

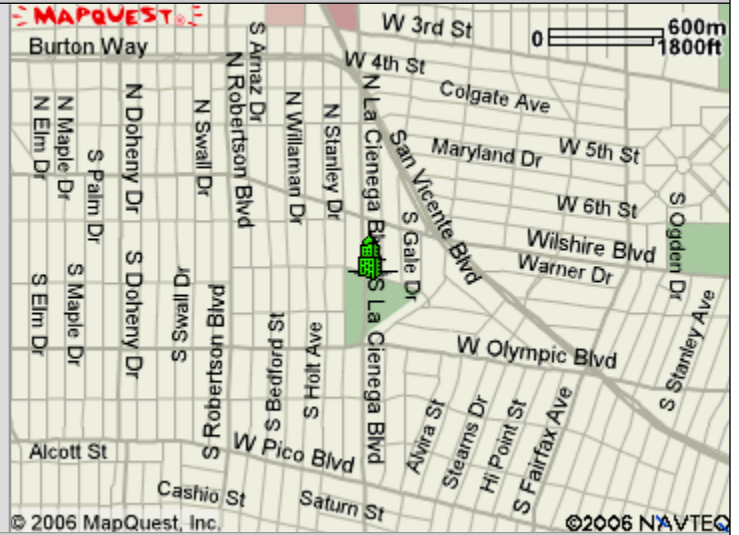
# 292 S La Cienega Blvd

**SOLD**

1

**Beverly Hills, CA 90211 - Beverly Hills Submarket**

Sale on 07/01/2003 for \$4,900,000 (\$154.84/SF) - Research Complete  
31,645 SF Class B Office Building Built in 1955, Renov 1993



### Buyer & Seller Contact Info

Recorded Buyer: **Beverly Hills Properties, Inc.**

9135 W Olympic Blvd  
Beverly Hills, CA 90212

Recorded Seller: **La Cienega Investment Group**

400 S Beverly Dr  
Beverly Hills, CA 90212  
(310) 230-2031

Buyer Contact: **Edward Ehsan**

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

Seller Contact: **James N. Ries (Mgr.)**

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

### Transaction Details

ID: 792397

Sale Date: **07/01/2003**  
Escrow Length: **60 days**  
Sale Price: **\$4,900,000-Confirmed**  
Asking Price: -  
Price/SF: **\$154.84**  
Price/AC Land Gross: **\$13,168,503.09**

Sale Type: **Investment**  
Bldg Type: **Office**  
Year Built/Age: **Built in 1955, Renov 1993 Age: 48**  
RBA: **31,645 SF**  
Land Area: **0.37 AC (16,209 SF)**

Percent Leased: **100.0%**  
Tenancy: **Multi**  
Sale Conditions: **1031 Exchange**  
Transfer Tax: **\$5,390**

Percent Improved: **53.2%**  
Total Value Assessed: **\$4,007,995 in 2002**  
Improved Value Assessed: **\$2,131,913**  
Land Value Assessed: **\$1,876,082**  
Land Assessed/AC: **\$5,041,875**

No. of Tenants: **30**  
Tenants at time of sale: **American Export House; Beverly Hills Home Health Care; Bliss, E Thomas & Associates; Bluemoon Management; Campanelli, David Dc; Diamond Parking Service; Digital Command Post Lic; Diner Entertainment Lic; Ellie Education Station; Generational Art Productions Inc; Heller Dov Rabbi; J. Shaffer Smith Law Office; Juliette 2 Agency; Konnichi Music Corp; Martin Chiropractic; Morse Kimmel & Co.; Positive Changes Hypnosis; Positive Changes Hypnosis; Product International; Push, Inc; Screen Presents; Service Plus Travel; Soumekh, Michael & Associates; Teltec Public Phone Co; The Design Works; The Romeo II & Juliette Agency; Tlc Domestic; White Light Productions; YBM Properties; Ybm Properties, Inc**

**292 S La Cienega Blvd****SOLD**

31,645 SF Class B Office Building Built in 1955, Renov 1993 (con't)

Financing: **Down payment of \$1,350,000.00 (27.6%)  
\$3,550,000.00 from PNC Bank**

Legal Desc: **Lots 601 thru 603 trt 4988 bk 54 pgs 98, 99**

Parcel No: **4333-028-020**

Document No: **1883522**

Sale History: **Sold for \$6,795,000 (\$214.73/SF) on 03/01/2005  
Sold for \$4,900,000 (\$154.84/SF) on 07/01/2003  
Sold for \$3,525,000 (\$111.39/SF) on 05/23/1995  
Sold for \$2,200,000 (\$69.52/SF) on 06/15/1993**

**Transaction Notes**

Income/Expense:  
The property was 100% occupied at the time of sale. The buyer plans on occupying a portion of the ground floor.

Beverly Hills Properties, Inc. c/o Edward Ehsan  
La Cienega Investment Group c/o James N. Ries (Mgr.)

\* Parking: Covered parking is available for \$70 per month and surface parking is available for \$55 per month.  
\* Exchange: This was the seller's downleg in a 1031 exchange.  
There is 1 passenger elevator.

**Current Building Information**

ID: 92966

|                                                                                                                                       |                                               |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| Bldg Type: <b>Office</b>                                                                                                              | Bldg Status: <b>Built in 1955, Renov 1993</b> |
| Class: <b>B</b>                                                                                                                       | RBA: <b>31,645 SF</b>                         |
| Total Avail: <b>4,950 SF</b>                                                                                                          | % Leased: <b>84.4%</b>                        |
| Bldg Vacant: <b>4,950 SF</b>                                                                                                          | Rent/SF/Mo: <b>\$2.50</b>                     |
| Tenancy: <b>Multi</b>                                                                                                                 | Elevators: <b>1</b>                           |
| Owner Type: <b>-</b>                                                                                                                  | Core Factor: <b>15.0%</b>                     |
| Owner Occupied: <b>No</b>                                                                                                             | Stories: <b>3</b>                             |
| Zoning: <b>C3, Beverly Hills</b>                                                                                                      | Typical Floor Size: <b>32,501 SF</b>          |
| Land Area: <b>0.37 AC</b>                                                                                                             | Building FAR: <b>1.95</b>                     |
| Expenses: <b>2005 Tax @ \$2.36/sf</b>                                                                                                 |                                               |
| Street Frontage: <b>125 feet on S La Cienega<br/>126 feet on Gregory</b>                                                              |                                               |
| Parking: <b>47 Covered Spaces @ \$75.00/mo; 22 Surface Spaces @ \$55.00/mo; Reserved Spaces @ \$100.00/mo; Ratio of 2.00/1,000 SF</b> |                                               |
| Amenities: <b>Bus Line, Corner Lot, On Site Management, Property Manager on Site</b>                                                  |                                               |
| Elevator Banks: <b>1st-4th(1)</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-J2**

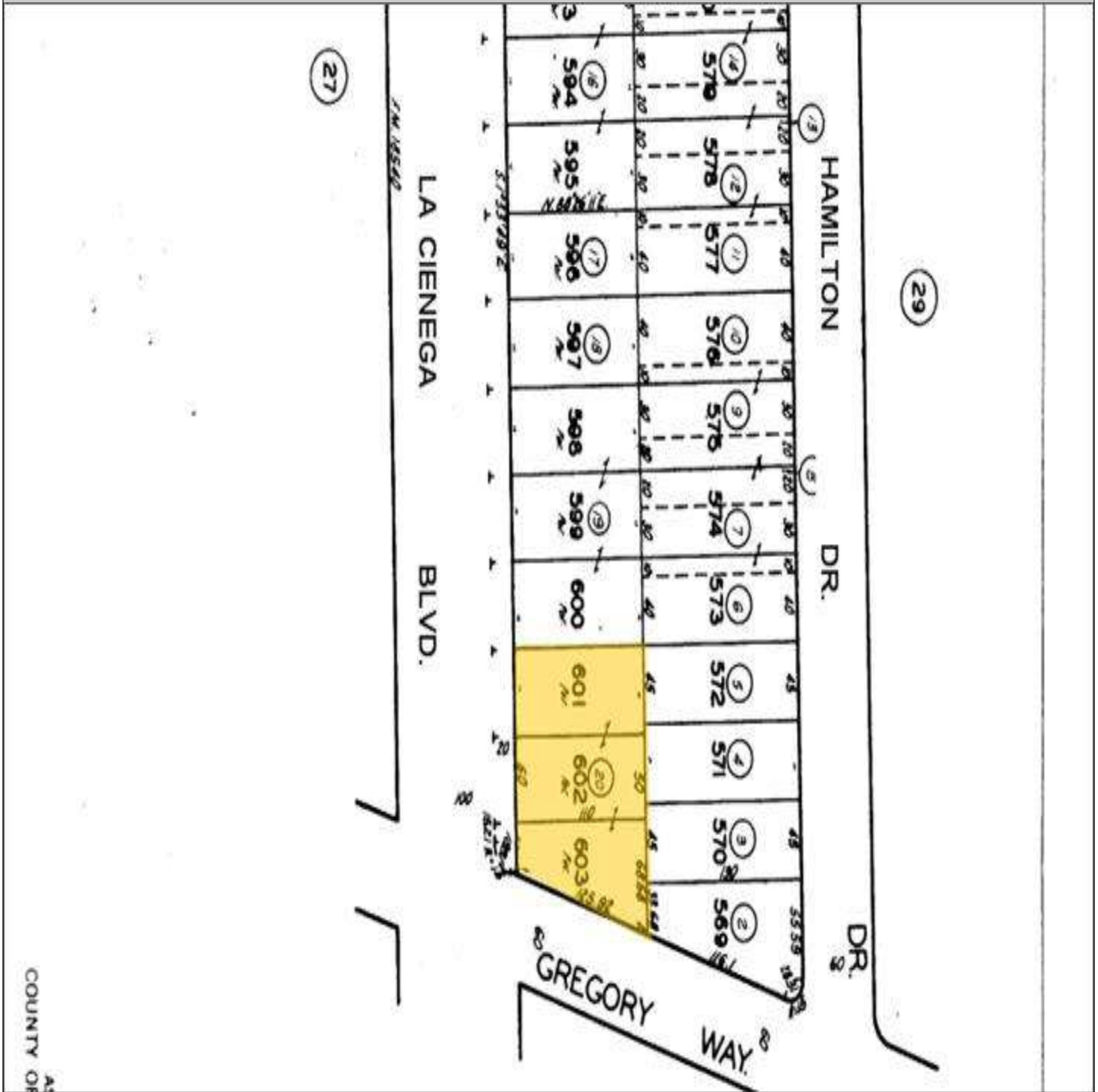
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Plat Map: 292 S La Cienega Blvd



COUNTY OF

292 S La Cienega Blvd

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Plat Map: 292 S La Cienega Blvd

