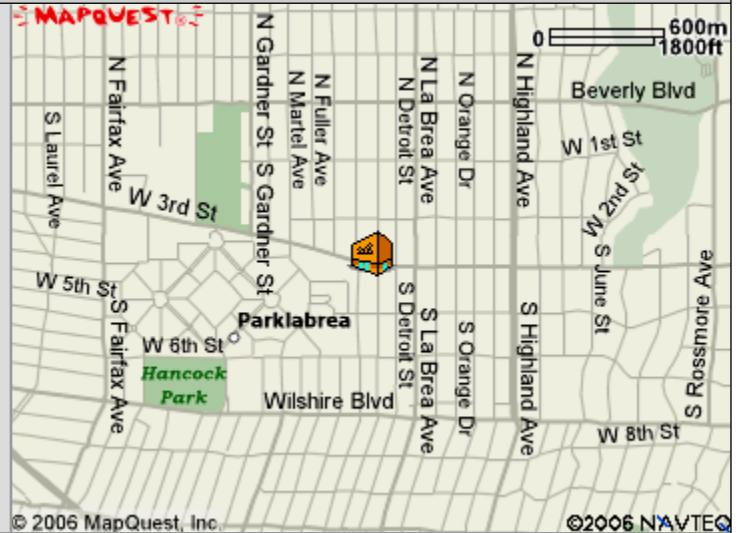


5800 W 3rd St**SOLD****1****Los Angeles, CA 90036 - Miracle Mile Submarket**Sale on 10/20/2006 for \$4,350,000 (\$435.00/SF) - Research Complete
10,000 SF Retail Storefront Building Built in 1932**Buyer & Seller Contact Info**Recorded Buyer: **American Commercial Equities Three LLC**23805 Stuart Ranch Rd
Malibu, CA 90265
(310) 774-5255Buyer Contact: **Mark Schafer**Buyer Broker: **Principal is Broker**Recorded Seller: **Mark Vaghei Family Trust**261 S Robertson Blvd
Beverly Hills, CA 90211
(310) 312-4960Seller Contact: **Mark Vaghei**Listing Broker: **Grubb & Ellis
Kathleen Silver
(310) 235-2955****Transaction Details**

ID: 1168798

Sale Date: **10/20/2006 (171 days on market)**
 Escrow Length: **40 days**
 Sale Price: **\$4,350,000-Confirmed**
 Asking Price: **-**
 Price/SF: **\$435.00**
 Price/AC Land Gross: **\$19,162,995.59**

Sale Type: **Investment**
 Bldg Type: **Retail - Storefront**
 Year Built/Age: **Built in 1932 Age: 74**
 GLA: **10,000 SF**
 Land Area: **0.23 AC (9,888 SF)**

Percent Leased: **-**
 Tenancy: **Single**

Percent Improved: **8.0%**
 Total Value Assessed: **\$2,601,000 in 2006**
 Improved Value Assessed: **\$208,080**
 Land Value Assessed: **\$2,392,920**
 Land Assessed/AC: **\$10,541,497**

No. of Tenants: **1**
 Tenants at time of sale: **Jamshid & Gitou Karimi**
 Financing: **Down payment of \$4,350,000.00 (100.0%)**
 Legal Desc: **Lots 147,148 trt 7705 bk 89 pgs 33 thru 35**
 Parcel No: **5508-003-011**
 Document No: **2358611**

5800 W 3rd St**SOLD**

10,000 SF Retail Storefront Building Built in 1932 (con't)

Sale History: **Sold for \$4,350,000 (\$435.00/SF) on 10/20/2006**
Sold for \$2,500,000 (\$250.00/SF) on 05/11/2004

Transaction Notes

Additional seller: Nasser Rahnama (50%).

Income/expense: The property was vacant at time of sale.

Conditions: The property sold with no conditions.

Exchanges: Neither the buyer nor the seller had an exchange.

Current Retail Information

ID: 27757

Property Type:	Retail - Storefront	GLA:	10,000 SF
Center Name:	-	Total Avail:	0 SF
Bldg Status:	Built in 1932	% Leased:	100.0%
Owner Type:	-	Bldg Vacant:	0 SF
Zoning:	C2, Los Angeles	Land Area:	0.23 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	1.01
Rent/SF/Mo:	-	No. of Stores:	-
CAM:	-		
Parking:	12 Surface Spaces are available		

Location Information

Metro Market: **Los Angeles**
 Submarket: **Mid-Wilshire/Miracle Mile**
 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 633-D2**

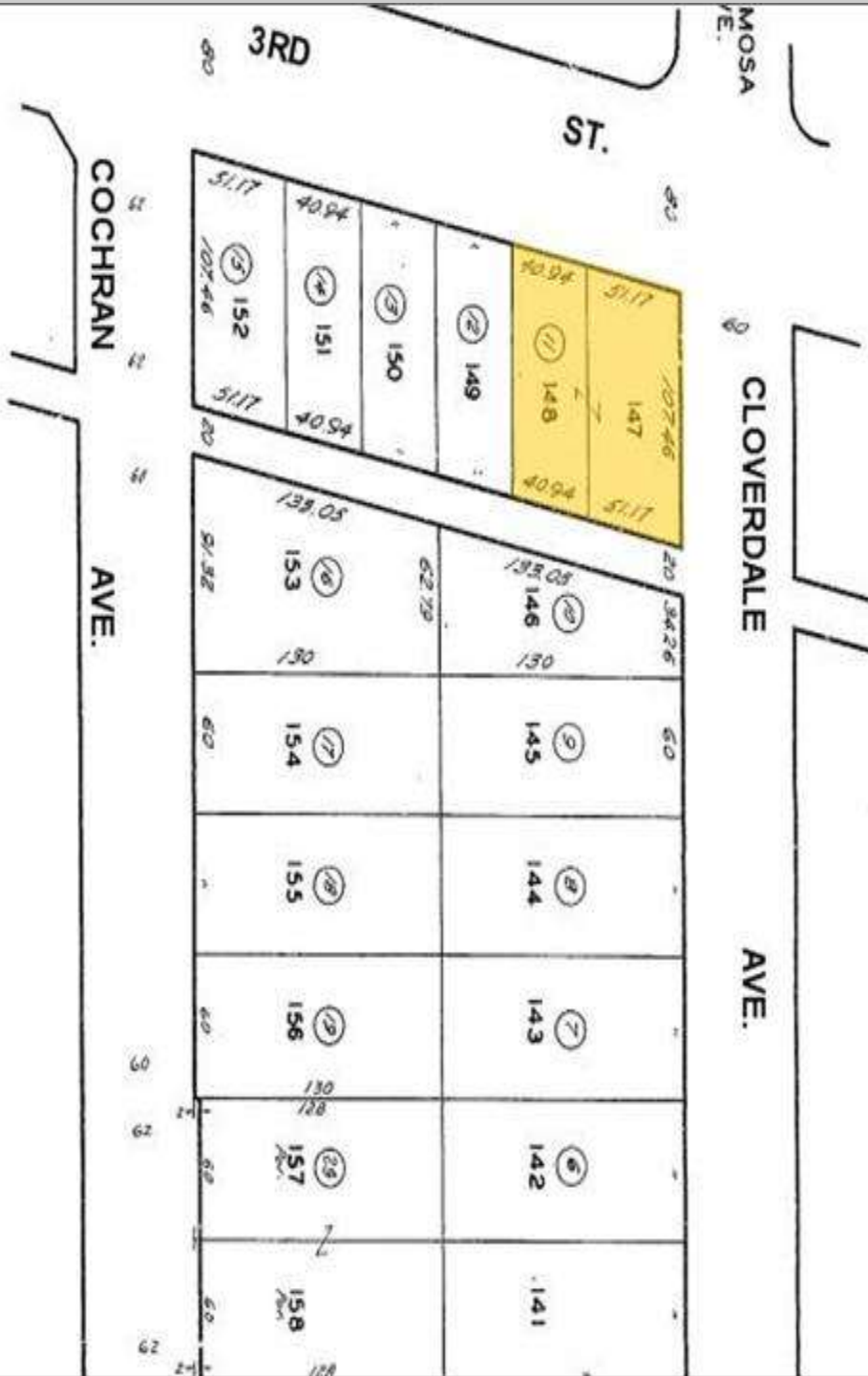
5800 W 3rd St

SOLD

10,000 SF Retail Storefront Building Built in 1932 (con't)

Parcel Number: **5508-003-011**
Legal Description: -
County: **Los Angeles**

Plat Map: 5800 W 3rd St



5800 W 3rd St

SOLD

10,000 SF Retail Storefront Building Built in 1932 (con't)

Plat Map: 5800 W 3rd St

