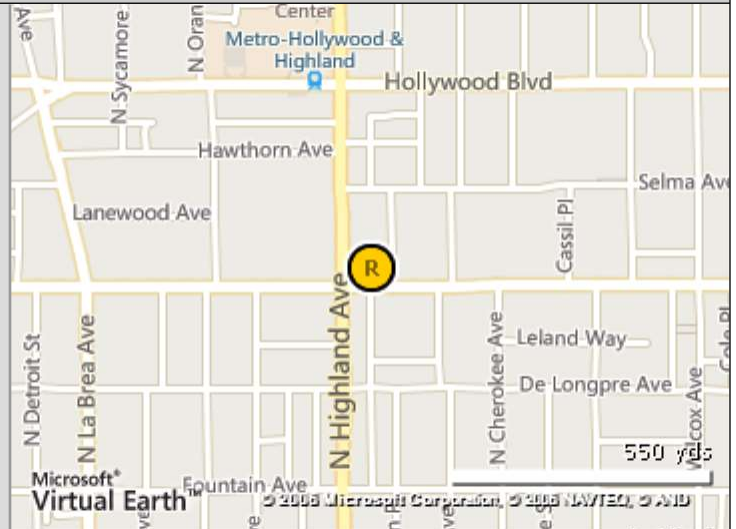


6767 W Sunset Blvd - Sunset Plaza

SOLD

Los Angeles, CA 90028

Sale on 10/4/2013 for \$13,750,000 (\$559.85/SF) - Research Complete
24,560 SF Retail Storefront (Strip Center) Building Built in 1990



Buyer & Seller Contact Info

Recorded Buyer: **ESP Gakuen**
True Buyer: **Musicians Institute Inc.**

Recorded Seller: **Sunset Highland Holdings LLC**
True Seller: **Quality Builders Inc**

Buyer Type: **Corporate/User**
Buyer Broker: **Silver Commercial, Inc.**
Kathleen Silver
(310) 553-3012
Kay Sasatomi
(310) 553-1210

Seller Type: **Individual**
Listing Broker: **Silver Commercial, Inc.**
Kathleen Silver
(310) 553-3012
Kay Sasatomi
(310) 553-1210

Transaction Details

ID: 2859772

Sale Date: **10/04/2013**
Escrow Length: **60 days**
Sale Price: **\$13,750,000-Confirmed**
Asking Price: **-**
Price/SF: **\$559.85**
Price/SF Land Gross: **\$609.38**

Sale Type: **Owner/User**
Bldg Type: **Retail - Storefront (Strip Center)**
Year Built/Age: **Built in 1990 Age: 23**
GLA: **24,560 SF**
Land Area: **0.52 AC (22,564 SF)**

Percent Leased: **75.0%**
Tenancy: **Multi**

Percent Improved: **28.7%**
Total Value Assessed: **\$11,508,372 in 2012**
Improved Value Assessed: **\$3,306,413**
Land Value Assessed: **\$8,201,959**
Land Assessed/SF: **\$363.00**

No. of Tenants: **20**



Silver Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of 3/31/2016 content, accuracy and reliability.

Copyrighted report licensed to Silver Commercial, Inc. - 567709.

6767 W Sunset Blvd - Sunset Plaza**SOLD**

24,560 SF Retail Storefront (Strip Center) Building Built in 1990 (con't)

Tenants at time of sale: **877 Financial Inc; Ambi'ance Magazine-UPSCALE; Blackbird Dance Company; Fatburger; Gil's Bail Bonds; Highland Cigarettes; Hollywood Mailbox; Hong Kong Express; Iped Foot Spa, Inc.; Junim Enterprises; Lynxton Music Group; My Ultimate Prize Llc; Payday Express; Quiznos; Safe Community Project, The; Simply Best; State Farm Insurance; Thai Massage House Llc; Womens Pregnancy Resource Center Of Hollywood, The; Yammy Pizza**

Financing: **Down payment of \$13,750,000.00 (100.0%)**

Legal Desc: **Lots 9 thru 11 Blk A Davidson Tract Bk 5 Pg 153**

Parcel No: **5547-020-041**

Document No: **1435470**

Sale History: **Sold for \$13,750,000 (\$559.85/SF) on 10/4/2013
Sold for \$11,225,000 (\$457.04/SF) on 2/27/2009
Sold for \$7,400,000 (\$301.30/SF) on 5/13/2005
Sold for \$4,700,000 (\$191.37/SF) on 11/18/2003
Sold for \$4,150,000 (\$168.97/SF) on 4/14/2003
Sold for \$3,500,000 (\$142.51/SF) on 4/23/1998
Sold for \$2,300,000 (\$93.65/SF) on 12/17/1996**

Transaction Notes

The sales price was confirmed by one of the brokers. The subject property was not listed on the market for sale; therefore, the sale was an off-market transaction; however, the property was listed on the market for lease since July of 2013. The property was approximately 75% leased at the time of sale.

The property is located at the NE corner of Sunset Boulevard and Highland Avenue in Hollywood. The property contains no sales conditions that would have affected the sales price, and contains no deferred maintenance.

The motivation for the seller was offered by the buyer to purchase the property at a good price. The brokers bought the buyer to the seller partly due to the property's proximity to the buyer's growing campus.

The motivation for the buyer was to occupy the remaining vacant space to operate their business as an owner/user. They plan on eventually occupying the whole property. The contemporary music school owns four buildings on the same block of Highland Avenue.

Income Expense Data

Expenses	- Taxes	\$145,923
	- Operating Expenses	
	Total Expenses	\$145,923

Current Retail Information

ID: 729223

Property Type:	Retail - Storefront (Strip Center)	GLA:	24,560 SF
Center:	Sunset Plaza	Total Avail:	0 SF
Bldg Status:	Built in 1990	% Leased:	100.0%
Owner Type:	Corporate/User	Bldg Vacant:	0 SF
Zoning:	C4, Los Angeles	Land Area:	22,564 SF
Owner Occupied:	Yes	Lot Dimensions:	
		Building FAR:	1.09
Rent/SF/mo:	-	No. of Stores:	-
CAM:	-		

Street Frontage: **150 feet on W Sunset
150 feet on Highland**

Expenses: **2015 Tax @ \$6.89/sf, 2011 Est Tax @ \$5.82/sf; 2010 Ops @ \$6.90/sf, 2012 Est Ops @ \$5.64/sf**

Parking: **14 Surface Spaces are available; 66 Covered Spaces are available**

Features: **Pylon Sign**

Location Information

Park Name: **Sunset Plaza**
Metro Market: **Los Angeles**



Silver Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of 3/31/2016 content, accuracy and reliability.

Copyrighted report licensed to Silver Commercial, Inc. - 567709.

6767 W Sunset Blvd - Sunset Plaza

SOLD

24,560 SF Retail Storefront (Strip Center) Building Built in 1990 (con't)

Submarket: **Mid-Wilshire/Hollywood/Silver Lake**
County: **Los Angeles**
CBSA: **Los Angeles-Long Beach-Glendale, CA**
CSA: **Los Angeles-Long Beach, CA**
DMA: **Los Angeles, CA-NV**

Property Notes

- High quality Hollywood retail center on the NEC of Sunset & Highland
- One of the busiest intersections in Hollywood
- Fantastic signage opportunity, with excellent exposure and traffic counts on both Sunset and Highland.
- Convenient surface and subterranean parking, with valet on site (+/- 80 Spaces)
- Near Hollywood & Highland Entertainment Center and Hollywood/Highland Metro Stop.
- Vibrant neighborhood across from Hollywood High School and adjacent to the Musician's Institute Campus.
- Surrounded by upcoming retail and apartment mixed-use development projects.
- Over 300 new apartment units being built within walking distance.



Silver Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. 3/31/2016

Copyrighted report licensed to Silver Commercial, Inc. - 567709.

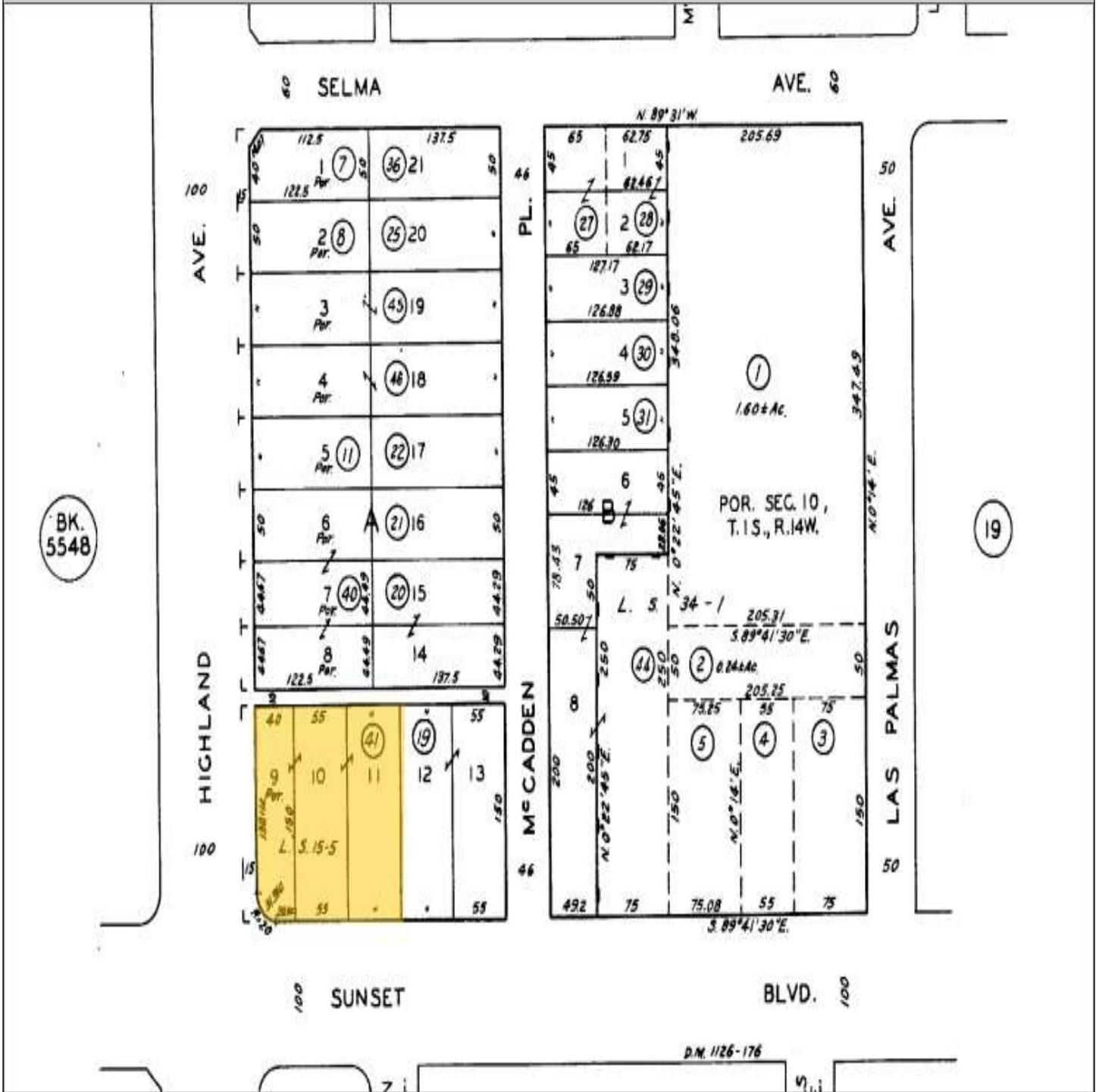
6767 W Sunset Blvd - Sunset Plaza

SOLD

24,560 SF Retail Storefront (Strip Center) Building Built in 1990 (con't)

Parcel Number: **5547-020-041**
Legal Description: **Lots 9 thru 11 blk A Davidson Trt bk 5 pg 153**
County: **Los Angeles**

Plat Map: 6767 W Sunset Blvd



Silver Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of 3/31/2016 content, accuracy and reliability.

Copyrighted report licensed to Silver Commercial, Inc. - 567709.