

600 N La Brea Ave

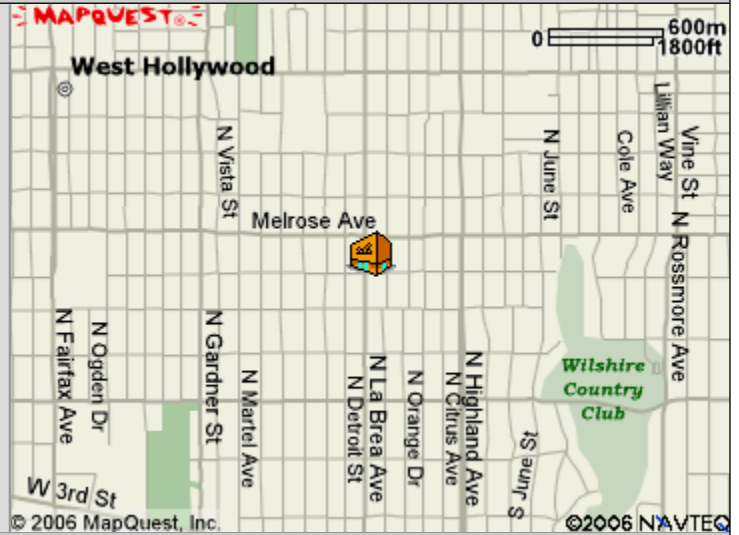
SOLD

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Los Angeles, CA 90036 - Hollywood/Silver Lake Submarket

Sale on 02/23/2007 for \$2,600,000 (\$831.20/SF) - Research Complete

3,128 SF Retail Storefront Building Built in 1968



Buyer & Seller Contact Info

Recorded Buyer: **Oliver Holdings Llc**
 360 N La Cienega Blvd
 West Hollywood, CA 90048

Buyer Contact: **Fred Mashian**

Buyer Broker: **Unknown**

Recorded Seller: **Martin Family Trust**

True Seller: **martin family trust**
Eric Martin

Listing Broker: **Unknown**

Transaction Details

ID: 1256178

Sale Date:	02/23/2007	Sale Type:	Investment
Escrow Length:	5 days	Bldg Type:	Retail - Storefront
Sale Price:	\$2,600,000-Full Value	Year Built/Age:	Built in 1968 Age: 39
Asking Price:	-	GLA:	3,128 SF
Price/SF:	\$831.20	Land Area:	0.11 AC (4,792 SF)
Price/AC Land Gross:	\$23,636,363.64		
Percent Leased:	-	Percent Improved:	51.3%
Transfer Tax:	\$2,860	Total Value Assessed:	\$591,276 in 2006
		Improved Value Assessed:	\$303,217
		Land Value Assessed:	\$288,059
		Land Assessed/AC:	\$2,618,718
Financing:	Down payment of \$1,200,000.00 (46.2%) \$1,400,000.00 from Chinatrust Bk Usa		
Legal Desc:	Lot 31 trt 6740 pg 98 & 99		
Parcel No:	5525-017-008		
Document No:	0447790		

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Transaction Notes

The parties involved were not at liberty to disclose any of the vital data or were unable to be contacted. All information is based on recorded documents and county assessor records.

Current Retail Information

ID: 5687893

Property Type:	Retail - Storefront	GLA:	3,128 SF
Center Name:	-	Total Avail:	0 SF
Bldg Status:	Built in 1968	% Leased:	100.0%
Owner Type:	-	Bldg Vacant:	0 SF
Zoning:	C4	Land Area:	0.11 AC
Owner Occupied:	-	Lot Dimensions:	-
		Building FAR:	0.65
Rent/SF/Mo:	-	No. of Stores:	-
CAM:	-		
Parking:	6 Surface Spaces are available		

Location Information

Metro Market: **Los Angeles**
 Submarket: **Mid-Wilshire/Hollywood/Silver Lake**
 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 593-D7**

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Legal Description: -
County: **Los Angeles**

Plat Map: 600 N La Brea Ave

