

7407 Beverly Blvd

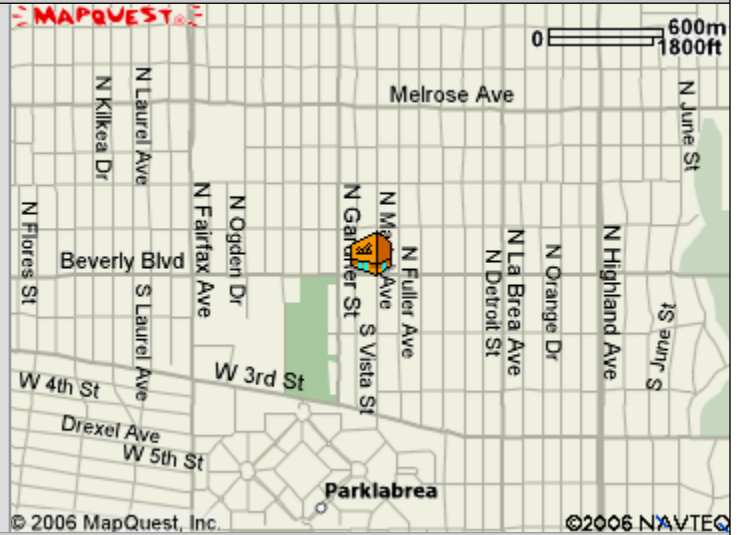
SOLD

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Los Angeles, CA 90036 - Hollywood/Silver Lake Submarket

Sale on 10/19/2005 for \$3,100,000 (\$564.66/SF) - Research Complete

5,490 SF Retail Storefront Retail/Residential Building Built in 1937



Buyer & Seller Contact Info

Recorded Buyer: **Mashi & Ladan Rahmani**

8150 Beverly Blvd
Los Angeles, CA 90048
(310) 659-3835

Buyer Contact: **Mashi Rahmani**

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

Recorded Seller: **JNJ Properties LLC**

Unknown
Los Angeles, CA 90036

Seller Contact: **John Floyd**

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

Transaction Details

ID: 1061370

Sale Date: **10/19/2005 (30 days on market)**
Escrow Length: **60 days**
Sale Price: **\$3,100,000-Confirmed**
Asking Price: -
Price/SF: **\$564.66**
Price/AC Land Gross: **\$30,009,680.54**

Sale Type: **Investment**
Bldg Type: **Retail - Storefront Retail/Residential**
Year Built/Age: **Built in 1937 Age: 68**
GLA: **5,490 SF**
Land Area: **0.10 AC (4,500 SF)**

Percent Leased: **100.0%**

Percent Improved: **19.3%**
Total Value Assessed: **\$627,012 in 2005**
Improved Value Assessed: **\$120,902**
Land Value Assessed: **\$506,110**
Land Assessed/AC: **\$4,899,419**

Financing: **Down payment of \$1,000,000.00 (32.3%)**
\$2,100,000.00 from Pacific Mercantile Bank

Legal Desc: **Lot 188 trt 4924 bk 109 pgs 30,31**
Parcel No: **5526-038-013**
Document No: **2515659**

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5,490 SF Retail Storefront Retail/Residential Building Built in 1937 (con't)

Transaction Notes

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

Mashi & Ladan Rahmani c/o Mashi Rahmani
JNJ Properties LLC c/o John Floyd

* Notes: The ground floor of the building consists of 2,745 SF of ground floor retail space. The 2nd floor is a 2,754 SF, (3+2.75) apartment with an open office den, which was added on to the property in 2004.

* Sale Price: The property listed for \$3,495,000.

Current Retail Information

ID: 1014334

Property Type:	Retail - Storefront Retail/Residential	GLA:	5,490 SF
Center Name:	-	Total Avail:	0 SF
Bldg Status:	Built in 1937	% Leased:	100.0%
Owner Type:	-	Bldg Vacant:	0 SF
Zoning:	C2, Los Angeles	Land Area:	0.10 AC
Owner Occupied:	Yes	Lot Dimensions:	
		Building FAR:	1.22
Rent/SF/Mo:	-	No. of Stores:	-
CAM:	-		
Street Frontage:	45 feet on Beverly		
Parking:	10 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 633-C1**

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 County: **Los Angeles**

Plat Map: 7407 Beverly Blvd

