



FOR SALE: THREE ENTITLED MULTIFAMILY MIXED-USE DEVELOPMENT SITES
100% MARKET-RATE UNITS • PRE-LINKAGE FEE & PRE-JJJ • CAN BE DELIVERED "READY TO ISSUE"
POTENTIAL FOR A COMBINED ±854 RESIDENTIAL UNITS
 DOWNTOWN LOS ANGELES - HISTORIC CORE
AVAILABLE AS A PORTFOLIO OR INDIVIDUALLY

ENTITLED FOR 163 UNITS
BROADWAY
 957 S. BROADWAY ST.

ENTITLED FOR 239 UNITS
HILL
 920 S. HILL ST.

ENTITLED FOR 452 UNITS
MAIN
 601 S. MAIN ST.



DODGER STADIUM

PASADENA

UNION STATION

FINANCIAL DISTRICT



CHINATOWN

LA CITY HALL



PERSHING SQUARE

HISTORIC CORE

LITTLE TOKYO

ARTS DISTRICT

M 7TH STREET/
METRO CENTER

JEWELRY DISTRICT

TOY DISTRICT

601
S. MAIN ST.

INDUSTRIAL DISTRICT

7TH ST

FIGUEROA ST
FLOWER ST



920
S. HILL ST.

957
S BROADWAY

SOUTH PARK

S GRAND AVE

W OLYMPIC BLVD

S HILL ST

S BROADWAY

S MAIN ST

FASHION DISTRICT





LOS ANGELES INTERNATIONAL AIRPORT

PACIFIC OCEAN

SANTA MONICA

CENTURY CITY

MID-WILSHIRE

EXPOSITION PARK

USC

M EXPO LINE TO WEST

SPORTS & ENTERTAINMENT DISTRICT

M BLUE LINE

STAPLES CENTER

LA LIVE

FINANCIAL DISTRICT



M PURPLE LINE

M 7TH STREET/METRO CENTER

957 S. BROADWAY

920 S. HILL ST.

W OLYMPIC BLVD

S HILL ST
S BROADWAY

SOUTH PARK

FASHION DISTRICT

JEWELRY DISTRICT

PERSHING SQUARE

INDUSTRIAL DISTRICT

601 S. MAIN ST.

S MAIN ST

S HILL ST

S BROADWAY

HISTORIC CORE

6TH ST

FIGAT7TH

- Bath & Body Works
- Bespoke Cycling
- California Pizza Kitchen
- City Target
- Five Guys
- George's Greek Grill
- Gold's Gym
- H&M
- L'Occitane
- MAC Cosmetics
- Mendocino Farms
- Morton's
- New Moon
- Nordstrom Rack
- Ohana Poke
- Oleego
- Pazzo Gelato
- Salata
- Sprinkles
- Starbucks
- The Melt
- The Pizza Studio
- Victoria's Secret PINK
- Zara

THE BLOC

- Alamo Drafthouse
- BrandsWalk
- CoffeeWalk
- Yogurtalk
- District
- Drink Coffee + Tea
- Eli & Ella Rose
- Everytable
- Eyes on the bloc
- GNC
- Hatch Yakitori
- LA Fitness
- Macy's
- Marugame Udon
- Nordstrom Local
- Gwench
- Shopbite
- Starbucks
- The Urban Oven
- Uniqlo
- US Postal Service

LA LIVE

- Boca
- Conga Room
- Fleming's Steakhouse
- Ily Espressamente
- Katsuya
- Lucky Strike Lanes
- New Era
- Red Mango
- Regal Cinemas
- Rock'N Fish
- Rosa Mexicano
- Smashburger
- Starbucks
- The GRAMMY Museum
- The Mixing Room
- The Novo
- The Ritz-Carlton Spa
- Tom's Watch Bar
- Wolfgang Puck
- Yard House

FIGO CENTRAL MARKET

- Ana Maria
- Belcampo Meat Co
- Bento Ya
- Berlin Currywurst
- Chile Secos
- District Market
- DTLA Cheese
- Eggslut
- G&B Coffee
- Golden Road
- Ramen Hood
- Kismet Falafel
- Knead & Co.
- La Huerta
- Locky Bird
- Dijo GCM Pizzeria
- The Oyster Gourmet
- FBILA
- Press Brothers
- Ramenhood
- Roast To Go
- Sari Sari Store
- Santa's Pupuseria
- Slicky Rice
- Valeria
- Westler's Deli

YARDS

THE SAN FERR

- Amazebowls
- A Shoo Called Guest
- Bulletproof Coffee
- Cafe Gratitude
- EdiBOL
- Grow
- Hennessey & Ingalls
- Here + Now
- Malin + Goetz
- Van Leeuwen
- Voyager
- Wittmore

ROW

DTLA

- 13 Bonaparte
- A+R
- Ahlem Eyewear
- Bodega
- Bridge & Burn
- Cafe Dulce
- Coreology
- Flask & Field
- Galerie LA
- Go Get Em Tiger
- Hayato
- Kinto
- House of Lucie
- Makers Mess
- The Manufactory
- Oak NYC
- Paramount Coffee
- Pikuniko
- Poketo
- Rappahannock
- Scent Bar DTLA
- Smorgasburg

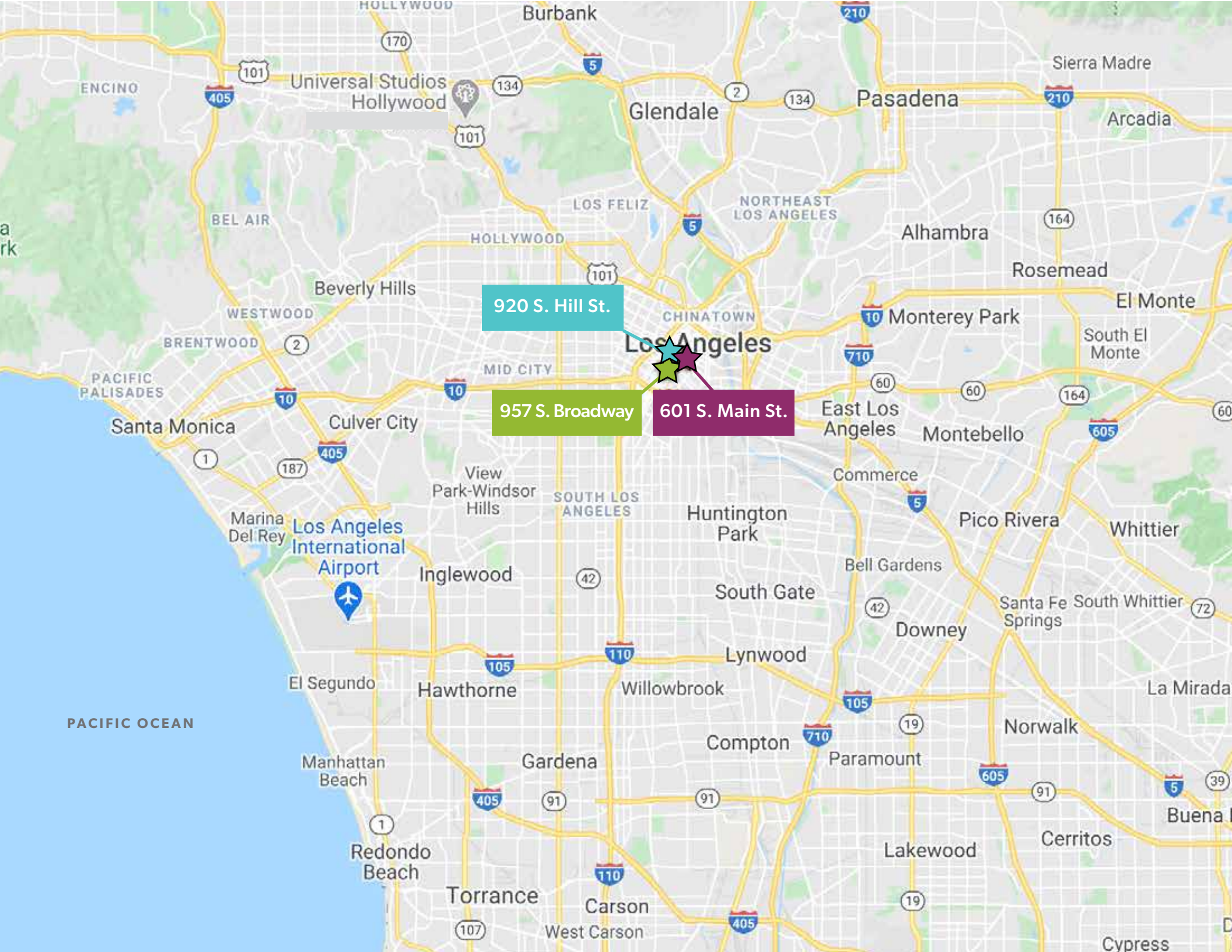


UNIVERSITY OF SOUTHERN CALIFORNIA

957 S. Broadway

920 S. Hill St.

601 S. Main St.



920 S. Hill St.

957 S. Broadway

601 S. Main St.

**957 S. BROADWAY
ENTITLED FOR 163 UNITS**

Rendering



**920 S. HILL ST.
ENTITLED FOR 239 UNITS**

Rendering



**601 S. MAIN ST.
ENTITLED FOR 452 UNITS**

Rendering



EXECUTIVE
SUMMARY

1

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RENT SURVEY
LAND AND SALES
COMPARABLES

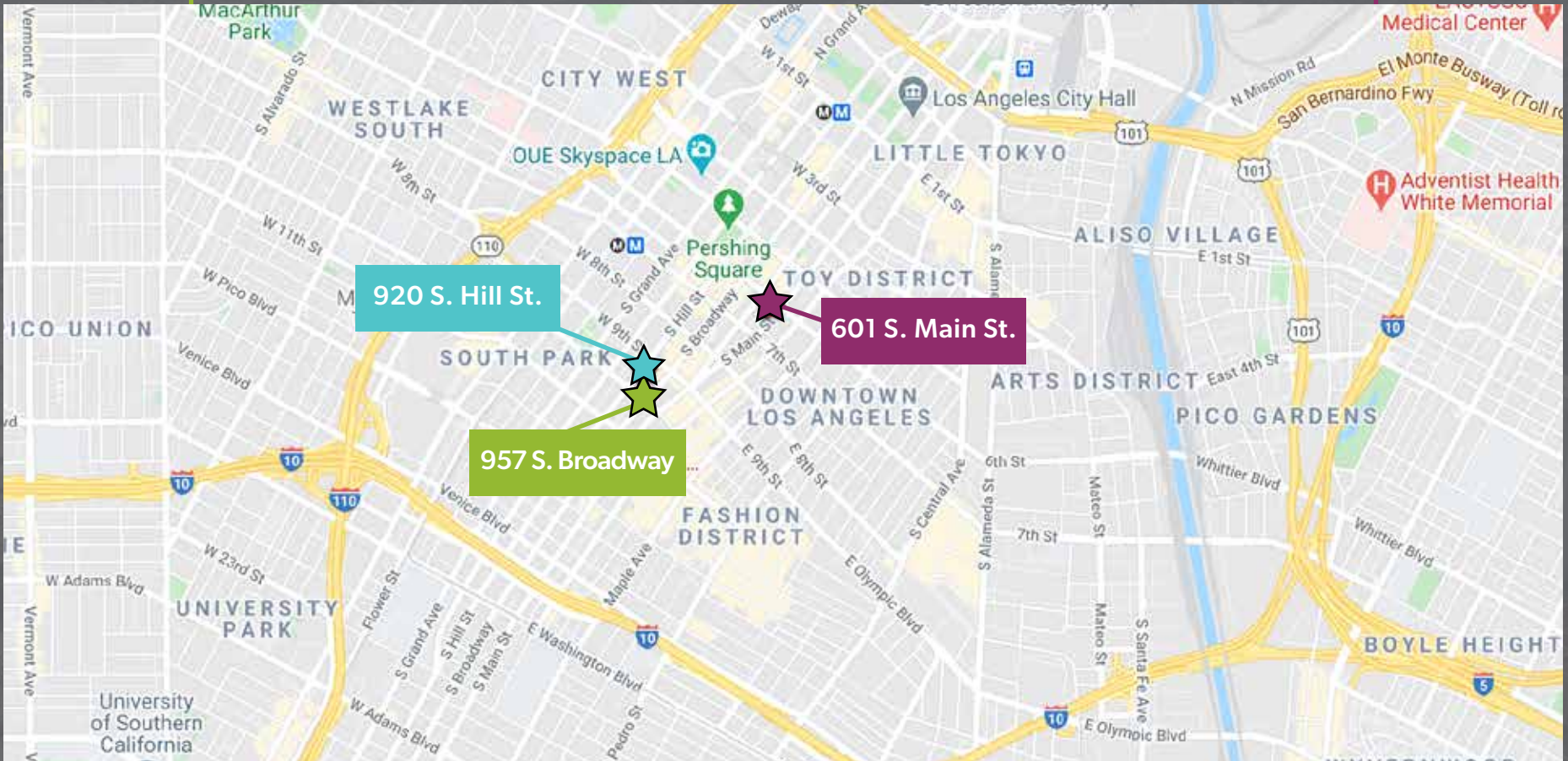
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AREA
OVERVIEW

3

page 47



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BEVERLY HILLS

HOLLYWOOD

BURBANK

SILVER LAKE

KOREATOWN

FINANCIAL DISTRICT

ECHO PARK

SPORTS & ENTERTAINMENT DISTRICT



STAPLES CENTER



M 7TH STREET/METRO CENTER

THE MUSIC CENTER

PERSHING SQUARE

BUNKER HILL

WALT DISNEY CONCERT HALL

SOUTH PARK

920 S. HILL ST.

JEWELRY DISTRICT

THE BROAD

GRAND CENTRAL MARKET

W OLYMPIC BLVD

S HILL ST

S BROADWAY

601 S. MAIN ST.

HISTORIC CORE

957 S. BROADWAY

7TH ST

S MAIN ST

FASHION DISTRICT

ENTITLED FOR 163 UNITS

BROADWAY

957 S. BROADWAY ST.

ENTITLED FOR 239 UNITS

HILL

920 S. HILL ST.

ENTITLED FOR 452 UNITS

MAIN

601 S. MAIN ST.

1

EXECUTIVE SUMMARY

THE OFFERING

CBRE, Inc., as exclusive agent, is pleased to present for sale **three entitled residential high-rise mixed-use development sites** with the potential to build up to a combined 854 units and ±33,591 square feet of commercial space in vibrant Downtown Los Angeles, California.

The entitlements are for 100% market-rate units, are not subject to the Affordable Housing Linkage Fee, and are not subject to Ballot Measure JJJ requirements. The projects can be delivered “Ready to Issue.”

Located in the heart of DTLA at 957 South Broadway, 920 South Hill Street, and 601 South Main Street, the Properties boast “Walker’s Paradise” Walk Scores of 93-to-96 out of 100 and “Rider’s Paradise” Transit Scores of 100 out of 100.

The surrounding DTLA neighborhood brings together:

- » Key employers
- » World-class entertainment and cultural offerings
- » Public transit linkages to Greater Los Angeles
- » Dynamic urban lifestyle
- » Continued population growth forecast – generating demand for housing units

In recent years, the Historic Core and Downtown Los Angeles have benefited from transformational investment that has dramatically increased the residential population of Downtown and generated a rich array of restaurants, retail, and entertainment venues.

The surrounding neighborhood is rich with a history dating to the early settlement and development of Los Angeles and features landmarks, architecturally notable buildings in the Beaux Arts and Classical Revival styles, grand hotels, and nationally recognized Broadway Historic Theater District theaters.

The Properties are ideally located to benefit from exceptional Downtown LA income and educational demographics:

- » \$123,000 average household income.
- » 81% of Downtown residents have a bachelor’s degree, graduate, or professional degree

957 South Broadway, 920 South Hill Street, and 601 South Main Street can be acquired as a portfolio or individually.

The Properties are offered to the market on an UNPRICED basis.

For additional information, please visit www.BroadwayHillMain.com



INVESTMENT HIGHLIGHTS



Three entitled mixed-use residential sites with recorded tentative tract maps.



Can be delivered "Ready to Issue."



Located in a dynamic Downtown Los Angeles urban setting:
Proximate to employment, entertainment, restaurants,
and retail.



A "Walker's Paradise". Outstanding Walk Scores of 93-to-96 Out of 100.



Transit linkages to points throughout Greater Los Angeles.



Adjacent to the announced LA Streetcar urban circulator.

957 S. BROADWAY

PROPERTY OVERVIEW

Property Address	957 S. Broadway, Los Angeles, CA 90015
Land Size	±20,663 SF ±0.47 Acres
APN	5139-003-007 5139-003-008 5139-003-009
Zoning	[Q] C2-4D-CDO-SN
Transit Oriented Community	Tier 3
Entitled	Yes. Can be delivered "Ready to Issue."
City Council District	CD 14 - Councilmember Kevin de León



WALK SCORE 96/100



TRANSIT SCORE 100/100



BIKE SCORE 85/100



ENTITLEMENT OVERVIEW

To view the architectural floor plans and City documents, please visit www.BroadwayHillMain.com



PROJECT SUMMARY

PROJECT DESCRIPTION	15-story 163-unit residential building with 6,406 square feet of commercial space; four levels of subterranean parking and one level of above-grade parking. Approved vesting tentative tract map.
AMENITIES	Roof/pool deck on 15th floor, ±8,123 SF Gym Lounge Courtyard
APPROVED FLOOR AREA RATIO	9.2 : 1
FLOOR AREA	189,960 Square Feet
HEIGHT	164 Feet
PARKING SPACES	184 stalls
BICYCLE PARKING	187 Spaces
ARCHITECT	Takacs Architecture



CONCEPTUAL RESIDENTIAL UNIT MIX

UNIT TYPE	UNITS
One Bedroom	99
Two Bedroom	64
Total	163

COMMERCIAL SQUARE FOOTAGE

Up to 6,406 Square Feet

THE ENTITLEMENTS ARE FOR 100% MARKET-RATE UNITS, ARE NOT SUBJECT TO THE AFFORDABLE HOUSING LINKAGE FEE, AND ARE NOT SUBJECT TO BALLOT MEASURE JJJ REQUIREMENTS. THE PROJECT CAN BE DELIVERED "READY TO ISSUE."

957 S. BROADWAY
ENTITLED FOR 163 UNITS
Rendering



**957 S. BROADWAY
ENTITLED FOR 163 UNITS**

Rendering



**957 S. BROADWAY
ENTITLED FOR 163 UNITS**

Rendering



**957 S. BROADWAY
ENTITLED FOR 163 UNITS**

Rendering

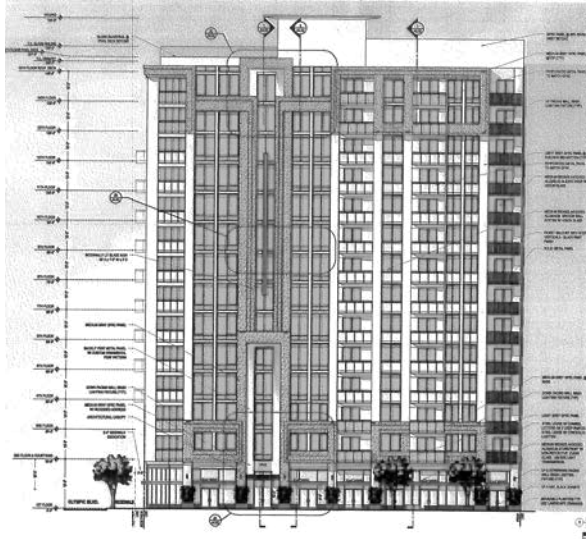


ELEVATIONS

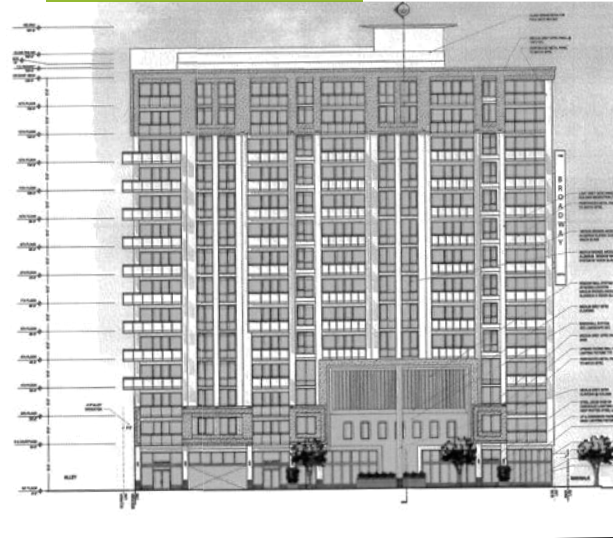
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EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



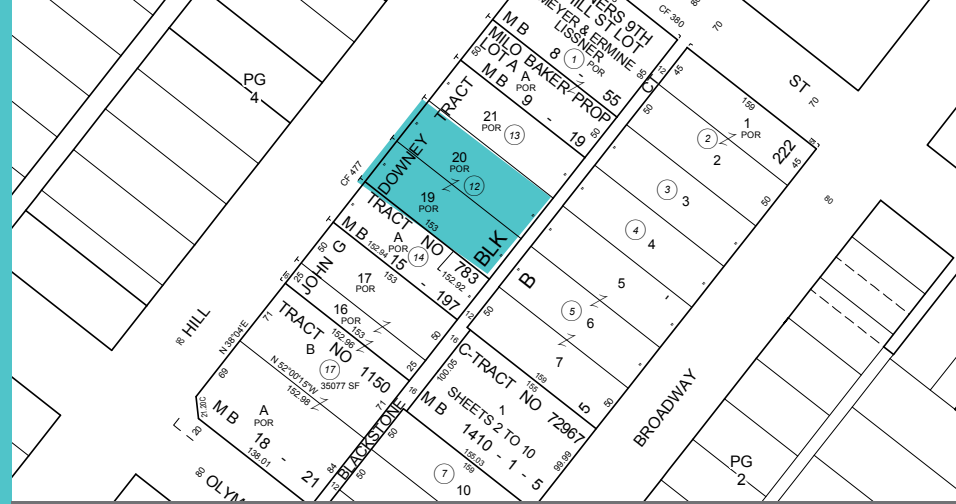
NORTH ELEVATION



920 S. HILL STREET

PROPERTY OVERVIEW

Property Address	920 S. Hill St., Los Angeles, CA 90015
Land Size	±22,935 SF ±0.53 Acres
APN	5139-003-012 5139-003-013
Zoning	[Q] R5-4D
Transit Oriented Community	Tier 3
Entitled	Yes. Can be delivered "Ready to Issue."
City Council District	CD 14 - Councilmember Kevin de Leon



WALK SCORE 96/100



TRANSIT SCORE 100/100



BIKE SCORE 90/100



ENTITLEMENT OVERVIEW

To view the architectural floor plans and City documents, please visit www.BroadwayHillMain.com



PROJECT SUMMARY

Project Description	32-story 239-unit residential building with 5,671 square feet of commercial space; one level of subterranean parking and six levels of above-grade parking. Approved vesting tentative tract map.
Amenities	Two 7th floor amenity decks totaling ±8,007 SF Roof deck Covered roof deck lounge Swimming pool and pool deck Gym
FAR	Up to maximum of 13:1. As approved, 11.4 : 1.
Floor Area	Up to maximum of 298,157 square feet. As approved, 269,589 square feet.
Height	346' -4"
Parking spaces	281 stalls
Bicycle Parking	269 Spaces
Architect	Takacs Architecture



CONCEPTUAL RESIDENTIAL UNIT MIX

UNIT TYPE	UNITS	AVG SF
Studio	10	602
One Bedroom	149	769
Two Bedroom	76	988
Three Bedroom	4	1,598
Total	239	202,060
Average		845

COMMERCIAL SQUARE FOOTAGE

TYPE	SF
Retail (4 Units)	5,688

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**920 S. HILL ST.
ENTITLED FOR 239 UNITS**

Rendering



**920 S. HILL ST.
ENTITLED FOR 239 UNITS**

Rendering



**920 S. HILL ST.
ENTITLED FOR 239 UNITS**
Rendering



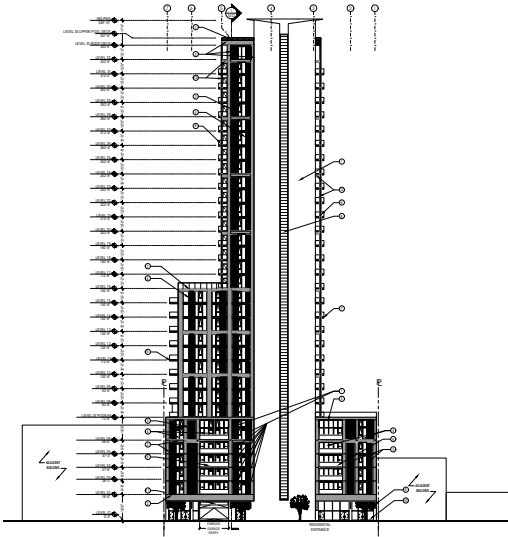
920 S. HILL ST.

ELEVATIONS

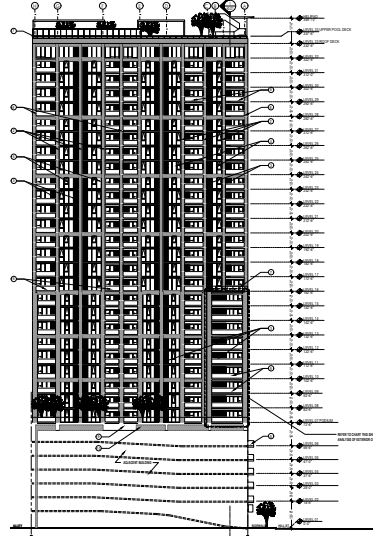
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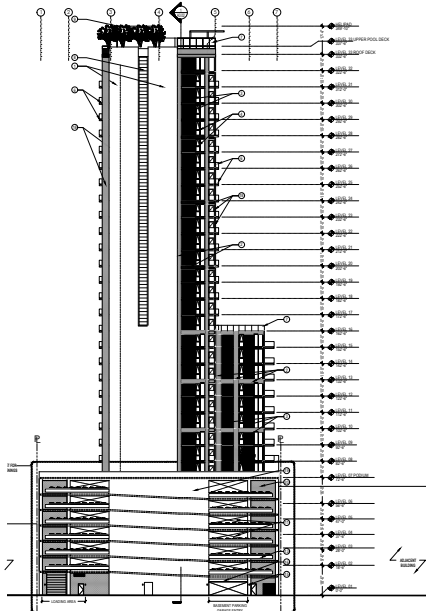
WEST ELEVATION



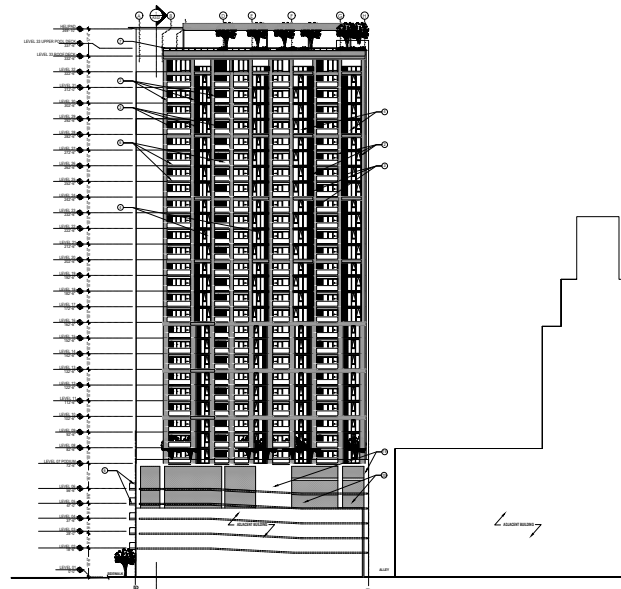
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



601 S. MAIN STREET

PROPERTY OVERVIEW

Property Address	601 S. Main St., Los Angeles, CA 90014
Land Size	±60,831 SF ±1.40 Acres
APN	5144-001-010 5144-001-012 5144-001-013
Zoning	C2-4D
Transit Oriented Community	Tier 3
Entitled	Yes. Can be delivered "Ready to Issue."
City Council District	CD 14 - Councilmember Kevin de Leon



WALK SCORE 93/100



TRANSIT SCORE 100/100



BIKE SCORE 90/100



601 S. MAIN STREET

ENTITLEMENT OVERVIEW

To view the architectural floor plans and City documents, please visit www.BroadwayHillMain.com



PROJECT SUMMARY

Project Description

38-story 452-unit residential building with 21,514 square feet of commercial space; one level of subterranean parking and seven levels of above-grade parking. Approved vesting tentative tract map.

Amenities

7th floor amenity deck, ±28,115 square feet
Roof Deck, 38th floor
Covered Roof Lounge
Gym

FAR

9.1 : 1

Floor Area

551,349 square feet

Height

390' -3"

Parking Spaces

860 stalls

Bicycle Parking

619 Spaces

Architect

Takacs Architecture



CONCEPTUAL RESIDENTIAL UNIT MIX

452 Units Averaging 998 Square Feet

COMMERCIAL SQUARE FOOTAGE

Up to 21,514 Square Feet

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**601 S. MAIN ST.
ENTITLED FOR 452 UNITS**

Rendering



**601 S. MAIN ST.
ENTITLED FOR
452 UNITS**
Rendering



**601 S. MAIN ST.
ENTITLED FOR 452 UNITS**

Rendering



**601 S. MAIN ST.
ENTITLED FOR 452 UNITS**

Rendering



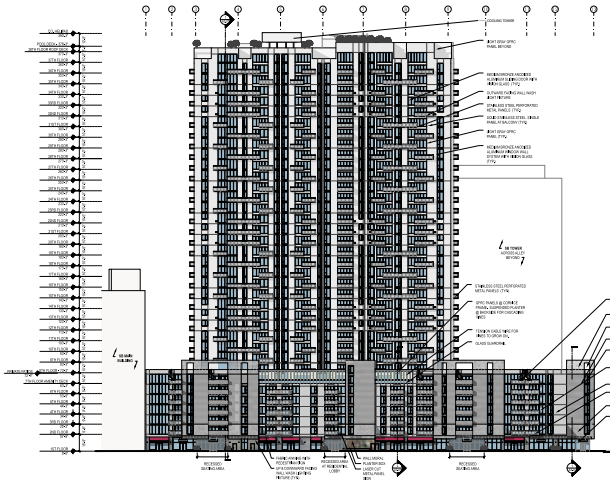
601 S. MAIN ST.

ELEVATIONS

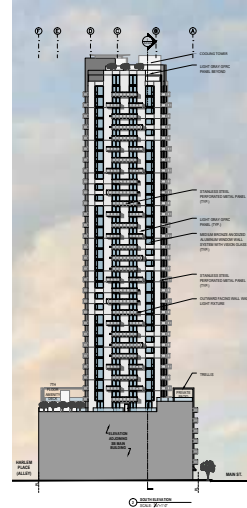
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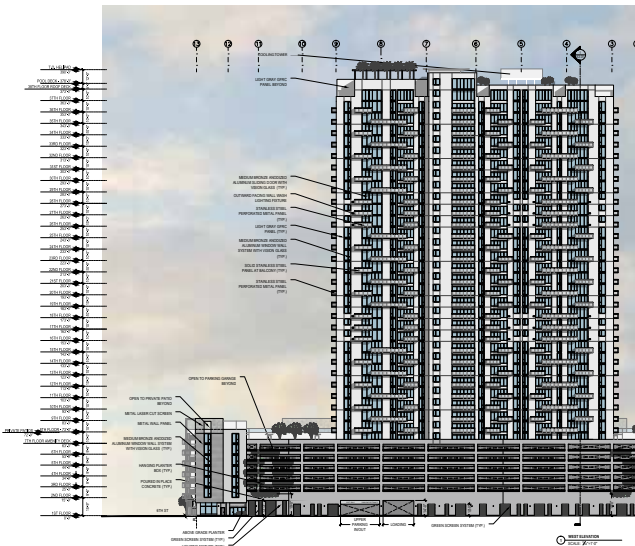
EAST ELEVATION



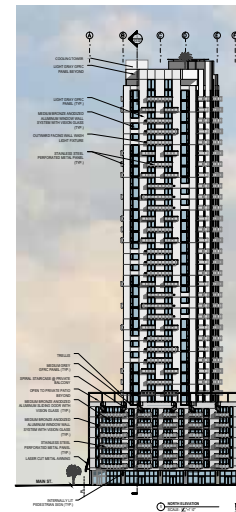
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



ENTITLED FOR 163 UNITS

BROADWAY

957 S. BROADWAY ST.

ENTITLED FOR 239 UNITS

HILL

920 S. HILL ST.

ENTITLED FOR 452 UNITS

MAIN

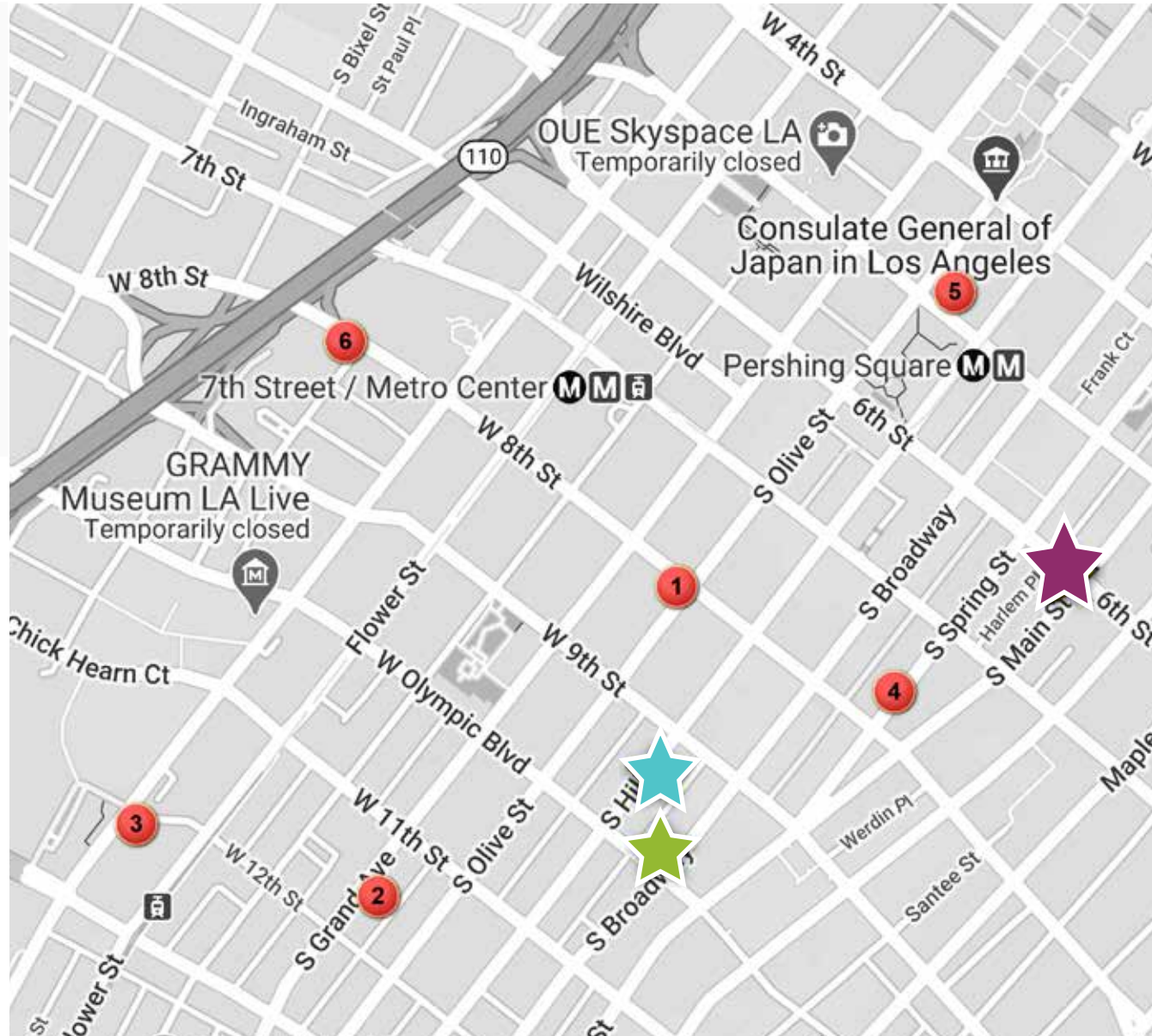
601 S. MAIN ST.

2

RENT SURVEY LAND + SALES COMPARABLES

HIGH RISE RENT SURVEY MAP

- ★ 601 S Main St
- ★ 957 S Broadway
- ★ 920 S Hill
- ① Atelier
- ② AVEN
- ③ Circa
- ④ The Griffin on Spring
- ⑤ Park Fifth
- ⑥ THEA at Metropolis



1 ATELIER



363 Units	Improvements Rating A
801 South Olive Street Los Angeles, CA 90014	Location Rating B
Completed Date June, 2017	Occupancy 89.0%
Common Area Amenities - Controlled Access, Fitness Center, Business Center, Clubhouse, 1 Swimming Pool, 1 Spa, Rental Office - Stand Alone Parking - Total Parking - 379 Spaces, Covered Parking Is Available For An Additional \$0 Per Month, Parking Type - Multi-Level Structure Functional Characteristics - Private Balcony/Patio, Construction Type - Steel Frame Other Factor - View - Downtown Los Angeles Apartment Interior Amenities - Internet Access, Above Standard Ceiling Height, Microwave Ovens	

The below chart shows the Asking Rents. Buyers should verify the concessions that are being offered for various floor plans.

Unit Type Unit Description	Unit		Size (SqFt)		Actual Rent	
	Count	% of Total	Unit	Total	Total	SqFt
Studio	26	7.16%	473	12,298	\$2,710	\$5.73
One Bedroom	26	7.16%	559	14,534	\$2,939	\$5.26
One Bedroom	18	4.96%	622	11,196	\$3,192	\$5.13
One Bedroom	80	22.04%	685	54,800	\$3,174	\$4.63
One Bedroom	80	22.04%	778	62,240	\$3,366	\$4.33
One Bedroom	27	7.44%	829	22,383	\$4,468	\$5.39
Two Bedroom/One and Three Quarter Bath	27	7.44%	975	26,325	\$3,714	\$3.81
Two Bedroom/One and Three Quarter Bath	27	7.44%	1,043	28,161	\$3,968	\$3.80
Two Bedroom/One and Three Quarter Bath	18	4.96%	1,092	19,656	\$4,535	\$4.15
Two Bedroom/Two Bath	18	4.96%	1,155	20,790	\$4,530	\$3.92
Two Bedroom/Two and One Half Bath	5	1.38%	1,377	6,885	\$6,280	\$4.56
Two Bedroom/Two and One Half Bath	3	0.83%	1,514	4,542	\$7,441	\$4.91
Penthouse - Two Bedroom/One and Three Quarter Bath	1	0.28%	1,119	1,119	\$6,529	\$5.83
Penthouse - Two Bedroom/One and Three Quarter Bath	1	0.28%	1,122	1,122	\$7,377	\$6.57
Penthouse - Two Bedroom/One and Three Quarter Bath	1	0.28%	1,198	1,198	\$7,724	\$6.45
Penthouse - Two Bedroom/Two Bath	1	0.28%	1,244	1,244	\$6,634	\$5.33
Penthouse - Two Bedroom/Two and One Half Bath	1	0.28%	1,420	1,420	\$7,669	\$5.40
Penthouse - Two Bedroom/Two and One Half Bath	1	0.28%	1,470	1,470	\$7,583	\$5.16
Penthouse - Three Bedroom/Two and Three Quarter Bath	1	0.28%	1,731	1,731	\$10,024	\$5.79
Penthouse - Three Bedroom/Two and Three Quarter Bath	1	0.28%	1,846	1,846	\$11,096	\$6.01
Total/Average	363	100%	813	294,960	\$3,683	\$4.53

2 AVEN



The below chart shows the Asking Rents. Buyers should verify the concessions that are being offered for various floor plans.

Unit Type Unit Description	Unit Count	Unit % of Total	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
Guest Suite - One Bedroom/One Bath	1	0.19%	800	800		
Guest Suite - One Bedroom/One Bath	1	0.19%	810	810		
Studio	23	4.29%	460	10,580	\$2,713	\$5.90
One Bedroom	69	12.87%	610	42,090	\$2,611	\$4.28
One Bedroom	70	13.06%	630	44,100	\$2,809	\$4.46
One Bedroom	72	13.43%	690	49,680	\$3,051	\$4.42
One Bedroom	4	0.75%	710	2,840	\$2,759	\$3.89
One Bedroom	23	4.29%	750	17,250	\$2,904	\$3.87
One Bedroom	6	1.12%	790	4,740	\$4,205	\$5.32
One Bedroom	71	13.25%	800	56,800	\$3,328	\$4.16
One Bedroom	53	9.89%	810	42,930	\$3,335	\$4.12
One Bedroom	1	0.19%	880	880	\$5,012	\$5.70
Two Bedroom/One and Three Quarter Bath	1	0.19%	980	980	\$5,112	\$5.22
Two Bedroom/One and Three Quarter Bath	70	13.06%	1,110	77,700	\$4,606	\$4.15
Two Bedroom/Two Bath	63	11.75%	910	57,330	\$3,901	\$4.29
Two Bedroom/Two Bath	5	0.93%	1,050	5,250	\$7,138	\$6.80
Penthouse - Two Bedroom/Den/Two Bath	1	0.19%	2,980	2,980	\$17,343	\$5.82
Penthouse - Two Bedroom/Den/Two and One Half Bath	1	0.19%	2,210	2,210	\$14,036	\$6.35
Penthouse - Three Bedroom/Three and One Half Bath	1	0.19%	2,930	2,930	\$18,547	\$6.33
Total/Average	536	100%	789	422,880	\$3,444	\$4.37

536 Units

Improvements
Rating
A+

1120 South Grand Avenue
Los Angeles, CA 90015

Location Rating
B+

Completed Date
August, 2019

Occupancy
61.2%

Common Area Amenities - Controlled Access, Fitness Center, Business Center, Clubhouse, Volleyball Court, 1 Swimming Pool, 1 Spa, Rental Office - Stand Alone Parking - Total Parking - 810 Spaces, Covered Parking Is Available For An Additional \$175 Per Month, Parking Type - Multi-Level Structure Functional Characteristics - Private Balcony/Patio, Construction Type - Steel Frame
Other Factor - View - Downtown Los Angeles
Apartment Interior Amenities - Internet Access, Above Standard Ceiling Height, Microwave Ovens

3 CIRCA



The below chart shows the Asking Rents. Buyers should verify the concessions that are being offered for various floor plans.

Unit Type Unit Description	Unit		Size (SqFt)		Actual Rent	
	Count	% of Total	Unit	Total	Total	SqFt
One Bedroom	47	7.25%	627	29,469	\$2,669	\$4.26
One Bedroom	47	7.25%	685	32,195	\$2,781	\$4.06
One Bedroom	47	7.25%	871	40,937	\$3,709	\$4.26
One Bedroom/Den	47	7.25%	745	35,015	\$2,709	\$3.64
One Bedroom/Den	47	7.25%	763	35,861	\$2,984	\$3.91
One Bedroom/Den	47	7.25%	770	36,190	\$2,967	\$3.85
One Bedroom/Den	47	7.25%	868	40,796	\$3,767	\$4.34
One Bedroom/Den	47	7.25%	923	43,381	\$4,266	\$4.62
One Bedroom/Den	47	7.25%	927	43,569	\$4,681	\$5.05
Two Bedroom/Two Bath	48	7.41%	1,285	61,680	\$4,705	\$3.66
Two Bedroom/Two Bath	47	7.25%	1,463	68,761	\$5,204	\$3.56
Two Bedroom/Den/Two and One Half Bath	47	7.25%	1,762	82,814	\$5,917	\$3.36
Two Bedroom/Den/Two and One Half Bath	47	7.25%	1,898	89,206	\$7,116	\$3.75
Penthouse - Two Bedroom/One and Three Quarter Bath	6	0.93%	1,338	8,028	\$8,059	\$6.02
Penthouse - Two Bedroom/Two Bath	6	0.93%	1,524	9,144	\$8,828	\$5.79
Penthouse - Two Bedroom/Two and One Half Bath	6	0.93%	2,087	12,522	\$10,481	\$5.02
Penthouse - Two Bedroom/Den/Two and One Half Bath	6	0.93%	2,288	13,728	\$12,521	\$5.47
Penthouse - Three Bedroom/Three and One Half Bath	3	0.46%	2,878	8,634	\$17,185	\$5.97
Penthouse - Three Bedroom/Three and One Half Bath	3	0.46%	2,900	8,700	\$17,195	\$5.93
Penthouse - Three Bedroom/Den/Four and One Half Bath	3	0.46%	3,842	11,526	\$23,299	\$6.06
Penthouse - Three Bedroom/Den/Four and One Half Bath	3	0.46%	3,984	11,952	\$23,369	\$5.87
Total/Average	648	100%	1,117	724,108	\$4,630	\$4.14

648 Units	Improvements Rating A+
1200 South Figueroa Street Los Angeles, CA 90015	Location Rating A-
Completed Date January, 2019	Occupancy 34.0%
Common Area Amenities - Controlled Access, Fitness Center, Clubhouse, 2 Swimming Pools, 2 Spas, Rental Office - Stand Alone Parking - Total Parking - 1770 Spaces, Covered Parking Is Available For An Additional \$125 - 225 Per Month, Parking Type - Multi-Level Structure Functional Characteristics - Private Balcony/Patio, Construction Type - Steel Frame	
Other Factor - Major Street Exposure - Figueroa Street and Pico Blvd, View - Downtown Los Angeles	
Apartment Interior Amenities - Internet Access, Partial Fireplaces Available In 2878, 2900, 3842 and 3984 Square Foot Units, Above Standard Ceiling Height, Microwave Ovens	

4 THE GRIFFIN ON SPRING

The below chart shows the Asking Rents. Buyers should verify the concessions that are being offered for various floor plans.



275 Units	Improvements Rating A
755 South Spring Street Los Angeles, CA 90014	Location Rating B-
Completed Date October, 2018	Occupancy 90.9%
Common Area Amenities - Controlled Access, Fitness Center, Business Center, Clubhouse, 1 Swimming Pool, 1 Spa, Rental Office - Stand Alone Parking - Total Parking - 612 Spaces, Covered Parking Is Available For An Additional \$150 Per Month, Parking Type - Multi-Level Structure Functional Characteristics - Private Balcony/Patio, Construction Type - Steel Frame Apartment Interior Amenities - Internet Access, Above Standard Ceiling Height, Microwave Ovens	

Unit Type Unit Description	Unit Count	Unit % of Total	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
Studio			479		\$1,994	\$4.16
Studio			516		\$1,979	\$3.84
One Bedroom/Alcove			486		\$2,071	\$4.26
One Bedroom/Alcove			516		\$2,081	\$4.03
One Bedroom/Alcove			531		\$2,440	\$4.60
One Bedroom/Alcove			550		\$2,303	\$4.19
One Bedroom/Alcove			554		\$2,505	\$4.52
One Bedroom/Alcove			613		\$2,283	\$3.72
One Bedroom/Alcove			651		\$2,250	\$3.46
One Bedroom/Alcove			900		\$3,678	\$4.09
One Bedroom			729		\$2,927	\$4.02
One Bedroom			730		\$2,959	\$4.05
One Bedroom			878		\$3,070	\$3.50
One Bedroom			1,019		\$4,010	\$3.94
One Bedroom/Townhouse/Den/One and One Half Bath			1,865		\$6,059	\$3.25
Two Bedroom/One and Three Quarter Bath			1,462		\$5,309	\$3.63
Two Bedroom/Two Bath			963		\$3,488	\$3.62
Two Bedroom/Two Bath			967		\$4,693	\$4.85
Two Bedroom/Two Bath			1,110		\$3,820	\$3.44
Two Bedroom/Two Bath			1,151		\$4,036	\$3.51
Two Bedroom/Two Bath			1,194		\$4,175	\$3.50
Two Bedroom/Two Bath			1,200		\$4,947	\$4.12
Two Bedroom/Two Bath			1,279		\$5,685	\$4.44
Two Bedroom/Townhouse/Two and One Half Bath			1,015		\$5,624	\$5.54
Two Bedroom/Townhouse/Two and One Half Bath			1,477		\$4,952	\$3.35
Penthouse - Two Bedroom/One and Three Quarter Bath			1,413		\$4,282	\$3.03
Penthouse - Three Bedroom/One and Three Quarter Bath			1,515		\$7,973	\$5.26
Penthouse - Three Bedroom/Two and Three Quarter Bath			1,865		\$11,721	\$6.28
Penthouse - Three Bedroom/Two and Three Quarter Bath			1,884		\$9,898	\$5.25
Total/Average	275	100%				

5 PARK FIFTH



347 Units	Improvements Rating A
427 West 5th Street Los Angeles, CA 90013	Location Rating B+
Completed Date October, 2019	Occupancy 30.5%
Common Area Amenities - Controlled Access, Fitness Center, Clubhouse, 1 Swimming Pool, 1 Spa, Rental Office - Stand Alone Parking - Total Parking - 368 Spaces, Covered Parking Is Available For An Additional \$175 Per Month, Parking Type - Multi-Level Structure	
Functional Characteristics - Private Balcony/Patio, Construction Type - Steel Frame	
Other Factor - Major Street Exposure - Hill Street, View - Downtown Los Angeles	
Apartment Interior Amenities - Internet Access, Above Standard Ceiling Height, Microwave Ovens	

The below chart shows the Asking Rents. Buyers should verify the concessions that are being offered for various floor plans.

Unit Type Unit Description	Unit		Size (SqFt)		Actual Rent	
	Count	% of Total	Unit	Total	Total	SqFt
Studio	6	1.73%	491	2,946	\$2,384	\$4.86
Studio	1	0.29%	552	552	\$2,461	\$4.46
Studio	1	0.29%	564	564	\$2,539	\$4.50
Studio	14	4.03%	585	8,190	\$2,692	\$4.60
Studio	7	2.02%	610	4,270	\$2,769	\$4.54
Studio	10	2.88%	618	6,180	\$2,847	\$4.61
Studio	1	0.29%	637	637	\$2,924	\$4.59
Studio	10	2.88%	638	6,380	\$3,001	\$4.70
Studio	2	0.58%	652	1,304	\$2,590	\$3.97
Studio	1	0.29%	657	657	\$2,557	\$3.89
One Bedroom/Alcove	10	2.88%	634	6,340	\$2,728	\$4.30
One Bedroom/Alcove	4	1.15%	679	2,716	\$2,892	\$4.26
One Bedroom/Alcove	10	2.88%	739	7,390	\$3,214	\$4.35
One Bedroom	21	6.05%	618	12,978	\$2,973	\$4.81
One Bedroom	1	0.29%	630	630	\$3,101	\$4.92
One Bedroom	17	4.90%	672	11,424	\$2,872	\$4.27
One Bedroom	2	0.58%	674	1,348	\$2,839	\$4.21
One Bedroom	1	0.29%	678	678	\$2,995	\$4.42
One Bedroom	2	0.58%	684	1,368	\$2,852	\$4.17
One Bedroom	1	0.29%	694	694	\$3,074	\$4.43
One Bedroom	1	0.29%	695	695	\$3,224	\$4.64
One Bedroom	1	0.29%	741	741	\$3,240	\$4.37
One Bedroom	3	0.86%	745	2,235	\$3,219	\$4.32
One Bedroom	18	5.19%	752	13,536	\$3,516	\$4.68
One Bedroom	3	0.86%	753	2,259	\$3,549	\$4.71
One Bedroom	2	0.58%	757	1,514	\$3,213	\$4.24
One Bedroom	18	5.19%	764	13,752	\$3,537	\$4.63
One Bedroom	1	0.29%	773	773	\$3,298	\$4.27
One Bedroom	3	0.86%	797	2,391	\$3,403	\$4.27
One Bedroom	1	0.29%	801	801	\$3,612	\$4.51
One Bedroom	2	0.58%	805	1,610	\$3,408	\$4.23
One Bedroom	9	2.59%	806	7,254	\$3,651	\$4.53
One Bedroom	17	4.90%	810	13,770	\$3,672	\$4.53
One Bedroom	18	5.19%	812	14,616	\$3,763	\$4.63

PARK FIFTH (CONTINUED)

The below chart shows the Asking Rents. Buyers should verify the concessions that are being offered for various floor plans.

Unit Type Unit Description	Count	Unit % of Total	Size (SqFt)		Actual Rent	
			Unit	Total	Total	SqFt
One Bedroom	2	0.58%	815	1,630	\$3,420	\$4.20
One Bedroom	17	4.90%	824	14,008	\$3,749	\$4.55
One Bedroom	2	0.58%	828	1,656	\$3,482	\$4.21
One Bedroom	13	3.75%	835	10,855	\$3,809	\$4.56
One Bedroom	5	1.44%	854	4,270	\$3,883	\$4.55
One Bedroom	6	1.73%	883	5,298	\$3,944	\$4.47
One Bedroom	1	0.29%	910	910	\$3,763	\$4.14
Two Bedroom/One Bath	1	0.29%	957	957	\$5,182	\$5.41
Two Bedroom/One Bath	1	0.29%	964	964	\$4,260	\$4.42
Two Bedroom/One Bath	1	0.29%	1,029	1,029	\$4,706	\$4.57
Two Bedroom/Two Bath	17	4.90%	904	15,368	\$4,135	\$4.57
Two Bedroom/Two Bath	17	4.90%	1,001	17,017	\$4,184	\$4.18
Two Bedroom/Two Bath	6	1.73%	1,033	6,198	\$4,662	\$4.51
Two Bedroom/Two Bath	18	5.19%	1,104	19,872	\$5,071	\$4.59
Two Bedroom/Two Bath	1	0.29%	1,116	1,116	\$4,968	\$4.45
Two Bedroom/Two Bath	3	0.86%	1,231	3,693	\$5,191	\$4.22
Two Bedroom/Two Bath	1	0.29%	1,265	1,265	\$5,467	\$4.32
Three Bedroom/Two Bath	7	2.02%	1,144	8,008	\$5,648	\$4.94
Three Bedroom/Two Bath	1	0.29%	1,314	1,314	\$5,462	\$4.16
Three Bedroom/Two Bath	3	0.86%	1,365	4,095	\$5,562	\$4.07
Three Bedroom/Two Bath	4	1.15%	1,371	5,484	\$5,611	\$4.09
Three Bedroom/Two Bath	1	0.29%	1,505	1,505	\$7,008	\$4.66
Total/Average	347	100%	806	279,705	\$3,635	\$4.51

6 THEA AT METROPOLIS







The below chart shows the Asking Rents. Buyers should verify the concessions that are being offered for various floor plans.



685 Units	Improvements Rating A+
1000 West 8th Street Los Angeles, CA 90017	Location Rating B+
Completed Date September, 2020	Occupancy 10.7%
Common Area Amenities - Controlled Access, Fitness Center, Business Center, Clubhouse, Playground, 1 Swimming Pool, 1 Spa, Rental Office - Stand Alone Parking - Total Parking - 959 Spaces, Covered Parking Is Available For An Additional \$150 Per Month, Parking Type - Multi-Level Structure Functional Characteristics - Private Balcony/Patio, Construction Type - Steel Frame Other Factor - Major Street Exposure - Harbor Fwy/ State Highway 110/Transit Way, View - Downtown Los Angeles Apartment Interior Amenities - Internet Access, Above Standard Ceiling Height, Microwave Ovens	

Unit Type Unit Description	Unit		Size (SqFt)		Actual Rent	
	Count	% of Total	Unit	Total	Total	SqFt
Studio	19	2.77%	495	9,405	\$2,273	\$4.59
Studio	4	0.58%	498	1,992	\$2,386	\$4.79
Studio	19	2.77%	504	9,576	\$2,091	\$4.15
Studio	19	2.77%	516	9,804	\$2,452	\$4.75
Studio	19	2.77%	518	9,842	\$2,303	\$4.45
Studio	1	0.15%	573	573	\$2,657	\$4.64
Studio	19	2.77%	577	10,963	\$2,878	\$4.99
Studio	15	2.19%	579	8,685	\$2,795	\$4.83
Studio	14	2.04%	580	8,120	\$2,795	\$4.82
Studio	1	0.15%	587	587	\$2,750	\$4.68
Studio	15	2.19%	620	9,300	\$2,969	\$4.79
Studio	14	2.04%	646	9,044	\$3,082	\$4.77
One Bedroom	47	6.86%	822	38,634	\$3,232	\$3.93
One Bedroom	47	6.86%	837	39,339	\$3,247	\$3.88
One Bedroom	48	7.01%	855	41,040	\$3,381	\$3.95
One Bedroom	4	0.58%	863	3,452	\$3,478	\$4.03
One Bedroom	15	2.19%	864	12,960	\$3,558	\$4.12
One Bedroom	19	2.77%	950	18,050	\$3,855	\$4.06
One Bedroom	44	6.42%	1,001	44,044	\$4,025	\$4.02
One Bedroom	44	6.42%	1,007	44,308	\$4,005	\$3.98
One Bedroom	14	2.04%	1,026	14,364	\$4,336	\$4.23
One Bedroom	4	0.58%	1,134	4,536	\$4,702	\$4.15
Two Bedroom/Two Bath	44	6.42%	1,170	51,480	\$4,604	\$3.94
Two Bedroom/Two Bath	30	4.38%	1,323	39,690	\$5,882	\$4.45
Two Bedroom/Two Bath	17	2.48%	1,343	22,831	\$5,260	\$3.92
Two Bedroom/Two Bath	19	2.77%	1,344	25,536	\$5,782	\$4.30
Two Bedroom/Two Bath	1	0.15%	1,354	1,354	\$6,005	\$4.44
Two Bedroom/Two and One Half Bath	48	7.01%	1,602	76,896	\$6,567	\$4.10
Two Bedroom/Two and One Half Bath	44	6.42%	1,655	72,820	\$6,625	\$4.00
Three Bedroom/Two and One Half Bath	29	4.23%	1,626	47,154	\$8,471	\$5.21
Penthouse - Three Bedroom/Two and One Half Bath	2	0.29%	2,571	5,142	\$24,441	\$9.51
Penthouse - Three Bedroom/Two and One Half Bath	2	0.29%	2,834	5,668	\$25,470	\$8.99
Penthouse - Three Bedroom/Two and One Half Bath	2	0.29%	3,317	6,634	\$25,689	\$7.74
Penthouse - Three Bedroom/Two and One Half Bath	2	0.29%	3,487	6,974	\$25,472	\$7.30
Total/Average	685	100%	1,038	710,797	\$4,512	\$4.35

DOWNTOWN LOS ANGELES SELECT CONDOMINIUM SALES MAP

-  601 S Main St
-  957 S Broadway
-  920 S Hill
-  889 Francisco St
-  877 Francisco St
-  1050 S Grand



DOWNTOWN LOS ANGELES SELECT CONDOMINIUM SALES

CRITERIA: CONDOMINIUM SALES LOCATED IN DOWNTOWN LOS ANGELES, \$1,025/SF +,
DECEMBER 2017 - DECEMBER 2020

Source: MLS, sorted by price per square foot

Comp No.	Property Address	Br	Ba	SF	Sale Price	\$/SF	Built	Sale Date	MLS
1	889 Francisco St #3503	1	2	977	\$1,330,000	\$1,361	2017	4/30/18	18-325200
2	877 Francisco St #1926	0	1	529	\$650,000	\$1,229	2018	1/2/19	18-416392
1	889 Francisco St #2007	0	1	526	\$644,000	\$1,224	2017	12/11/17	17-281228
3	1050 S Grand #2001	2	2	1,356	\$1,639,000	\$1,209	2016	3/23/18	17-264150
1	889 Francisco #15G	0	1	526	\$633,000	\$1,203	2015	12/6/17	15-887543
1	889 Francisco St #1107	0	1	526	\$605,000	\$1,150	2017	8/3/18	18-328128
1	889 Francisco St #1803	1	1	977	\$1,090,000	\$1,116	2017	8/13/18	17-281340
2	877 Francisco St #1622	1	1	709	\$790,000	\$1,114	2018	12/18/18	18-370344
1	889 Francisco St #1705	0	1	531	\$587,000	\$1,105	2017	1/31/19	18-380072
1	889 Francisco #12H	0	1	531	\$586,178	\$1,104	2015	4/6/18	15-877043
3	1050 S Grand #2004	2	2	1,084	\$1,150,000	\$1,061	2016	2/18/18	17-262298
2	877 Francisco St #1507	1	1	865	\$900,000	\$1,040	2018	1/2/19	18-400422
3	1050 S Grand #1904	2	2	1,084	\$1,126,020	\$1,039	2016	2/18/18	17-253298
3	1050 S Grand #2006	1	1	705	\$731,610	\$1,038	2016	1/24/18	17-264802
1	889 Francisco St #2201	1	2	843	\$865,000	\$1,026	2017	9/21/19	18-373236
1	889 Francisco St #10A	1	1	783	\$803,000	\$1,026	2015	12/8/17	15-886863
Average:				785	\$883,113	\$1,126			



PACIFIC OCEAN



**957
S BROADWAY**

**920
S HILL ST**

**601
S MAIN ST**

DOWNTOWN LOS ANGELES LAND SALES MAP

-  601 S Main St
-  957 S Broadway
-  920 S Hill
-  1248 S Figueroa St
-  1101-1111 S Hill St
-  1133 S Hope St
-  1221 S Hope St
-  1001 W Olympic Blvd
-  1130 S Hope St
-  1135-1145 W 7th St
-  361 S Spring St
-  1155 S Olive St
-  1029-1031 S Grand Ave
-  1317 S Hope St
-  224 W Olympic Blvd
-  431 E 7th St
-  1040-1050 Olive St



DOWNTOWN LOS ANGELES LAND SALES

CRITERIA: SITES LOCATED IN DOWNTOWN LOS ANGELES, \$600/SF+, SOLD LAST 5 YEARS

Source: CoStar, sorted by price per square foot

	Address	Zip	Price	SF	Acres	Proposed Units	Price/SF	Price/Acre	Price/Unit	Proposed Use	Zoning	Sale Date
1	1248 S Figueroa St	90015	\$32,500,000	20,002	0.46	-	\$1,625	\$70,777,922	-\$1	-	M2-4LA	8/31/18
2	1101-1111 S Hill St	90015	\$26,315,200	27,442	0.63	-	\$959	\$41,771,376	-\$1	63 Story Condominium Building	LAC2	11/26/19
3	1133 S Hope St	90015	\$25,500,000	28,607	0.66	200	\$891	\$38,828,958	\$127,500	Multifamily	R5, Los Angeles	3/1/16
4	1221 S Hope St	90015	\$6,800,000	7,840	0.18	-	\$867	\$37,781,633	-\$1	-	LAR5	10/20/17
5	1001 W Olympic Blvd	90015	\$121,100,500	141,966	3.26	1,367	\$853	\$37,157,755	\$88,589	Multifamily / Retail Complex	C2-4D, Los Angeles	11/27/19
6	1130 S Hope St	90015	\$6,500,000	7,732	0.18	-	\$841	\$36,619,245	-\$1	Hospitality, Hotel	[Q]R5-4D-0	3/10/20
7	1135-1145 W 7th St	90017	\$26,000,000	33,291	0.76	241	\$781	\$34,020,005	\$107,884	Multifamily	CW, Los Angeles	6/26/17
8	361 S Spring St	90013	\$13,500,000	19,998	0.46	-	\$675	\$29,405,941	-\$1	Hotel	LAC4	1/18/18
9	1155 S Olive St	90015	\$12,000,000	17,903	0.41	-	\$670	\$29,197,341	-\$1	Hold for Development	C2	10/3/18
10	1029-1031 S Grand Ave	90015	\$15,173,500	23,000	0.53	-	\$660	\$28,737,290	-\$1	-	R5-4D-O	10/25/17
11	1317 S Hope St	90015	\$4,900,000	7,448	0.17	38	\$658	\$28,657,895	\$128,947	Multifamily	LAR5	9/13/16
12	224 W Olympic Blvd	90015	\$18,500,000	28,894	0.66	-	\$640	\$27,890,219	-\$1	-	LAR5	1/24/17
13	431 E 7th St	90014	\$6,600,000	10,911	0.25	200	\$605	\$26,349,189	\$33,000	200-Unit Affordable Multifamily	R5	3/14/19
14	1040-1050 Olive St	90015	\$12,000,000	19,977	0.46	227	\$601	\$26,166,091	\$52,863	Mixed Use Project	[Q]R5-4D-O	2/8/18
Average:							\$829					

ENTITLED FOR 163 UNITS

BROADWAY

957 S. BROADWAY ST.

ENTITLED FOR 239 UNITS

HILL

920 S. HILL ST.

ENTITLED FOR 452 UNITS

MAIN

601 S. MAIN ST.

3

AREA OVERVIEW

DOWNTOWN LOS ANGELES

Measured by the growth of personal income, gross domestic product per capita, jobs, home prices, global trade and transportation, corporate equity and municipal debt, Los Angeles has become the most productive of the five biggest U.S. cities according to a recent Bloomberg research.

Downtown Los Angeles, following a model set forth in other city centers, has been working to improve its image and attract more residents and consumers. Some of the initial catalysts were the openings of the \$375 million Staples Center in 1999 and the \$274 million Walt Disney Concert

Hall in 2003, which spurred new restaurants, as well as other residential and commercial developments in Downtown Los Angeles. This momentum continued at a strong pace and even to some degree through the Great Recession, in large part to the continued success of L.A. LIVE, South Park's \$3.5 billion entertainment, lodging and residential complex.



WORLD-CLASS DESTINATION

Over the past ten years, Downtown Los Angeles has experienced an extraordinary commercial and residential renaissance. With more than 70,000 residents, 500,000+ weekday employees and more than ten million annual non-local visitors, Downtown Los Angeles has become Southern California's economic engine. According to the Downtown Center Business Improvement District, over \$27.1 billion has been invested in Downtown Los Angeles since 1999. As a whole, given these and other exciting developments, Downtown Los Angeles is quickly becoming a world-class destination.

FIGAT7TH

- Bath & Body Works
- Bespoke Cycling
- California Pizza Kitchen
- City Target
- Five Guys
- George's Greek Grill
- Gold's Gym
- H&M
- L'Occitane
- MAC Cosmetics
- Mendocino Farms
- Morton's
- New Moon
- Nordstrom Rack
- Ohana Poke
- Oleego
- Pazzo Gelato
- Salata
- Sprinkles
- Starbucks
- The Melt
- The Pizza Studio
- Victoria's Secret PINK
- Zara

THE BLOC

- Alamo Drafthouse
- BrandsWalk
- CoffeeWalk
- Yogurtalk
- District
- Drink Coffee + Tea
- Eli & Ella Rose
- Everytable
- Eyes on the bloc
- GNC
- Hatch Yakitori
- LA Fitness
- Macy's
- Marugame Udon
- Nordstrom Local
- Gwench
- Shopbite
- Starbucks
- The Urban Oven
- Uniqlo
- US Postal Service

LA LIVE

- Boca
- Conga Room
- Fleming's Steakhouse
- Ily Espressamente
- Katsuya
- Lucky Strike Lanes
- New Era
- Red Mango
- Regal Cinemas
- Rock'N Fish
- Rosa Mexicano
- Smashburger
- Starbucks
- The GRAMMY Museum
- The Mixing Room
- The Novo
- The Ritz-Carlton Spa
- Tom's Watch Bar
- Wolfgang Puck
- Yard House

FIGO CENTRAL MARKET

- Ana Maria
- Belcampo Meat Co
- Bento Ya
- Berlin Currywurst
- Chile Secos
- District Market
- DTLA Cheese
- Eggslut
- G&B Coffee
- Golden Road
- Ramen Hood
- Kismet Falafel
- Knead & Co.
- La Huerta
- Locky Bird
- Dijo GCM Pizzeria
- The Oyster Gourmet
- FBILA
- Press Brothers
- Ramenhood
- Roast To Go
- Sari Sari Store
- Santa's Pupuseria
- Slicky Rice
- Valeria
- Westler's Deli

YARDS

THE SAN FERRIS

- Amazebowls
- A Shoo Called Guest
- Bulletproof Coffee
- Cafe Gratitude
- EdiBOL
- Grow
- Hennessey & Ingalls
- Here + Now
- Malin + Goetz
- Van Leeuwen
- Voyager
- Wittmore

ROW

DTLA

- 13 Bonaparte
- A+R
- Ahlem Eyewear
- Bodega
- Bridge & Burn
- Cafe Dulce
- Coreology
- Flask & Field
- Galerie LA
- Go Get Em Tiger
- Hayato
- Kinto
- House of Lucie
- Makers Mess
- The Manufactory
- Oak NYC
- Paramount Coffee
- Pikuniko
- Poketo
- Rappahannock
- Scent Bar DTLA
- Smorgasburg



UNIVERSITY OF SOUTHERN CALIFORNIA

957 S. Broadway

920 S. Hill St

601 S. Main St

DEMOGRAPHICS



RESIDENTIAL

80,000

Residents

DAYTIME POPULATION

500,000

Weekday Population



\$123,000

Average Income

\$122,000

Median Income



38

Median Age

41

Median Age



81%

Completed Four Years of College or Higher

81%

Completed Four Years of College or Higher



Source: DCBID 2020 Survey



LOCAL NEIGHBORHOOD

RETAIL

B & B Toymaker Inc.
Birds & Bees
Burlington
COS
International House of Music
Jordan Flagship Store
Paper Machine
PK Market
Rite Aid
Ross Dress For Less
Ross Cutlery
T Mobile
The Last Bookstore
Walgreens
Whole Foods

DINING

85°C
Abeautifullife Jamaican Café
Astro Doughnuts & Fried Chicken
Baco Mercat
Badmaash
Beelman's
Bok Bok Chicken
Bottega Louie
Buddy's
Big Man Bakes
Casa India
Chipotle
D-Town Burger Bar
Drago Centro
Giulia
Grand Central Market: Sticky Rice,
Eggslut, Knead & Co. Pasta Bar
+ Market, Olio, Wexler's Deli,
Belcampo
Guisados

Fundamental
Hock + Hoof
Horse Thief BBQ
Industriel Urban Farm Cuisine
Kazunori
Koja Kitchen
La Cafe
Le Petit Paris
Little Damage Soft Serve Ice Cream
Little Spring Rolls and Bowls
Maccheroni Republic
Mrs. Fish
Nickel Diner
Okipoki
Orleans & York
Panda Express
Pez Cantina
Paraiso
Pitchoun Bakery
Public School Restaurant + Bar
Redbird
Senor Fish
Shish Kabob & More
Silverlake Ramen
Simply Salad Custom Greens
Spread Mediterranean
Sugar Fish
Sultan Kitchen
Sushi Zo
Tender Greens
The Bunker Hill Bar & Grill
The Counter
The Redwood Bar & Grill
Vito's Pizza
Water Grill
Yuko Kitchen
Yuko Soup Bar

CAFES

Blue Bottle Coffee
Primo's Espresso Americana
Spring for Coffee
Starbucks
Tierra Mia Coffee
Tilt Coffee Bar

ENTERTAINMENT

Los Angeles Public Library
Oue Sky Space Los Angeles

FITNESS

Equinox
24 Hour Fitness
Krav Maga
Planet Fitness
Pure Barre

NIGHTLIFE

Bernadette's
Clifton's
Five Star Bar
Golden Gopher
Karl Strauss Brewing Company
La Cita Bar
Library Bar
Perch
The Falls
The Lash
Wings Tavern

LODGING

Alexandria Hotel
Baltimore Hotel
Barclay Hotel
Freehand
Hilton
Kawada Hotel
King Edward Hotel
Millennium Biltmore Los Angeles
NoMad Los Angeles
The Los Angeles Athletic Club
The Omni Los Angeles
The Standard
Weldon Hotel

PUBLIC TRANSPORTATION

Red Line
Purple Line
Blue Line
Expo Line
Streetcar
Regional Connector

EXAMPLES OF NEW PROJECTS IN DOWNTOWN LA



UNDER CONSTRUCTION
THE GRAND

Developer: The Related Companies
Construction began in 2019 on this Bunker Hill project. Designed by Frank Gehry, it will feature over 400 residential units, a 309-room Equinox Hotel, and over 175,000 SF of retail space.



JUST OPENED
AMP LOFTS

Developer: Bolour Associates
Across the street from Warner Music's new headquarters in the Arts District, this project includes 320 apartments and 20,000 SF of retail.



UNDER CONSTRUCTION
PERLA

Developer: SCG
The first new highrise to be built on Broadway will consist of 450 condos, with pricing starting at \$400K.



UNDER CONSTRUCTION
APPLE STORE

Developer: Apple
Work has begun on the highly anticipated Apple Store at the historic Tower Theater at 8th and Broadway.

EXAMPLES OF NEW PROJECTS IN DOWNTOWN LA



UNDER CONSTRUCTION REGIONAL CONNECTOR

Developer: Metro

This 1.9-mile, \$1.55 billion underground light rail extension, set to open in 2022, will provide a one-seat ride for north/south and east/west travel across Los Angeles County through the heart of Downtown.



UNDER CONSTRUCTION 6TH STREET VIADUCT

Developer: City of Los Angeles

The Sixth Street Viaduct is being replaced. The new bridge will enhance the connection between the Arts District and historic Boyle Heights. Completion is scheduled for 2023.



UNDER CONSTRUCTION CALIFORNIA HOSPITAL MEDICAL CENTER

Developer: Dignity Health California

The hospital campus is adding a four-story, 150k SF patient tower to expand its ER, trauma, and maternity departments.



UNDER CONSTRUCTION 755 S. FIGUEROA

Developer: Brookfield

Situated behind FIGat7th, this residential tower will rise to 64 stories and contain 784 residential units.

THE HISTORIC CORE

The Historic Core is a neighborhood in Downtown Los Angeles between Hill and Los Angeles streets on the west and east, and 3rd and 9th Streets on the north and south. Formerly the city center before World War II, the area is rich with dozens of historic blocks and hundreds of buildings that look almost exactly as they did in the 1930s.



THE CENTER OF LOS ANGELES' URBAN HISTORY
+ ICONIC ARCHITECTURE



PERSHING SQUARE

Pershing Square is Los Angeles' oldest public space and located in the heart of Downtown Los Angeles. The five-acre urban park spanning a city block is a pedestrian friendly, cultural destination for the city. The Square is made up of hardscapes and grass areas for various events and activities. Pershing Square is decorated with fountains, monuments, statues, large seating platform, playgrounds, chess area, pet area and an open elevated myan-style amphitheater.

STAPLES CENTER

This 20,000-seat, \$400 million arena houses the Los Angeles Lakers, Clippers, Kings, and Sparks and hosts over 250 entertainment and sports events annually. Recent major events include the Grammy's and MTV Music Awards. The arena sits on the site of the former North Hall of the Convention Center in Downtown Los Angeles. Home court for the Los Angeles Lakers and Los Angeles Clippers of the NBA and the Los Angeles Kings of the NHL, the Staples Center has become an icon in Los Angeles, and its success has renewed development interest in downtown.





L .A. LIVE SPORTS AND ENTERTAINMENT DISTRICT

The L.A. LIVE Sports and Entertainment District is located in the South Park neighborhood of Downtown Los Angeles. The multi-use development consists of approximately 4.0 million sq. ft. of building area covering 27.3 acres on six city blocks. In addition to the successful JW Marriott and Ritz-Carlton hotels, with a combined 1,001 rooms, and the 224 luxury Ritz-Carlton Residences, the District includes more than a dozen restaurants and cafes, the 7,100-seat Microsoft Theater, Grammy Museum, nightclub venues, sports bars, high-density housing, broadcast facilities, offices, cinemas, and a one-acre plaza. L.A. LIVE has had a positive impact on Downtown Los Angeles overall and continues to spur further development in the area.

L.A. LIVE HAS HAD A POSITIVE IMPACT ON DOWNTOWN LOS ANGELES OVERALL AND CONTINUES TO SPUR FURTHER DEVELOPMENT IN THE AREA.

GRAND CENTRAL MARKET

Grand Central Market was opened in 1917 and is Los Angeles' largest and oldest public market. Located in the Homer Laughlin Building at 317 S. Broadway, Grand Central Market hosts a collection of old school and new school eateries in an indoor farmer's market style layout. It was recently listed in Bon Appetit's "Best New Restaurants in America" nominations (one of 50 restaurants).



ROW DTLA

Covering 32 acres at Seventh and Alameda Street, the 100-year old site and former home of the LA Terminal Market—now called ROW DTLA—is one of Los Angeles’ hippest new destinations. Opened in 2017, this collection of shops, restaurants and offices is spread over six buildings and upon completion will house more than 100 unique stores and 1.3 million square feet of creative office space. ROW DTLA also features an open-air public market, plazas and green space and a newly built 4,000-space parking garage that boasts its own rooftop park. The tenants of ROW DTLA include Soho House, Zappos, and Shopify alongside local, national and international experiential retail and wellness brands reflecting the energy and creativity that continues to be drawn to Downtown Los Angeles.



GRAND PARK

Grand Park encompasses 12 acres in the civic center of Downtown Los Angeles and is part of the larger Grand Avenue Project. Stretching from City Hall to the Los Angeles Music Center on Grand Avenue, the park has four distinct areas ranging from a restored historic Arthur J. Will Memorial Fountain, a small performance lawn, a community terrace and a grand event lawn.

MOCA

The Museum of Contemporary Art (MOCA) Grand Avenue is a contemporary art museum in Los Angeles and is home to almost 5,000 artworks. Their collection includes masterpieces by classic contemporary artists and new works by emerging and mid-career artists from Southern California and the world.



BROAD MUSEUM

The Broad is a contemporary art museum located on Grand Avenue adjacent to the Disney Concert Hall. The project opened in late 2015 and has already become one of the trendiest cultural destinations in Los Angeles attracting more than 1.2 million visitors. The three-story museum features a unique honeycomb “veil” that wraps the building and is visible through an expansive, top floor sky-lit gallery that houses great works of contemporary art drawn from the 2,000-piece Broad Collections. The second floor of the structure contains office space and a 200-capacity lecture and conference space.



WALT DISNEY CONCERT HALL

The \$274 million Walt Disney Concert Hall is home to the Los Angeles Philharmonic Orchestra, theater groups and other performers. Along with the Dorothy Chandler Pavilion and the Ahmanson Theater, the Hall has helped to bring Los Angeles to the forefront of culture in the US. Its opening in 2003 has led to other proposed and planned developments in the surrounding Bunker-Hill area, including the recently opened Broad Museum. The Grand Avenue Authority oversees plans to develop 3.8 million square feet of commercial and residential construction adjacent to the concert hall.

THE BLOC

The Bloc plaza has been transformed into a premium shopping, dining, business, and leisure destination in the heart of downtown. Macy's upgraded to a flagship department store, and the existing Sheraton has undergone a comprehensive renovation as well. The office tower is being repositioned to offer creative office space aimed at the growing entertainment, technology, and media companies in Los Angeles. The development is directly connected to the heavily-traveled 7th & Metro subway station.



FIG@7TH

Reopened in the Fall of 2012 after a \$40 million makeover, FIGat7th is an open-air shopping mall located in the Financial District of Downtown Los Angeles. Notable tenants include City Target, Nordstrom Rack, Zara, Sunglass Hut, H&M, MAC Cosmetics and L'Occitane. The center also features numerous restaurant and eatery options including California Pizza Kitchen, Morton's Steakhouse, Mendocino Farms, Sprinkles Cupcakes, City Tavern and Starbucks.



EXPOSITION PARK

Exposition Park, one of the top five tourist and visitor destinations in Southern California with approximately four million visitors, each year is easily accessible via two Metro Expo Line stations.

Originally founded as an agricultural park in 1872, Exposition Park is a collection of world-class museums, educational and sport facilities and entertainment venues. Within the 160-acre campus, you can experience the fun of science, math, technology and a close encounter of Space Shuttle Endeavour at the California Science Center; learn about the diverse cultural experience at the California African American Museum, explore natural and cultural worlds at the Natural History Museum of Los Angeles County, or simply relax in the splendor of the Rose Garden.

The latest additions to Exposition Park are the \$350 million Banc of California Stadium completed in April 2018 and the future Lucas Museum of Narrative Art. The \$1 billion project is under construction and set to open in early 2021. Also, in June, the City Council approved The Fig mixed-use development project. The Fig is \$455 million mixed-used development project by Irvine based Ventus Group consisting of a seven-story structure containing 222 units of student housing, 104 market-rate apartments, 82 units of low-income housing, a 298-room hotel, and more than 60,000 square feet of ground-floor commercial space across the street from Banc of California Stadium.



UNIVERSITY OF SOUTHERN CALIFORNIA

Located in Los Angeles, a global center for arts, technology and international trade, the University of Southern California is one of the world's leading private research universities. USC is a top destination for international students, with the second-highest international student enrollment of any U.S. university. In the 2020/2021 academic year, USC had an enrollment of approximately 19,500 undergraduate and 26,500 graduate/professional students. The university offers extensive opportunities for internships and study abroad. With a strong tradition of integrating liberal and professional education, USC fosters a vibrant culture of public service and encourages students to cross academic as well as geographic boundaries in their pursuit of education.



FREEWAY ACCESS

Bound by four major freeways, Downtown Los Angeles is accessible by car from all directions. The Hollywood (101) and Santa Monica (10) freeways provide east-west access to drivers, roughly marking the area's northern and southernmost boundaries, while the Harbor (110) and Golden State (5) freeways provide north-south access and demarcate the downtown area's eastern and westernmost boundaries.



LA METRO RAIL SYSTEM

The city's Metro Transit Authority (MTA) operates 98.5 miles of rail line and counting, including routes for the Red, Purple, Blue, Green, Orange, Silver, Gold and Expo lines. These routes, many of which converge in downtown Los Angeles, serve an average of more than 755,000 passengers a week across 93 stations in Los Angeles County from Long Beach to the San Fernando Valley to Pasadena and more. Each property is less than one mile from the 7th Street/Metro Center which services the Blue, Expo, Red, Purple, Green and Gold Lines as well as several municipal bus services.



Metro Rail

- A Line (Blue)**
Downtown LA to Long Beach
- B Line (Red)**
North Hollywood to Union Station
- C Line (Green)**
Redondo Beach to Norwalk
- D Line (Purple)**
Wilshire/Western to Union Station
- E Line (Expo)**
Downtown LA to Santa Monica
- L Line (Gold)**
East Los Angeles to Azusa

Metro Busway

- G Line (Orange)**
Chatsworth to North Hollywood
- J Line (Silver)**
San Pedro to El Monte

Regional Rail

- Amtrak**
amtrak.com
- Metrolink**
metrolinktrains.com
- Airport Shuttle**
LAX Flyaway
lawa.org/flyaway
LAX Shuttle (free)
lawa.org

Street Service in Downtown LA and San Pedro

APR 2020 Subject to Change

STREETCAR

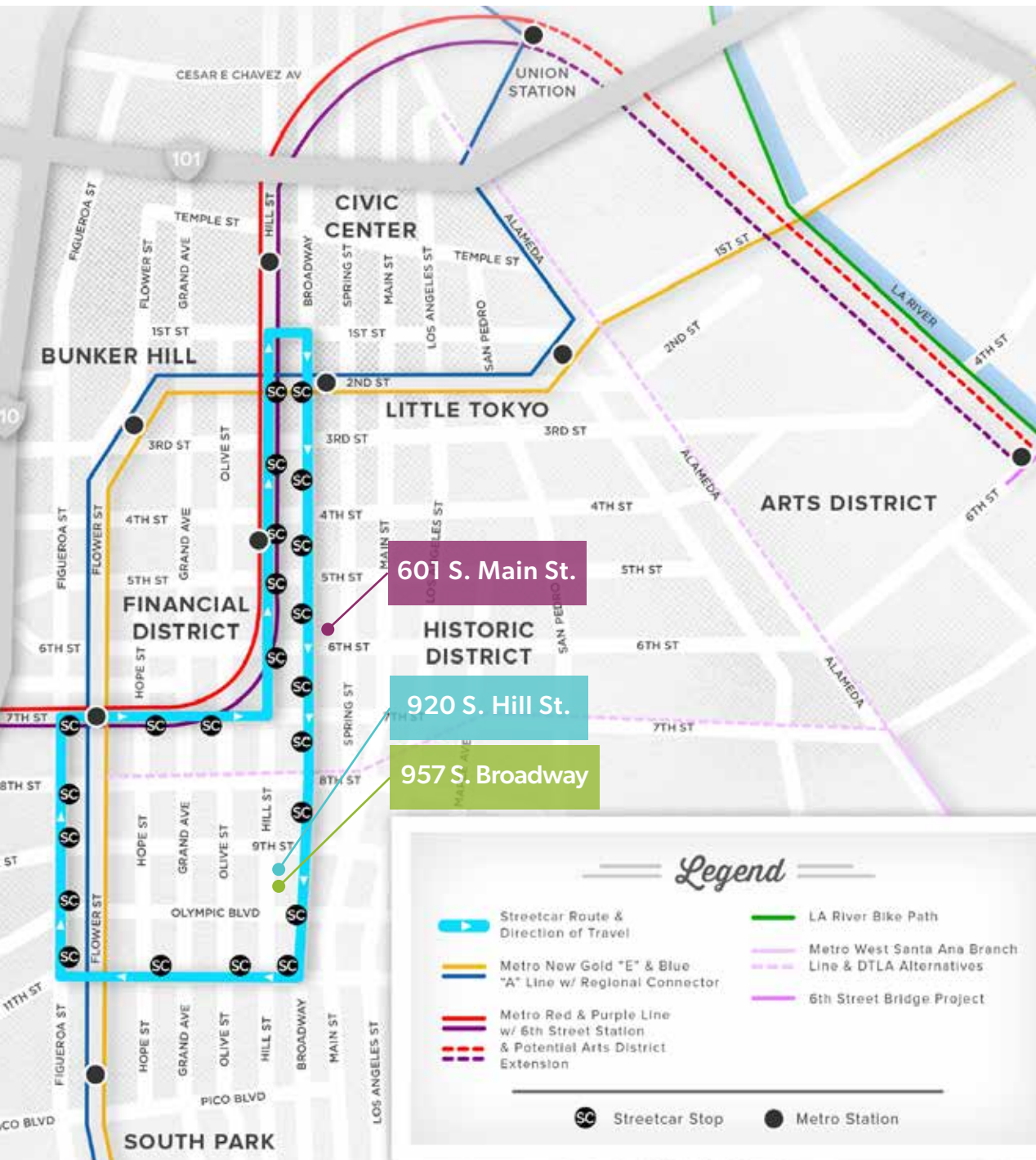
The LA Streetcar is a 3.8-mile urban circulator that will tie together DTLA's neighborhoods, destinations and regional transit options. It is a modern and sustainable transportation that is designed to meet the needs of Downtown's residents, commuters, and tourists. The 3.8-mile route will run approximately 18 hours a day to connect riders with places like South Park, the Financial District and Historic Broadway, Grand Park and the Civic Center, the Fashion District and the Convention Center, Staples Center, and LA Live. It will also serve as a much-needed connector to key local and regional bus and rail lines, serving as the first/last mile solution needed to bridge the gaps in Downtown's existing public transportation system.

This streetcar will be the most frequent streetcar service in the entire country, with 7-minute headways during peak hours and frequencies of 10 to 15 minutes during off-hours.

The utility relocation could begin as soon as 2021, with project construction and testing from 2022-2025, followed by the beginning of passenger service.

LA Streetcar will also continue the trend of revitalizing Downtown spurring an estimated \$1.4 billion in economic development to ensure the region continues to grow and thrive.

Source: <http://streetcar.la/>



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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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**957
S. BROADWAY**

**920
S. HILL ST.**

**601
S. MAIN ST.**

ENTITLED FOR 163 UNITS

BROADWAY

957 S. BROADWAY

ENTITLED FOR 239 UNITS

HILL

920 S. HILL ST.

ENTITLED FOR 452 UNITS

MAIN

601 S. MAIN ST.

FOR SALE: THREE ENTITLED MULTIFAMILY MIXED-USE DEVELOPMENT SITES
100% MARKET-RATE UNITS • PRE-LINKAGE FEE & PRE-JJJ • CAN BE DELIVERED "READY TO ISSUE"
POTENTIAL FOR A COMBINED ±854 RESIDENTIAL UNITS
DOWNTOWN LOS ANGELES - HISTORIC CORE
AVAILABLE AS A PORTFOLIO OR INDIVIDUALLY

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