

# 2225 W Pico Blvd

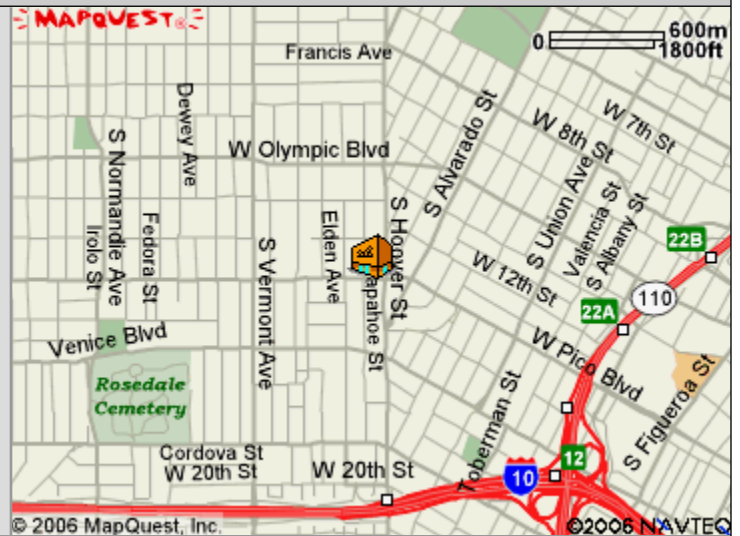
**SOLD**

1

Los Angeles, CA 90006 - Mid-Wilshire Submarket

Sale on 12/07/2001 for \$1,400,000 (\$64.56/SF) - Research Complete

21,686 SF Retail General Freestanding Building Built in 1917



### Buyer & Seller Contact Info

Recorded Buyer: **Dung Ji & Soon Hi Lee**  
444 S Irving Blvd  
Los Angeles, CA 90020

Recorded Seller: **Pico Hoover Investments**  
2225 W Pico Blvd  
Los Angeles, CA 90006

Buyer Broker: **County Realty & Investment**  
**Jane Koo**  
(213) 389-1177

Seller Contact: **Yahouda Youdi Emrani (GP)**  
Listing Broker: **Grubb & Ellis/First Property**  
**Kathleen Silver**  
(310) 235-2955

### Transaction Details

ID: 610994

Sale Date: **12/07/2001 (120 days on market)**  
Escrow Length: **30 days**  
Sale Price: **\$1,400,000-Confirmed**  
Asking Price: -  
Price/SF: **\$64.56**  
Price/AC Land Gross: **\$2,805,611.22**

Sale Type: **Investment**  
Bldg Type: **Retail - General Freestanding**  
Year Built/Age: **Built in 1917 Age: 84**  
GLA: **21,686 SF**  
Land Area: **0.50 AC (21,736 SF)**

Percent Leased: -  
Tenancy: **Multi**

Percent Improved: **55.6%**  
Total Value Assessed: **\$744,178 in 2000**  
Improved Value Assessed: **\$413,432**  
Land Value Assessed: **\$330,746**  
Land Assessed/AC: **\$662,817**

Financing: **Down payment of \$400,000.00 (28.6%)**  
**\$877,500.00 from California Chohung Bank**  
**\$122,500.00 from California Chohung Bank**

Legal Desc: **Lots 136, 137 & 138 Clark & Bryan's Lone Star Tract bk 70 pg 21**  
Parcel No: **5076-015-008**  
Document No: **2343928**  
Sale History: **Sold for \$1,400,000 (\$64.56/SF) on 12/07/2001**  
**Sold for \$375,000 (\$17.29/SF) on 11/08/1995**

**2225 W Pico Blvd****SOLD**

21,686 SF Retail General Freestanding Building Built in 1917 (con't)

**Transaction Notes**

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

Pico Hoover Investments c/o Yahouda Youdi Emrani (GP)

\* Description: The Costar Property Serial Number is LAR9R0. The property also contains 2 grade level doors. The broker reported the property sold 'as-is'.

**Current Retail Information**

ID: 275169

Property Type:	<b>Retail - General Freestanding</b>	GLA:	<b>21,686 SF</b>
Center Name:	-	Total Avail:	<b>0 SF</b>
Bldg Status:	<b>Built in 1917</b>	% Leased:	<b>100.0%</b>
Owner Type:	-	Bldg Vacant:	<b>0 SF</b>
Zoning:	<b>C2-2, Los Angeles</b>	Land Area:	<b>0.50 AC</b>
Owner Occupied:	<b>No</b>	Lot Dimensions:	-
		Building FAR:	<b>1.00</b>
Rent/SF/Mo:	-	No. of Stores:	-
CAM:	-		
Parking:	<b>Free Surface Spaces</b>		
Features:	<b>Corner Lot, Signage</b>		

**Location Information**

Cross Street: **Alvarado Blvd**  
 Metro Market: **Los Angeles**  
 Submarket: **Mid-Wilshire/Mid-Wilshire**  
 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 634-B4**

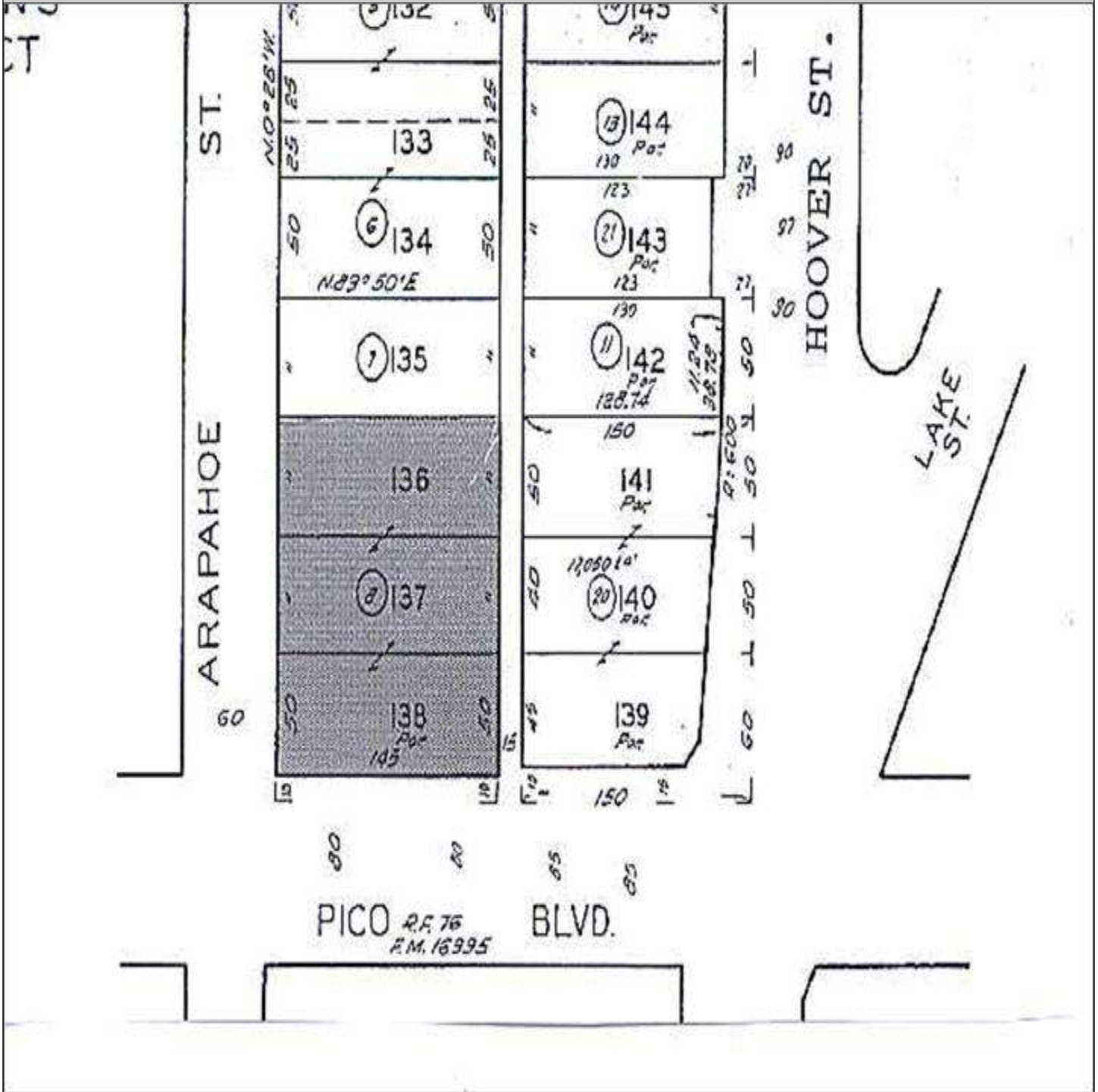
2225 W Pico Blvd

SOLD

21,686 SF Retail General Freestanding Building Built in 1917 (con't)

Parcel Number: 5076-015-008  
Legal Description: -  
County: Los Angeles

Plat Map: 2225 W Pico Blvd



Plat Map: 2225 W Pico Blvd

