

Ouzounian Properties Commercial Real Estate Brokerage



Clients:



The Fresno Bee



AT&T



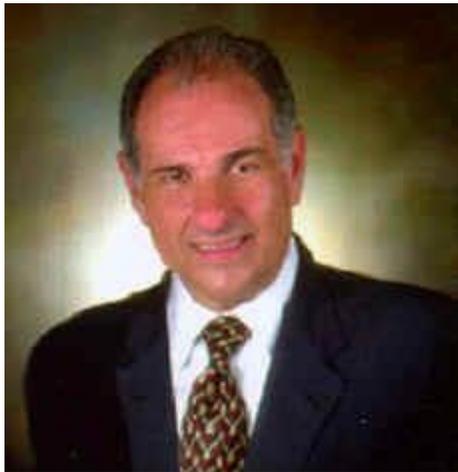
Ouzounian Corporation

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George Ouzounian

George J. Ouzounian graduated from Fresno State University with a Bachelor of Science degree in accounting in 1971.

George worked for N. N. Sheklian, CPAs from 1971 to 1975. Auditing Kaweah Delta District Hospital, Cities of Visalia and Woodlake, and five local school districts, plus preparing thousands of tax returns, gave George the accounting skills he has used throughout his career.

After four years of public accounting, George joined his family's furniture business, Ouzounian Furniture Center and was named Chief Financial Officer of the corporation now named Ouzounian Corporation.

George also functioned as Operations Officer at Ouzounian Furniture Center; George supervised twenty-five employees for fifteen years, hiring and training hundreds of employees in the process. In 1983, the Furniture Center was located on two display floors totaling thirty-two thousand square feet and a warehouse totaling fifteen thousand square feet. As a regional retailer, Furniture Center occupied 12% of the furniture business in Tulare and Kings Counties. In 1989, the family made the decision of closing both stores and converting these locations to general retail and office buildings.

In 1992 George became a real estate broker. Licensed in California, George holds a California Real Estate Broker's license and currently practices as a commercial real estate broker in Tulare and Kings counties. In addition, Mr. Ouzounian owns and manages 45,000 square feet of retail and office space in Visalia, California. In 2000, George joined the national real estate brokerage firm of Sperry Van Ness. In 2003 George represented the owners of ten apartment complexes totaling twelve hundred (1200) units in one of the largest apartment sales in Fresno County history. The sale totaled Twenty-Seven Million Dollars. At the time this was the largest transaction in the history of Sperry Van Ness and earned George a membership in the Partners Circle in 2003. As of 2020 George has brokered over 110 million dollars of commercial real estate.

George has built four new properties or remodeled five existing properties over the past forty years. In that time, George has constructed build to suit retail, medical, restaurants and office buildings for local, regional and national tenants.

In 1999, George was the founder and President of Modal Software Corporation. Modal provides a preparatory software application to companies nationally as a SaaS, (Software as a Service). Actionrev.com software is written with Ruby on Rails, is processed by Heroku, (IPP) and hosted by Amazon.

Mr. Ouzounian is currently the Chairmen of the Tulare County Assessment Appeals Board, Board member of the Visalia Public Cemetery District and Board member of Golden State Risk Management Authority.

The Ouzounian Group

Development, Property Management, and Investment Group

Ouzounian Group has developed many Visalia properties since 1975.

Investment Group:

Some of the properties we manage are completely owned by investors. Others are owned in partnership with investors held in various partnerships, as well as being held in the limited partnership, The Ouzounian Group, LP. The ability to structure the ownership in a number of ways, gives the investor a choice as to the degree to which they would like to join in the management and control of their real estate investment.

Property Management:

Currently, The Ouzounian Group manages approximately 48,000 square feet of regional retail buildings, 16,000 square feet of office space, 27,000 square feet of auto related Service Commercial, and a 128,000 square foot Office Park Complex. A total of 219,000 square feet of property all located in Visalia, California, are currently being managed.

The Development:

1. In 1975, we purchased and refurbished 525 West Main, Visalia, for our Tulare County based furniture business. In 1979, we purchased 2240-2250 South Mooney again for our furniture business. Also in 1979, we built a 15,000 square foot building leased to Canned Foods-Grocery Outlet.
2. In 1983, we ground leased a 2,500 square foot Skipper's Restaurant located at 2250 S. Mooney Blvd.
3. In 1989, we relocated our furniture operations and refurbished 525 West Main Street into a 12,500 square foot multi-tenant executive office building.
4. In 1992, we added 6,000 square to 26550 South Mooney (Canned Foods) and expanded the sales floor and parking at this location.
5. In 1995, we contracted with a doctor to design and build a 4,200 square foot medical clinic building located at 2240 West Caldwell Avenue.
6. In 1996, we designed and built a multi-tenant building located at 2002 West Mooney boulevard, acquired by Kinko Copy Centers.

In total, The Ouzounian Group has refurbished and/or built a total of over seventy thousand square feet of commercial property, all located in the City of Visalia.