

1100 S Robertson Blvd

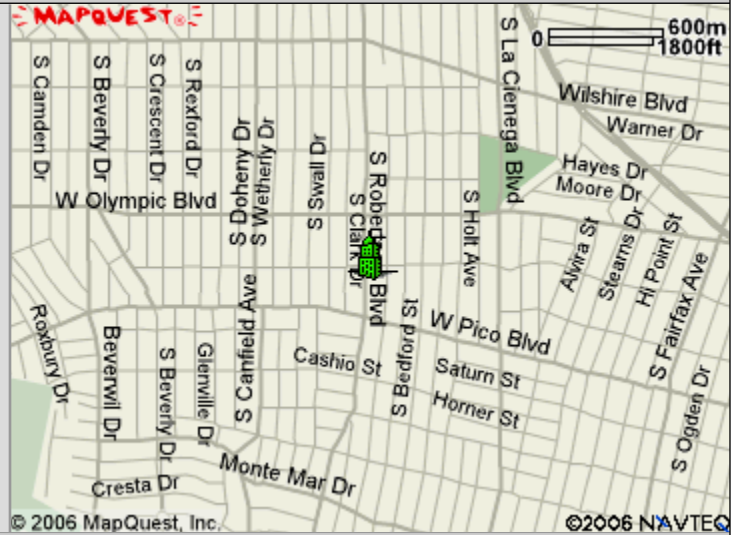
SOLD

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Los Angeles, CA 90035 - Beverly Hills Submarket

Sale on 07/09/1999 for \$625,000 (\$102.46/SF) - Research Complete

6,100 SF Class C Office Building Built in 1953



Buyer & Seller Contact Info

Recorded Buyer: **Elie & Eleanor Moadeb**
810 S Robertson Blvd
Los Angeles, CA 90035
(310) 657-0111

Recorded Seller: **Diane Mehrez**
502 N Linden Dr
Beverly Hills, CA 90210

Buyer Contact: **CDS Supply Co.**

Transaction Details

ID: 364759

Sale Date: **07/09/1999**
Escrow Length: -
Sale Price: **\$625,000-Full Value**
Asking Price: -
Price/SF: **\$102.46**
Price/AC Land Gross: **\$7,086,167.80**

Sale Type: **Investment**
Bldg Type: **Office**
Year Built/Age: **Built in 1953 Age: 46**
RBA: **6,100 SF**
Land Area: **0.09 AC (3,842 SF)**

Percent Leased: **100.0%**
Tenancy: **Single**
Transfer Tax: **\$687.50**

Percent Improved: **33.3%**
Total Value Assessed: **\$428,400 in 1998**
Improved Value Assessed: **\$142,800**
Land Value Assessed: **\$285,600**
Land Assessed/AC: **\$3,238,095**

Financing: **Down payment of \$625,000.00 (100.0%)**
Legal Desc: **Lot 12 trt 7171 bk 77 pg 19**
Parcel No: **4332-015-001**
Document No: **1261179**
Sale History: **Sold for \$1,500,000 (\$245.90/SF) on 11/01/2004**
Sold for \$625,000 (\$102.46/SF) on 07/09/1999

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6,100 SF Class C Office Building Built in 1953 (con't)

Transaction Notes

Income/Expense:
Parties involved were not available to disclose any financial information.

M/M Elie & Eleanor Moadeb , Tr. c/o CDS Supply Co.

* Sale Price: Parties involved were not available to verify sale price or if there was any deferred maintenance.

Current Building Information

ID: 255437

Bldg Type:	Office	Bldg Status:	Built in 1953
Class:	C	RBA:	6,100 SF
Total Avail:	0 SF	% Leased:	100.0%
Bldg Vacant:	0 SF	Rent/SF/Mo:	-
Tenancy:	Multi	Elevators:	0
Owner Type:	-	Core Factor:	-
Owner Occupied:	Yes	Stories:	2
Zoning:	C2, Los Angeles	Typical Floor Size:	3,075 SF
Land Area:	0.09 AC	Building FAR:	1.59
Lot Dimensions:	32x120		
Street Frontage:	32 feet on S Robertson 120 feet on Whitworth		
Parking:	4 Surface Spaces are available; Ratio of 0.65/1,000 SF		
Amenities:	Bus Line, Corner Lot		

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-J3**

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Legal Description: **Lot 12 trt 7171 bk 77 pg 19**
County: **Los Angeles**

Plat Map: 1100 S Robertson Blvd

