

955 Carrillo Dr - Carthay Garden Plaza

SOLD

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Beverly Hills, CA 90048 - Beverly Hills Submarket
Sale on 08/31/2004 for \$6,395,000 (\$293.51/SF) - Research Complete
21,788 SF Class B Office Building Built in 1990



Buyer & Seller Contact Info

Recorded Buyer: **Air Bay LLC**
927 N La Cienega Blvd
Los Angeles, CA 90069
(310) 854-0900

Buyer Contact: **Elise Brisco (Mem)**
Buyer Broker: **Grubb & Ellis**
Kathleen Silver
(310) 235-2955

Recorded Seller: **Vesper Equities LP**
16111 Meadow View Dr
Encino, CA 91436
(818) 783-5750

Seller Contact: **Bernard S Weiss**
Listing Broker: **First Property Realty Corporation**
Marty Barkan
(310) 789-1900

Transaction Details

ID: 926337

Sale Date: **08/31/2004 (90 days on market)**
Escrow Length: **60 days**
Sale Price: **\$6,395,000-Confirmed**
Asking Price: -
Price/SF: **\$293.51**
Price/AC Land Gross: **\$21,663,279.13**

Sale Type: **Investment**
Bldg Type: **Office**
Year Built/Age: **Built in 1990 Age: 14**
RBA: **21,788 SF**
Land Area: **0.30 AC (12,859 SF)**

Percent Leased: **81.0%**
Tenancy: **Multi**
Transfer Tax: **\$7,034.50**

Percent Improved: **76.0%**
Total Value Assessed: **\$5,412,158 in 2003**
Improved Value Assessed: **\$4,113,241**
Land Value Assessed: **\$1,298,917**
Land Assessed/AC: **\$4,400,125**

No. of Tenants: **4**
Tenants at time of sale: **Industry Entertainment; Messina Baker Entertainment Corporation; WDA; Winston Davis & Assoc**
Financing: **Down payment of \$2,000,000.00 (31.3%)**
\$4,395,000.00 from California Bank & Trust

Legal Desc: **Lot C & SE5' lot D trt 5542 bk 59 pgs 53 thru 57**
Parcel No: **5088-018-026**
Document No: **2241544**

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21,788 SF Class B Office Building Built in 1990 (con't)

Sale History: **Sold for \$6,395,000 (\$293.51/SF) on 08/31/2004**
Sold on 10/26/1999

Transaction Notes

Income/Expense:
 Buyer will occupy approximately 4,000 sf of the property.

Air Bay LLC c/o Elise Brisco (Mem)
 Vesper Equities LP c/o Bernard S Weiss

Current Building Information

ID: 249495

Bldg Type:	Office	Bldg Status:	Built in 1990
Class:	B	RBA:	21,788 SF
Total Avail:	0 SF	% Leased:	100.0%
Bldg Vacant:	0 SF	Rent/SF/Mo:	-
Tenancy:	Multi	Elevators:	1
Owner Type:	-	Core Factor:	-
Owner Occupied:	No	Stories:	4
Zoning:	C2, Los Angeles	Typical Floor Size:	5,447 SF
Land Area:	0.30 AC	Building FAR:	1.69
Lot Dimensions:	90x140		
Street Frontage:	140 feet on Commodore Sloat		
	189 feet on Carrillo		
Parking:	Covered Spaces @ \$95.00/mo; Reserved Spaces @ \$135.00/mo; Ratio of 4.00/1,000 SF		
Amenities:	Balconies, Corner Lot, Courtyard, On Site Management, Security System		
Setbacks:	2nd-4th 5,000-9,000 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 633-A3**

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Plat Map: 955 Carrillo Dr - Carthay Garden Plaza

