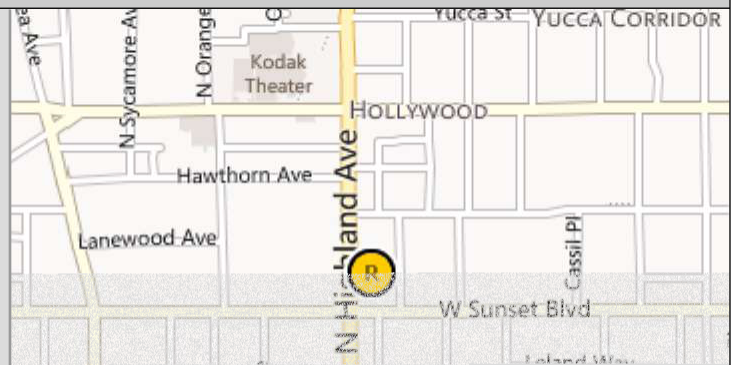


1518-1522 N Highland Ave

SOLD

Los Angeles, CA 90028

Sale on 6/14/2012 for \$6,200,000 (\$332.23/SF) - Research Complete
18,662 SF Retail Storefront Retail/Office Building Built in 1940



Buyer & Seller Contact Info

Recorded Buyer: **Musicians Institute Inc.**

Recorded Seller: **Charlotte Corman Jones**

True Buyer: **Musicians Institute Inc.**

True Seller: **Charlotte Corman Jones**

Buyer Type: **Corporate**
Buyer Broker: **Silver Commercial, Inc.**
Kathleen Silver
(310) 553-3030
Kay Thorpe
(310) 553-3030

Seller Type: **Individual**
Listing Broker: **Silver Commercial, Inc.**
Kathleen Silver
(310) 553-3030
Kay Thorpe
(310) 553-3030

Transaction Details

ID: 2495999

Sale Date: **06/14/2012 (71 days on market)**
Escrow Length: **30 days**
Sale Price: **\$6,200,000-Confirmed**
Asking Price: **-**
Price/SF: **\$332.23**
Price/SF Land Gross: **\$365.89**

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

No. of Tenants: **1**
Tenants at time of sale: **Musicians Business Program**

Sale Type: **Owner/User**
Bldg Type: **Retail - Storefront Retail/Office**
Year Built/Age: **Built in 1940 Age: 72**
GLA: **18,662 SF**
Land Area: **0.39 AC (16,945 SF)**

Legal Desc: **Lots 6 thru 8 blk A Davidson Trt bk 5 pg 153**
Parcel No: **5547-020-040**

1518-1522 N Highland Ave**SOLD**

18,662 SF Retail Storefront Retail/Office Building Built in 1940 (con't)

Document No: **0887287**
 Sale History: **Sold on 10/1/2012 Non-Arms Length**
Sold for \$6,200,000 (\$332.23/SF) on 6/14/2012

Transaction Notes

The buyer currently occupies a portion of the property. The other tenant's lease is up in September and the Musicians Institute will be occupying the entire property.

Current Retail Information

ID: 666765

Property Type:	Retail - Storefront Retail/Office	GLA:	18,662 SF
Center:	-	Total Avail:	0 SF
Bldg Status:	Built in 1940	% Leased:	100.0%
Owner Type:	-	Bldg Vacant:	0 SF
Zoning:	C4	Land Area:	16,945 SF
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	1.10
Rent/SF/mo:	-	No. of Stores:	-
CAM:	-		
Property Mix:	Office	(50.0%)	
	General Retail	(50.0%)	
Expenses:	2009 Tax @ \$0.47/sf		
Parking:	11 free Surface Spaces are available		
Features:	Bus Line		

Location Information

Metro Market: **Los Angeles**
 Submarket: **Westside Ind/Westside Ind**
 County: **Los Angeles**
 CBSA: **Los Angeles-Long Beach-Santa Ana, CA**
 CSA: **Los Angeles-Long Beach-Riverside, CA**
 DMA: **Los Angeles, CA**

Property Notes

1518-1522 N Highland Ave

SOLD

18,662 SF Retail Storefront Retail/Office Building Built in 1940 (con't)

Parcel Number: 5547-020-040
Legal Description: -
County: Los Angeles

Plat Map: 1518-1522 N Highland Ave

