

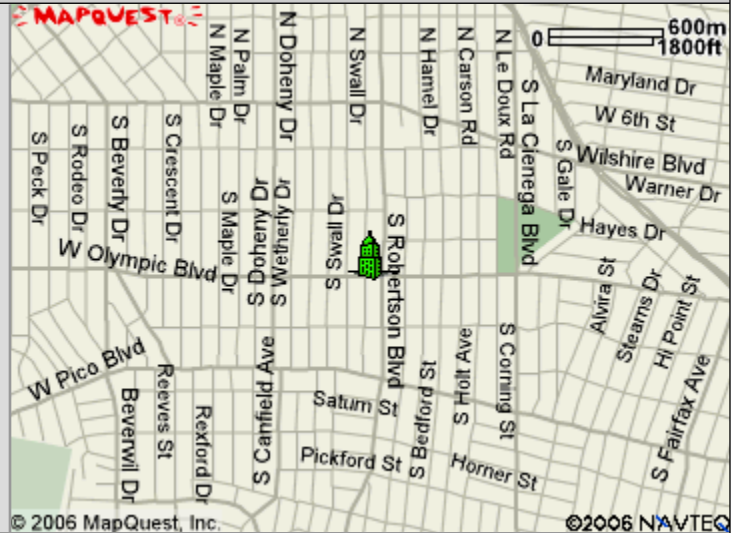
8825-8827 W Olympic Blvd

SOLD

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Beverly Hills, CA 90211 - Beverly Hills Submarket

Sale on 08/31/2001 for \$1,250,000 (\$159.70/SF) - Research Complete
7,827 SF Class C Office Building Built in 1939, Renov 1994



Buyer & Seller Contact Info

Recorded Buyer: **Image of Beverly Hills**
8827 W Olympic Blvd
Beverly Hills, CA 90211
(310) 855-0007

Recorded Seller: **David Miller**
2358 Century Hill
Los Angeles, CA 90067
(310) 556-1308

Buyer Contact: **Bijan & Parviz Bina (Member)**
Buyer Broker: **Grubb & Ellis/First Property**
Kathleen Silver
(310) 235-2955

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

Transaction Details

ID: 586982

Sale Date: **08/31/2001 (75 days on market)**
Escrow Length: **30 days**
Sale Price: **\$1,250,000-Confirmed**
Asking Price: -
Price/SF: **\$159.70**
Price/AC Land Gross: **\$6,983,240.22**

Sale Type: -
Bldg Type: **Office**
Year Built/Age: **Built in 1939, Renov 1994 Age: 62**
RBA: **7,827 SF**
Land Area: **0.18 AC (7,797 SF)**

Percent Leased: **100.0%**
Tenancy: **Multi**
Transfer Tax: **\$1,375**

Percent Improved: **31.3%**
Total Value Assessed: **\$960,000 in 2000**
Improved Value Assessed: **\$300,000**
Land Value Assessed: **\$660,000**
Land Assessed/AC: **\$3,687,150**

Financing: **Down payment of \$125,000.00 (10.0%)**
\$1,125,000.00 from US Bank National Association

Legal Desc: **Lot 88 trt 6380 bk 69 pg 11 thru 20**
Parcel No: **4333-010-020**
Document No: **1633674**

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Transaction Notes**Income/Expense:**

Broker declined to disclose any income information.

Image of Beverly Hills c/o Bijan & Parviz Bina (Member)

Broker reported the property sold with no deferred maintenance.

Current Building Information

ID: 257030

Bldg Type:	Office	Bldg Status:	Built in 1939, Renov 1994
Class:	C	RBA:	7,827 SF
Total Avail:	0 SF	% Leased:	100.0%
Bldg Vacant:	0 SF	Rent/SF/Mo:	For Sale Only
Tenancy:	Multi	Elevators:	0
Owner Type:	-	Core Factor:	-
Owner Occupied:	No	Stories:	2
Zoning:	C3, Beverly Hills	Typical Floor Size:	3,914 SF
Land Area:	0.18 AC	Building FAR:	1.00
Lot Dimensions:	65x120	Const Type:	Masonry
Street Frontage:	65 feet on W Olympic 120 feet on Clark		
Parking:	9 Surface Spaces are available; Ratio of 1.13/1,000 SF		
Amenities:	Bus Line, Corner Lot		
Setbacks:	1st 5,887 sf; 2nd 1,859 sf		

Location Information

Located: **NEC of Olympic Blvd & Clark Dr**
 Metro Market: **Los Angeles**
 Submarket: **West Los Angeles/Beverly Hills**
 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 632-H3**

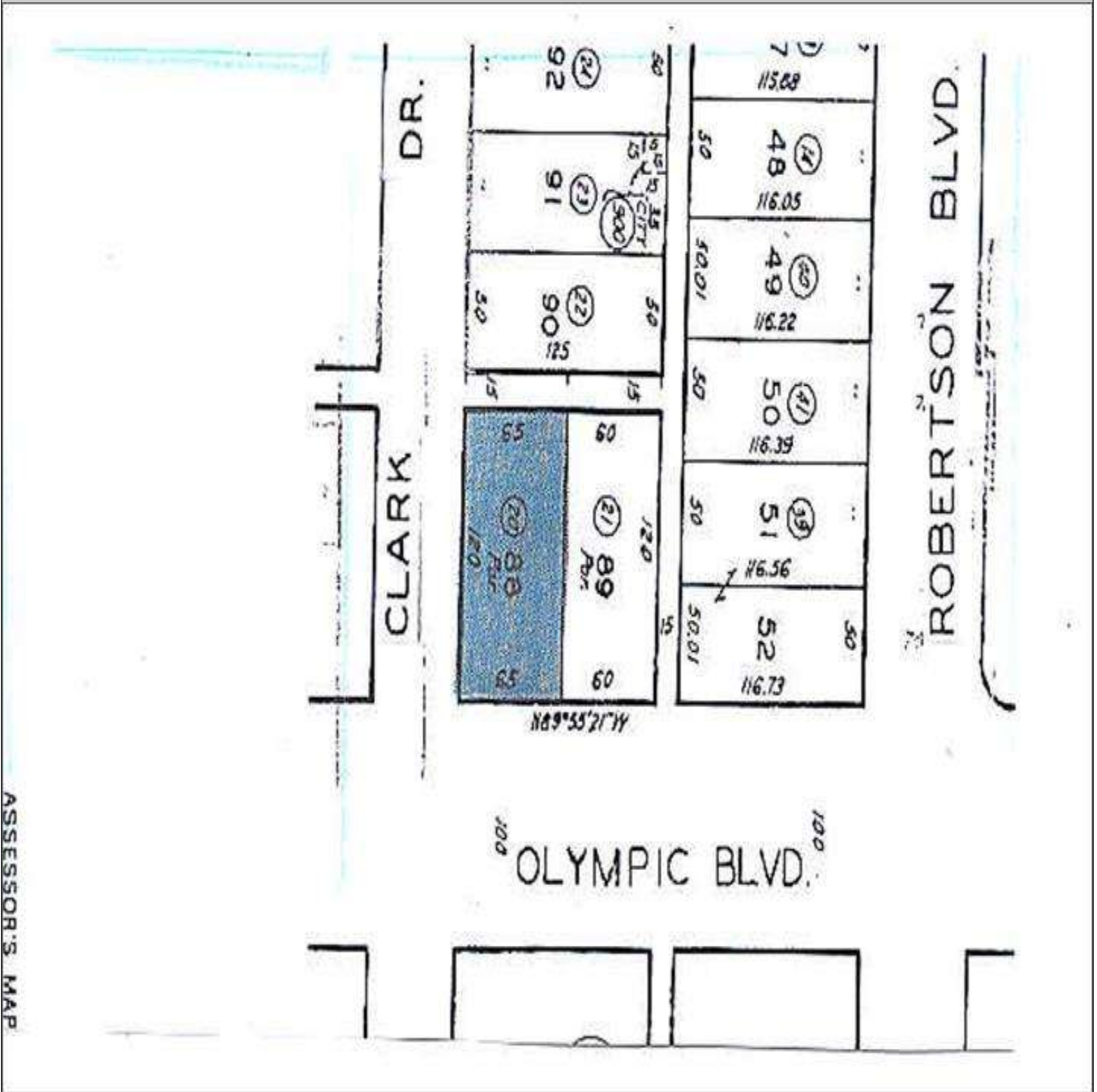
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County: Los Angeles

Plat Map: 8825-8827 W Olympic Blvd



ASSESSOR'S MAP