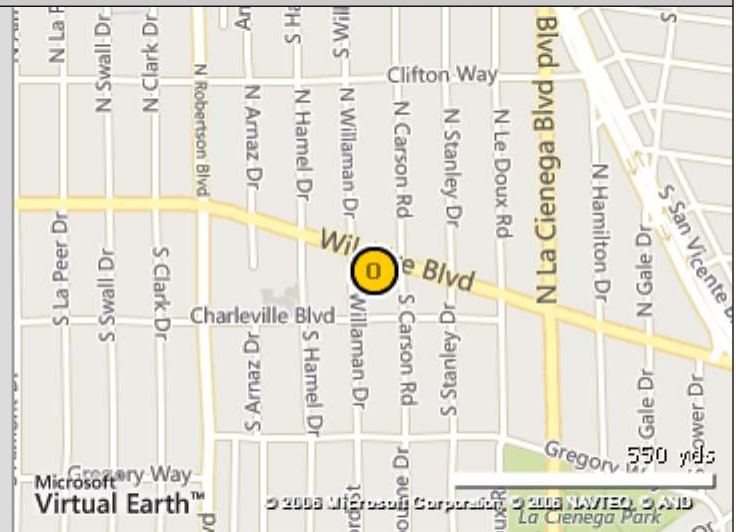


8660 Wilshire Blvd

SOLD

Beverly Hills, CA 90211

Sale on 11/19/2012 for \$2,550,000 (\$1,052.41/SF) - Research Complete
2,423 SF Class C Medical Building Built in 1953



Buyer & Seller Contact Info

Recorded Buyer: **8660 Enterprises LLC**
True Buyer: **Jjp Dental Practice**

Recorded Seller: **Harriette & Paul Hirsch Family Trust**
True Seller: **Harriette & Paul Hirsch Family Trust**

Buyer Type: **Individual**
Buyer Broker: **Silver Commercial, Inc.**
Kathleen Silver
(310) 553-3012

Seller Type: **Trust**
Listing Broker: **Silver Commercial, Inc.**
Kathleen Silver
(310) 553-3012

Transaction Details

ID: 2615507

Sale Date: **11/19/2012 (152 days on market)**
Escrow Length: **45 days**
Sale Price: **\$2,550,000-Confirmed**
Asking Price:
Price/SF: **\$1,052.41**
Price/SF Land Gross: **\$456.63**

Sale Type: **Owner/User**
Bldg Type: **Medical**
Year Built/Age: **Built in 1953 Age: 59**
RBA: **2,423 SF**
Land Area: **0.13 AC (5,584 SF)**

Percent Leased: **100.0%**
Tenancy: **Single**

Percent Improved: **32.0%**
Total Value Assessed: **\$301,543 in 2012**
Improved Value Assessed: **\$96,602**
Land Value Assessed: **\$204,941**
Land Assessed/SF: **\$36.00**

Financing: **Down payment of \$2,550,000.00 (100.0%)**
Legal Desc: **Lot 730 trt 4988 bk 54 pgs 98 & 99**
Parcel No: **4333-018-008**
Document No: **1758180**



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8660 Wilshire Blvd**SOLD**

2,423 SF Class C Medical Building Built in 1953 (con't)

Sale History: **Sold for \$2,550,000 (\$1,052.41/SF) on 11/19/2012**
Sold on 3/29/2011 Non-Arms Length
Sold on 12/23/2010 Non-Arms Length
Sold on 12/23/2010 Non-Arms Length

Transaction Notes

According to the broker on the transaction, there were no conditions or exchanges.

The property was purchased as an owner user and will move in next year.

The buyer was unwilling to give any information about the sale.

Income Expense Data

Expenses	- Taxes	\$3,561
	- Operating Expenses	
	Total Expenses	\$3,561

Current Building Information

ID: 5883193

Bldg Type: Medical	Bldg Status: Built in 1953
Class: C	RBA: 2,423 SF
Total Avail: 0 SF	% Leased: 100.0%
Bldg Vacant: 0 SF	Rent/SF/mo: -
Tenancy: Single	Elevators: 0
Owner Type: Individual	Core Factor: -
Owner Occupied: Yes	Stories: 1
Zoning: C-3	Typical Floor Size: 2,423 SF
Land Area: 5,584 SF	Building FAR: 0.43
	Const Type: Masonry
Expenses: 2015 Tax @ \$12.21/sf	
Parking: 5 free Surface Spaces are available; Ratio of 2.06/1,000 SF	
Amenities: Bus Line	

Location Information

Metro Market: **Los Angeles**
Submarket: **West Los Angeles/Beverly Hills**
County: **Los Angeles**
CBSA: **Los Angeles-Long Beach-Glendale, CA**
CSA: **Los Angeles-Long Beach, CA**
DMA: **Los Angeles, CA-NV**



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