

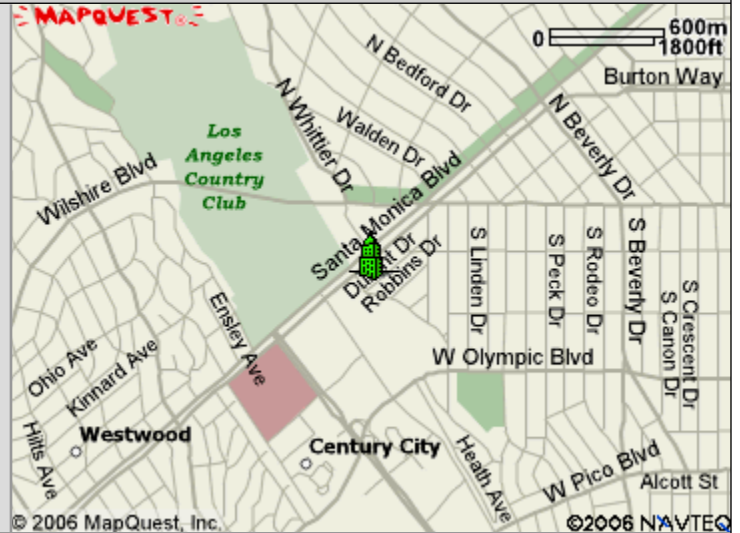
9952 Santa Monica Blvd

SOLD

1

Beverly Hills, CA 90212 - Beverly Hills Submarket

Sale on 10/23/2002 for \$2,350,000 (\$309.21/SF) - Research Complete
7,600 SF Class C Office Building Built in 1954



Buyer & Seller Contact Info

Recorded Buyer: **ETCO Investments, LLC**

540 Westminster Mall
Westminster, CA 92683
(909) 479-3000

Buyer Contact: **Afshin Etebar**

Buyer Broker: **Grubb & Ellis/First Property**

Kathleen Silver

(310) 235-2955

Recorded Seller: **9952 Company**

464 N June St
Los Angeles, CA 90004
(323) 848-7919

Seller Contact: **Udi Roshia (GP)**

Listing Broker: **Grubb & Ellis/First Property**

Kathleen Silver

(310) 235-2955

Transaction Details

ID: 704377

Sale Date: **10/23/2002 (90 days on market)**

Escrow Length: **45 days**

Sale Price: **\$2,350,000-Confirmed**

Asking Price: **-**

Price/SF: **\$309.21**

Price/AC Land Gross: **\$17,066,085.69**

Sale Type: **Investment**

Bldg Type: **Office**

Year Built/Age: **Built in 1954 Age: 48**

RBA: **7,600 SF**

Land Area: **0.14 AC (5,998 SF)**

Percent Leased: **74.0%**

Tenancy: **Multi**

Seller Cap Rate: **7.00%**

Transfer Tax: **\$2,585**

Percent Improved: **49.2%**

Total Value Assessed: **\$1,326,953 in 2001**

Improved Value Assessed: **\$652,231**

Land Value Assessed: **\$674,722**

Land Assessed/AC: **\$4,899,941**

No. of Tenants: **1**

Tenants at time of sale: **Law Offices of Osborn**

Financing: **Down payment of \$705,000.00 (30.0%)**

\$1,645,000.00 from Citizens Business Bank

Legal Desc: **Lot 732 trt 7710 bk 83 pgs 94 & 95**

Parcel No: **4328-002-005**

Document No: **2493226**

9952 Santa Monica Blvd**SOLD**

7,600 SF Class C Office Building Built in 1954 (con't)

Sale History: **Sold for \$2,350,000 (\$309.21/SF) on 10/23/2002**
Sold for \$1,180,000 (\$155.26/SF) on 06/12/1995

Transaction Notes

Income/Expense:

Broker reported that the property sold at a 7% cap rate based on income at time of sale. Broker reported that the buyer will lease out the second floor and occupy the first floor. There were no vacancies at time of sale.

Etco Investments c/o Afshin Etebar
 9952 Company c/o Udi Rosha (GP)

* Sale Price: Property was listed at \$2,495,000.

Current Building Information

ID: 255565

Bldg Type:	Office	Bldg Status:	Built in 1954
Class:	C	RBA:	7,600 SF
Total Avail:	0 SF	% Leased:	100.0%
Bldg Vacant:	0 SF	Rent/SF/Mo:	-
Tenancy:	Multi	Elevators:	0
Owner Type:	-	Core Factor:	-
Owner Occupied:	No	Stories:	2
Zoning:	C-3, Beverly Hills	Typical Floor Size:	3,800 SF
Land Area:	0.14 AC	Building FAR:	1.27
Lot Dimensions:	50x120		
Street Frontage:	50 feet on Santa Monica		
Parking:	8 free Surface Spaces are available; Ratio of 1.50/1,000 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 632-E2**

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Parcel Number: **4328-002-005**
Legal Description: **Lot 732 trt 7710 bk 83 pgs 94 & 95**
County: **Los Angeles**

Plat Map: 9952 Santa Monica Blvd

