



PACIFIC OCEAN

CENTURY CITY

BEVERLY HILLS

HOLLYWOOD

**M** EXPO LINE TO WEST

SPORTS & ENTERTAINMENT DISTRICT

KOREATOWN

STAPLES CENTER



FINANCIAL DISTRICT



SOUTH PARK

**957 S. BROADWAY**

**M** 7TH STREET/METRO CENTER

S MAIN ST

SHILL ST

W OLYMPIC BLVD

**920 S. HILL ST.**

JEWELRY DISTRICT

PERSHING SQUARE



S BROADWAY

6TH ST

FASHION DISTRICT

S MAIN ST

**601 S. MAIN ST.**

GRAND CENTRAL MARKET

SHILL 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**

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.



WWW.BROADWAYHILLMAIN.COM



DODGER STADIUM

PASADENA

UNION STATION

FINANCIAL DISTRICT



CHINATOWN

LA CITY HALL



PERSHING SQUARE

HISTORIC CORE

LITTLE TOKYO

ARTS DISTRICT

**M** 7TH STREET/  
METRO CENTER

TOY DISTRICT

JEWELRY 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



SOUTH PARK

M PURPLE LINE

M 7TH STREET/METRO CENTER

957 S. BROADWAY

920 S. HILL ST.

W OLYMPIC BLVD

FASHION DISTRICT

JEWELRY DISTRICT

PERSHING SQUARE

INDUSTRIAL DISTRICT

601 S. MAIN ST.

HISTORIC CORE

S HILL ST  
S BROADWAY

S MAIN ST

S HILL ST

S BROADWAY

6TH ST

### FIGAT7TH

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

### THE BLOC

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

### LA LIVE

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

### MARKET

Ana Maria	Le Huerta
Belcampo Meat Co.	Lucky Bird
Bento Ya	Old SCM Pizzeria
Bonin Currywurst	The Oyster Gourmet
Chile Secos	PELLA
District Market	Press Brothers
DTLA Cheese	Ramenhood
Eggslut	Road To Go
G&B Coffee	San San Store
Golden Road	Santa's Pizzeria
Ramen Hood	Sticky Rice
Kismet Falafel	Valerie
Knead & Co.	Wesler's Deli

### YARDS

ONE SANTA FE

Amazebowls	Hennessey & Inpalls
A Shop Called Quest	Here & Now
Bulletproof Coffee	Malin + Goetz
Cafe Gratitude	Van Leeuwen
EdiBOL	Voyager
Grow	Wormore

### ROW

DTLA

11 Bonaparte	Kinto
A+R	House of Lucie
Adem Eyewear	Makers Mess
Bodega	The Manufactory
Bridge & Burn	Oak NYC
Cafe Dulce	Paramount Coffee
Coreology	Pikano
Flask & Field	Poketo
Galerie LA	Roposhnack
Go Get Em Tiger	Scout Bar DTLA
Hayato	Smorgasburg

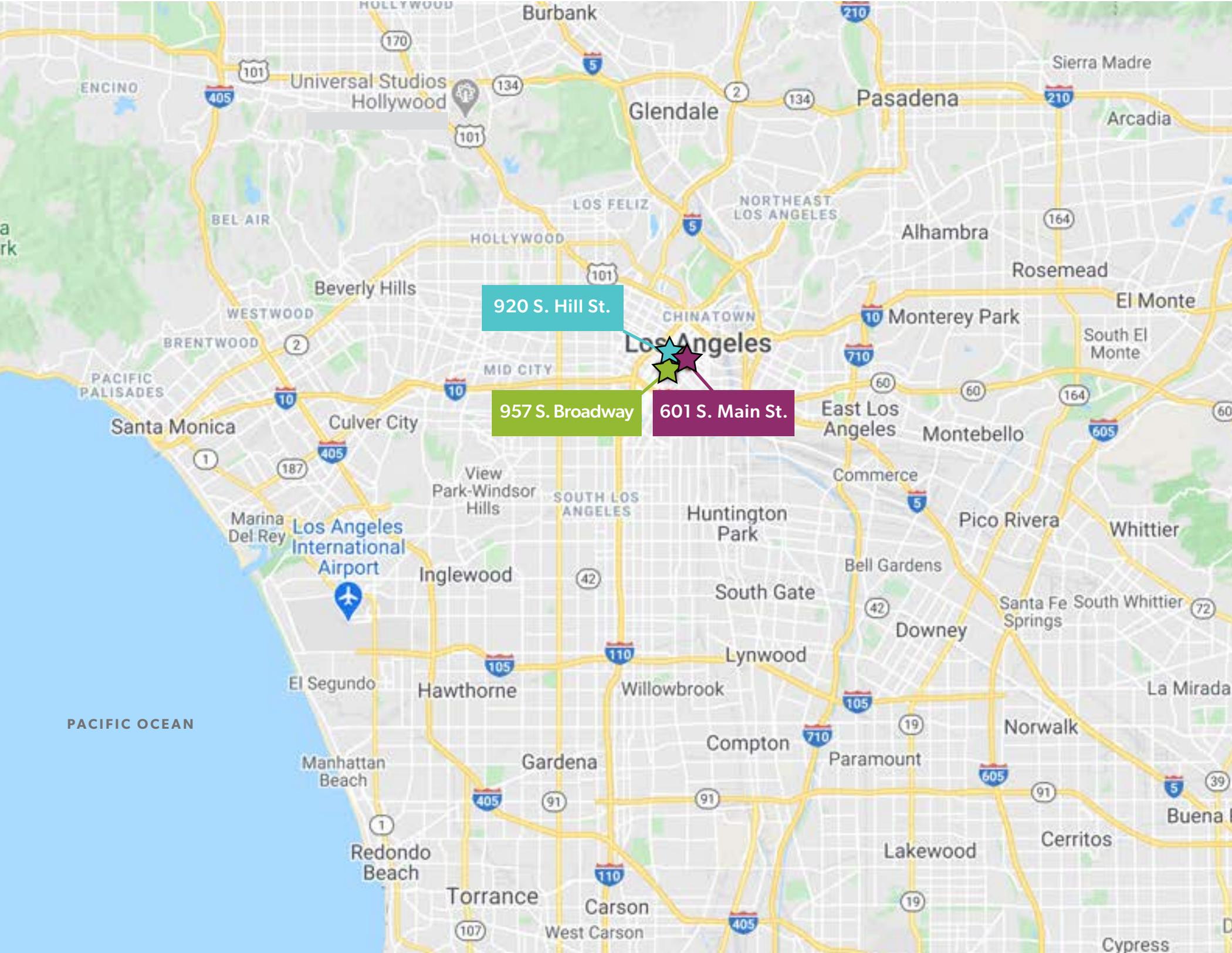


**UNIVERSITY OF SOUTHERN CALIFORNIA**

**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

page 11

RENT SURVEY  
LAND AND SALES  
COMPARABLES

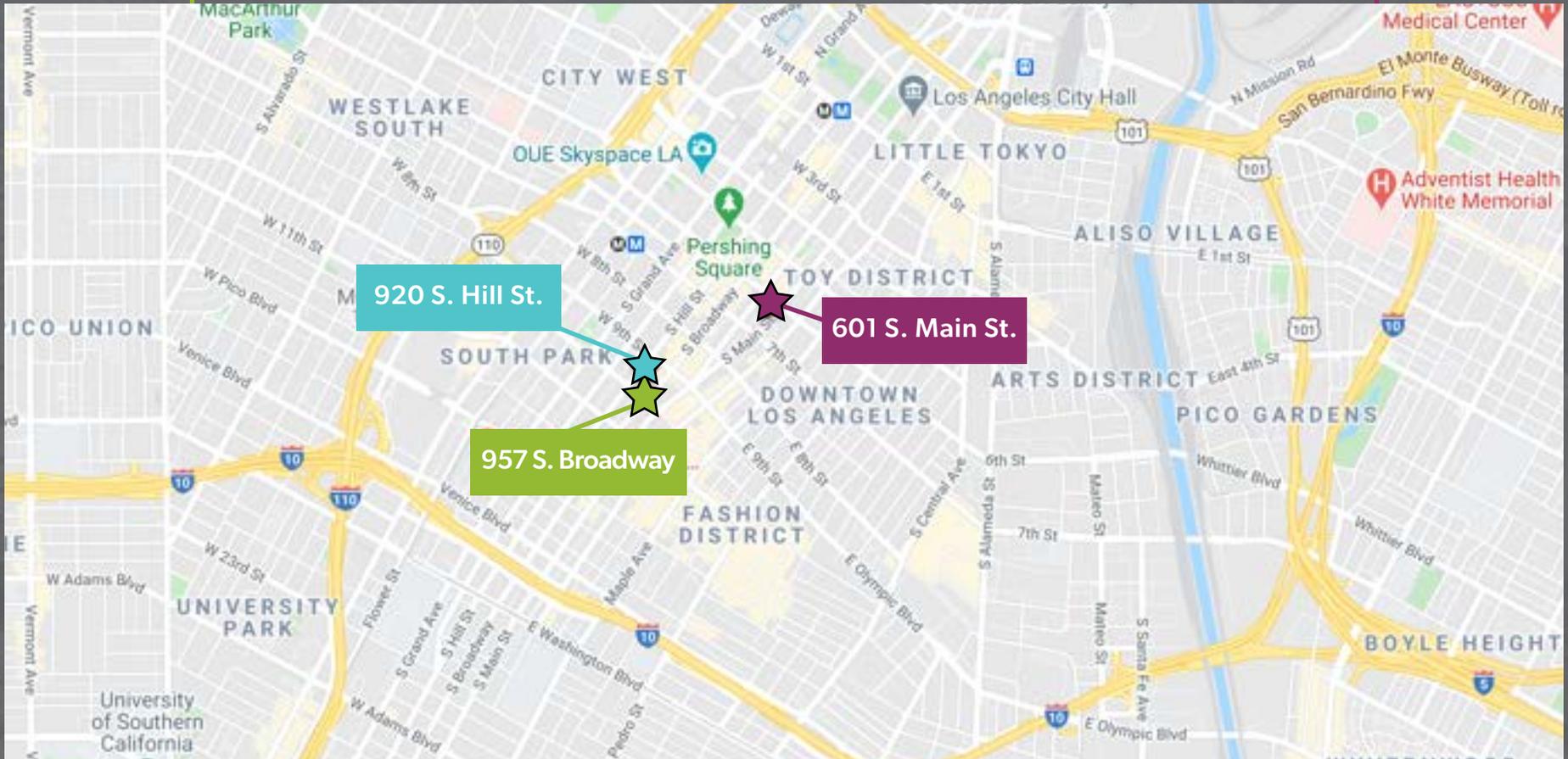
2

page 34

AREA  
OVERVIEW

3

page 47



**LAURIE LUSTIG-BOWER**  
Executive Vice President  
Lic. 00979360  
+1 310 550 2556  
laurie.lustig-bower@cbre.com



**KAMRAN PAYDAR**  
First Vice President  
Lic. 01476551  
+1 310 550 2529  
kamran.paydar@cbre.com



BEVERLY HILLS

BURBANK

HOLLYWOOD

SILVER LAKE

KOREATOWN

SPORTS & ENTERTAINMENT DISTRICT

FINANCIAL DISTRICT

ECHO PARK

STAPLES CENTER



M 7TH STREET/METRO CENTER



THE MUSIC CENTER

BUNKER HILL

WALT DISNEY CONCERT HALL

SOUTH PARK

920 S. HILL ST.

PERSHING SQUARE

THE BROAD

JEWELRY DISTRICT

GRAND CENTRAL MARKET

W OLYMPIC BLVD

S BROADWAY

S HILL ST

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](http://www.BroadwayHillMain.com)



ENTITLED FOR 163 UNITS



ENTITLED FOR 239 UNITS



ENTITLED FOR 452 UNITS

# 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



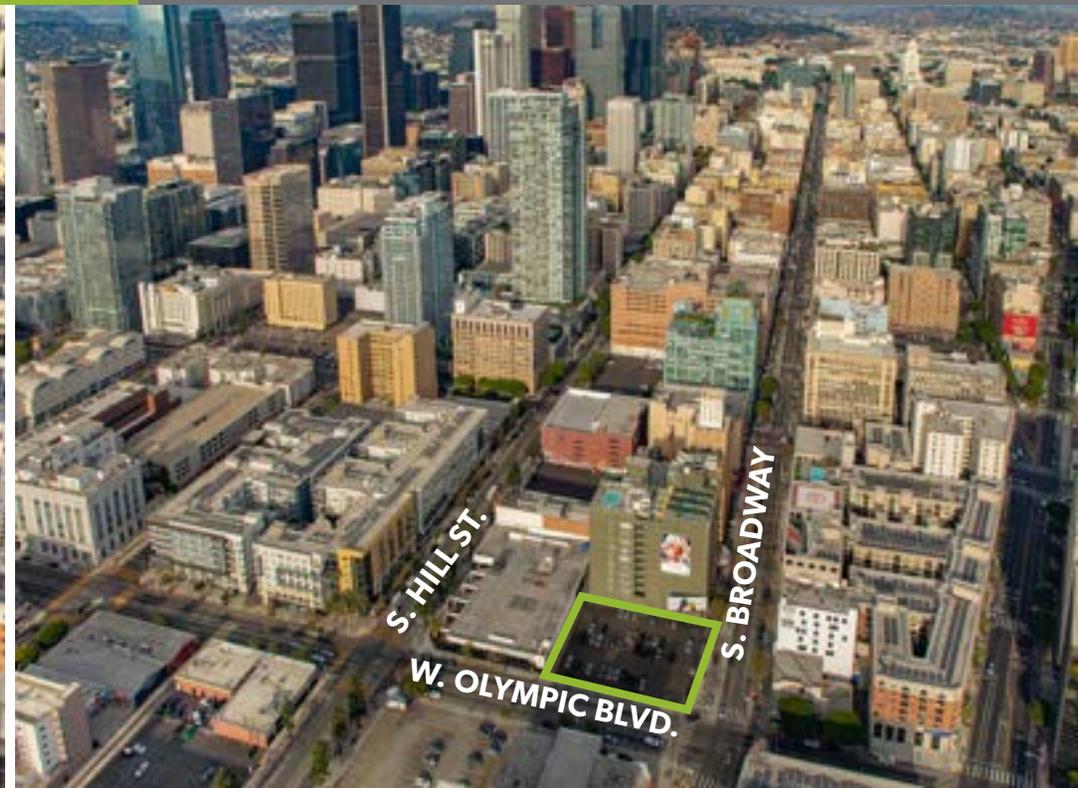
WALK SCORE 96/100



TRANSIT SCORE 100/100



BIKE SCORE 85/100



# ENTITLEMENT OVERVIEW

To view the architectural floor plans and City documents, please visit [www.BroadwayHillMain.com](http://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

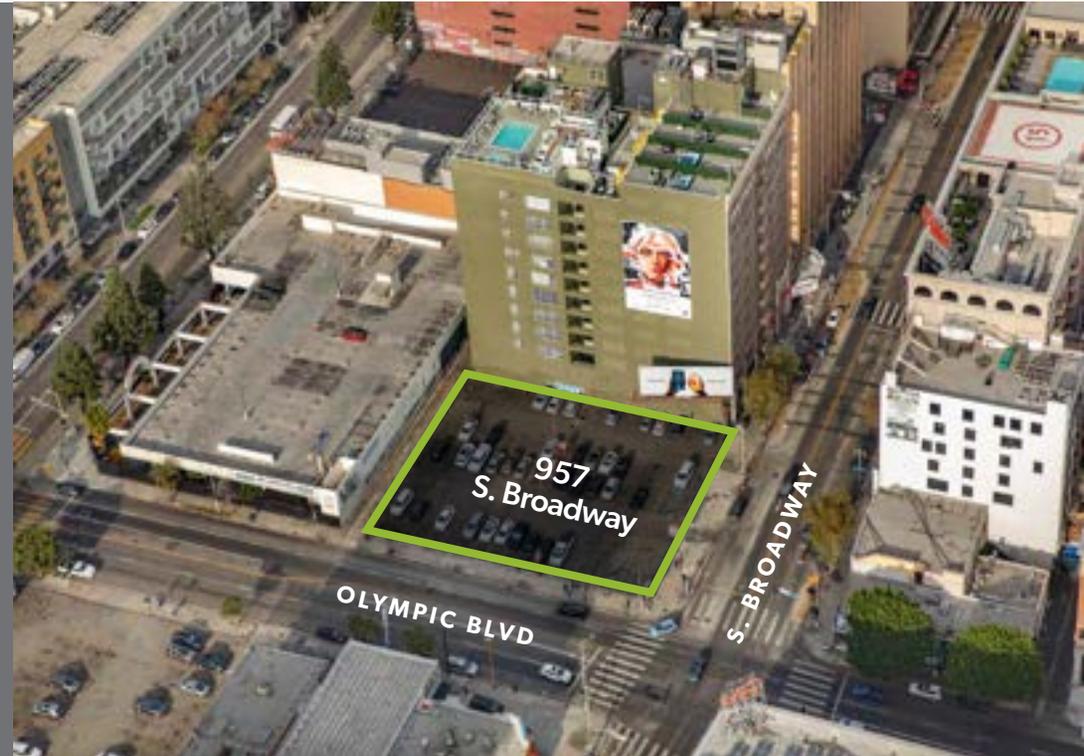
184 stalls

### 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

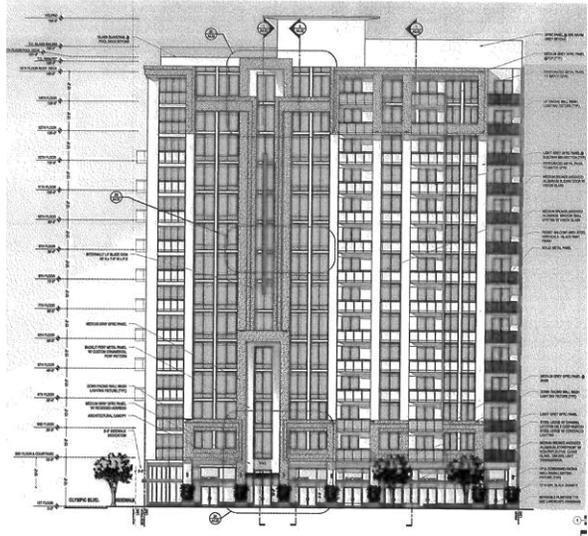


# ELEVATIONS

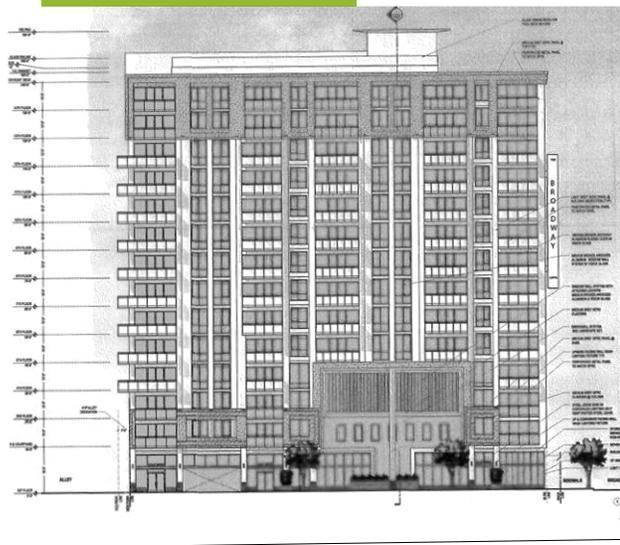
To view the architectural floor plans and City documents, please visit [www.BroadwayHillMain.com](http://www.BroadwayHillMain.com)



**EAST ELEVATION**



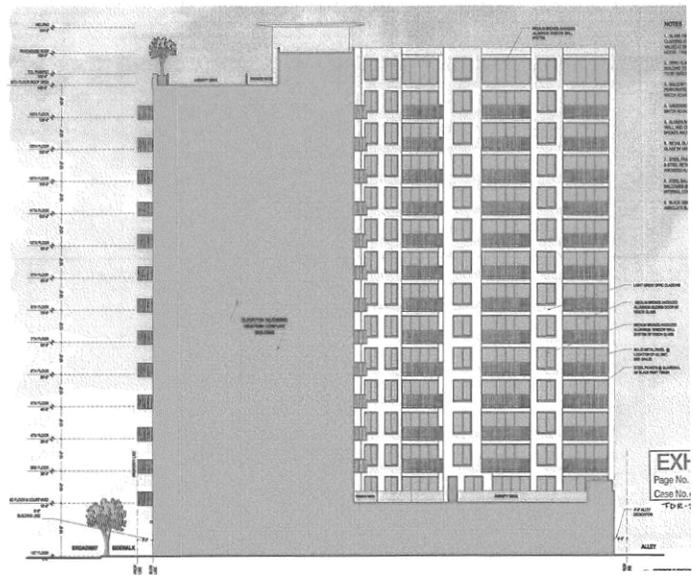
**SOUTH ELEVATION**



**WEST ELEVATION**



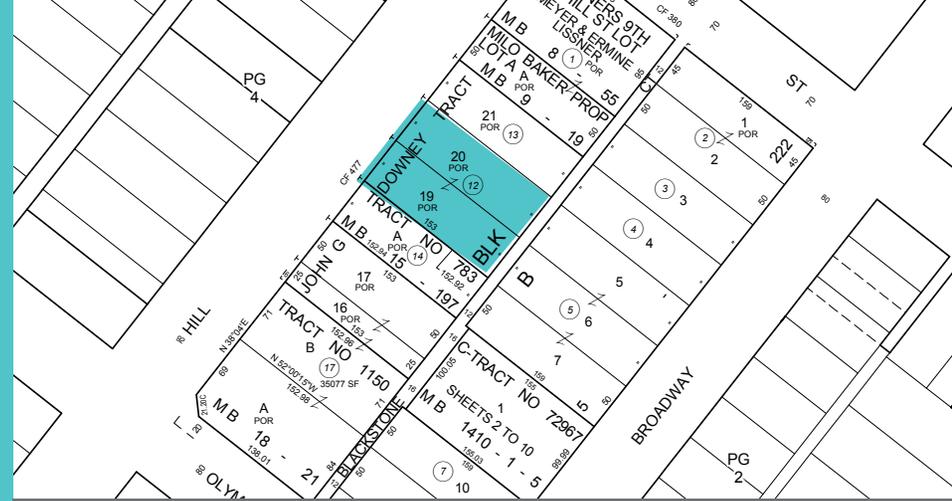
**NORTH ELEVATION**



# 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



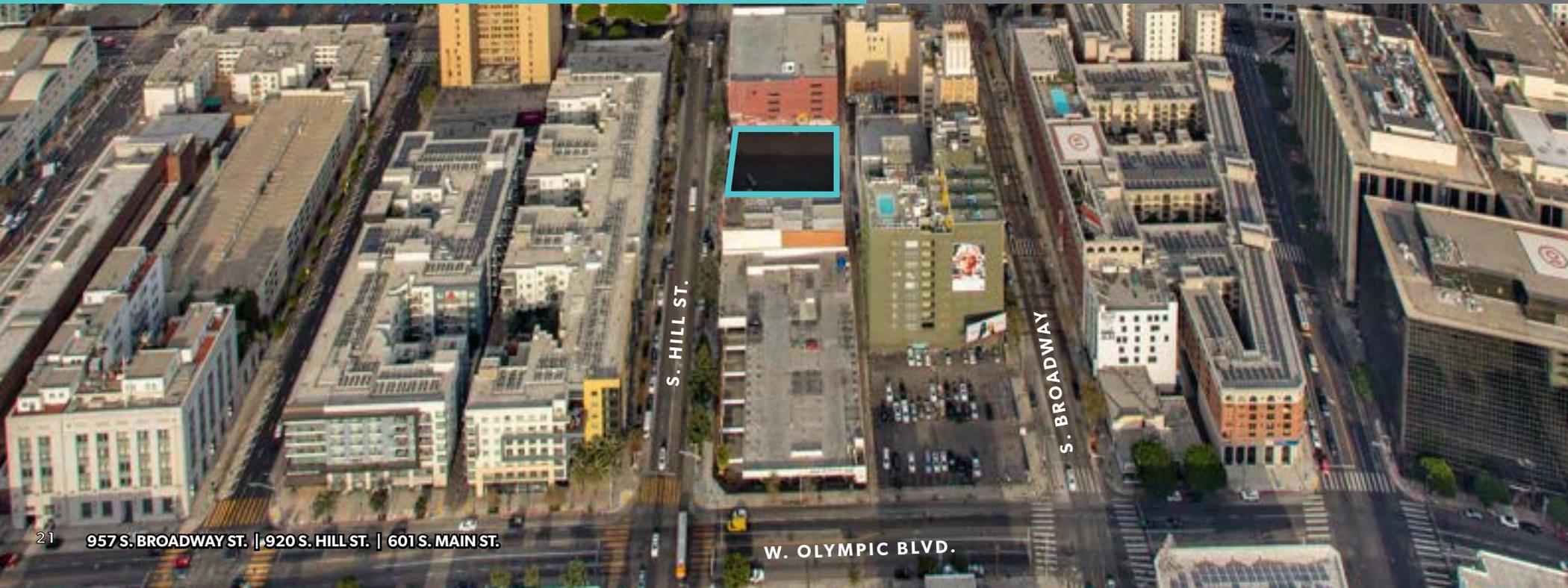
WALK SCORE 96/100



TRANSIT SCORE 100/100



BIKE SCORE 90/100



# ENTITLEMENT OVERVIEW

To view the architectural floor plans and City documents, please visit [www.BroadwayHillMain.com](http://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

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."

**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



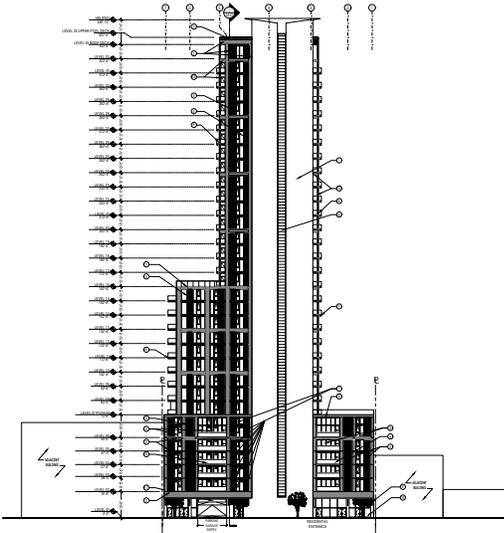
920 S. HILL ST.

# ELEVATIONS

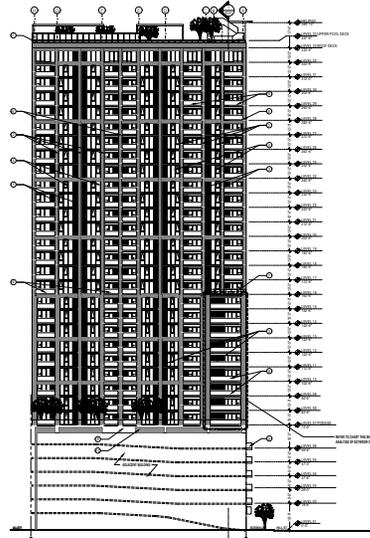
To view the architectural floor plans and City documents, please visit [www.BroadwayHillMain.com](http://www.BroadwayHillMain.com)



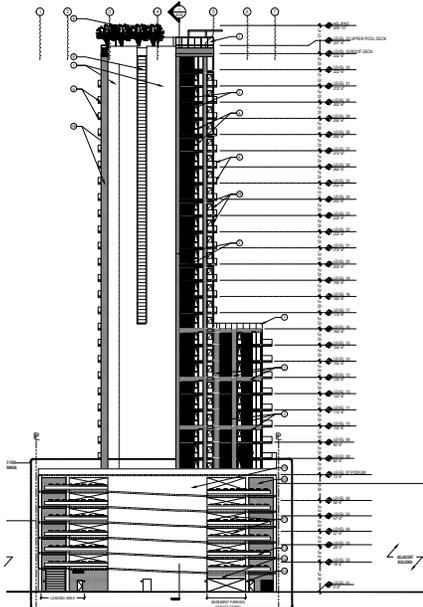
WEST ELEVATION



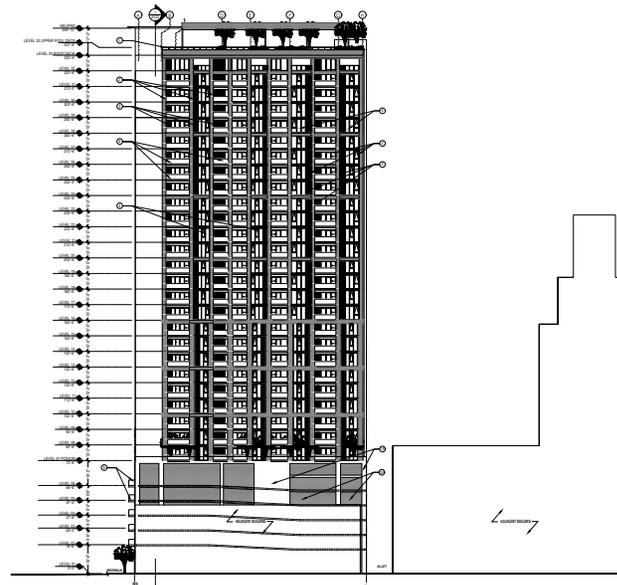
NORTH ELEVATION



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 5144-001-011 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



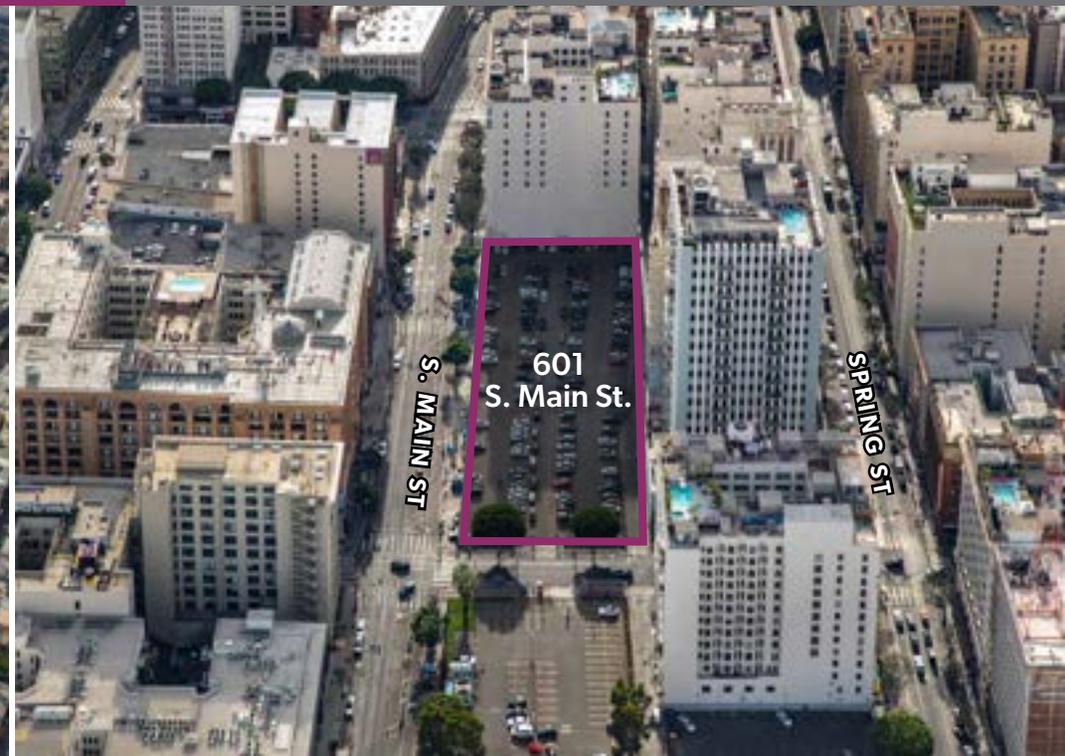
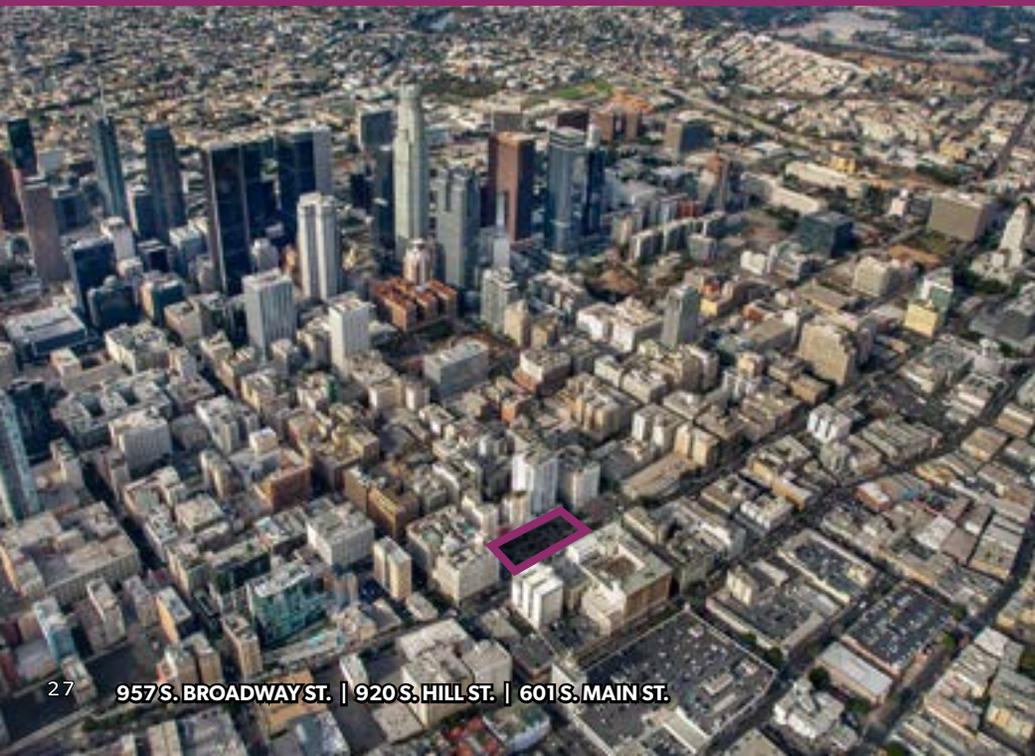
WALK SCORE 93/100



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](http://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

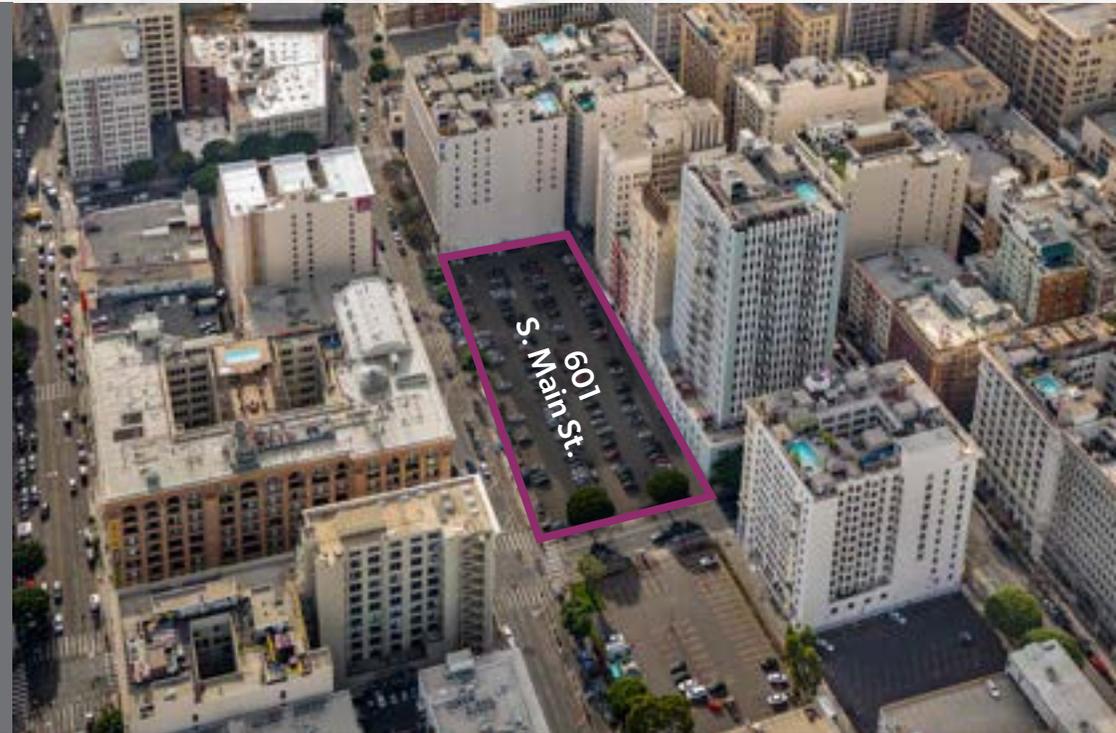
860 stalls

#### 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

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."

**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



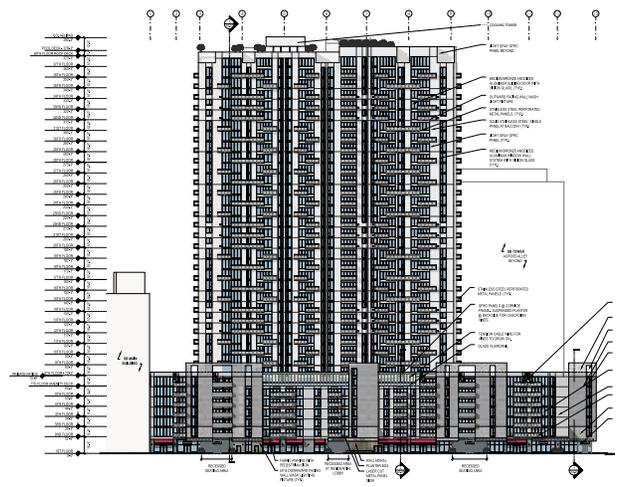
601 S. MAIN ST.

# ELEVATIONS

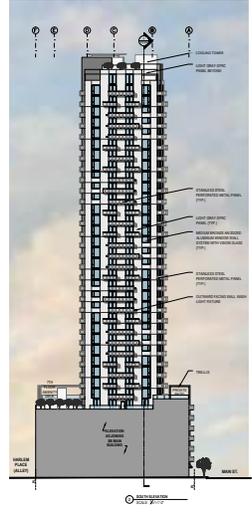
To view the architectural floor plans and City documents, please visit [www.BroadwayHillMain.com](http://www.BroadwayHillMain.com)



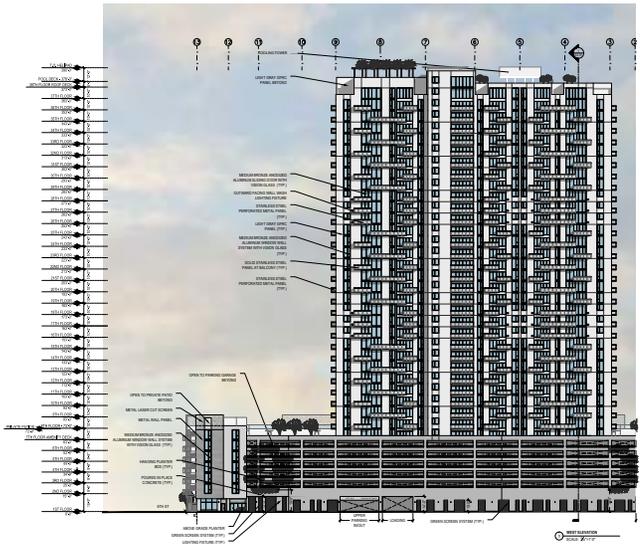
**EAST ELEVATION**



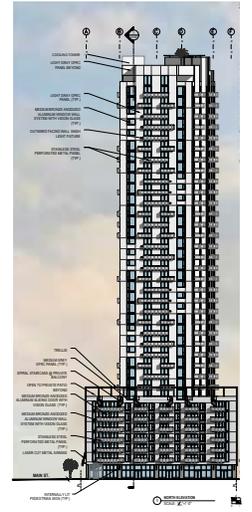
**NORTH ELEVATION**



**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**



# 1 ATELIER



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
Studio	26	7.16%	473	12,298	\$3,028	\$6.40
One Bedroom	26	7.16%	559	14,534	\$3,015	\$5.39
One Bedroom	18	4.96%	622	11,196	\$3,220	\$5.18
One Bedroom	80	22.04%	685	54,800	\$3,467	\$5.06
One Bedroom	80	22.04%	778	62,240	\$3,628	\$4.66
One Bedroom	27	7.44%	829	22,383	\$3,901	\$4.71
Two Bedroom/One and Three Quarter Bath	27	7.44%	975	26,325	\$4,274	\$4.38
Two Bedroom/One and Three Quarter Bath	27	7.44%	1,043	28,161	\$4,573	\$4.38
Two Bedroom/One and Three Quarter Bath	18	4.96%	1,092	19,656	\$5,017	\$4.59
Two Bedroom/Two Bath	18	4.96%	1,155	20,790	\$5,035	\$4.36
Two Bedroom/Two and One Half Bath	5	1.38%	1,377	6,885	\$6,754	\$4.90
Two Bedroom/Two and One Half Bath	3	0.83%	1,514	4,542	\$7,958	\$5.26
Penthouse - Two Bedroom/One and Three Quarter Bath	1	0.28%	1,119	1,119	\$6,545	\$5.85
Penthouse - Two Bedroom/One and Three Quarter Bath	1	0.28%	1,122	1,122	\$7,396	\$6.59
Penthouse - Two Bedroom/One and Three Quarter Bath	1	0.28%	1,198	1,198	\$8,527	\$7.12
Penthouse - Two Bedroom/Two Bath	1	0.28%	1,244	1,244	\$8,063	\$6.48
Penthouse - Two Bedroom/Two and One Half Bath	1	0.28%	1,420	1,420	\$9,053	\$6.38
Penthouse - Two Bedroom/Two and One Half Bath	1	0.28%	1,470	1,470	\$8,834	\$6.01
Penthouse - Three Bedroom/Two and Three Quarter Bath	1	0.28%	1,731	1,731	\$9,654	\$5.58
Penthouse - Three Bedroom/Two and Three Quarter Bath	1	0.28%	1,846	1,846	\$10,981	\$5.95
<b>Total/Average</b>	<b>363</b>	<b>100%</b>	<b>813</b>	<b>294,960</b>	<b>\$3,952</b>	<b>\$4.86</b>

363 Units	Improvements Rating A
801 South Olive Street Los Angeles, CA 90014	Location Rating B
Completed Date June, 2017	Occupancy 90.6%
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	

# 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	\$3,040	\$6.61
One Bedroom	69	12.87%	610	42,090	\$3,317	\$5.44
One Bedroom	70	13.06%	630	44,100	\$3,293	\$5.23
One Bedroom	72	13.43%	690	49,680	\$3,487	\$5.05
One Bedroom	4	0.75%	710	2,840	\$3,094	\$4.36
One Bedroom	23	4.29%	750	17,250	\$3,231	\$4.31
One Bedroom	6	1.12%	790	4,740	\$4,215	\$5.34
One Bedroom	71	13.25%	800	56,800	\$3,881	\$4.85
One Bedroom	53	9.89%	810	42,930	\$4,487	\$5.54
One Bedroom	1	0.19%	880	880	\$5,226	\$5.94
Two Bedroom/One and Three Quarter Bath	1	0.19%	980	980	\$6,016	\$6.14
Two Bedroom/One and Three Quarter Bath	70	13.06%	1,110	77,700	\$5,033	\$4.53
Two Bedroom/Two Bath	63	11.75%	910	57,330	\$4,109	\$4.52
Two Bedroom/Two Bath	5	0.93%	1,050	5,250	\$5,466	\$5.21
Penthouse - Two Bedroom/Den/Two Bath	1	0.19%	2,980	2,980	\$22,322	\$7.49
Penthouse - Two Bedroom/Den/Two and One Half Bath	1	0.19%	2,210	2,210	\$18,779	\$8.50
Penthouse - Three Bedroom/Three and One Half Bath	1	0.19%	2,930	2,930	\$21,859	\$7.46
<b>Total/Average</b>	<b>536</b>	<b>100%</b>	<b>789</b>	<b>422,880</b>	<b>\$3,967</b>	<b>\$5.03</b>

536 Units	Improvements Rating A+
1120 South Grand Avenue Los Angeles, CA 90015	Location Rating B+
Completed Date August, 2019	Occupancy 95.1%
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



648 Units	Improvements Rating A+
1200 South Figueroa Street Los Angeles, CA 90015	Location Rating A-
Completed Date January, 2019	Occupancy 94.3%
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	

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	\$2,765	\$4.41
One Bedroom	47	7.25%	685	32,195	\$2,955	\$4.31
One Bedroom	47	7.25%	871	40,937	\$3,955	\$4.54
One Bedroom/Den	47	7.25%	745	35,015	\$3,745	\$5.03
One Bedroom/Den	47	7.25%	763	35,861	\$4,349	\$5.70
One Bedroom/Den	47	7.25%	770	36,190	\$2,971	\$3.86
One Bedroom/Den	47	7.25%	868	40,796	\$4,092	\$4.71
One Bedroom/Den	47	7.25%	923	43,381	\$4,027	\$4.36
One Bedroom/Den	47	7.25%	927	43,569	\$4,868	\$5.25
Two Bedroom/Two Bath	48	7.41%	1,285	61,680	\$5,514	\$4.29
Two Bedroom/Two Bath	47	7.25%	1,463	68,761	\$5,499	\$3.76
Two Bedroom/Den/Two and One Half Bath	47	7.25%	1,762	82,814	\$7,305	\$4.15
Two Bedroom/Den/Two and One Half Bath	47	7.25%	1,898	89,206	\$8,779	\$4.63
Penthouse - Two Bedroom/One and Three Quarter Bath	6	0.93%	1,338	8,028	\$9,767	\$7.30
Penthouse - Two Bedroom/Two Bath	6	0.93%	1,524	9,144	\$9,508	\$6.24
Penthouse - Two Bedroom/Two and One Half Bath	6	0.93%	2,087	12,522	\$12,092	\$5.79
Penthouse - Two Bedroom/Den/Two and One Half Bath	6	0.93%	2,288	13,728	\$15,670	\$6.85
Penthouse - Three Bedroom/Three and One Half Bath	3	0.46%	2,878	8,634	\$20,809	\$7.23
Penthouse - Three Bedroom/Three and One Half Bath	3	0.46%	2,900	8,700	\$20,910	\$7.21
Penthouse - Three Bedroom/Den/Four and One Half Bath	3	0.46%	3,842	11,526	\$21,328	\$5.55
Penthouse - Three Bedroom/Den/Four and One Half Bath	3	0.46%	3,984	11,952	\$23,421	\$5.88
<b>Total/Average</b>	<b>648</b>	<b>100%</b>	<b>1,117</b>	<b>724,108</b>	<b>\$5,256</b>	<b>\$4.70</b>

# 4 CENTRAL DTLA 755

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 97.8%
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		Size (SqFt)		Actual Rent	
	Count	% of Total	Unit	Total	Total	SqFt
Studio			479		\$2,277	\$4.75
Studio			516		\$2,218	\$4.30
One Bedroom/Alcove			486		\$2,316	\$4.77
One Bedroom/Alcove			516		\$2,236	\$4.33
One Bedroom/Alcove			531		\$2,329	\$4.39
One Bedroom/Alcove			550		\$2,127	\$3.87
One Bedroom/Alcove			554		\$2,756	\$4.97
One Bedroom/Alcove			613		\$2,487	\$4.06
One Bedroom/Alcove			651		\$2,241	\$3.44
One Bedroom/Alcove			900		\$3,908	\$4.34
One Bedroom			729		\$2,894	\$3.97
One Bedroom			730		\$3,345	\$4.58
One Bedroom			878		\$3,022	\$3.44
One Bedroom			1,019		\$4,064	\$3.99
One Bedroom/Townhouse/Den/One and One Half Bath			1,865		\$4,143	\$2.22
Two Bedroom/One and Three Quarter Bath			1,462		\$4,322	\$2.96
Two Bedroom/Two Bath			963		\$3,977	\$4.13
Two Bedroom/Two Bath			967		\$5,367	\$5.55
Two Bedroom/Two Bath			1,110		\$4,761	\$4.29
Two Bedroom/Two Bath			1,151		\$4,540	\$3.94
Two Bedroom/Two Bath			1,194		\$4,782	\$4.01
Two Bedroom/Two Bath			1,200		\$5,564	\$4.64
Two Bedroom/Two Bath			1,279		\$5,092	\$3.98
Two Bedroom/Townhouse/Two and One Half Bath			1,015		\$3,357	\$3.31
Two Bedroom/Townhouse/Two and One Half Bath			1,477		\$4,723	\$3.20
Penthouse - Two Bedroom/One and Three Quarter Bath			1,413		\$6,005	\$4.25
Penthouse - Three Bedroom/One and Three Quarter Bath			1,515		\$5,992	\$3.96
Penthouse - Three Bedroom/Two and Three Quarter Bath			1,865		\$6,988	\$3.75
Penthouse - Three Bedroom/Two and Three Quarter Bath			1,884		\$8,685	\$4.61
<b>Total/Average</b>	<b>275</b>	<b>100%</b>				

# 5 PARK FIFTH



347 Units

Improvements  
Rating  
A

427 West 5th Street  
Los Angeles, CA 90013

Location Rating  
B+

Completed Date  
October, 2019

Occupancy  
92.5%

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	\$3,378	\$6.88
Studio	1	0.29%	552	552	\$2,750	\$4.98
Studio	1	0.29%	564	564	\$2,838	\$5.03
Studio	14	4.03%	585	8,190	\$2,766	\$4.73
Studio	7	2.02%	610	4,270	\$3,698	\$6.06
Studio	10	2.88%	618	6,180	\$3,248	\$5.26
Studio	1	0.29%	637	637	\$3,122	\$4.90
Studio	10	2.88%	638	6,380	\$3,205	\$5.02
Studio	2	0.58%	652	1,304	\$2,755	\$4.23
Studio	1	0.29%	657	657	\$2,703	\$4.11
One Bedroom/Alcove	10	2.88%	634	6,340	\$2,994	\$4.72
One Bedroom/Alcove	4	1.15%	679	2,716	\$3,415	\$5.03
One Bedroom/Alcove	10	2.88%	739	7,390	\$3,364	\$4.55
One Bedroom	21	6.05%	618	12,978	\$3,307	\$5.35
One Bedroom	1	0.29%	630	630	\$3,452	\$5.48
One Bedroom	17	4.90%	672	11,424	\$3,184	\$4.74
One Bedroom	2	0.58%	674	1,348	\$3,187	\$4.73
One Bedroom	1	0.29%	678	678	\$3,367	\$4.97

Unit Type Unit Description	Unit		Size (SqFt)		Actual Rent	
	Count	% of Total	Unit	Total	Total	SqFt
Studio	26	7.16%	473	12,298	\$3,028	\$6.40
One Bedroom	26	7.16%	559	14,534	\$3,015	\$5.39
One Bedroom	18	4.96%	622	11,196	\$3,220	\$5.18
One Bedroom	80	22.04%	685	54,800	\$3,467	\$5.06
One Bedroom	80	22.04%	778	62,240	\$3,628	\$4.66
One Bedroom	27	7.44%	829	22,383	\$3,901	\$4.71
Two Bedroom/One and Three Quarter Bath	27	7.44%	975	26,325	\$4,274	\$4.38
Two Bedroom/One and Three Quarter Bath	27	7.44%	1,043	28,161	\$4,573	\$4.38
Two Bedroom/One and Three Quarter Bath	18	4.96%	1,092	19,656	\$5,017	\$4.59
Two Bedroom/Two Bath	18	4.96%	1,155	20,790	\$5,035	\$4.36
Two Bedroom/Two and One Half Bath	5	1.38%	1,377	6,885	\$6,754	\$4.90
Two Bedroom/Two and One Half Bath	3	0.83%	1,514	4,542	\$7,958	\$5.26
Penthouse - Two Bedroom/One and Three Quarter Bath	1	0.28%	1,119	1,119	\$6,545	\$5.85

# 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
Penthouse - Two Bedroom/One and Three Quarter Bath	1	0.28%	1,122	1,122	\$7,396	\$6.59
Penthouse - Two Bedroom/One and Three Quarter Bath	1	0.28%	1,198	1,198	\$8,527	\$7.12
Penthouse - Two Bedroom/Two Bath	1	0.28%	1,244	1,244	\$8,063	\$6.48
Penthouse - Two Bedroom/Two and One Half Bath	1	0.28%	1,420	1,420	\$9,053	\$6.38
Penthouse - Two Bedroom/Two and One Half Bath	1	0.28%	1,470	1,470	\$8,834	\$6.01
Penthouse - Three Bedroom/Two and Three Quarter Bath	1	0.28%	1,731	1,731	\$9,654	\$5.58
Penthouse - Three Bedroom/Two and Three Quarter Bath	1	0.28%	1,846	1,846	\$10,981	\$5.95
<b>Total/Average</b>	<b>363</b>	<b>100%</b>	<b>813</b>	<b>294,960</b>	<b>\$3,952</b>	<b>\$4.86</b>

# 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 67.0%
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, 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	\$2,778	\$5.61
Studio	4	0.58%	498	1,992	\$2,912	\$5.85
Studio	19	2.77%	504	9,576	\$2,600	\$5.16
Studio	19	2.77%	516	9,804	\$2,959	\$5.73
Studio	19	2.77%	518	9,842	\$2,782	\$5.37
Studio	1	0.15%	573	573	\$3,144	\$5.49
Studio	19	2.77%	577	10,963	\$3,403	\$5.90
Studio	15	2.19%	579	8,685	\$2,912	\$5.03
Studio	14	2.04%	580	8,120	\$2,911	\$5.02
Studio	1	0.15%	587	587	\$3,231	\$5.50
Studio	15	2.19%	620	9,300	\$2,968	\$4.79
Studio	14	2.04%	646	9,044	\$3,032	\$4.69
One Bedroom	47	6.86%	822	38,634	\$3,326	\$4.05
One Bedroom	47	6.86%	837	39,339	\$3,417	\$4.08
One Bedroom	48	7.01%	855	41,040	\$3,551	\$4.15
One Bedroom	4	0.58%	863	3,452	\$3,561	\$4.13
One Bedroom	15	2.19%	864	12,960	\$3,627	\$4.20
One Bedroom/One and One Half Bath	19	2.77%	950	18,050	\$4,410	\$4.64
One Bedroom/One and One Half Bath	44	6.42%	1,001	44,044	\$4,607	\$4.60
One Bedroom/One and One Half Bath	44	6.42%	1,007	44,308	\$4,480	\$4.45
One Bedroom/One and One Half Bath	14	2.04%	1,026	14,364	\$4,946	\$4.82
One Bedroom/One and One Half Bath	4	0.58%	1,134	4,536	\$5,587	\$4.93
Two Bedroom/Two Bath	44	6.42%	1,170	51,480	\$4,730	\$4.04
Two Bedroom/Two Bath	30	4.38%	1,323	39,690	\$5,600	\$4.23
Two Bedroom/Two Bath	17	2.48%	1,343	22,831	\$4,488	\$3.34
Two Bedroom/Two Bath	19	2.77%	1,344	25,536	\$4,874	\$3.63
Two Bedroom/Two Bath	1	0.15%	1,354	1,354	\$6,634	\$4.90
Two Bedroom/Two and One Half Bath	48	7.01%	1,602	76,896	\$6,406	\$4.00
Two Bedroom/Two and One Half Bath	44	6.42%	1,655	72,820	\$6,751	\$4.08
Three Bedroom/Two and One Half Bath	29	4.23%	1,626	47,154	\$7,771	\$4.78
Penthouse - Three Bedroom/Two and One Half Bath	2	0.29%	2,571	5,142	\$19,848	\$7.72
Penthouse - Three Bedroom/Two and One Half Bath	2	0.29%	2,834	5,668	\$20,306	\$7.17
Penthouse - Three Bedroom/Two and One Half Bath	2	0.29%	3,317	6,634	\$22,293	\$6.72
Penthouse - Three Bedroom/Two and One Half Bath	2	0.29%	3,487	6,974	\$23,630	\$6.78
<b>Total/Average</b>	<b>685</b>	<b>100%</b>	<b>1,038</b>	<b>710,797</b>	<b>\$4,599</b>	<b>\$4.43</b>

# 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
-  900 W Olympic Blvd
-  1100 S Hope St
-  1111 S Grand Ave



# DOWNTOWN LOS ANGELES SELECT CONDOMINIUM SALES

CRITERIA: CONDOMINIUM SALES LOCATED IN DOWNTOWN LOS ANGELES, \$1,025/SF +, DECEMBER 2022 - APRIL 2022

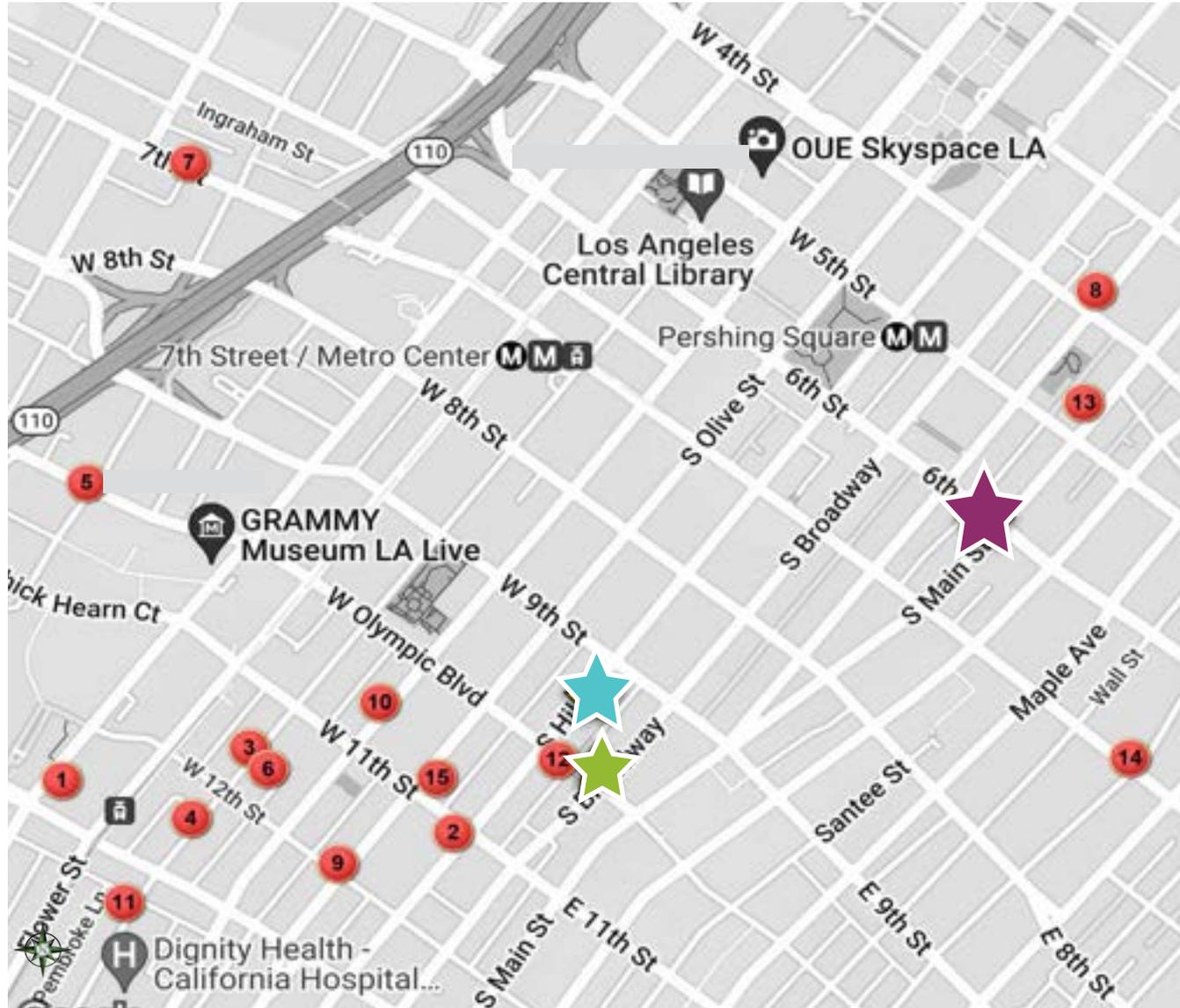
Source: MLS, sorted by price per square foot



Comp No.	Property Address	Br	Ba	Sale Price	Sq Ft	SP \$/SqFt	Year Built	Sale Date	MLS
2	877 Francisco St #4201	2	3	\$1,970,000	1,243	\$1,585	2018	03/09/20	20-560060
4	900 W Olympic Blvd #43G	3	4	\$6,725,000	4,280	\$1,571	2010	11/27/19	19-509680
4	900 W Olympic Blvd #45A	2	3	\$2,850,000	1,880	\$1,516	2010	01/25/19	SB18285165MR
4	900 W Olympic Blvd #48G	3	4	\$6,300,000	4,170	\$1,511	2010	01/15/19	18-322180
4	900 W Olympic Blvd #50F	3	4	\$5,230,000	3,570	\$1,464	2010	09/30/21	PW19258967MR
2	877 Francisco St #4209	2	3	\$1,970,000	1,431	\$1,377	2018	03/09/20	20-560042
1	889 Francisco St #3503	1	2	\$1,330,000	977	\$1,361	2017	04/30/18	18-325200
2	877 Francisco St #1827	2	2	\$1,550,000	1,184	\$1,309	2018	03/03/20	20-560064
4	900 W Olympic Blvd #50E	3	3	\$3,042,000	2,370	\$1,284	2010	03/12/20	19-517046
2	877 Francisco St #4201	1	2	\$1,150,000	904	\$1,272	2018	03/09/20	20-559966
2	877 Francisco St #922	1	1	\$900,000	709	\$1,269	2018	07/11/18	15-954757
2	877 Francisco St #2110	1	1	\$1,162,000	918	\$1,266	2018	09/28/18	16-108724
6	1111 Grand Ave #PH8	2	3	\$3,150,000	2,510	\$1,255	2005	06/23/21	21-751074
2	877 Francisco St #1926	0	1	\$650,000	529	\$1,229	2018	01/02/19	18-416392
1	889 Francisco St #2007	0	1	\$644,000	526	\$1,224	2017	12/11/17	17-281228
2	877 Francisco St #2806	2	2	\$1,600,000	1,309	\$1,222	2018	03/09/20	20-560026
3	1050 S Grand Ave #2001	2	2	\$1,639,000	1,356	\$1,209	2016	03/16/18	17-264150
1	889 Francisco St #1107	0	1	\$605,000	526	\$1,150	2017	08/03/18	18-328128
4	900 W Olympic Blvd #44E	3	4	\$3,607,000	3,150	\$1,145	2010	03/01/19	19-420260
4	900 W Olympic Blvd #39J	3	4	\$2,410,000	2,122	\$1,135	2010	07/31/19	OC19063007MR
4	900 W Olympic Blvd #48E	3	4	\$3,350,000	2,980	\$1,124	2010	03/28/18	18-308022
1	889 Francisco St #1803	1	1	\$1,090,000	977	\$1,116	2017	08/13/18	17-281340
2	877 Francisco St #1622	1	1	\$790,000	709	\$1,114	2018	12/18/18	18-370344
1	889 Francisco St #1705	0	1	\$587,000	531	\$1,105	2017	01/16/19	18-380072
1	889 Francisco St #12H	0	1	\$586,178	531	\$1,104	2015	03/08/18	15-877043
4	900 W Olympic Blvd #47B	2	3	\$2,160,000	1,970	\$1,096	2010	03/12/18	18-300642
1	889 Francisco St #3105	0	1	\$520,000	480	\$1,083	2017	09/29/21	21-765018
1	889 Francisco St #3208	2	2	\$1,385,000	1,290	\$1,074	2017	12/01/21	21-792888
4	900 W Olympic Blvd #31F	1	2	\$1,095,000	1,020	\$1,074	2010	03/30/18	17-287688
4	900 W Olympic Blvd #38K	2	3	\$1,825,000	1,700	\$1,074	2010	05/11/18	18-328178
6	1111 S Grand Ave #PH5	2	3	\$3,375,000	3,150	\$1,071	2005	06/26/19	19-497020
2	877 Francisco St #2802	1	1	\$880,000	823	\$1,069	2017	04/30/21	TR20246576MR
4	900 W Olympic Blvd #46E	3	4	\$3,350,000	3,140	\$1,067	2010	10/17/18	18-354940
4	900 W Olympic Blvd #29F	1	2	\$1,065,900	1,000	\$1,066	2010	01/14/18	17-279442
4	900 W Olympic Blvd #48F	2	3	\$2,280,000	2,140	\$1,065	2010	11/27/18	18-381968
4	900 W Olympic Blvd #41C	1	2	\$1,510,000	1,423	\$1,061	2010	07/27/18	18-328172
3	1050 S Grand Ave #2004	2	2	\$1,150,000	1,084	\$1,061	2016	02/16/18	17-262298
4	900 W Olympic Blvd #29B	2	3	\$1,968,888	1,880	\$1,047	2010	03/19/18	18-305906
4	900 W Olympic Blvd #33K	2	3	\$1,785,000	1,710	\$1,044	2010	10/19/18	18-344056
5	1100 S Hope St #1315-1316	4	3	\$3,000,000	2,879	\$1,042	2007	08/05/21	21-736664
4	900 W Olympic Blvd #33G	1	2	\$1,250,000	1,200	\$1,042	2010	04/20/22	22-132209
4	900 W Olympic Blvd #35G	1	2	\$1,250,000	1,200	\$1,042	2010	07/05/18	17-261674
2	877 Francisco St #1507	1	1	\$900,000	865	\$1,040	2018	01/02/19	18-400422
4	900 W Olympic Blvd #28D	1	2	\$1,030,000	990	\$1,040	2010	03/21/19	18-409922
3	1050 S Grand Ave #1904	2	2	\$1,126,020	1,084	\$1,039	2016	02/13/18	17-253298
4	900 W Olympic Blvd #27G	2	3	\$1,750,000	1,686	\$1,038	2010	02/13/18	17-270204
3	1050 S Grand Ave #2006	1	1	\$731,610	705	\$1,038	2016	01/23/18	17-264802
4	900 W Olympic Blvd #31C	1	2	\$1,320,000	1,280	\$1,031	2010	10/09/18	18-350376
4	900 W Olympic Blvd #37K	2	3	\$1,750,000	1,700	\$1,029	2010	03/27/19	19-422252
4	900 W Olympic Blvd #31H	2	3	\$1,765,000	1,718	\$1,027	2010	07/20/18	18-319832
1	889 Francisco St #2201	1	2	\$865,000	843	\$1,026	2017	09/17/19	18-373236
1	889 Francisco St #10A	1	1	\$803,000	783	\$1,026	2015	12/08/17	15-886863

# DOWNTOWN LOS ANGELES LAND SALES MAP

- ★ 601 S Main St
- ★ 957 S Broadway
- ★ 920 S Hill
- ① 1248 S Figueroa St
- ② 1101-1111 S Hill St
- ③ 1133 S Hope St
- ④ 1221 S Hope St
- ⑤ 1001 W Olympic Blvd
- ⑥ 1130 S Hope St
- ⑦ 1135-1145 W 7th St
- ⑧ 361 S Spring St
- ⑨ 1155 S Olive St
- ⑩ 1029-1031 S Grand Ave
- ⑪ 1317 S Hope St
- ⑫ 224 W Olympic Blvd
- ⑬ 433 S Main St
- ⑭ 431 E 7th St
- ⑮ 1040-1050 Olive St



# DOWNTOWN LOS ANGELES LAND SALES

CRITERIA: SITES LOCATED IN DOWNTOWN LOS ANGELES, \$600/SF+, SOLD SINCE SEPTEMBER 2016

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	-	-	M2-4	08/31/18
2	1101-1111 S Hill St	90015	\$26,315,200	27,442	0.63	319	\$959	\$41,771,376	\$82,493	Mixed Use Project, Hotel	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	03/01/16
4	1221 S Hope St	90015	\$6,800,000	7,840	0.18	-	\$867	\$37,781,633	-	-	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	11/27/19
6	1130 S Hope St	90015	\$6,500,000	7,732	0.18	-	\$841	\$36,619,245	-	Hospitality, Hotel	[Q]R5-4D-O	03/10/20
7	1135-1145 W 7th St	90017	\$26,000,000	33,291	0.76	241	\$781	\$34,020,005	\$107,884	Multifamily	CW	06/26/17
8	361 S Spring St	90013	\$13,500,000	19,998	0.46	-	\$675	\$29,405,941	-	Hotel	LAC4	01/18/18
9	1155 S Olive St	90015	\$12,000,000	17,903	0.41	-	\$670	\$29,197,341	-	Hold for Development	C2	10/03/18
10	1029-1031 S Grand Ave	90015	\$15,173,500	23,000	0.53	-	\$660	\$28,737,290	-	-	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	09/13/16
12	224 W Olympic Blvd	90015	\$18,500,000	28,894	0.66	-	\$640	\$27,890,219	-	-	LAR5	01/24/17
13	433 S Main St	90013	\$12,000,000	19,135	0.44	195	\$627	\$27,317,481	\$61,538	Mixed Use Project	[Q]C4-4D	09/15/21
14	431 E 7th St	90014	\$6,600,000	10,911	0.25	200	\$605	\$26,349,189	\$33,000	200-Unit Affordable Multifamily	R5	03/14/19
15	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	02/08/18
<b>Average:</b>							<b>\$819</b>					

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

### THE BLOC

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

### LA LIVE

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

### MARKET

Ana Maria	Le Huerta
Belcampo Meat Co	Lucky Bird
Bento Ya	Old SCM Pizzeria
Bonin Currywurst	The Oyster Gourmet
Chile Seco	PELLA
District Market	Press Brothers
DTLA Cheese	Ramenhood
Eggslut	Road To Go
G&B Coffee	San San Store
Golden Road	Santa's Pizzeria
Ramen Hood	Sticky Rice
Kismet Falafel	Valerie
Knead & Co.	Wesler's Deli

### YARDS

ONE SANTA FE

Amazebowls	Hennessey & Inpalls
A Shop Called Quest	Here & Now
Bulletproof Coffee	Malin + Goetz
Cafe Gratitude	Van Leeuwen
EdiBOL	Voyager
Grow	Wormore

### ROW

DTLA

11 Bonaparte	Kinto
A+R	House of Lucie
Adem Eyewear	Makers Mess
Bodega	The Manufactory
Bridge & Burn	Oak NYC
Cafe Dulce	Paramount Coffee
Coreology	Pikano
Flask & Field	Poketo
Galerie LA	Roposhnack
Go Get Em Tiger	Scout Bar DTLA
Hayato	Smorgasburg



# 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%

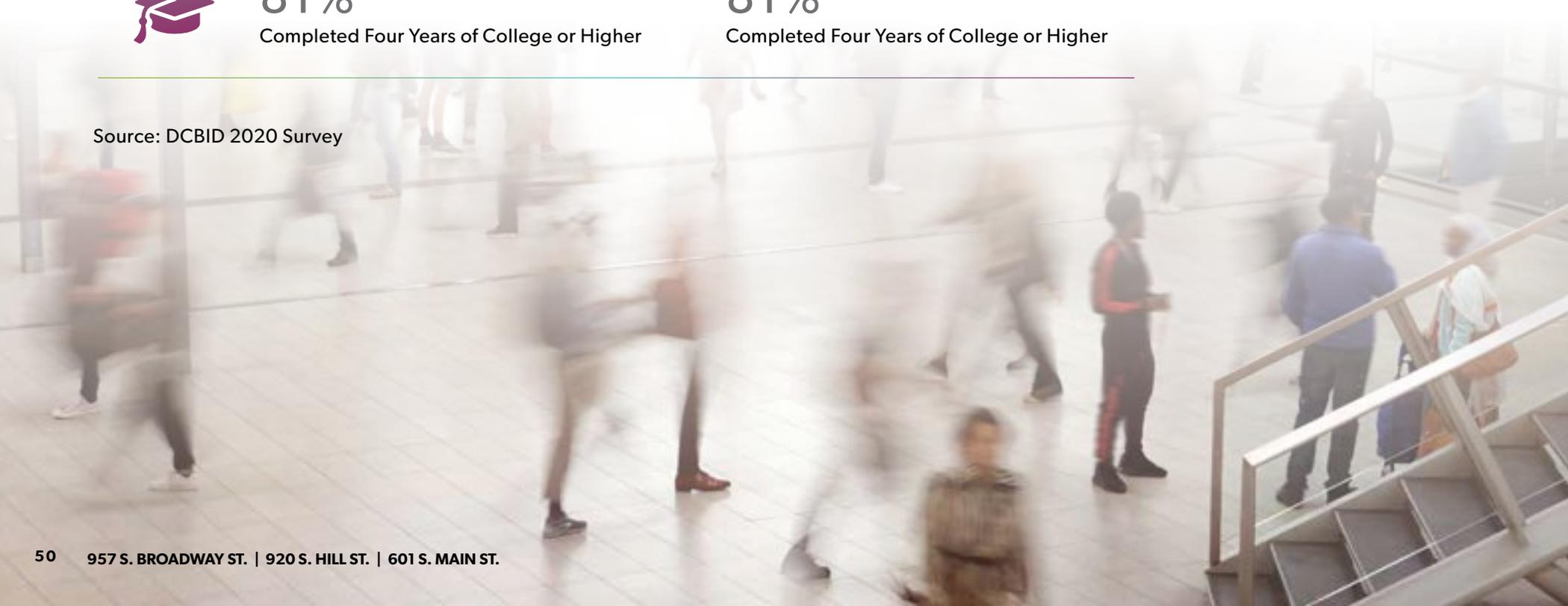
Completed Four Years of College or Higher

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](http://amtrak.com)
  - Metrolink** [metrolinktrains.com](http://metrolinktrains.com)
  - Airport Shuttle**
  - LAX Flyaway** [lawa.org/flyaway](http://lawa.org/flyaway)
  - LAX Shuttle (free)** [lawa.org](http://lawa.org)



# 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/>



601 S. Main St.

920 S. Hill St.

957 S. Broadway

#### **AFFILIATED BUSINESS DISCLOSURE**

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

#### **CONFIDENTIALITY AGREEMENT**

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.

#### **DISCLAIMER**

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Copyright Notice

© 2022 CBRE, Inc. All Rights Reserved.



**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**

**LAURIE LUSTIG-BOWER**  
Executive Vice President  
Lic. 00979360  
+1 310 550 2556  
laurie.lustig-bower@cbre.com



**KAMRAN PAYDAR**  
First Vice President  
Lic. 01476551  
+1 310 550 2529  
kamran.paydar@cbre.com

[WWW.BROADWAYHILLMAIN.COM](http://WWW.BROADWAYHILLMAIN.COM)

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.