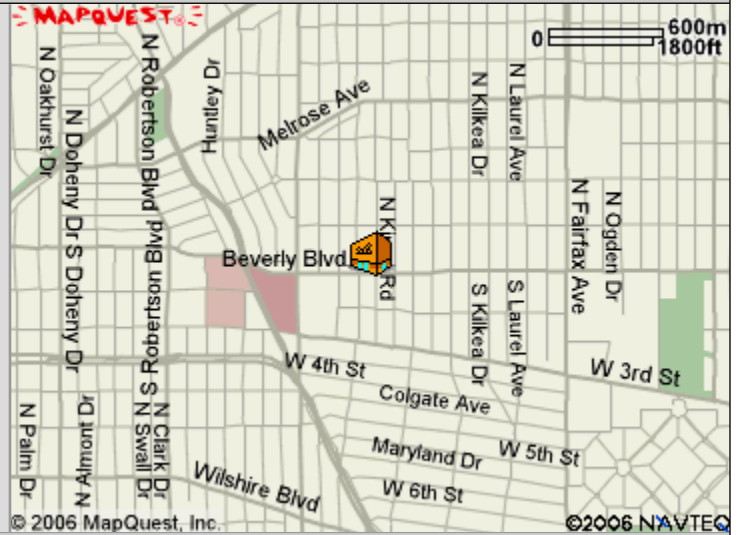


8367-8369 Beverly Blvd - Divine Motion Yoga

SOLD

1

Los Angeles, CA 90048 - West Hollywood Submarket
Sale on 06/20/2005 for \$1,950,000 (\$465.39/SF) - Research Complete
4,190 SF Retail General Freestanding Building Built in 1952



Buyer & Seller Contact Info

Recorded Buyer: **Tabrizyan LLC**
6630 W Sunset Blvd
Los Angeles, CA 90028
(323) 463-9929
Buyer Contact: **Afsaneh Karimi (Mgr)**
Buyer Broker: **Grubb & Ellis**
Joseph Gabbai
(310) 235-2942

Recorded Seller: **8369 Assocaites LLC**
8228 W Sunset Blvd
West Hollywood, CA 90046
(323) 822-2382
Seller Contact: **Caroline Braid** (Mgr)
Listing Broker: **Grubb & Ellis**
Kathleen Silver
(310) 235-2955
David Lachoff
(310) 235-2932

Transaction Details

ID: 1022960

Sale Date: **06/20/2005 (60 days on market)**
Escrow Length: **120 days**
Sale Price: **\$1,950,000-Confirmed**
Asking Price: -
Price/SF: **\$465.39**
Price/AC Land Gross: **\$21,428,571.43**

Sale Type: **Owner/User**
Bldg Type: **Retail - General Freestanding**
Year Built/Age: **Built in 1952 Age: 53**
GLA: **4,190 SF**
Land Area: **0.09 AC (3,964 SF)**

Percent Leased: **100.0%**
Tenancy: **Multi**

Percent Improved: **38.9%**
Total Value Assessed: **\$953,841 in 2004**
Improved Value Assessed: **\$370,938**
Land Value Assessed: **\$582,903**
Land Assessed/AC: **\$6,405,527**

No. of Tenants: **1**
Tenants at time of sale: **Divine Motion Yoga**
Financing: **Down payment of \$185,050.00 (9.5%)**
\$985,000.00 from Zions First Nat'l Bank
\$779,950.00 from Vineyard Bank

Legal Desc: **Lot 27 blk 11 trt 4353 bk 74 pgs 25,26**

8367-8369 Beverly Blvd - Divine Motion Yoga**SOLD**

4,190 SF Retail General Freestanding Building Built in 1952 (con't)

Parcel No: **5514-010-027**
 Document No: **1434485**
 Sale History: **Sold for \$1,950,000 (\$465.39/SF) on 06/20/2005**
Sold for \$900,000 (\$214.80/SF) on 09/11/2000

Transaction Notes

Income/Expense:
 Buyer is an owner/user.

Tabrizyan LLC c/o Afsaneh Karimi (Mgr)
 8369 Assocaites LLC c/o Caroline Braidt (Mgr)

Current Retail Information

ID: 846421

Property Type:	Retail - General Freestanding	GLA:	4,190 SF
Center Name:	Divine Motion Yoga	Total Avail:	0 SF
Bldg Status:	Built in 1952	% Leased:	100.0%
Owner Type:	-	Bldg Vacant:	0 SF
Zoning:	C2, Los Angeles	Land Area:	0.09 AC
Owner Occupied:	No	Lot Dimensions:	
		Building FAR:	1.06
Rent/SF/Mo:	-	No. of Stores:	-
CAM:	-		
Street Frontage:	36 feet on Beverly		
Parking:	8 free Surface Spaces are available		
Features:	Signage		

Location Information

Located: **Beverly and Kings**
 Metro Market: **Los Angeles**
 Submarket: **Mid-Wilshire/West Hollywood**
 County: **Los Angeles**
 CBSA: **Los Angeles-Long Beach-Santa Ana, CA**
 CSA: **Los Angeles-Long Beach-Riverside, CA**
 DMA: **Los Angeles, CA**

8367-8369 Beverly Blvd - Divine Motion Yoga

SOLD

4,190 SF Retail General Freestanding Building Built in 1952 (con't)

Parcel Number: **5514-010-027**
Legal Description: **Lot 27 blk 11 trt 4353 bk 74 pgs 25,26**
County: **Los Angeles**

Plat Map: 8367-8369 Beverly Blvd - Divine Motion Yoga

