

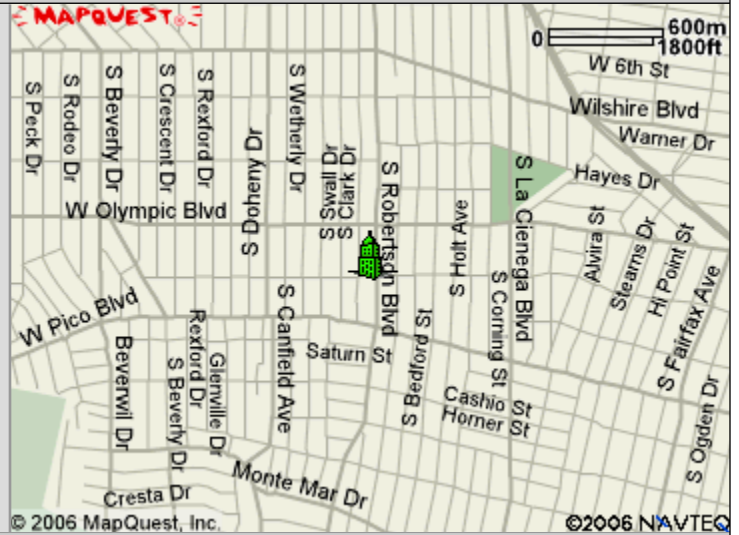
# 489 S Robertson Blvd

**SOLD**

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**Beverly Hills, CA 90211 - Beverly Hills Submarket**

Sale on 05/20/2002 for \$1,400,000 (\$250.00/SF) - Research Complete  
5,600 SF Class C Office Building Built in 1955, Renov 1991



### Buyer & Seller Contact Info

Recorded Buyer: **Michel Pourmussa**  
818 N Doheny Dr  
West Hollywood, CA 90069  
(310) 552-3611

Recorded Seller: **Alex Bouzari**  
9201 Oakdale Ave  
Chatsworth, CA 91311  
(818) 341-5292

Buyer Broker: **Beverly Wilshire Realty**  
**Fred Nikbahkt**

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

### Transaction Details

ID: 657226

Sale Date: **05/20/2002**  
Escrow Length: **60 days**  
Sale Price: **\$1,400,000-Approximate**  
Asking Price: **-**  
Price/SF: **\$250.00**  
Price/AC Land Gross: **\$12,773,722.63**

Sale Type: **Investment**  
Bldg Type: **Office**  
Year Built/Age: **Built in 1955, Renov 1991 Age: 47**  
RBA: **5,600 SF**  
Land Area: **0.11 AC (4,774 SF)**

Percent Leased: **0.0%**  
Tenancy: **Multi**

Percent Improved: **25.9%**  
Total Value Assessed: **\$1,120,000 in 2001**  
Improved Value Assessed: **\$290,000**  
Land Value Assessed: **\$830,000**  
Land Assessed/AC: **\$7,572,992**

Financing: **Down payment of \$475,000.00 (33.9%)**  
**\$925,000.00 from Commercial Bank of California**

Legal Desc: **Lot 69 Tract 6380 City Beverly Hills bk 69 pgs 11 thru 20**  
Parcel No: **4332-013-013**  
Document No: **1151592**  
Sale History: **Sold for \$1,400,000 (\$250.00/SF) on 05/20/2002**  
**Sold for \$985,000 (\$175.89/SF) on 08/08/1990**  
**Sold for \$869,000 (\$155.18/SF) on 11/29/1989**

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5,600 SF Class C Office Building Built in 1955, Renov 1991 (con't)

**Transaction Notes****Income/Expense:**

The property was vacant at the time of sale. The asking lease rate is \$25.20/SF modified gross.

\* Additional Seller: Paul Bloch (50% int.)

\* Sale Price: The property was listed at \$1,400,000.

The property is wired for ethernet and state of the art phone system.

**Current Building Information**

ID: 27749

Bldg Type:	<b>Office</b>	Bldg Status:	<b>Built in 1955, Renov 1991</b>
Class:	<b>C</b>	RBA:	<b>5,600 SF</b>
Total Avail:	<b>0 SF</b>	% Leased:	<b>100.0%</b>
Bldg Vacant:	<b>0 SF</b>	Rent/SF/Mo:	<b>-</b>
Tenancy:	<b>Single</b>	Elevators:	<b>0</b>
Owner Type:	<b>-</b>	Core Factor:	<b>-</b>
Owner Occupied:	<b>No</b>	Stories:	<b>2</b>
Zoning:	<b>C3, Beverly Hills</b>	Typical Floor Size:	<b>2,800 SF</b>
Land Area:	<b>0.11 AC</b>	Building FAR:	<b>1.17</b>
Lot Dimensions:	<b>40x119</b>		
Street Frontage:	<b>40 feet on Robertson</b>		
Parking:	<b>5 free Surface Spaces are available; Ratio of 0.89/1,000 SF</b>		
Amenities:	<b>Bus Line, Courtyard</b>		

**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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County: **Los Angeles**

**Plat Map: 489 S Robertson Blvd**

