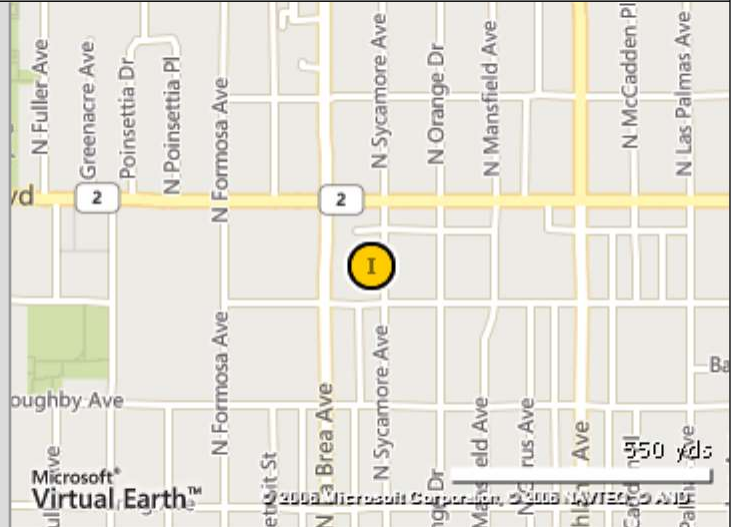


1017-1025 N Sycamore Ave

SOLD

Los Angeles, CA 90038

Sale on 10/29/2015 for \$5,195,000 (\$543.98/SF) - Research Complete
9,550 SF Class C Warehouse Building Built in 1928, Renov 1995



Buyer & Seller Contact Info

Recorded Buyer: **North Sycamore LLC**
Buyer Contact: **Martin Orlick**

Recorded Seller: **1025 N Sycamore LLC**
True Seller: **Hollywood General Machining, Inc.**
Scott Losmandy

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

Transaction Details

ID: 3432571

Sale Date: **10/29/2015 (51 days on market)**
Escrow Length: **-**
Sale Price: **\$5,195,000-Confirmed**
Asking Price: **\$5,600,000**
Price/SF: **\$543.98**
Price/SF Land Gross: **\$347.70**

Sale Type: **Owner/User**
Bldg Type: **Warehouse**
Year Built/Age: **Built in 1928, Renov 1995 Age: 87**
RBA: **9,550 SF**
Land Area: **0.34 AC (14,941 SF)**

Percent Leased: **100.0%**
Tenancy: **Multi**
Transfer Tax: **\$5,714.50**

Percent Improved: **5.8%**
Total Value Assessed: **\$2,785,857 in 2015**
Improved Value Assessed: **\$160,720**
Land Value Assessed: **\$2,625,137**
Land Assessed/SF: **\$175.00**

Financing: **Down payment of \$5,195,000.00 (100.0%)**
Legal Desc: **Lots 68 & 69 trt 4685 bk 51 pg 13**
Parcel No: **5531-014-012**
Document No: **1325331**



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1017-1025 N Sycamore Ave**SOLD**

9,550 SF Class C Warehouse Building Built in 1928, Renov 1995 (con't)

Sale History: **Sold for \$5,195,000 (\$543.98/SF) on 10/29/2015**
Sold for \$1,400,000 (\$146.60/SF) on 7/29/2008
Sold for \$985,000 (\$103.14/SF) on 4/29/1994
Sold for \$850,000 (\$89.01/SF) on 3/6/1990

Transaction Notes

No conditions or exchanges were reported on the transaction.

Features include high bow truss ceilings, covered parking, skylights, office build-outs, full kitchen, employee lounge, rooftop deck, full bathroom with shower, and ample storage space.

Income Expense Data

Expenses	- Taxes	\$36,591
	- Operating Expenses	
	Total Expenses	\$36,591

Current Industrial Information

ID: 4029419

Bldg Type:	Warehouse	RBA:	9,550 SF
Bldg Status:	Built in 1928, Renov 1995	% Leased:	100.0%
Rent/SF/mo:	-	Stories:	1
Bldg Vacant:	0 SF	Total Avail:	0 SF
Building FAR:	0.64	Warehouse Avail:	0 SF
Office Avail:	0 SF	CAM	-
Max Contig:	-	Zoning:	M2-2, Los Angeles
Smallest Space:	-	Owner Type:	-
Land Area:	14,941 SF	Owner Occupied:	Yes
Lot Dimensions:	166x90	Tenancy:	Multi
Ceiling Height:	12'0"-17'0"	Column Spacing:	-
Loading Docks:	None (bldg. total)	Levelators:	None
Cross Docks:	-	Crane:	None
Drive Ins:	2/10'0"w x 12'0"h (total)	Const Type:	-
Sprinklers:	None	Rail Spots:	None
Rail Line:	None		
Expenses:	2015 Tax @ \$3.83/sf		
Parking:	21 Surface Spaces are available; Ratio of 1.41/1,000 SF		
Features:	Signage		

Location Information

Metro Market: **Los Angeles**
Submarket: **Westside Ind/Westside Ind**
County: **Los Angeles**
CBSA: **Los Angeles-Long Beach-Glendale, CA**
CSA: **Los Angeles-Long Beach, CA**
DMA: **Los Angeles, CA-NV**

Property Notes

In the heart of Hollywood, 1015-1025 North Sycamore features approximately 15,000 SF of rentable industrial flex space. Features include; high bowtruss ceilings, covered parking, office buildouts, and ample storage space. The property is well located in the prime Industrial district of Hollywood. Currently owner occupied, the property can be utilized for manufacturing, warehousing, TV/Film production, office, or redevelopment.



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1017-1025 N Sycamore Ave

SOLD

9,550 SF Class C Warehouse Building Built in 1928, Renov 1995 (con't)

Parcel Number: **5531-014-012**
Legal Description: **Lots 68,69 trt 4685 bk 51 pg 13**
County: **Los Angeles**

Plat Map: 1017-1025 N Sycamore Ave

1-800-345-7334

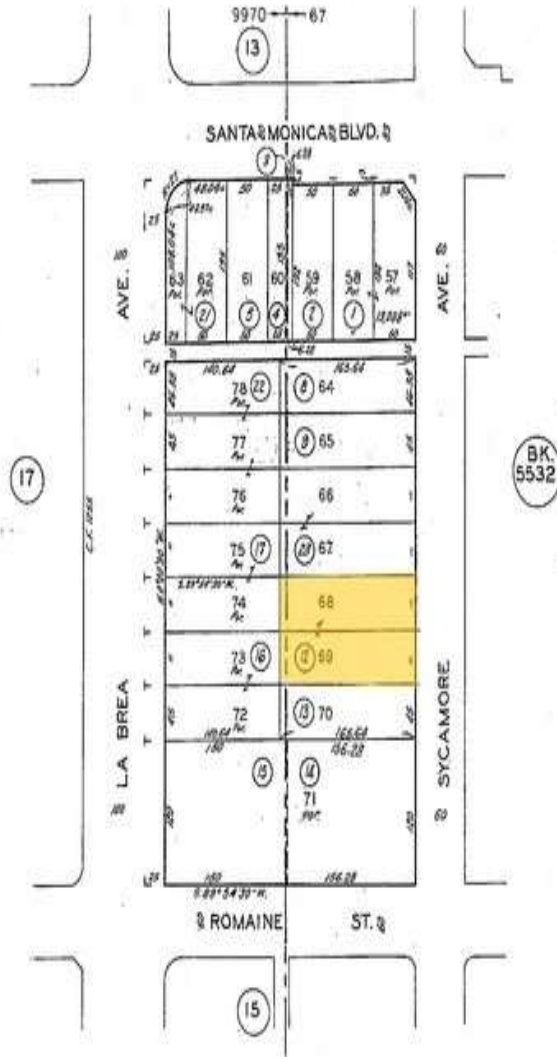


SCALE IN 1/10 OF AN INCH

5531 | 14
SCALE 1" = 100'

1998

7/10/2014
7/20/2017
7/30/2018
7/10/2019
6/20/2020
8/10/2021



CODE
67
9970

TRACT NO. 4685 M.B. 51-13

FOR PREV. ASSMT SEE
5532-31

SEP 25 1997

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF



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