

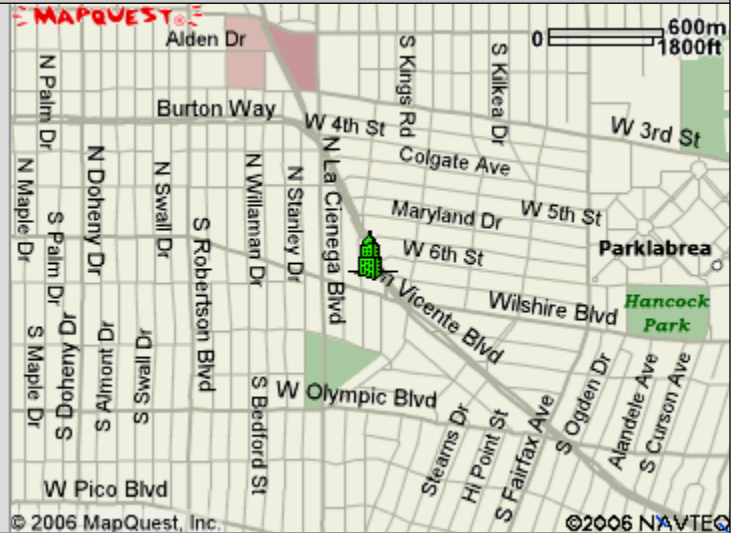
113 N San Vicente Blvd

SOLD

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Beverly Hills, CA 90211 - Beverly Hills Submarket

Sale on 05/11/2004 for \$2,950,000 (\$189.10/SF) - Research Complete
15,600 SF Class B Office Building Built in 1960, Renov 2003



Buyer & Seller Contact Info

Recorded Buyer: **Ann Price Company LLC**

Recorded Seller: **Tenth Street Venture LLC**

True Buyer: **Ann Price Company LLC**
Ann Price
8383 Wilshire Blvd
Beverly Hills, CA 90211

Seller Contact: **Benjamin Efrain (Pres)**

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

Listing Broker: **Coldwell Banker Commercial Westmac**
Christian Holland
(310) 478-7700
Jim Stanfill
(310) 478-7700

Transaction Details

ID: 887785

Sale Date: **05/11/2004 (14 days on market)**
Escrow Length: **90 days**
Sale Price: **\$2,950,000-Confirmed**
Asking Price: **-**
Price/SF: **\$189.10**
Price/AC Land Gross: **\$11,866,452.13**

Sale Type: **Owner/User**
Bldg Type: **Office**
Year Built/Age: **Built in 1960, Renov 2003 Age: 44**
RBA: **15,600 SF**
Land Area: **0.25 AC (10,829 SF)**

Percent Leased: **100.0%**
Tenancy: **Multi**
Transfer Tax: **\$3,245**

Percent Improved: **36.2%**
Total Value Assessed: **\$2,375,000 in 2003**
Improved Value Assessed: **\$860,000**
Land Value Assessed: **\$1,515,000**
Land Assessed/AC: **\$6,094,127**

No. of Tenants: **6**
Tenants at time of sale: **Buckingham Domestic; Clifford Gill Advertising Inc; Law Offices Of Pellingn, Robert; Retailogic; Scott Nord Esq; Shimokochi Reeves Design**

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Financing: **Down payment of \$97,000.00 (3.3%)
\$1,853,000.00 from Bank of America
\$1,000,000.00 from Bank of America**

Legal Desc: **Lot 457 trt 4988 bk 54 pgs 98, 99**

Parcel No: **4334-022-080**

Document No: **1179647**

Sale History: **Sold for \$2,950,000 (\$189.10/SF) on 05/11/2004
Sold for \$2,350,000 (\$150.64/SF) on 12/31/2002
Sold for \$2,500,000 (\$160.26/SF) on 02/28/1992**

Transaction Notes

Income/Expense:
The property was vacant at time of sale and will be owner occupied.

Ann Price Company LLC c/o Ann Price (Mgn Mem)
Tenth Street Venture LLC c/o Benjamin Efrain (Pres)

* Notes: The property was listed on the market for \$3,050,000.
* Description: The building has 1 elevator.
* Parking: There is parking at grade level and one level of subterranean parking.
* Exchange: This was the seller's downleg in a 1031 exchange.
Listing Broker reported, at the time of the sale there was no deferred maintenance. The property had been renovated in 2003.

Current Building Information

ID: 100493

Bldg Type:	Office	Bldg Status:	Built in 1960, Renov 2003
Class:	B	RBA:	15,600 SF
Total Avail:	0 SF	% Leased:	100.0%
Bldg Vacant:	0 SF	Rent/SF/Mo:	-
Tenancy:	Multi	Elevators:	0
Owner Type:	Corporation	Core Factor:	-
Owner Occupied:	Yes	Stories:	3
Zoning:	C305, Beverly Hills	Typical Floor Size:	7,800 SF
Land Area:	0.25 AC	Building FAR:	1.44
Street Frontage:	55 feet on N San Vicente 50 feet on N Gale		
Parking:	14 free Covered Spaces are available; Ratio of 2.50/1,000 SF		

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**

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Legal Description: Lot 457 trt 4988 bk 54 pgs 98, 99
County: Los Angeles

Plat Map: 113 N San Vicente Blvd

