

1**Multi-Property****SOLD**

Multi-Property sale on 12/14/2001 of 2 properties, for \$6,000,000 (\$401.63/SF) - Research Complete

**1** 9916 Santa Monica Blvd**2** 9908 Santa Monica Blvd**Summary of Property Info - at time of sale**

	Address	City	State	Property Type	Property Size	Year Built
1	9916 Santa Monica Blvd	Beverly Hills	CA	Class C Office	11,000 SF	1947
2	9908 Santa Monica Blvd	Beverly Hills	CA	Retail	3,939 SF	1937

Buyer & Seller Contact Info

Recorded Buyer: **Little S M Holding**
 1801 Century Park E
 Los Angeles, CA 90067
 (310) 553-1222

Buyer Contact: **Carol Braldi**
 Buyer Broker: **Grubb & Ellis**
Kathleen Silver
 (310) 235-2955
David Lachoff
 (310) 235-2932

Recorded Seller: **California National Bank**
 221 Figueroa St
 Gardena, CA 90012
 (213) 443-1400

Seller Contact: **Jeff R Kirby (Sen VP)**
 Listing Broker: **Grubb & Ellis**
Kathleen Silver
 (310) 235-2955
David Lachoff
 (310) 235-2932

Transaction Details

ID: 637174

Sale Date: **12/14/2001 (180 days on market)**
 Escrow Length: **14 days**
 Sale Price: **\$6,000,000-Approximate**
 Asking Price: -
 Price/Bldg SF: **\$401.63**

Sale Type: **Investment**
 RBA: **14,939 SF**
 Land Area: **0.83 AC (35,989 SF)**

Buyer Cap Rate: -

Percent Improved: **4.0%**
 Total Value Assessed: **\$4,053,263 in 2000**
 Improved Value Assessed: **\$162,127**
 Land Value Assessed: **\$3,891,136**
 Land Assessed/AC: **\$4,709,678**

Legal Desc: **Lots 740 thru 743 trt 7710 bk 83 pg 94 & 95**
 Parcel No: **4328-002-010, 4328-002-011, 4328-002-012, 4328-002-013**
 Document No: **2401544**
 Financing: **Down payment of \$2,700,000.00 (45.0%)**
\$3,300,000.00 from California National Bank

Multi-Property**SOLD**

Multi-Property sale on 12/14/2001 of 2 properties, for \$6,000,000 (\$401.63/SF) - Research Complete (con't)

Transaction Notes

Income/Expense:

There was 11,000 Sf vacant at time of sale. Seller was an owner/user.

Little S M Holding c/o Carol Braldi

California National Bank c/o Jeff R Kirby (Sen VP)

* Bldg SF: 9908 Santa Monica Blvd has 3,939 SF and 9916 Santa Monica Blvd has 11,000 SF.

* Sale Price: Sale price is approximated based on the reported listing price. The actual sale price was unavailable due to a confidentiality agreement.

Current Building Information: 9916 Santa Monica Blvd

ID: 117877

Bldg Type:	Office	Bldg Status:	Built in 1947
Class:	C	RBA:	11,000 SF
Total Avail:	6,000 SF	% Leased:	45.5%
Bldg Vacant:	6,000 SF	Rent/SF/Mo:	\$3.67
Tenancy:	Multi	Elevators:	0
Owner Type:	-	Core Factor:	-
Owner Occupied:	-	Stories:	2
Zoning:	C3, Beverly Hills	Typical Floor Size:	8,660 SF
Land Area:	0.55 AC	Building FAR:	0.46
Parking:	31 Surface Spaces are available; Ratio of 2.82/1,000 SF		

Location Information

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-E2**

Current Retail Information: 9908 Santa Monica Blvd

ID: 689819

Property Type:	Retail - General Freestanding	GLA:	3,939 SF
Center Name:	-	Total Avail:	0 SF
Bldg Status:	Built in 1937	% Leased:	100.0%
Owner Type:	-	Bldg Vacant:	0 SF
Zoning:	C3, Beverly Hills	Land Area:	0.28 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.33
Rent/SF/Mo:	-	No. of Stores:	-
CAM:	-		
Street Frontage:	72 feet on Santa Monica Blvd (with 0 curb cut)		
Parking:	4 Surface Spaces are available		
Features:	Bus Line		

Location Information

Metro Market: **Los Angeles**
 Submarket: **West Los Angeles/Beverly Hills**
 County: **Los Angeles**

Multi-Property

SOLD

Multi-Property sale on 12/14/2001 of 2 properties, for \$6,000,000 (\$401.63/SF) - Research Complete (con't)

CBSA: **Los Angeles-Long Beach-Santa Ana, CA**
CSA: **Los Angeles-Long Beach-Riverside, CA**
DMA: **Los Angeles, CA**

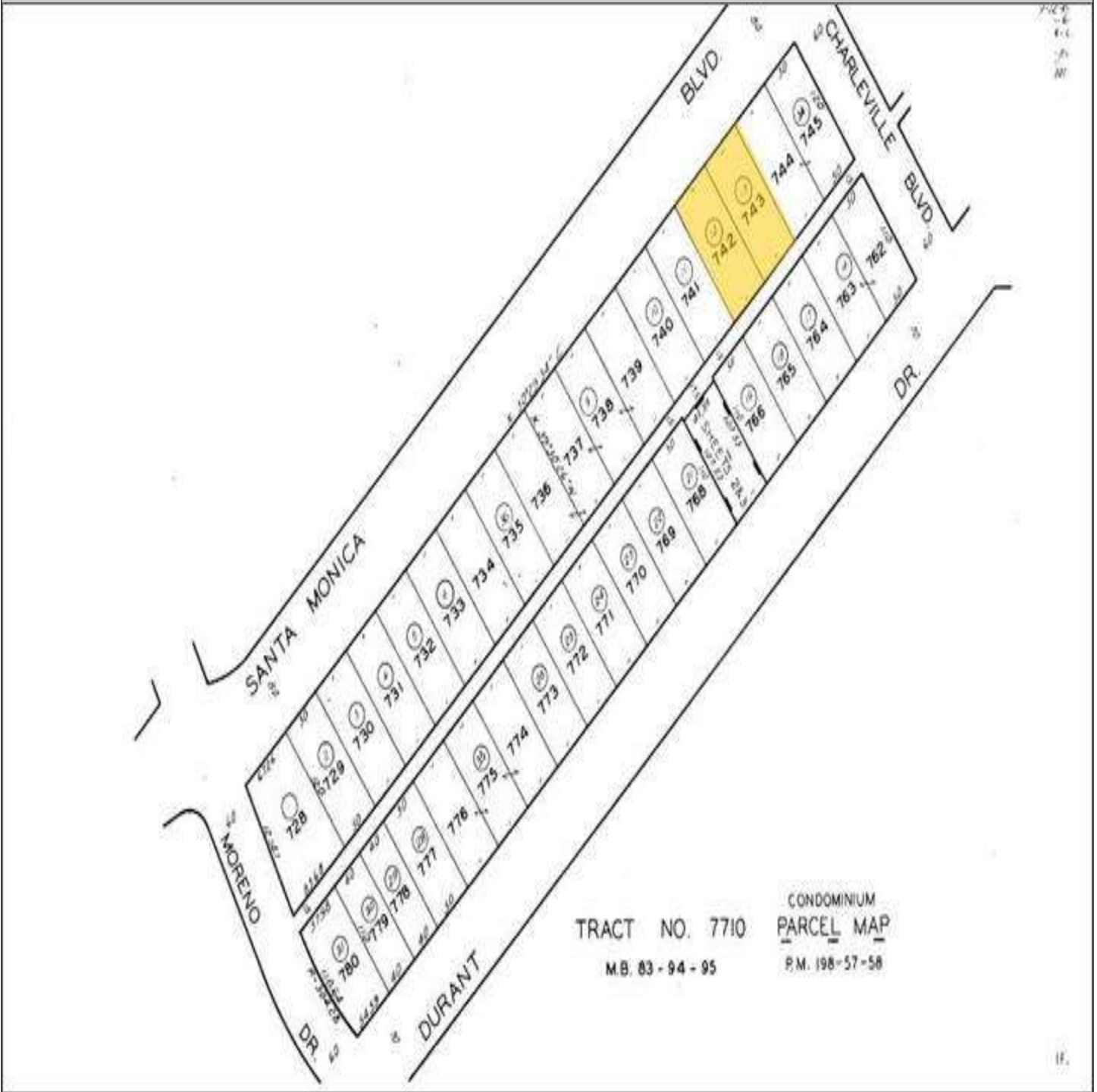
Multi-Property

SOLD

Multi-Property sale on 12/14/2001 of 2 properties, for \$6,000,000 (\$401.63/SF) - Research Complete (con't)

Parcel Number: **4328-002-010, 4328-002-011, 4328-002-012, 4328-002-013**
Legal Description: -
County: **Los Angeles**

Plat Map: 9908 Santa Monica Blvd



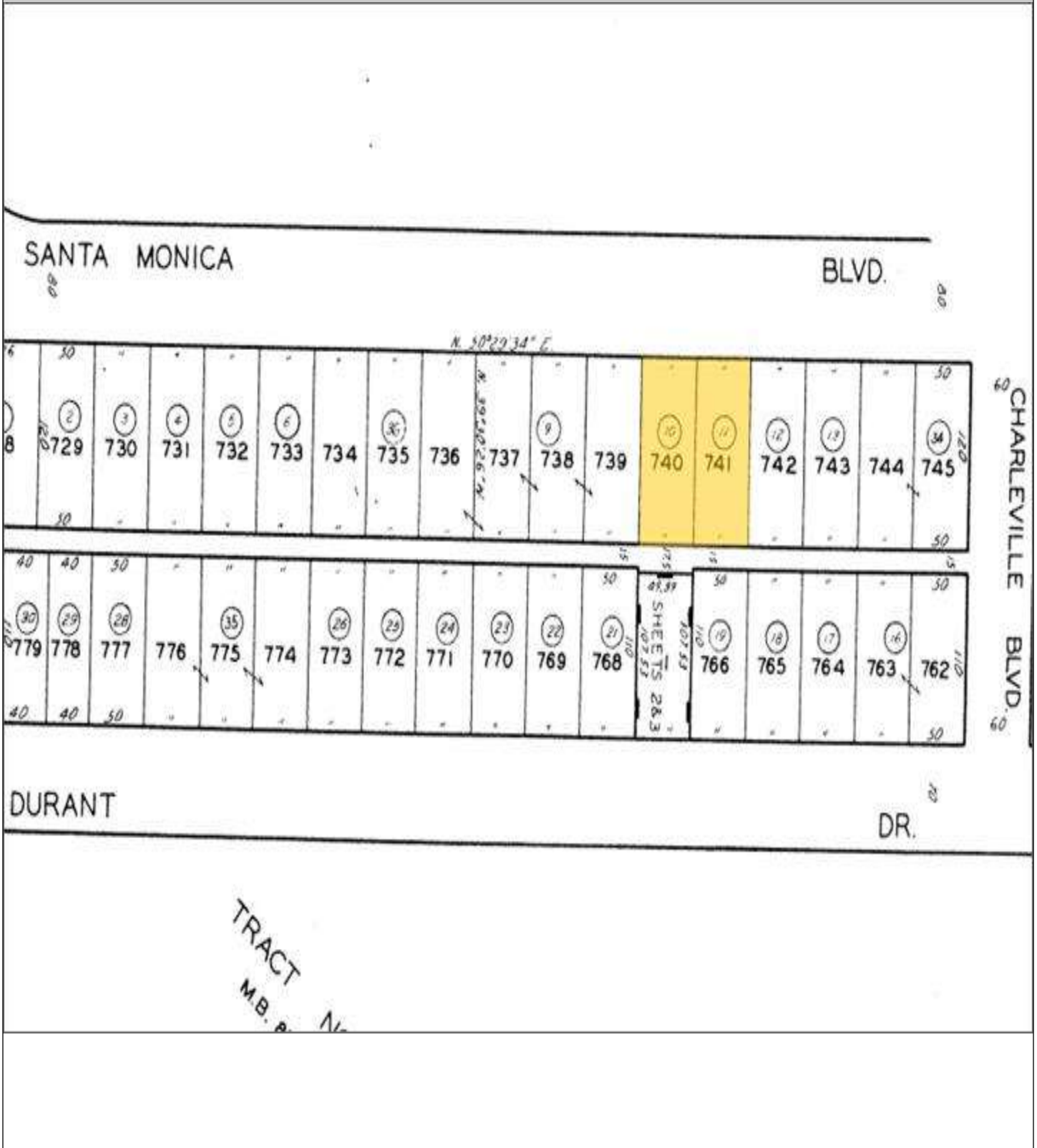
Multi-Property

SOLD

Multi-Property sale on 12/14/2001 of 2 properties, for \$6,000,000 (\$401.63/SF) - Research Complete (con't)

Parcel Number: 4328-002-010, 4328-002-011, 4328-002-012, 4328-002-013
Legal Description: -
County: Los Angeles

Plat Map: 9916 Santa Monica Blvd



Multi-Property

SOLD

Multi-Property sale on 12/14/2001 of 2 properties, for \$6,000,000 (\$401.63/SF) - Research Complete (con't)

Plat Map: 9916 Santa Monica Blvd

