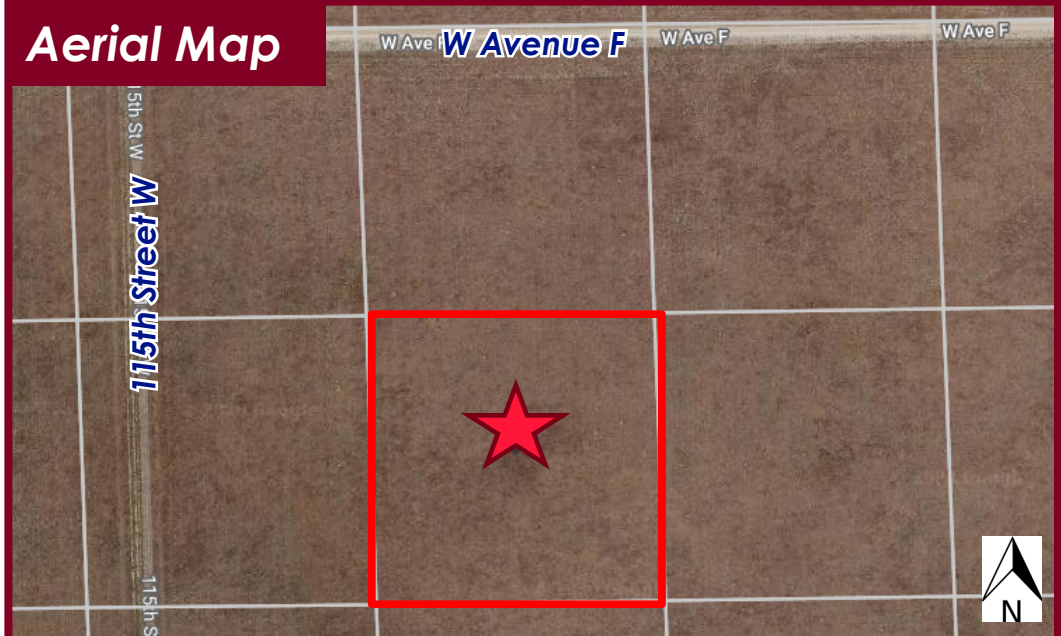


# PROPERTY #4: 115th St. W. (Antelope Acres)

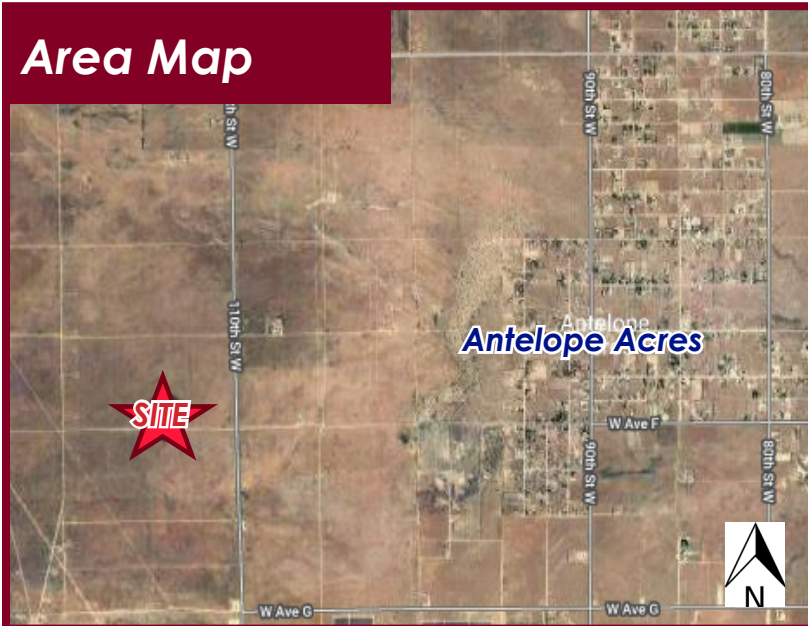
## Site Profile

- **Address:** 115th St. W (Antelope Acres)
- **APNs:** 3265-001-159
- **Lot Size:** +/- 2.50 Acres
- **Zoning:** Heavy Agricultural (A-2-2)
- **Existing Use:** Vacant, Unimproved Land
- **Listing Price:** Contact Agent

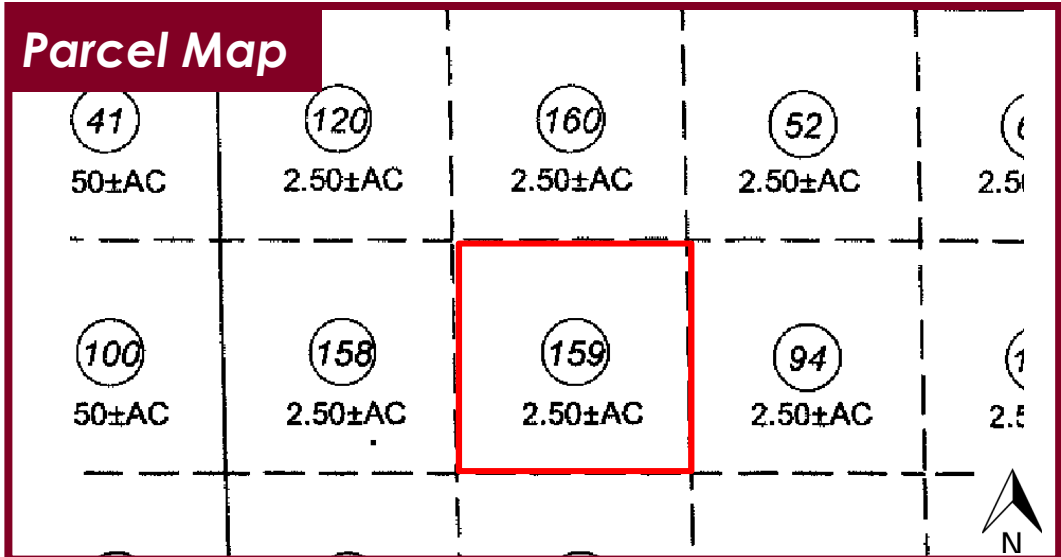
## Aerial Map



## Area Map



## Parcel Map

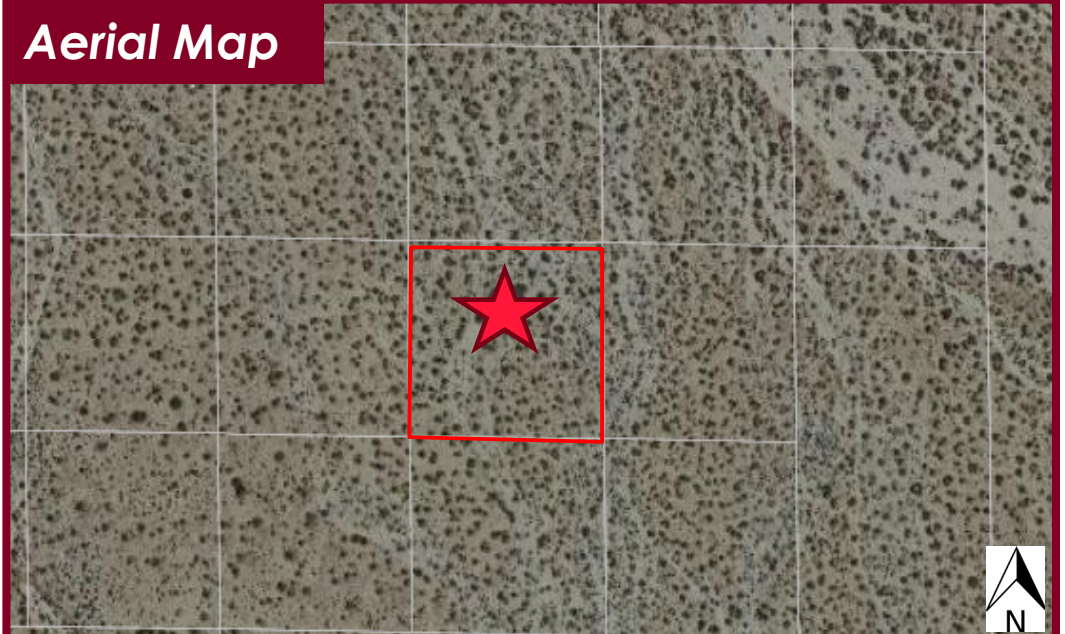


# PROPERTY #5: E Ave S (Black Butte)

## Site Profile

- **Address:** E Ave. S, Black Butte, Los Angeles County
- **APNs:** 3080-003-010
- **Lot Size:** +/- 2.50 Acres
- **Zoning:** Heavy Agricultural (A-2-2)
- **Existing Use:** Vacant, Unimproved Land
- **Listing Price:** Contact Agent

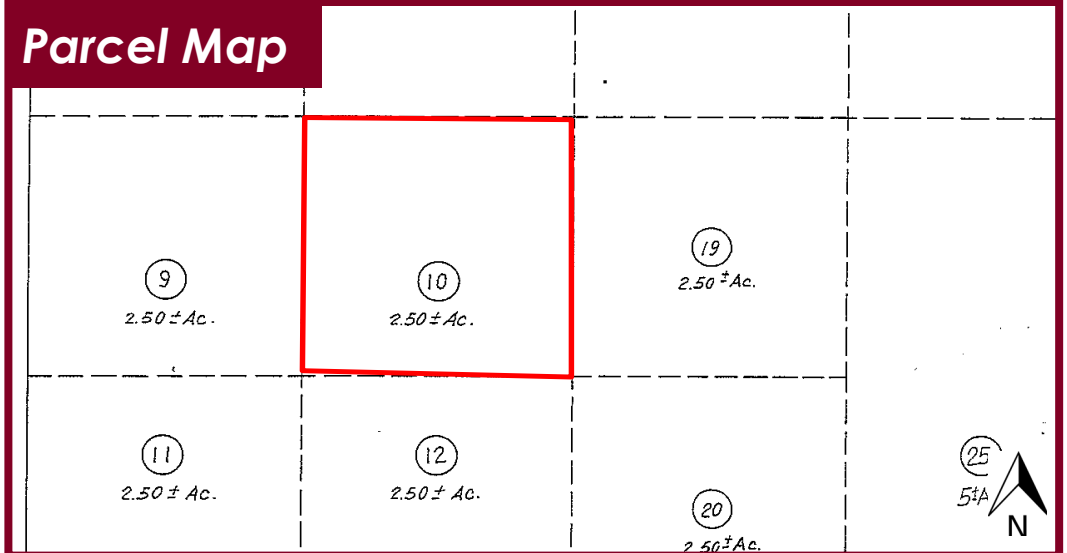
## Aerial Map



## Area Map



## Parcel Map







**For more information, please contact:**

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