

6090 W Pico Blvd - Synagogue Site

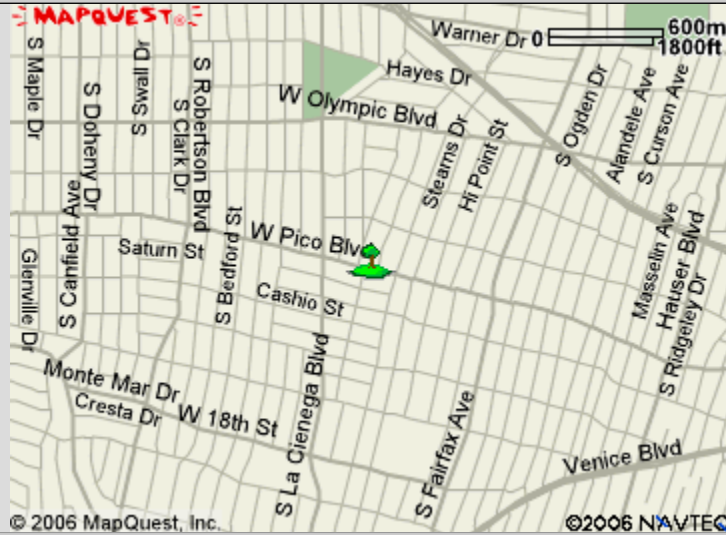
SOLD

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Los Angeles, CA 90035 - West Los Angeles Submarket

Sale on 04/13/2006 for \$3,100,000 (\$12,166,405.02/AC) - Research Complete

Residential Land of 0.25 AC (11,099 SF)



Buyer & Seller Contact Info

Recorded Buyer: **6090 Pio Blvd LLC**
8383 Wilshire Blvd
Beverly Hills, CA 90211
(323) 655-3901

Buyer Contact: **Max Webb (Manager)**

Recorded Seller: **6090 Pico Partnership LLC**
2749 Tanager Ave
Commerce, CA 90040
(323) 653-5678

Seller Contact: **Moise Tishbi (Manager)**
Listing Broker: **Grubb & Ellis**
Kathleen Silver
(310) 235-2955
Benjamin Ow
(310) 235-2968

Transaction Details

ID: 1112608

Sale Date: **04/13/2006**
Escrow Length: **20 days**
Sale Price: **\$3,100,000-Approximate**
Price/AC Land Gross: **\$12,166,405.02 (\$279.30/SF)**

Sale Type: **Investment**
Land Area: **0.25 AC (11,099 SF)**
Proposed Use: **Religious Facility**

Zoning: **C2-1, Los Angeles**
Lot Dimensions: **100x111**
Density: **N/Av**

Percent Improved: **47.6%**
Total Value Assessed: **\$1,135,071 in 2005**
Improved Value Assessed: **\$540,510**
Land Value Assessed: **\$594,561**
Land Assessed/AC: **\$2,333,441**

Financing: **Lender Not available**

Topography: **Level**
On-Site Improv: **Previously developed lot**
Off-Site Improv: **Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water**
Improvements: **Previously developed lot**

Legal Desc: **Lots 44 thru 47 TR 6006 Bk 66 pg 54, 55**
Parcel No: **5068-002-001**
Document No: **0811841**

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Residential Land of 0.25 AC (11,099 SF) (con't)

Transaction Notes

6090 Pio Blvd LLC c/o Max Webb (Manager)
 6090 Pico Partnership LLC c/o Moise Tishbi (Manager)

* Down Payment: We were unable to determine the amount of down payment, if any.
 * Market Time: Reportedly the property was not on the market at the time of the sale; the buyer approached the seller directly.

Current Land Information

ID: 4765902

Zoning:	C2-1, Los Angeles	Proposed Use:	Religious Facility
Density Allowed:	N/Av	Land Area:	0.25 AC (11,099 SF)
Number of Lots:	-	On-Site Improv:	Previously developed lot
Max # of Units:	-	Lot Dimensions:	100x111
Units per Acre:	-	Owner Type:	-
Improvements:	Previously developed lot		
Legal Desc:	Lots 44 thru 47 TR 6006 Bk 66 pg 54, 55		
Topography:	Level		
Off-Site Improv:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water		

Location Information

Metro Market: **Los Angeles**
 Submarket: **West Los Angeles/West Los Angeles**
 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-A4**

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County: **Los Angeles**

Plat Map: 6090 W Pico Blvd - Synagogue Site

5068 2
SCALE 1" = 80'

