

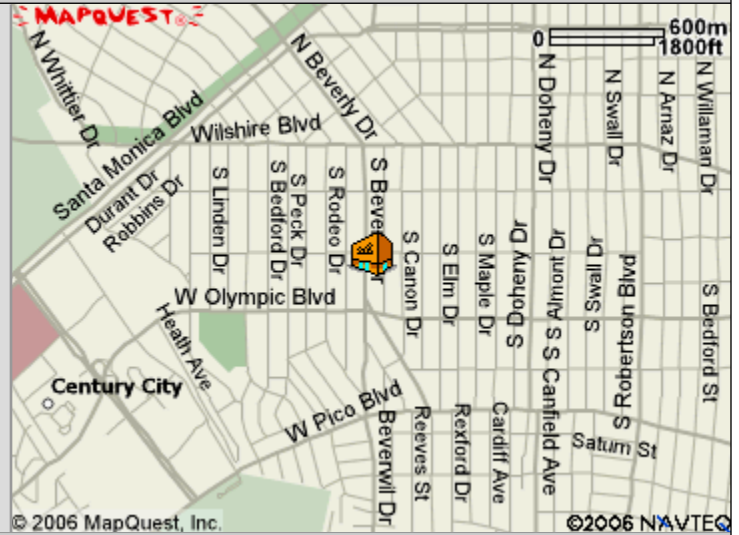
312-314 S Beverly Dr

SOLD

1

Beverly Hills, CA 90212 - Beverly Hills Submarket

Sale on 03/06/2006 for \$12,000,000 (\$755.48/SF) - Research Complete
15,884 SF Retail General Freestanding Building Built in 1950



Buyer & Seller Contact Info

Recorded Buyer: **Beverly Place Partners LLC**
9629 Brighton Way
Beverly Hills, CA 90210
(310) 275-9700

Buyer Contact: **Daryoush Mahboubi-Faradi**
Buyer Broker: **Bankers Realty**
Houman Mahboubi

Recorded Seller: **Faber Family Partnership 1985**
312-314 S Beverly Dr
Beverly Hills, CA 90212
(310) 551-1212

Listing Broker: **Grubb & Ellis**
Chris DuMont
(310) 235-2929
Kathleen Silver
(310) 235-2955
Benjamin Ow
(310) 235-2968

Transaction Details

ID: 1096373

Sale Date: 03/06/2006	Sale Type: Investment
Escrow Length: -	Bldg Type: Retail - General Freestanding
Sale Price: \$12,000,000-Full Value	Year Built/Age: Built in 1950 Age: 56
Asking Price: -	GLA: 15,884 SF
Price/SF: \$755.48	Land Area: 0.42 AC (18,208 SF)
Price/AC Land Gross: \$28,708,133.97	
Percent Leased: 100.0%	Percent Improved: 23.3%
Tenancy: Multi	Total Value Assessed: \$5,130,448 in 2005
	Improved Value Assessed: \$1,195,813
	Land Value Assessed: \$3,934,635
	Land Assessed/AC: \$9,413,002

No. of Tenants: **2**
Tenants at time of sale: **Faber Family Partnership 1985; Symmetry Capital Holdings**
Financing: **\$11,000,000.00 from CIBC, Inc.**
Legal Desc: **Lots 2018 thru 2020 trt 6380 bk 69 pgs 11 thru 20**

312-314 S Beverly Dr**SOLD**

15,884 SF Retail General Freestanding Building Built in 1950 (con't)

Parcel No: **4331-004-027**
Document No: **0477149****Transaction Notes**

Beverly Place Partners LLC c/o Daryoush Mahboubi-Farrdi

* Sale Price: Sale price was pulled from the LA County Assessor website.

Current Retail Information

ID: 251592

Property Type:	Retail - General Freestanding	GLA:	15,884 SF
Center Name:	-	Total Avail:	0 SF
Bldg Status:	Built in 1950	% Leased:	100.0%
Owner Type:	-	Bldg Vacant:	0 SF
Zoning:	C3, Beverly Hills	Land Area:	0.42 AC
Owner Occupied:	No	Lot Dimensions:	
		Building FAR:	0.87
Rent/SF/Mo:	-	No. of Stores:	-
CAM:	-		
Street Frontage:	150 feet on Beverly		
Parking:	35 free Surface Spaces are available		
Features:	Bus Line, Signage		

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-G3**

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Parcel Number: 4331-004-027
Legal Description: Lots 2018 thru 2020 trt 6380 bk 69 pgs 11 thru 20
County: Los Angeles

Plat Map: 312-314 S Beverly Dr

