

8312 Beverly Blvd

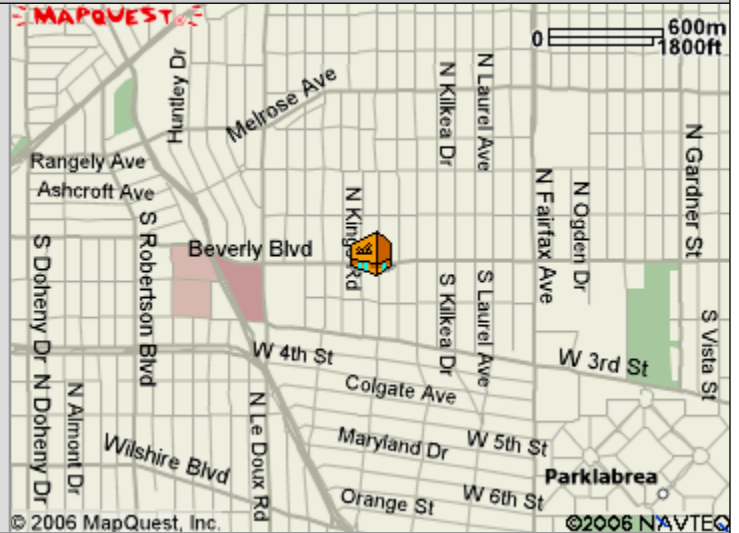
SOLD

1

Los Angeles, CA 90048 - West Hollywood Submarket

Sale on 06/16/2005 for \$2,080,000 (\$424.49/SF) - Research Complete

4,900 SF Demolished Retail Building Demolished 2005



Buyer & Seller Contact Info

Recorded Buyer: **Main Street Equities LLC**

8255 Beverly Blvd
Los Angeles, CA 90048

Buyer Contact: **Shahryar Ravanshenas (Mem)**

Recorded Seller: **Bentley Music Inc**

P.O. Box 30510
Kansas City, MO 64112

Seller Contact: **Carol Duboc (Pr)**

Listing Broker: **Grubb & Ellis**

Transaction Details

ID: 1041255

| | | | |
|----------------------|------------------------------|-----------------|---------------------------|
| Sale Date: | 06/16/2005 | Sale Type: | - |
| Escrow Length: | - | Bldg Type: | Retail |
| Sale Price: | \$2,080,000-Confirmed | Year Built/Age: | Age: 58 |
| Asking Price: | - | GLA: | 4,900 SF |
| Price/SF: | \$424.49 | Land Area: | 0.16 AC (6,795 SF) |
| Price/AC Land Gross: | \$13,333,333.33 | | |

Percent Leased: **100.0%**
Tenancy: **Single**

Percent Improved: **52.0%**
Total Value Assessed: **\$738,376 in 2004**
Improved Value Assessed: **\$383,956**
Land Value Assessed: **\$354,420**
Land Assessed/AC: **\$2,271,923**

Financing: **\$1,560,000.00 from Bank of America NA**
Legal Desc: **Lot 13 & por lot 12 trt 10389 bk 152 pgs 17,18**
Parcel No: **5511-009-019**
Document No: **1409463**

8312 Beverly Blvd**SOLD**

4,900 SF Demolished Retail Building Demolished 2005 (con't)

Transaction Notes

Main Street Equities LLC c/o Shahryar Ravanshenas (Mem)
 Bentley Music Inc c/o Carol Duboc (Pr)

- * Notes: Building is currently vacant and under construction.
- * Parking: The open tandem is 6 cars long.

Current Retail Information

ID: 928907

| | | | |
|-----------------|--|-----------------|-----------------|
| Property Type: | Retail | GLA: | 4,900 SF |
| Center Name: | - | Total Avail: | 0 SF |
| Bldg Status: | Demolished 2005 | % Leased: | 0.0% |
| Owner Type: | - | Bldg Vacant: | 0 SF |
| Zoning: | C2, Los Angeles | Land Area: | 0.16 AC |
| Owner Occupied: | - | Lot Dimensions: | - |
| | | Building FAR: | 0.72 |
| Rent/SF/Mo: | - | No. of Stores: | - |
| CAM: | - | | |
| Parking: | 4 Surface Spaces are available; 1 Surface Tandem Spaces are available | | |

Location Information

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**

8312 Beverly Blvd

SOLD

4,900 SF Demolished Retail Building Demolished 2005 (con't)

Parcel Number: 5511-009-019
Legal Description: -
County: Los Angeles

Plat Map: 8312 Beverly Blvd

