

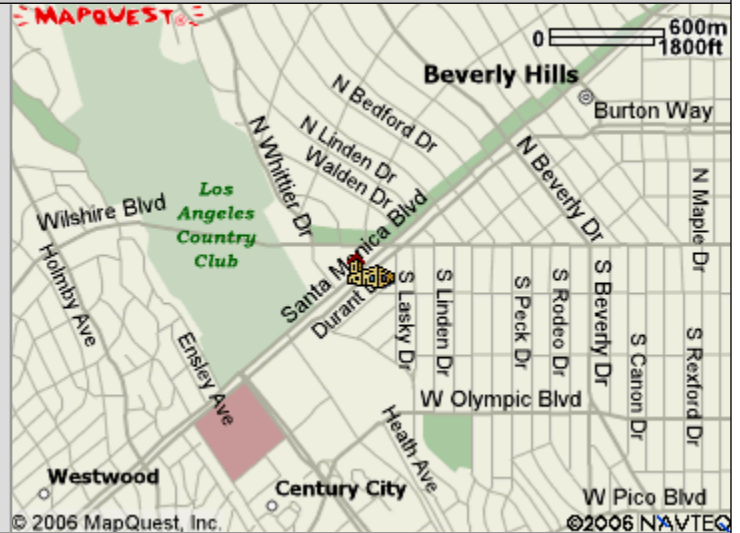
9879 Santa Monica Blvd

SOLD

1

Beverly Hills, CA 90212 - Beverly Hills Submarket

Sale on 04/16/2004 for \$1,200,000 (\$750.00/SF) - Research Complete
1,600 SF Strip Center Building Built in 1955



Buyer & Seller Contact Info

Recorded Buyer: **Frank and Rio Morse**
1172 San Ysidro Dr
Beverly Hills, CA 90210
(310) 724-6900

Recorded Seller: **Moses Lerner**
9879 Santa Monica Blvd
Beverly Hills, CA 90212

Seller Type: **Individual**

Transaction Details

ID: 907700

Sale Date:	04/16/2004	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Shopping Center - Strip Center
Sale Price:	\$1,200,000-Full Value	Year Built/Age:	Built in 1955 Age: 49
Asking Price:	-	GLA:	1,600 SF
Price/SF:	\$750.00	Land Area:	0.04 AC (1,599 SF)
Price/AC Land Gross:	\$32,697,547.68		
Percent Leased:	-	Percent Improved:	33.6%
Transfer Tax:	\$1,320	Total Value Assessed:	\$191,261 in 2003
		Improved Value Assessed:	\$64,312
		Land Value Assessed:	\$126,949
		Land Assessed/AC:	\$3,459,100
No. of Tenants:	1		
Tenants at time of sale:	Triangle Companies		
Financing:	Down payment of \$1,000,000.00 (83.3%) \$200,000.00 from Assured Home Loan		
Legal Desc:	NE2 lot 721 trt 7710 bk 83 pg 94		
Parcel No:	4328-001-006		
Document No:	0930587		

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1,600 SF Strip Center Building Built in 1955 (con't)

Current Center Information

ID: 4612129

Property Type:	Shopping Center - Strip Center	GLA:	1,600 SF
Center Name:	-	Anchor GLA:	-
Bldg Status:	Built in 1955	Total Avail:	1,200 SF
Levels:	2	% Leased:	-
Owner Type:	-	Bldg Vacant:	-
Zoning:	C3, Beverly Hills	Land Area:	0.04 AC
Owner Occupied:	-	Shape:	-
Rent/SF/Mo:	Negotiable	No. of Stores:	-
CAM:	-	Tenancy:	-

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-E2**

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Legal Description: **NE2 lot 721 trt 7710 bk 83 pg 94**
County: **Los Angeles**

Plat Map: 9879 Santa Monica Blvd

