

# Downtown Los Angeles Fact Sheet

## Downtown Los Angeles Housing Units

4th Quarter 2008

EXISTING HOUSING	Affordable Units	Market Rate Rental Units	Market Rate Condo Units	Market Rate Total Units	Grand Total
Existing as of Dec. 31, 1998	8,445	2,352	829	3,181	11,626
Constructed since Adaptive Reuse Ordinance (ARO)*	2,042	7,551	4,792	12,343	14,385
<b>Existing Subtotal</b>	<b>10,487</b>	<b>9,903</b>	<b>5,621</b>	<b>15,524</b>	<b>26,011</b>
<b>Existing Estimated Population**</b>					<b>39,537</b>
UNDER DEVELOPMENT	Affordable Units	Market Rate Rental Units	Market Rate Condo Units	Market Rate Total Units	Grand Total
Under Construction	321	1,225	1,934	3,159	3,480
<b>Under Development Estimated Population**</b>					<b>5,290</b>
<b>Existing and Under Development Grand Total</b>	<b>10,808</b>	<b>11,128</b>	<b>7,555</b>	<b>18,683</b>	<b>29,491</b>
<b>Existing and Under Development Total Population</b>					<b>44,826</b>
PIPELINE	Affordable Units	Market Rate Rental Units	Market Rate Condo Units	Market Rate Total Units	Grand Total
Permitted	150	0	2,951	2,951	3,101
Under Plan Check	127	862	4,240	5,102	5,229
Under Consideration 2 years	144	360	3,663	4,023	4,167
Under Consideration 3+ years	110	729	2,214	2,943	3,053
<b>Pipeline Grand Total+</b>	<b>531</b>	<b>1,951</b>	<b>13,068</b>	<b>15,019</b>	<b>15,550</b>

\*June 1999 to Present

\*\*current existing units X number of people per household (1.6) X current occupancy rate

+Construction timeline is uncertain and not guaranteed

Boundaries: North = 101 Fwy, South = 10 Fwy, East = Los Angeles River, West = Lucas Street

### HISTORICAL AVERAGE CONDO SALES PRICES

Product Type	Year									
	2000	2001	2002	2003	2004	2005	2006	2007	2008	
1 BR (700 - 900 SF)	\$132,500	\$150,441	\$172,402	\$218,681	\$309,450	\$376,862	\$456,082	\$429,296	\$386,266	
2 BR (900 - 1,300 SF)	\$198,071	\$224,750	\$255,502	\$360,000	\$492,385	\$585,401	\$624,844	\$593,109	\$535,893	
3 BR (1,300 SF +)	\$221,667	\$267,917	\$332,731	\$399,973	\$556,816	\$659,012	\$686,070	\$633,760	\$570,385	


### HISTORICAL AVERAGE CONDO PRICE PER SQUARE FOOT

Product Type	Year									
	2000	2001	2002	2003	2004	2005	2006	2007	2008	
1 BR (700 - 900 SF)	\$168.61	\$191.44	\$219.78	\$275.59	\$389.29	\$462.51	\$559.09	\$527.54	\$475.49	
2 BR (900 - 1,300 SF)	\$174.56	\$198.50	\$225.48	\$318.36	\$440.42	\$525.82	\$558.66	\$528.86	\$485.86	
3 BR (1,300 SF +)	\$174.93	\$210.93	\$266.18	\$328.46	\$462.50	\$553.95	\$576.47	\$530.52	\$490.52	

#### DTLA RESIDENTIAL POPULATION

pre-ARO*	18,700
2004	23,894
2006	28,878
2008	39,537
2009 (projected)	40,000
<b>*Adaptive Reuse Ordinance (1999)</b>	

#### DTLA RENTAL RATES

Qtr./Yr.	Per Square Foot		
4Q08	\$2.38		
3Q08	\$2.54		-6.3%
4Q08	\$2.38		
4Q07	\$2.76		-13.7%