

# 1032 S La Cienega Blvd - C2 Zoned Acreage

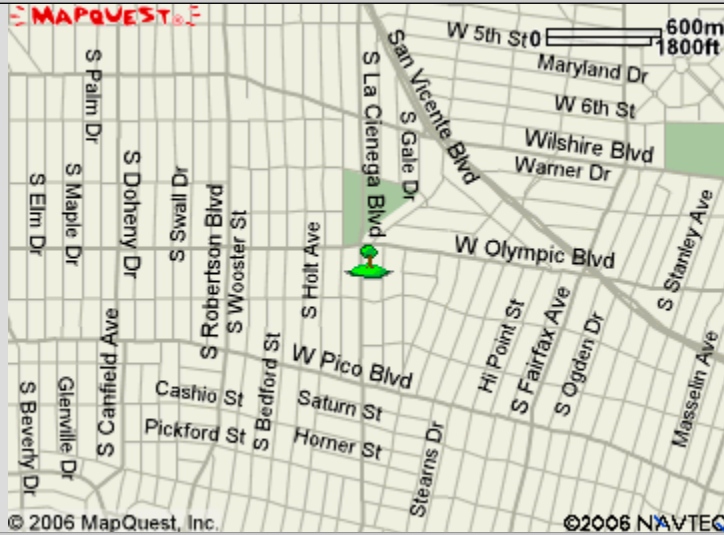
**SOLD**

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Los Angeles, CA 90035 - Beverly Hills Submarket

Sale on 10/18/2005 for \$2,500,000 (\$12,370,113.81/AC) - Research Complete

Commercial Land of 0.20 AC (8,803 SF)



### Buyer & Seller Contact Info

Recorded Buyer: **Beverly Hills Adjacent Senior Assisted Living LLC**

6416 Lunita Rd  
Malibu, CA 90265  
(323) 327-2121

Buyer Contact: **Charles L Weber**

Buyer Broker: **Grubb & Ellis  
Kathleen Silver**  
(310) 235-2955

Recorded Seller: **Elias Dib & Marie-Louise Freim**

Unknown  
Los Angeles, CA 90035

Seller Contact: **Elias Dib Freim**

Listing Broker: **Grubb & Ellis  
Kathleen Silver**  
(310) 235-2955

### Transaction Details

ID: 1060521

Sale Date: **10/18/2005**  
Escrow Length: **60 days**  
Sale Price: **\$2,500,000-Confirmed**  
Price/AC Land Gross: **\$12,370,113.81 (\$283.98/SF)**

Land Area: **0.20 AC (8,803 SF)**  
Proposed Use: **Hold for Investment**

Zoning: **C2, Los Angeles**  
Lot Dimensions: **55x159**  
Sale Conditions: **1031 Exchange**  
Transfer Tax: **\$2,750**

Percent Improved: **16.7%**  
Total Value Assessed: **\$804,309 in 2004**  
Improved Value Assessed: **\$134,470**  
Land Value Assessed: **\$669,839**  
Land Assessed/AC: **\$3,314,393**

Street Frontage: **55 feet on S La Cienega**  
Financing: **Down payment of \$600,000.00 (24.0%)  
\$950,000.00 from Lone Oak Mortgage  
\$950,000.00 from Seller**

Topography: **Level**  
On-Site Improv: **Previously developed lot**  
Off-Site Improv: **Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water**  
Improvements: **Previously developed lot**

Legal Desc: **Lot 121 trt 7170 bk 76 pg 12**  
Parcel No: **5087-001-023**

**1032 S La Cienega Blvd - C2 Zoned Acreage****SOLD**

Commercial Land of 0.20 AC (8,803 SF) (con't)

Document No: **2501566****Transaction Notes**Beverly Hills Adjacent Senior Assis c/o Charles L Weber  
Elias Dib & Marie-Louise Freim c/o Elias Dib Freim

- \* Exchange: This was the seller's downleg in a 1031 exchange.
- \* Market Time: Reportedly the property was not on the market at the time of the sale; the buyer approached the seller directly.
- \* Sale Price: The property listed for \$2,500,000.

**Current Land Information**

ID: 4693073

Zoning:	<b>C2, Los Angeles</b>	Proposed Use:	<b>Hold for Investment</b>
Density Allowed:	-	Land Area:	<b>0.20 AC (8,803 SF)</b>
Number of Lots:	-	On-Site Improv:	<b>Previously developed lot</b>
Max # of Units:	-	Lot Dimensions:	<b>55x159</b>
Units per Acre:	-	Owner Type:	-
Improvements:	<b>Previously developed lot</b>		
Legal Desc:	<b>Lot 121 trt 7170 bk 76 pg 12</b>		
Topography:	<b>Level</b>		
Off-Site Improv:	<b>Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water</b>		
Street Frontage:	<b>55 feet on S La Cienega</b>		

**Location Information**

Metro Market: **Los Angeles**  
 Submarket: **West Los Angeles/Beverly Hills**  
 County: **Los Angeles**  
 CBSA: **Los Angeles-Long Beach-Santa Ana, CA**  
 CSA: **Los Angeles-Long Beach-Riverside, CA**  
 DMA: **Los Angeles, CA**  
 Map(Page): **Thomas Bros. Guide 632-J3**

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**Plat Map: 1032 S La Cienega Blvd - C2 Zoned Acreage**

