

7411 Beverly Blvd

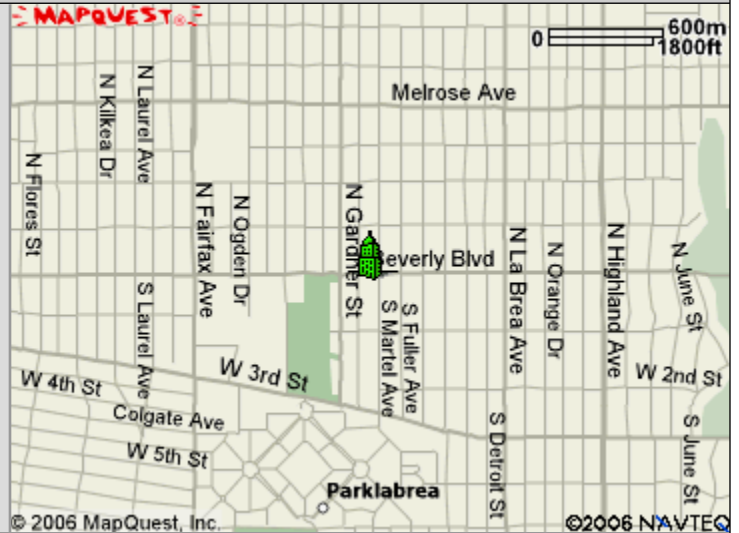
SOLD

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Los Angeles, CA 90036 - Hollywood/Silver Lake Submarket

Sale on 11/30/2006 for \$2,475,000 (\$721.57/SF) - Research Complete

3,430 SF Class C Office Building Built in 1979, Renov 2004



Buyer & Seller Contact Info

Recorded Buyer: **MR9 on Beverly LLC**
8150 Beverly Blvd
Los Angeles, CA 90048
(310) 659-3835

Buyer Contact: **Mashi Rahmani**
Buyer Broker: **Unknown**
Not Available

Recorded Seller: **Messina Baker Properties LLC**
955 Carrillo Dr
Los Angeles, CA 90048
(323) 954-8600

Seller Contact: **Richard Baker**
Listing Broker: **Grubb & Ellis**
Kathleen Silver
(310) 235-2955

Transaction Details

ID: 1180809

Sale Date: **11/30/2006 (62 days on market)**
Escrow Length: -
Sale Price: **\$2,475,000-Approximate**
Asking Price: **\$2,475,000**
Price/SF: **\$721.57**
Price/AC Land Gross: **\$24,029,126.21**

Sale Type: **Investment OR Owner/User**
Bldg Type: **Office**
Year Built/Age: **Built in 1979, Renov 2004 Age: 27**
RBA: **3,430 SF**
Land Area: **0.10 AC (4,487 SF)**

Percent Leased: **0.0%**
Tenancy: **Single**

Percent Improved: **57.4%**
Total Value Assessed: **\$599,001 in 2006**
Improved Value Assessed: **\$344,110**
Land Value Assessed: **\$254,891**
Land Assessed/AC: **\$2,474,669**

Legal Desc: **lot 189 trt 4924 bk 109 pgs 30 thru 31**
Parcel No: **5526-038-014**
Document No: **2649797**
Sale History: **Sold for \$2,475,000 (\$721.57/SF) on 11/30/2006**
Sold for \$1,809,000 (\$527.41/SF) on 01/23/2006
Sold on 04/24/2002

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Transaction Notes

Sales Price: Approximate sales price obtained from list price of \$2,475,000.

Conditions: Unable to determine the conditions to the sale.

Current Building Information

ID: 657154

Bldg Type:	Office	Bldg Status:	Built in 1979, Renov 2004
Class:	C	RBA:	3,430 SF
Total Avail:	0 SF	% Leased:	100.0%
Bldg Vacant:	0 SF	Rent/SF/Mo:	-
Tenancy:	Single	Elevators:	0
Owner Type:	-	Core Factor:	-
Owner Occupied:	No	Stories:	2
Zoning:	C2, Los Angeles	Typical Floor Size:	1,715 SF
Land Area:	0.10 AC	Building FAR:	0.76
Lot Dimensions:	50x140		
Street Frontage:	50 feet on Beverly		
Parking:	8 free Surface Spaces are available; Ratio of 2.33/1,000 SF		

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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 Legal Description: **Lot 189 trt 4924 bk 109 pgs 30,31**
 County: **Los Angeles**

Plat Map: 7411 Beverly Blvd

