

9605-9623 Canoga Ave, Unit 9621

SOLD

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Chatsworth, CA 91311 - Chatsworth Ind Submarket

Sale on 01/29/2007 for \$1,722,000 (\$152.99/SF) - Research Complete

11,256 SF Class C Warehouse Condominium in a 58,302 SF building Built in 1990



Buyer & Seller Contact Info

Recorded Buyer: **9621 Canoga Avenue LLC**

15385 Oxnard St
Van Nuys, CA 91411

Buyer Contact: **Masih Madani**

Buyer Broker: **Unknown**
Not Available

Recorded Seller: **James LaPelusa Sr**

Listing Broker: **Unknown**
Not Available

Transaction Details

ID: 1231815

Sale Date: **01/29/2007**
Escrow Length: -
Sale Price: **\$1,722,000-Full Value**
Asking Price: -
Price/SF: **\$152.99**

Sale Type: **Investment**
Condo Type: **11,256 SF Industrial Condo**
Year Built/Age: **Built in 1990 Age: 17**
RBA: **58,302 SF**

Percent Leased: **96.9%**
Transfer Tax: **\$1,894.20**

Percent Improved: **51.6%**
Total Value Assessed: **\$1,075,460 in 2006**
Improved Value Assessed: **\$555,260**
Land Value Assessed: **\$520,200**
Land Assessed/AC: **\$2,123,265**

Tenants at time of sale: **Automotive Marketing Advantage; Neighborcare Pharmacy Services, Inc**

Financing: **Down payment of \$430,575.00 (25.0%)**
\$1,291,425.00 from First Vietnamese American Bk

Legal Desc: **Lot 1 trt 47291 bk 1160 pg 39,40**
Parcel No: **2746-015-024, 2746-015-025**
Document No: **0219354**

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Transaction Notes

Miscellaneous: The parties involved were not at liberty to disclose any of the vital data or were unable to be contacted. All information is based on recorded documents and county assessor records.

Current Industrial Information

ID: 27507

Bldg Type:	Warehouse	RBA:	58,302 SF
Bldg Status:	Built in 1990	% Leased:	100.0%
Rent/SF/Mo:	-	Stories:	2
Bldg Vacant:	0 SF	Total Avail:	0 SF
Building FAR:	5.46	Warehouse Avail:	0 SF
Office Avail:	0 SF	CAM:	-
Max Contig:	-	Zoning:	MR2-P-1, Los Angeles
Smallest Space:	-	Owner Type:	-
Land Area:	0.25 AC	Owner Occupied:	No
Lot Dimensions:	-	Tenancy:	Multi
Ceiling Height:	17'0"-24'0"	Column Spacing:	-
Loading Docks:	None (bldg. total)	Levelators:	None
Cross Docks:	-	Crane:	None
Drive Ins:	10/12'0"w x 14'0"h (total)	Const Type:	Masonry
Sprinklers:	Yes	Rail Spots:	None
Rail Line:	None		
Power:	100-400a/277-480v		
Utilities:	Gas - Natural, Sewer - City, Water - City		
Parking:	130 free Surface Spaces are available; Ratio of 2.31/1,000 SF		
Features:	A/C, Partial Stories Exist, Skylights		

Location Information

Metro Market: **Los Angeles**
 Submarket: **SFV West Ind/Chatsworth Ind**
 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 500-B6**

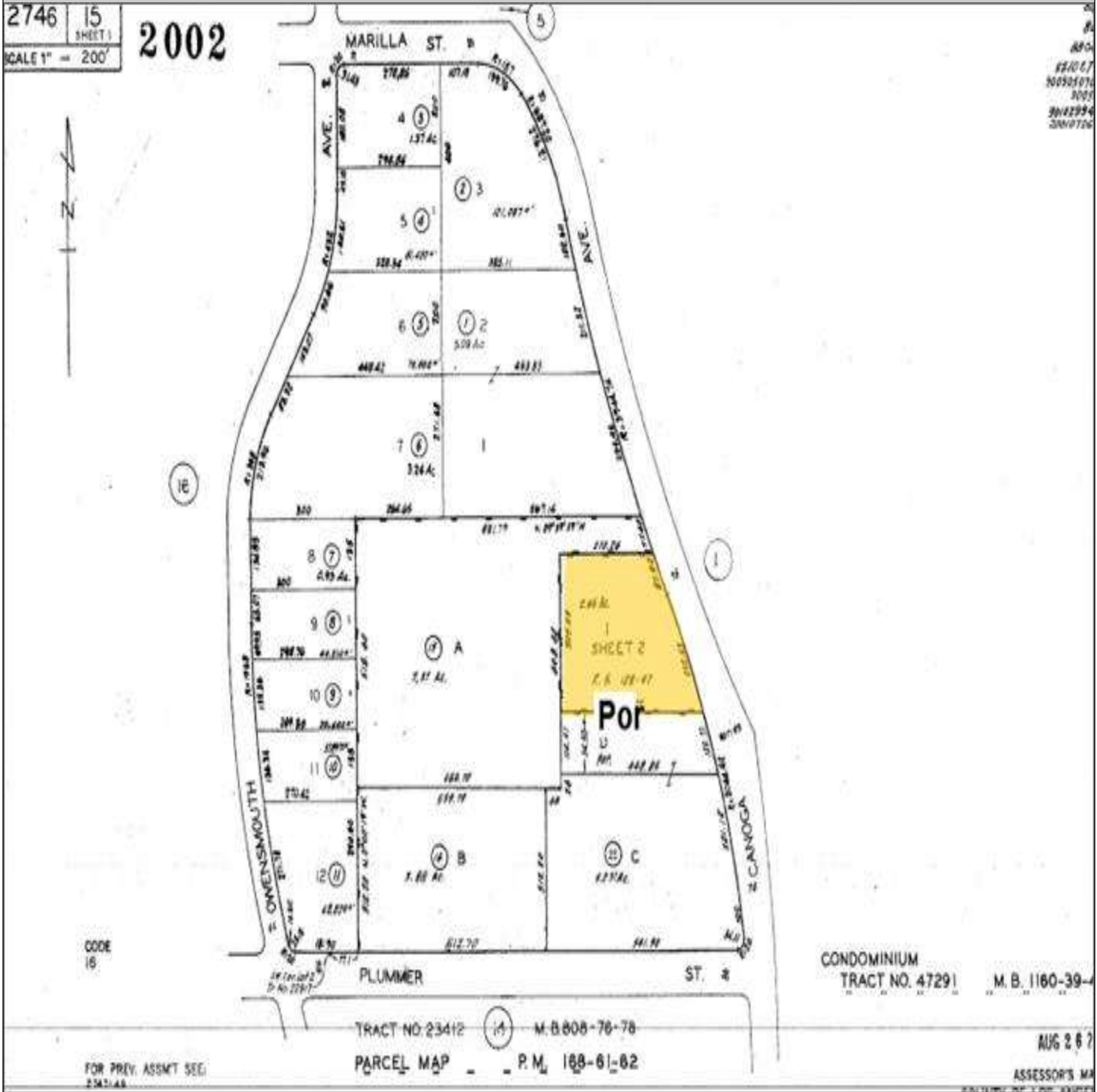
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Parcel Number: 2746-015-024, 2746-015-025
Legal Description: -
County: Los Angeles

Plat Map: 9605-9623 Canoga Ave



FOR PREV. ASSMT SEE 234148

TRACT NO. 23412 M.B. 808-76-78
PARCEL MAP - P.M. 168-61-62

CONDOMINIUM TRACT NO. 47291 M.B. 1160-39-4

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ASSESSOR'S MA

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Plat Map: 9605-9623 Canoga Ave

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