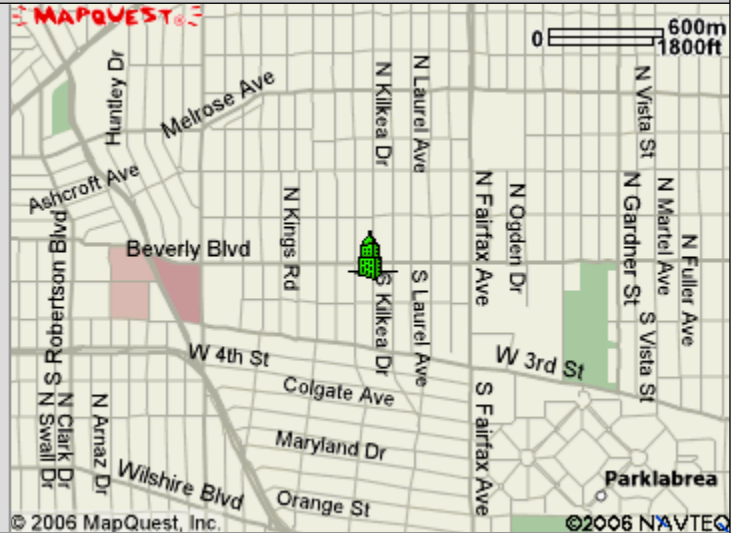


8150 Beverly Blvd - Far West Savings Bldg

SOLD

1

Los Angeles, CA 90048 - West Hollywood Submarket
Sale on 12/29/2000 for \$5,200,000 (\$246.76/SF) - Research Complete
21,073 SF Class B Office Building Built in 1965, Renov 1995



Buyer & Seller Contact Info

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

Buyer Contact: **Mashiyyat Rahmani (Member)**
Buyer Broker: **RE/MAX - Estate Properties**
Yasmine Kashani

Recorded Seller: **Salick Health Care, Inc.**
407 N Maple Dr
Beverly Hills, CA 90210
(310) 966-3400

Seller Contact: **Daniel E. Wilbur (Exec.)**
Listing Broker: **Grubb & Ellis/First Property**
Kathleen Silver
(310) 235-2955

Transaction Details

ID: 532184

Sale Date: **12/29/2000 (90 days on market)**
Escrow Length: **45 days**
Sale Price: **\$5,200,000-Confirmed**
Asking Price: -
Price/SF: **\$246.76**
Price/AC Land Gross: **\$10,748,243.08**

Sale Type: **Owner/User**
Bldg Type: **Office**
Year Built/Age: **Built in 1965, Renov 1995 Age: 35**
RBA: **21,073 SF**
Land Area: **0.48 AC (21,074 SF)**

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

Percent Improved: **52.0%**
Total Value Assessed: **\$1,409,439 in 2000**
Improved Value Assessed: **\$733,191**
Land Value Assessed: **\$676,248**
Land Assessed/AC: **\$1,397,784**

No. of Tenants: **1**
Tenants at time of sale: **Medical Mgmt Consultants**
Financing: **Down payment of \$2,031,000.00 (39.1%)**
\$3,169,000.00 from Union Bank of California; SBA loan type
Legal Desc: **Lots 18 thru 21 blk 2 trt 7355 bk 79 pgs 48, 49**
Parcel No: **5511-006-018, 5511-006-030**
Document No: **2026092**

8150 Beverly Blvd - Far West Savings Bldg**SOLD**

21,073 SF Class B Office Building Built in 1965, Renov 1995 (con't)

Sale History: **Sold for \$5,200,000 (\$246.76/SF) on 12/29/2000**
Sold for \$1,275,000 (\$60.50/SF) on 10/20/1993

Transaction Notes

Income/Expense:

Buyer will be an owner/user. Listing broker reported the property was vacant for apx 3 months prior to sale.

MR9 on Beverly c/o Mashiyat Rahmani (Member)
 Salick Health Care, Inc. c/o Daniel E. Wilbur (Exec.)

* Description: This property consists of a 21,073 SF, single-tenant office building (APN 030) and a 6,549 SF parking lot (APN 018).

* Zoning: Property consists of multiple parcels. APN 5511-006-030 is zoned C2-1-0, Los Angeles and APN 5511-006-018 is zoned R1-1-0, Los Angeles.

Listing broker reported the property sold with no deferred maintenance.

Current Building Information

ID: 94047

Bldg Type:	Office	Bldg Status:	Built in 1965, Renov 1995
Class:	B	RBA:	21,073 SF
Total Avail:	0 SF	% Leased:	100.0%
Bldg Vacant:	0 SF	Rent/SF/Mo:	-
Tenancy:	Multi	Elevators:	1
Owner Type:	Corporation	Core Factor:	-
Owner Occupied:	Yes	Stories:	3
Zoning:	C2-1-0, Los Angeles	Typical Floor Size:	7,024 SF
Land Area:	0.48 AC	Building FAR:	1.00
		Const Type:	Masonry

Street Frontage: **81 feet on Beverly**
160 feet on Kilkea

Parking: **46 Surface Spaces @ \$50.00/mo; Ratio of 2.00/1,000 SF**Amenities: **Corner Lot, On Site Management**Elevator Banks: **1st-3rd(1)****Location Information**

Cross Street: **Kilkea Dr**
 Located: **Westside**
 Metro Market: **Los Angeles**
 Submarket: **Mid-Wilshire/West Hollywood**
 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-A1**

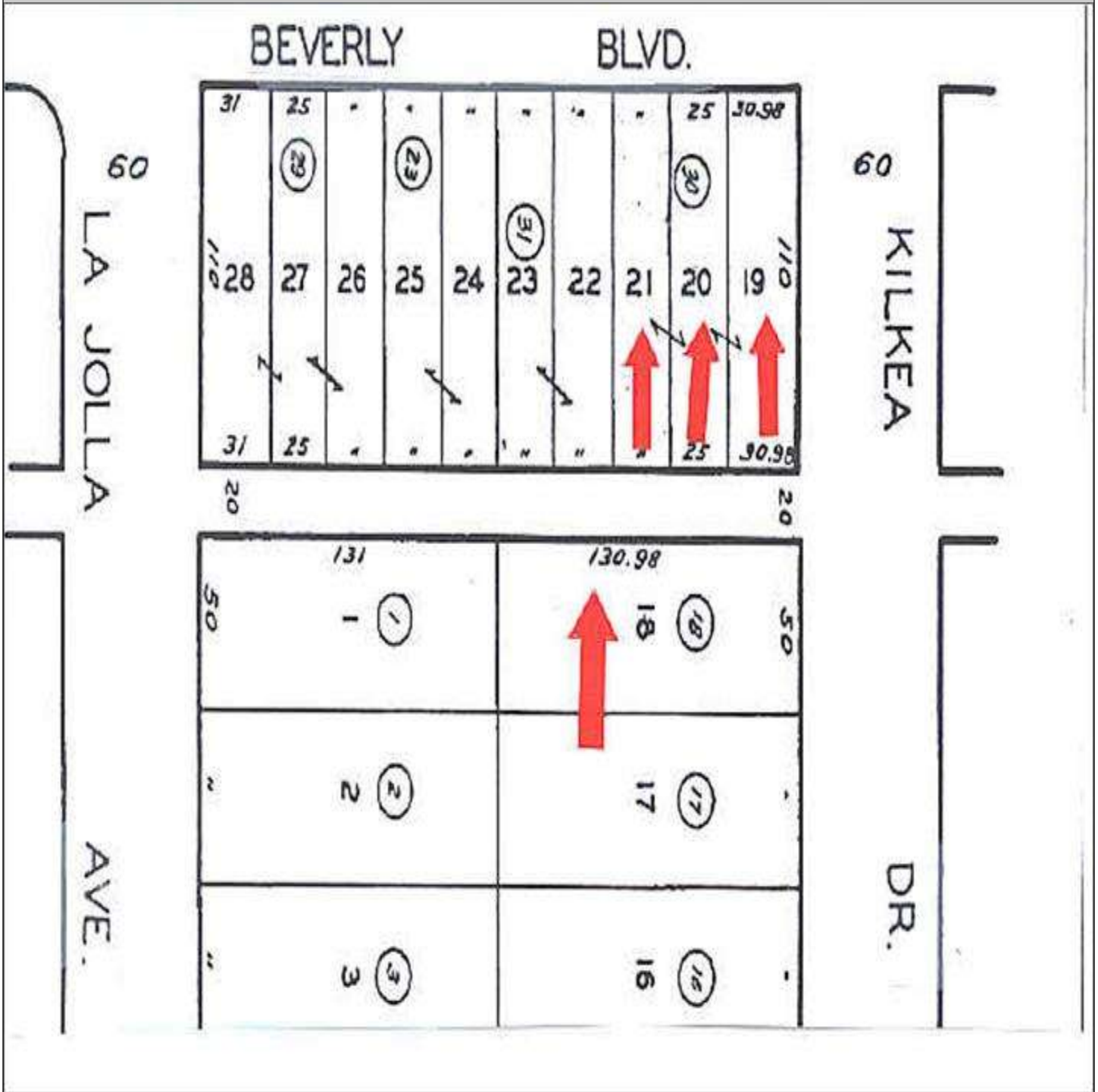
8150 Beverly Blvd - Far West Savings Bldg

SOLD

21,073 SF Class B Office Building Built in 1965, Renov 1995 (con't)

Parcel Number: 5511-006-018, 5511-006-030
Legal Description: Lots 18 thru 21 blk 2 trt 7355 bk 79 pgs 48, 49
County: Los Angeles

Plat Map: 8150 Beverly Blvd - Far West Savings Bldg



8150 Beverly Blvd - Far West Savings Bldg

SOLD

21,073 SF Class B Office Building Built in 1965, Renov 1995 (con't)

Plat Map: 8150 Beverly Blvd - Far West Savings Bldg

