

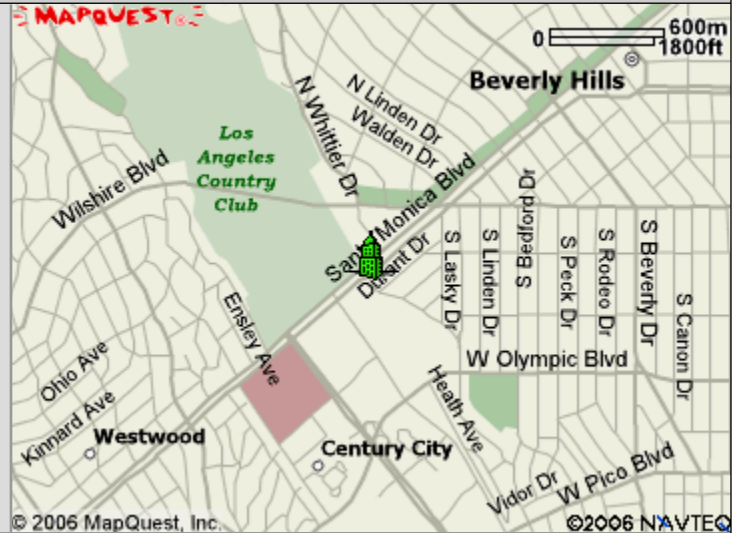
9975 Santa Monica Blvd - La Avengers (former)

SOLD

1

Beverly Hills, CA 90212 - Beverly Hills Submarket

Sale on 07/07/2003 for \$4,200,000 (\$350.00/SF) - Research Complete
12,000 SF Class B Office Building Built in 1991



Buyer & Seller Contact Info

Recorded Buyer: **Sonya Dakar Skin Clinic**
8309-8313 Beverly Blvd
Los Angeles, CA 90048
(323) 655-3061

Buyer Contact: **Sonya Dakar**
Buyer Type: **Individual**
Buyer Broker: **Grubb & Ellis/First Property**
Kathleen Silver
(310) 235-2955

Recorded Seller: **LCW Real Estate Holdings**
9975 Santa Monica Blvd
Beverly Hills, CA 90212
(310) 788-7744

Seller Contact: **Lew R Wasserman- LA Avengers**
Listing Broker: **UGL Equis**
Brad Gross
(310) 689-3600
Jeff Jacobsen

Transaction Details

ID: 771884

Sale Date: **07/07/2003 (150 days on market)**
Escrow Length: **60 days**
Sale Price: **\$4,200,000-Confirmed**
Asking Price: -
Price/SF: **\$350.00**
Price/AC Land Gross: **\$36,521,739.13**

Sale Type: **Owner/User**
Bldg Type: **Office**
Year Built/Age: **Built in 1991 Age: 12**
RBA: **12,000 SF**
Land Area: **0.12 AC (5,009 SF)**

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

Percent Improved: **73.0%**
Total Value Assessed: **\$5,100,000 in 2002**
Improved Value Assessed: **\$3,723,000**
Land Value Assessed: **\$1,377,000**
Land Assessed/AC: **\$11,973,913**

No. of Tenants: **4**
Tenants at time of sale: **Bleu Penguin, Inc; Envision, Llc; Los Angeles Avengers; Onsport Llc**
Financing: **Lender Not available**
Legal Desc: **Lot 727 trt 7710 bk 83 pgs 94, 95**
Parcel No: **4328-001-020**
Document No: **1931345**

9975 Santa Monica Blvd - La Avengers (former)**SOLD**

12,000 SF Class B Office Building Built in 1991 (con't)

Transaction Notes**Income/Expense:**

The seller was an owner/user and the buyer will be the same.

Sonya Dakar Skin Clinic c/o Sonya Dakar

LCW Real Estate Holdings c/o Lew R Wasserman- LA Avengers

* Down Payment: We were unable to determine the amount of down payment, if any.

* Sale Price: Listing broker reported the property sold without deferred maintenance. No credits were granted to the buyer. The original list price was reported to be \$4,900,000.

Current Building Information

ID: 254039

Bldg Type:	Office	Bldg Status:	Built in 1991
Class:	B	RBA:	12,000 SF
Total Avail:	5,100 SF	% Leased:	57.5%
Bldg Vacant:	5,100 SF	Rent/SF/Mo:	\$3.00
Tenancy:	Multi	Elevators:	1
Owner Type:	Individual	Core Factor:	-
Owner Occupied:	No	Stories:	3
Zoning:	C3, Beverly Hills	Typical Floor Size:	5,100 SF
Land Area:	0.12 AC	Building FAR:	2.40
		Const Type:	Metal

Street Frontage: **129 feet on Santa Monica
40 feet on Moreno**Parking: **30 Covered Spaces are available; Ratio of 3.00/1,000 SF**Amenities: **Bus Line, Corner Lot**Elevator Banks: **1st-3rd(1)****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**

9975 Santa Monica Blvd - La Avengers (former)

SOLD

12,000 SF Class B Office Building Built in 1991 (con't)

Parcel Number: **4328-001-020**
Legal Description: **Lot 727 trt 7710 bk 83 pgs 94, 95**
County: **Los Angeles**

Plat Map: 9975 Santa Monica Blvd - La Avengers (former)

