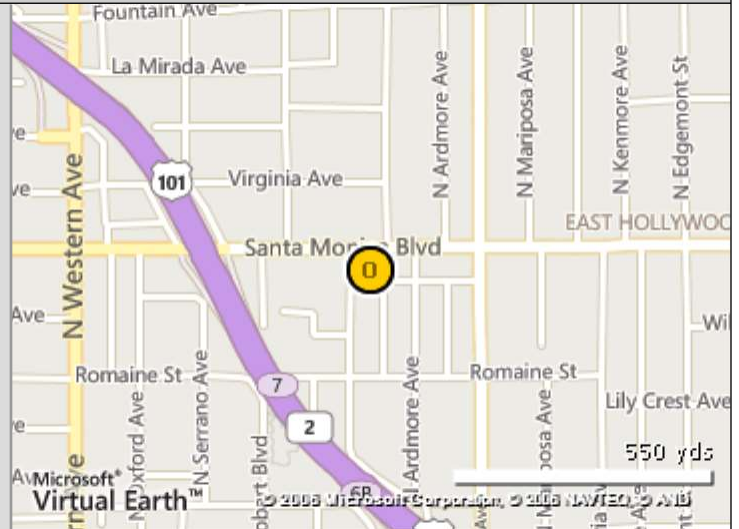


5176 Santa Monica Blvd

SOLD

Los Angeles, CA 90029

Sale on 12/6/2013 for \$3,440,000 (\$156.36/SF) - Research Complete
22,000 SF Class C Loft/Creative Space Building Built in 1924



Buyer & Seller Contact Info

Recorded Buyer: **Chaplin Studios LLC**
True Buyer: **TSI Textile**

Recorded Seller: **Robert Graham**
True Seller: **Robert Graham**
Bobby Graham

Buyer Type: **Other - Private**

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

Transaction Details

ID: 2909282

Sale Date: **12/06/2013**
Escrow Length: -
Sale Price: **\$3,440,000-Confirmed**
Asking Price: **\$3,500,000**
Price/SF: **\$156.36**
Price/SF Land Gross: **\$243.74**

Sale Type: **Investment**
Bldg Type: **Loft/Creative Space**
Year Built/Age: **Built in 1924 Age: 89**
RBA: **22,000 SF**
Land Area: **0.32 AC (14,113 SF)**

Percent Leased: **59.1%**
Tenancy: **Multi**

Percent Improved: **45.2%**
Total Value Assessed: **\$322,270 in 2012**
Improved Value Assessed: **\$145,663**
Land Value Assessed: **\$176,607**
Land Assessed/SF: **\$12.00**

Financing: **Down payment of \$344,000.00 (10.0%)**
\$3,096,000.00 from Pacific Mercantile Bk

Legal Desc: **Lot 5, por lot 39 Neumann trt bk 7 pg 36**
Parcel No: **5537-019-006, 5537-019-033**



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5176 Santa Monica Blvd**SOLD**

22,000 SF Class C Loft/Creative Space Building Built in 1924 (con't)

Document No: **1729645****Transaction Notes**

This property at 5176 Santa Monica Blvd was sold to a private party. This property sold for \$3,440,000 or \$156 per square foot. For more information, please see the attached documentation.

Income Expense Data

Expenses	- Taxes	\$4,273
	- Operating Expenses	
	Total Expenses	\$4,273

Current Building Information

ID: 926279

Bldg Type:	Loft/Creative Space	Bldg Status:	Built in 1924
Class:	C	RBA:	22,000 SF
Total Avail:	20,580 SF	% Leased:	100.0%
Bldg Vacant:	0 SF	Rent/SF/mo:	\$1.99
Tenancy:	Multi	Elevators:	0
Owner Type:	Other - Private	Core Factor:	-
Owner Occupied:	No	Stories:	2
Zoning:	C2	Typical Floor Size:	11,000 SF
Land Area:	14,113 SF	Building FAR:	1.56
		Const Type:	Masonry
Expenses:	2015 Tax @ \$1.72/sf; 2011 Ops @ \$0.87/sf		
Parking:	14 free Surface Spaces are available; Ratio of 0.63/1,000 SF		
Amenities:	Bus Line, Fenced Lot		

Location Information

Metro Market:	Los Angeles
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

- "Kingsley Studios," (old Charlie Chaplin studios), a 3 story red brick retail/fl ex building in rapidly developing East Hollywood.
- Ideal for retail, film stage, rehearsal studio, creative space, events venue or warehouse.
- High ceilings with skylights throughout.
- Ground floor: open space w/ loading door and rehearsal stage.
- 2nd floor (mezzanine): offices
- 3rd floor: open floor plan.
- Gated parking lot in rear of building.
- On-site security cameras.
- Within walking distance from Los Angeles City College and Santa Monica/Vermont Metro stop.
- Immediate access to 101 FWY.



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