

Downtown Los Angeles Existing Housing Developments



Completed after 1999

4th Quarter 2008

1)	Evo	Completed after 1999	Completion	2008 Q4
	1155 S. Grand Ave. Los Angeles, CA 90015	Unit SF Range 726 to 3,900	Market Rate Units:	311
	Luxury condos	sale price range \$425,000 to \$3,800,000	Affordable Units:	0
	New Construction	rent price range to	Total Units:	311
	For Sale	<i>South Group (Williams & Dame, Gerding/Edlen)</i>	Unit Occupancy	56%
	Project Cost \$160,000,000	<i>www.evo-south.com</i>		<i>213-622-5400</i>

2)	National City Bank Building Lofts	Completed after 1999	Completion	2008 Q4
	810 S Spring Street Los Angeles, CA 90014	Unit SF Range 650 to 1,700	Market Rate Units:	93
	Lofts	sale price range to	Affordable Units:	
	Adaptive Reuse	rent price range \$1,595 to \$4,500	Total Units:	93
	For Rent	<i>Pacific Trade Center LP</i>	Unit Occupancy	0%
	Project Cost \$17,000,000	<i>877-628-5638</i>		

3)	Roosevelt Lofts	Completed after 1999	Completion	2008 Q4
	727 W. 7th St. Los Angeles, CA 90017	Unit SF Range 800 to 2,700	Market Rate Units:	222
	Luxury condos	sale price range \$480,000 to \$2,400,000	Affordable Units:	0
	Adaptive Reuse	rent price range to	Total Units:	222
	For Sale	<i>Roosevelt Lofts, LLC and Milbank Real Estate Service</i>	Unit Occupancy	0%
	Project Cost \$150,000,000	<i>www.rsvlt.com</i>		<i>213-623-3100</i>

4)	SB Main	Completed after 1999	Completion	2008 Q4
	111 W. 7th St. Los Angeles, CA 90014	Unit SF Range 600 to 1,400	Market Rate Units:	190
	Adaptive Reuse	sale price range to	Affordable Units:	
	For Rent	rent price range \$1,200 to \$2,000	Total Units:	190
		<i>Barry Shy</i>	Unit Occupancy	0%
	Project Cost	<i>213-891-1954</i>		

5)	The Union Lofts	Completed after 1999	Completion	2008 Q4
	760 S. Hill St. Los Angeles, CA 90014	Unit SF Range 700 to 1,900	Market Rate Units:	92
	Loft-style condos	sale price range to	Affordable Units:	0
	Adaptive Reuse	rent price range to	Total Units:	92
	For Rent	<i>Meruelo Maddux Properties</i>	Unit Occupancy	0%
	Project Cost \$17,000,000	<i>213-453-5866</i>		

6)	Alexandria Hotel	Completed after 1999	Completion	2008 Q3
	501 S. Spring St. Los Angeles, CA 90013	Unit SF Range to	Market Rate Units:	
	Affordable apartments	sale price range to	Affordable Units:	463
	Renovation	rent price range to	Total Units:	463
	For Rent	<i>Amerland Group</i>	Unit Occupancy	0%
	Project Cost \$35,000,000	<i>213-626-1743</i>		

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7)	Belmont Station Apartments	Completed after 1999	Completion	2008 Q3
	1304 W. 2nd Street Los Angeles, CA 90012	Unit SF Range 527 to 1,137	Market Rate Units:	220
	Apartments For Rent	sale price range to	Affordable Units:	55
	New Construction	rent price range \$1,600 to \$2,400	Total Units:	275
	Project Cost \$77,700,000	Essex Property Trust	Unit Occupancy	0%
		213-250-9771		
8)	717 Olympic (formerly The Hanover)	Completed after 1999	Completion	2008 Q2
	948 S FIGUEROA ST Los Angeles, CA 90015	Unit SF Range 660 to 3,000	Market Rate Units:	151
	Apartments For Rent	sale price range to	Affordable Units:	
	New Construction	rent price range \$2,499 to \$19,999	Total Units:	151
	Project Cost \$75,000,000	Hanover R.S. LTD Partnership	Unit Occupancy	50%
		213-624-8439		
9)	Bixel at Fifth	Completed after 1999	Completion	2008 Q2
	1301 W 5th St. Los Angeles, CA 90017	Unit SF Range 485 to 1,678	Market Rate Units:	80
	Loft-style apartments For Rent	sale price range to	Affordable Units:	
	New Construction	rent price range \$1,450 to \$4,261	Total Units:	80
	Project Cost \$24,000,000	Apex Realty	Unit Occupancy	74%
		877-524-9355		
10)	JW Apartments	Completed after 1999	Completion	2008 Q2
	1322 & 1405 James M. Wood Blvd Los Angeles, CA 90015	Unit SF Range 800 to 1,259	Market Rate Units:	0
	Affordable apartments For Rent	sale price range to	Affordable Units:	61
	New Construction	rent price range \$617 to \$1,046	Total Units:	61
	Project Cost \$20,500,000	1010 Development Corporation	Unit Occupancy	100%
		www.1010dev.org (213) 749-0214		
11)	Mura	Completed after 1999	Completion	2008 Q2
	629 Traction Avenue Los Angeles, CA 90013	Unit SF Range 590 to 1,699	Market Rate Units:	190
	Loft-style condos For Sale	sale price range \$369,875 to \$699,000	Affordable Units:	0
	New Construction	rent price range to	Total Units:	190
	Project Cost \$80,000,000	Pulte	Unit Occupancy	84%
		www.pulte.com (213)-687-8918,		
12)	SB Manhattan	Completed after 1999	Completion	2008 Q2
	215 W. 6th St. Los Angeles, CA 90014	Unit SF Range 600 to 1,200	Market Rate Units:	198
	Loft-style apartments For Rent	sale price range to	Affordable Units:	
	Adaptive Reuse	rent price range to	Total Units:	198
	Project Cost \$27,000,000	Barry Shy	Unit Occupancy	0%
		213-891-1954		

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13)	The Brockman Building	Completed after 1999	Completion	2008 Q2
	700 S. Grand Avenue Los Angeles, CA 90014	Unit SF Range 850 to 2,280	Market Rate Units:	80
		sale price range to	Affordable Units:	0
	Condominiums For Rent	rent price range \$1,475 to	Total Units:	80
	Adaptive Reuse	West Millenium Homes/ Salter Company	Unit Occupancy	0%
	Project Cost \$35,000,000	www.thebrockman.com		
		310-473-9925		
14)	The Judson (Formerly Judson C. Rives Building)	Completed after 1999	Completion	2008 Q2
	424 S. Broadway Los Angeles, CA 90013	Unit SF Range 600 to 1,700	Market Rate Units:	60
		sale price range to	Affordable Units:	
	Apartments For Rent	rent price range \$1,495 to \$4,995	Total Units:	60
	Adaptive Reuse	David Gray Architects	Unit Occupancy	0%
	Project Cost \$11,500,000	213-379-6010		
15)	The Orsini (Phase II)	Completed after 1999	Completion	2008 Q2
	505 N. Figueroa St. Los Angeles, CA 90012	Unit SF Range 568 to 1,325	Market Rate Units:	566
		sale price range to	Affordable Units:	0
	Apartments For Rent	rent price range \$1,250 to \$1,725	Total Units:	566
	New Construction	G.H. Palmer Associates	Unit Occupancy	0%
	Project Cost \$110,000,000	www.theorsini2.com		
		(213) 346-9980		
16)	Artisan on Second	Completed after 1999	Completion	2008 Q1
	601 2nd St. Los Angeles, CA 90013	Unit SF Range 916 to 1,770	Market Rate Units:	118
		sale price range to	Affordable Units:	
	Apartments For Rent	rent price range \$1,904 to \$4,216	Total Units:	118
	New Construction	Trammell Crow Residential	Unit Occupancy	65%
	Project Cost \$47,000,000	213-617-1753		
17)	Canvas L.A. (Formerly Broadstone at Beaudry)	Completed after 1999	Completion	2008 Q1
	138 N Beaudry Ave Los Angeles, CA 90012	Unit SF Range 557 to 1,956	Market Rate Units:	204
		sale price range to	Affordable Units:	
	Apartments For Rent	rent price range \$1,800 to \$5,500	Total Units:	204
	New Construction	BROADSTONE BEAUDRY, L.L.C.	Unit Occupancy	61%
	Project Cost	213-977-8866		
18)	Chapman Flats	Completed after 1999	Completion	2008 Q1
	756 Broadway Los Angeles, CA 90014	Unit SF Range 600 to 1,300	Market Rate Units:	168
		sale price range to	Affordable Units:	
	Loft-style apartments For Rent	rent price range \$1,495 to \$4,500	Total Units:	168
	Adaptive Reuse	All Pacific Financial &	Unit Occupancy	80%
	Project Cost \$30,000,000	213-892-9100		

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19)	Coronita	Completed after 1999	Completion	2008 Q1
	204 S. Lucas Ave Los Angeles, CA 90012	Unit SF Range 637 to 1,007	Market Rate Units:	
	Affordable apartments For Rent	sale price range to	Affordable Units:	21
	New Construction	rent price range \$454 to \$1,099	Total Units:	21
	Project Cost \$7,500,000	<i>Meta Housing</i>	Unit Occupancy	0%
	www.metahousing.com	310-575-3543		

20)	TENTEN Wilshire	Completed after 1999	Completion	2008 Q1
	1010 Wilshire Blvd. Los Angeles, CA 90017	Unit SF Range 657 to 2,055	Market Rate Units:	227
	Apartments For Rent	sale price range to	Affordable Units:	
	Adaptive Reuse	rent price range to	Total Units:	227
	Project Cost \$150,000,000	<i>Amidi Real Estate Group, Amir L, LLC</i>	Unit Occupancy	51%
	www.amidigroup.com	877-338-1010		

21)	Union Point	Completed after 1999	Completion	2008 Q1
	420 Union Dr. Los Angeles, CA 90017	Unit SF Range 800 to 1,050	Market Rate Units:	
	Affordable apartments For Rent	sale price range to	Affordable Units:	21
	New Construction	rent price range to	Total Units:	21
	Project Cost \$8,000,000	<i>Meta Housing</i>	Unit Occupancy	100%
		310-575-3543		

22)	Hartford Project	Completed after 1999	Completion	2007 Q4
	440 S Hartford Ave Los Angeles, CA 90017	Unit SF Range to	Market Rate Units:	0
	Affordable apartments For Rent	sale price range to	Affordable Units:	54
	New Construction	rent price range to	Total Units:	54
	Project Cost \$28,000,000	<i>A Community of Friends</i>	Unit Occupancy	0%
		213-480-0809		

23)	Main Mercantile Bldg.	Completed after 1999	Completion	2007 Q4
	620 S. Main St. Los Angeles, CA 90014	Unit SF Range 622 to 1,800	Market Rate Units:	36
	Loft-style apartments For Rent	sale price range to	Affordable Units:	0
	Adaptive Reuse	rent price range \$1,300 to \$3,000	Total Units:	36
	Project Cost \$8,000,000	<i>Urban Smart Growth, Inc.</i>	Unit Occupancy	0%
		323-605-3225		

24)	Mandel Lofts	Completed after 1999	Completion	2007 Q4
	500-518 W. 7th Street Los Angeles, CA 90014	Unit SF Range 1,200 to 2,500	Market Rate Units:	55
	Loft-style apartments For Rent	sale price range to	Affordable Units:	0
	Adaptive Reuse	rent price range \$1,500 to \$4,000	Total Units:	55
	Project Cost \$15,000,000	<i>George Peykar</i>	Unit Occupancy	0%
	www.themandel.com	213-688-2222;		

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25)	Title Guarantee Building	Completed after 1999	Completion	2007 Q4
	411 W. 5th St. Los Angeles, CA 90013	Unit SF Range 800 to 4,000	Market Rate Units:	74
		sale price range to	Affordable Units:	
	Loft-style apartments For Rent	rent price range \$2,000 to \$12,000	Total Units:	74
	Adaptive Reuse	<i>Quadrangle Development</i>	Unit Occupancy	42%
	Project Cost \$27,000,000	888-844-9745,		

26)	Victor Clothing Bldg. Lofts	Completed after 1999	Completion	2007 Q4
	242 S. Broadway Los Angeles, CA 90012	Unit SF Range 900 to 1,600	Market Rate Units:	0
		sale price range to	Affordable Units:	38
	Loft-style apartments For Rent	rent price range to	Total Units:	38
	Adaptive Reuse	<i>Neighborhood Efforts</i>	Unit Occupancy	0%
	Project Cost \$8,000,000	818-285-0616		

27)	Yale Terrace	Completed after 1999	Completion	2007 Q4
	716-734 Yale St. Los Angeles, CA 90012	Unit SF Range to	Market Rate Units:	
		sale price range to	Affordable Units:	55
	Affordable apartments For Rent	rent price range to	Total Units:	55
	New Construction	<i>Advanced Development & Investment, Inc.</i>	Unit Occupancy	0%
	Project Cost \$15,000,000			

28)	Barker Block	Completed after 1999	Completion	2007 Q3
	510 S. Hewitt St. Los Angeles, CA 90013	Unit SF Range 750 to 3,000	Market Rate Units:	126
		sale price range \$400,000 to \$1,000,000	Affordable Units:	0
	Loft-style condos For Sale	rent price range to	Total Units:	126
	Adaptive Reuse	<i>KOR Group</i>	Unit Occupancy	67%
	Project Cost \$75,000,000	<i>barkerblock.com</i> 213-620-9650		

29)	Glo (formerly Wilshire Court)	Completed after 1999	Completion	2007 Q3
	1034-1060 Wilshire Blvd Los Angeles, CA 90017	Unit SF Range 597 to 1,331	Market Rate Units:	161
		sale price range to	Affordable Units:	40
	Apartments For Rent	rent price range \$1,640 to \$2,700	Total Units:	201
	New Construction	<i>Holland Partners/Wilshire Court Development Partners</i>	Unit Occupancy	90%
	Project Cost \$17,000,000	<i>www.globabyglo.com</i> 213-221-1225		

30)	Luma	Completed after 1999	Completion	2007 Q3
	1100 S. Hope St. Los Angeles, CA 90015	Unit SF Range 870 to 1,824	Market Rate Units:	236
		sale price range \$550,000 to \$1,680,000	Affordable Units:	0
	Loft-style condos For Sale	rent price range to	Total Units:	236
	New Construction	<i>South Group (Williams & Dame, Gerding/Edlen)</i>	Unit Occupancy	100%
	Project Cost \$85,000,000	<i>www.luma-south.com</i> 213-622-5400		

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31)	Market Lofts	Completed after 1999	Completion	2007 Q3
	645 W. 9th Street Los Angeles, CA 90017	Unit SF Range 695 to 1,588	Market Rate Units:	260
		sale price range \$425,000 to \$925,000	Affordable Units:	0
	Loft-style condos For Sale	rent price range to	Total Units:	260
	New Construction		Unit Occupancy	69%
	Project Cost \$119,000,000	<i>CIM Group & Lee Homes</i>		
		www.market-lofts.com		213-553-9375
32)	SB Lofts (Valuta Building)	Completed after 1999	Completion	2007 Q3
	548 S. Spring St. Los Angeles, CA 90013	Unit SF Range 500 to 1,400	Market Rate Units:	184
		sale price range to	Affordable Units:	0
	Loft-style apartments For Rent	rent price range \$1,100 to \$3,600	Total Units:	184
	Adaptive Reuse		Unit Occupancy	0%
	Project Cost \$26,000,000	<i>LADT, LLC Real Estate Developers/Albion Pacific</i>		
		www.sblofts.com		213-891-1954
33)	Pan American Lofts (Irvine Byrne Building)	Completed after 1999	Completion	2007 Q2
	253 S. Broadway Los Angeles, CA 90013	Unit SF Range 658 to 1,248	Market Rate Units:	40
		sale price range \$350,000 to \$850,000	Affordable Units:	0
	Loft-style condos For Sale	rent price range to	Total Units:	40
	Adaptive Reuse		Unit Occupancy	65%
	Project Cost \$18,000,000	<i>Urban Pacific/Phoenix Realty</i>		
		www.panamericanlofts.com		(213) 621-9970
34)	Teramachi Senior Housing	Completed after 1999	Completion	2007 Q2
	255 - 269 San Pedro St. Los Angeles, CA 90012	Unit SF Range 870 to 2,100	Market Rate Units:	127
		sale price range \$380,000 to \$1,000,000	Affordable Units:	0
	Senior housing For Sale	rent price range to	Total Units:	127
	New Construction		Unit Occupancy	100%
	Project Cost \$40,000,000	<i>Tibold Construction Company</i>		
		www.teramachihomes.com		818-874-9345
35)	4th Street Lofts	Completed after 1999	Completion	2007 Q1
	Bixel & Lucas Los Angeles, CA 90017	Unit SF Range 800 to 1,150	Market Rate Units:	10
		sale price range to	Affordable Units:	
	Apartments For Rent	rent price range \$1,800 to \$2,400	Total Units:	10
	New Construction		Unit Occupancy	90%
	Project Cost \$13,800,000	<i>Thomas Safran Assoc/Housing Corp of America</i>		
				Andrew: (310)
36)	Biscuit Company Lofts (Nabisco Bldg)	Completed after 1999	Completion	2007 Q1
	1855 St. Los Angeles, CA 90021	Unit SF Range 605 to 5,954	Market Rate Units:	105
		sale price range \$430,000 to \$4,900,000	Affordable Units:	0
	Lofts For Sale	rent price range to	Total Units:	105
	Adaptive Reuse		Unit Occupancy	92%
	Project Cost \$20,000,000	<i>Linear City</i>		
		www.biscuitcompanylofts.com		(213) 670-0114

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37)	Eastern Columbia Lofts	Completed after 1999	<table border="0"> <tr><td style="background-color: #cccccc;">Unit SF Range</td><td>881</td><td>to</td><td>3,208</td></tr> <tr><td style="background-color: #cccccc;">sale price range</td><td>\$725,000</td><td>to</td><td>\$2,260,000</td></tr> <tr><td style="background-color: #cccccc;">rent price range</td><td></td><td>to</td><td></td></tr> </table>	Unit SF Range	881	to	3,208	sale price range	\$725,000	to	\$2,260,000	rent price range		to		<table border="0"> <tr><td style="background-color: #cccccc;">Completion</td><td>2007 Q1</td></tr> <tr><td style="background-color: #cccccc;">Market Rate Units:</td><td>147</td></tr> <tr><td style="background-color: #cccccc;">Affordable Units:</td><td>0</td></tr> <tr><td style="background-color: #cccccc;">Total Units:</td><td>147</td></tr> <tr><td style="background-color: #cccccc;">Unit Occupancy</td><td>92%</td></tr> </table>	Completion	2007 Q1	Market Rate Units:	147	Affordable Units:	0	Total Units:	147	Unit Occupancy	92%
Unit SF Range	881	to	3,208																							
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Unit Occupancy	92%																									
849 S. Broadway Los Angeles, CA 90014		For Sale																								
Luxury condos Adaptive Reuse Project Cost \$65,000,000				KOR Group																						
			www.easterncolumbialofts.com	(213) 488-0600																						

38)	Emerald Terrace Apartments	Completed after 1999	<table border="0"> <tr><td style="background-color: #cccccc;">Unit SF Range</td><td>700</td><td>to</td><td>1,000</td></tr> <tr><td style="background-color: #cccccc;">sale price range</td><td></td><td>to</td><td></td></tr> <tr><td style="background-color: #cccccc;">rent price range</td><td></td><td>to</td><td></td></tr> </table>	Unit SF Range	700	to	1,000	sale price range		to		rent price range		to		<table border="0"> <tr><td style="background-color: #cccccc;">Completion</td><td>2007 Q1</td></tr> <tr><td style="background-color: #cccccc;">Market Rate Units:</td><td></td></tr> <tr><td style="background-color: #cccccc;">Affordable Units:</td><td>85</td></tr> <tr><td style="background-color: #cccccc;">Total Units:</td><td>85</td></tr> <tr><td style="background-color: #cccccc;">Unit Occupancy</td><td>0%</td></tr> </table>	Completion	2007 Q1	Market Rate Units:		Affordable Units:	85	Total Units:	85	Unit Occupancy	0%
Unit SF Range	700	to	1,000																							
sale price range		to																								
rent price range		to																								
Completion	2007 Q1																									
Market Rate Units:																										
Affordable Units:	85																									
Total Units:	85																									
Unit Occupancy	0%																									
279 Emerald Street Los Angeles, CA 90012		For Rent																								
Affordable apartments New Construction Project Cost \$22,000,000				Meta Housing/Century Housing																						
				310-575-3543																						

39)	Milano Lofts (Former Delano Lofts)	Completed after 1999	<table border="0"> <tr><td style="background-color: #cccccc;">Unit SF Range</td><td>800</td><td>to</td><td>1,600</td></tr> <tr><td style="background-color: #cccccc;">sale price range</td><td></td><td>to</td><td></td></tr> <tr><td style="background-color: #cccccc;">rent price range</td><td></td><td>to</td><td></td></tr> </table>	Unit SF Range	800	to	1,600	sale price range		to		rent price range		to		<table border="0"> <tr><td style="background-color: #cccccc;">Completion</td><td>2007 Q1</td></tr> <tr><td style="background-color: #cccccc;">Market Rate Units:</td><td>91</td></tr> <tr><td style="background-color: #cccccc;">Affordable Units:</td><td>0</td></tr> <tr><td style="background-color: #cccccc;">Total Units:</td><td>91</td></tr> <tr><td style="background-color: #cccccc;">Unit Occupancy</td><td>68%</td></tr> </table>	Completion	2007 Q1	Market Rate Units:	91	Affordable Units:	0	Total Units:	91	Unit Occupancy	68%
Unit SF Range	800	to	1,600																							
sale price range		to																								
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Unit Occupancy	68%																									
609 S. Grand Ave. Los Angeles, CA, 90017		For Rent																								
Loft-style apartments Adaptive Reuse Project Cost \$23,000,000				Grand Pacific Lofts LLC																						
				(213) 627-1900																						

40)	Santee Village - Cornell, Eckardt, Santee	Completed after 1999	<table border="0"> <tr><td style="background-color: #cccccc;">Unit SF Range</td><td></td><td>to</td><td></td></tr> <tr><td style="background-color: #cccccc;">sale price range</td><td></td><td>to</td><td></td></tr> <tr><td style="background-color: #cccccc;">rent price range</td><td></td><td>to</td><td></td></tr> </table>	Unit SF Range		to		sale price range		to		rent price range		to		<table border="0"> <tr><td style="background-color: #cccccc;">Completion</td><td>2007 Q1</td></tr> <tr><td style="background-color: #cccccc;">Market Rate Units:</td><td>216</td></tr> <tr><td style="background-color: #cccccc;">Affordable Units:</td><td></td></tr> <tr><td style="background-color: #cccccc;">Total Units:</td><td>216</td></tr> <tr><td style="background-color: #cccccc;">Unit Occupancy</td><td>0%</td></tr> </table>	Completion	2007 Q1	Market Rate Units:	216	Affordable Units:		Total Units:	216	Unit Occupancy	0%
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sale price range		to																								
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Unit Occupancy	0%																									
738, 746 S. Los Angeles St/743 Santee St. Los Angeles, CA 90014																										
Loft-style condos Adaptive Reuse Project Cost \$40,000,000				MJW Investments & Phoenix Realty Group																						
			www.santeevillage.com	(213) 624-1640																						

41)	Vero	Completed after 1999	<table border="0"> <tr><td style="background-color: #cccccc;">Unit SF Range</td><td></td><td>to</td><td></td></tr> <tr><td style="background-color: #cccccc;">sale price range</td><td>\$350,000</td><td>to</td><td></td></tr> <tr><td style="background-color: #cccccc;">rent price range</td><td></td><td>to</td><td></td></tr> </table>	Unit SF Range		to		sale price range	\$350,000	to		rent price range		to		<table border="0"> <tr><td style="background-color: #cccccc;">Completion</td><td>2007 Q1</td></tr> <tr><td style="background-color: #cccccc;">Market Rate Units:</td><td>197</td></tr> <tr><td style="background-color: #cccccc;">Affordable Units:</td><td></td></tr> <tr><td style="background-color: #cccccc;">Total Units:</td><td>197</td></tr> <tr><td style="background-color: #cccccc;">Unit Occupancy</td><td>0%</td></tr> </table>	Completion	2007 Q1	Market Rate Units:	197	Affordable Units:		Total Units:	197	Unit Occupancy	0%
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sale price range	\$350,000	to																								
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1234 Wilshire Blvd Los Angeles, CA 90017		For Sale																								
Loft-style condos New Construction Project Cost \$65,000,000				Astani Enterprises																						
			verodowntown.com	213-250-4232																						

42)	1100 Wilshire	Completed after 1999	<table border="0"> <tr><td style="background-color: #cccccc;">Unit SF Range</td><td>745</td><td>to</td><td>1,998</td></tr> <tr><td style="background-color: #cccccc;">sale price range</td><td>\$530,000</td><td>to</td><td>\$1,350,000</td></tr> <tr><td style="background-color: #cccccc;">rent price range</td><td></td><td>to</td><td></td></tr> </table>	Unit SF Range	745	to	1,998	sale price range	\$530,000	to	\$1,350,000	rent price range		to		<table border="0"> <tr><td style="background-color: #cccccc;">Completion</td><td>2006 Q4</td></tr> <tr><td style="background-color: #cccccc;">Market Rate Units:</td><td>228</td></tr> <tr><td style="background-color: #cccccc;">Affordable Units:</td><td>0</td></tr> <tr><td style="background-color: #cccccc;">Total Units:</td><td>228</td></tr> <tr><td style="background-color: #cccccc;">Unit Occupancy</td><td>75%</td></tr> </table>	Completion	2006 Q4	Market Rate Units:	228	Affordable Units:	0	Total Units:	228	Unit Occupancy	75%
Unit SF Range	745	to	1,998																							
sale price range	\$530,000	to	\$1,350,000																							
rent price range		to																								
Completion	2006 Q4																									
Market Rate Units:	228																									
Affordable Units:	0																									
Total Units:	228																									
Unit Occupancy	75%																									
1100 Wilshire Blvd. Los Angeles, CA 90017		For Sale																								
Luxury condos Adaptive Reuse Project Cost \$40,000,000				MacFarlane Partners, Forest City Residential, TMG Partners, RAD																						
			www.livingabovela.com	(213) 482 9000																						

Downtown Los Angeles Existing Housing Developments



Completed after 1999

4th Quarter 2008

43)	Hikari (2nd & Central)	Completed after 1999	Completion	2006 Q4
	375 E. 2nd St. Los Angeles, CA 90013	Unit SF Range 400 to 1,100	Market Rate Units:	102
	Apartments For Rent	sale price range to	Affordable Units:	26
	New Construction	rent price range \$980 to \$2,695	Total Units:	128
	Project Cost \$38,700,000	<i>Related California</i>	Unit Occupancy	30%
	www.thehikarila.com			213-625-1917
44)	Mozaic (formerly Axis at Union Station)	Completed after 1999	Completion	2006 Q4
	880-888 N Alameda St. Los Angeles, CA 90012	Unit SF Range 644 to 1,460	Market Rate Units:	272
	Retail For Rent	sale price range to	Affordable Units:	0
	New Construction	rent price range \$1,400 to \$3,000	Total Units:	272
	Project Cost \$34,000,000	<i>Lincoln Properties</i>	Unit Occupancy	39%
				(213) 617-9501
45)	Visconti	Completed after 1999	Completion	2006 Q4
	1236 W Miramar St. Los Angeles, CA 90026	Unit SF Range 524 to 1,976	Market Rate Units:	297
	Apartments For Rent	sale price range to	Affordable Units:	0
	New Construction	rent price range \$1,650 to \$6,000	Total Units:	297
	Project Cost \$50,000,000	<i>G.H. Palmer Associates</i>	Unit Occupancy	20%
	www.thevisconti.com			(213) 977-0972
46)	Library Court	Completed after 1999	Completion	2006 Q3
	630 W. 6th St. Los Angeles, CA 90017	Unit SF Range 575 to 1,185	Market Rate Units:	90
	Condominiums For Sale	sale price range \$420,000 to \$725,000	Affordable Units:	0
	Adaptive Reuse	rent price range to	Total Units:	90
	Project Cost \$30,000,000	<i>Greystone Group</i>	Unit Occupancy	100%
	www.librarycourtnla.com			
47)	Elleven	Completed after 1999	Completion	2006 Q2
	1111 S. Grand Avenue Los Angeles, CA 90015	Unit SF Range 773 to 2,726	Market Rate Units:	176
	Loft-style condos For Sale	sale price range \$325,000 to \$1,600,000	Affordable Units:	0
	New Construction	rent price range to	Total Units:	176
	Project Cost \$85,000,000	<i>South Group (Williams & Dame, Gerding/Edlen)</i>	Unit Occupancy	100%
	www.elleven-south.com			
48)	Sky	Completed after 1999	Completion	2006 Q2
	801 S. Grand Ave. Los Angeles, CA 90017	Unit SF Range 1,066 to 2,141	Market Rate Units:	132
	Office For Sale	sale price range \$660,000 to \$1,357,000	Affordable Units:	0
	Adaptive Reuse	rent price range to	Total Units:	132
	Project Cost \$27,000,000	<i>CIM Group and The Lee Group</i>	Unit Occupancy	100%
	www.skylofts.com			

Downtown Los Angeles Existing Housing Developments



Completed after 1999

4th Quarter 2008

49)	Loft 726	Completed after 1999	Completion	2006 Q1
	726 S. Santa Fe Ave. Los Angeles, CA 90021	Unit SF Range 700 to 1,700	Market Rate Units:	22
		sale price range	Affordable Units:	
	Loft-style apartments For Rent	rent price range \$1,200 to \$2,900	Total Units:	22
	Adaptive Reuse	<i>Western Imperial 2000</i>	Unit Occupancy	109%
	Project Cost \$2,000,000	www.loft726.com		(213) 688-9190

50)	Lofts at the Security Building	Completed after 1999	Completion	2006 Q1
	510 S. Spring St. Los Angeles, CA 90013	Unit SF Range 630 to 1,850	Market Rate Units:	122
		sale price range	Affordable Units:	31
	Loft-style apartments For Rent	rent price range \$1,230 to \$3,788	Total Units:	153
	Adaptive Reuse	<i>Thomas Safran Associates/Housing Corporation of America</i>	Unit Occupancy	81%
	Project Cost \$31,000,000	www.loftsatsecurity.com		213-624-6022

51)	Packard Lofts	Completed after 1999	Completion	2006 Q1
	1000 South Hope Street Los Angeles, CA 90015	Unit SF Range 565 to 2,250	Market Rate Units:	116
		sale price range	Affordable Units:	0
	Loft-style apartments For Rent	rent price range \$1,795 to \$5,150	Total Units:	116
	Adaptive Reuse	<i>Venice Investments/Florence Enterprises</i>	Unit Occupancy	71%
	Project Cost \$50,000,000	www.packardloftsla.com		(213) 688-1133

52)	Santee Village - Textile Building	Completed after 1999	Completion	2006 Q1
	315 E. 8th St. Los Angeles, CA 90014	Unit SF Range 650 to 1,575	Market Rate Units:	64
		sale price range \$350,000 to \$1,004,990	Affordable Units:	
	Loft-style condos For Sale	rent price range	Total Units:	64
	Adaptive Reuse	<i>MJW Investments/Phoenix Realty Group</i>	Unit Occupancy	81%
	Project Cost \$92,000,000	www.santeevillage.com		(213) 624-1640

53)	Grand Lofts	Completed after 1999	Completion	2005 Q4
	330 W. 11th Street Los Angeles, CA 90015	Unit SF Range 1,181 to 1,984	Market Rate Units:	66
		sale price range \$600,000 to \$879,000	Affordable Units:	0
	Condominiums For Sale	rent price range	Total Units:	66
	Adaptive Reuse	<i>The Lee Group/CIM Group</i>	Unit Occupancy	94%
	Project Cost \$15,000,000	www.grandlofts.com		(213) 741-2124

54)	Savoy	Completed after 1999	Completion	2005 Q4
	100 S. Alameda St. Los Angeles, CA 90012	Unit SF Range 504 to 1,226	Market Rate Units:	303
		sale price range \$366,000 to \$665,000	Affordable Units:	0
	Condominiums For Sale	rent price range	Total Units:	303
	New Construction	<i>Intracorp Southern California</i>	Unit Occupancy	100%
	Project Cost \$66,000,000	www.intracorpcompanies.com		(213) 617-9300

Downtown Los Angeles Existing Housing Developments



Completed after 1999

4th Quarter 2008

55)	The Flat	Completed after 1999	Completion	2005 Q4
	750 Garland Ave Los Angeles, CA 90017-4412	Unit SF Range 340 to 340	Market Rate Units:	175
		sale price range to	Affordable Units:	30
	Loft-style apartments For Rent	rent price range \$1,200 to \$2,000	Total Units:	205
	Adaptive Reuse	750 GARLAND, LLC/MKT Community Development	Unit Occupancy	90%
	Project Cost \$35,000,000	www.theflatla.com (877) 484-3352		
56)	Douglas Building Lofts	Completed after 1999	Completion	2005 Q3
	257 S. Spring St. Los Angeles, CA 90012	Unit SF Range 800 to 1,508	Market Rate Units:	50
		sale price range \$500,000 to \$700,000	Affordable Units:	0
	Loft-style condos For Sale	rent price range to	Total Units:	50
	Adaptive Reuse	Metro Partners 5	Unit Occupancy	100%
	Project Cost \$16,000,000	www.douglasbuildinglofts.com (213) 213-1898		
57)	Met Lofts	Completed after 1999	Completion	2005 Q3
	1050 S. Flower St. Los Angeles, CA 90015	Unit SF Range 650 to 1,500	Market Rate Units:	212
		sale price range to	Affordable Units:	52
	Loft-style apartments For Rent	rent price range \$1,600 to \$5,000	Total Units:	264
	New Construction	Forest City Development	Unit Occupancy	92%
	Project Cost \$68,000,000	www.metlofts.com (213) 747-1877		
58)	Metro 417	Completed after 1999	Completion	2005 Q3
	417 S. Hill St. Los Angeles, CA 90013	Unit SF Range 345 to 2,389	Market Rate Units:	277
		sale price range to	Affordable Units:	0
	Loft-style apartments For Rent	rent price range \$1,255 to \$8,553	Total Units:	277
	Adaptive Reuse	Forest City Enterprises	Unit Occupancy	88%
	Project Cost \$60,000,000	www.metro417.com 213-620-0095		
59)	Molino Street Lofts	Completed after 1999	Completion	2005 Q3
	500-530 Molino St. Los Angeles, CA 90013	Unit SF Range 897 to 3,716	Market Rate Units:	91
		sale price range \$590,000 to \$1,000,000	Affordable Units:	0
	Loft-style condos For Sale	rent price range to	Total Units:	91
	Adaptive Reuse	KOR Group	Unit Occupancy	100%
	Project Cost \$35,000,000	www.molinostreetlofts.com		
60)	Pacific Electric Lofts	Completed after 1999	Completion	2005 Q3
	610 S. Main St. Los Angeles, CA 90014	Unit SF Range 667 to 1,794	Market Rate Units:	314
		sale price range to	Affordable Units:	0
	Loft-style apartments For Rent	rent price range \$1,075 to \$3,000	Total Units:	314
	Adaptive Reuse	ICO Investment Group, Inc.	Unit Occupancy	90%
	Project Cost \$55,000,000	www.pelofts.com (213) 627-5600		

Downtown Los Angeles Existing Housing Developments



Completed after 1999

4th Quarter 2008

61)	Reserve Lofts	Completed after 1999	<table border="1"> <tr><td>Completion</td><td>2005 Q3</td></tr> <tr><td>Market Rate Units:</td><td>79</td></tr> <tr><td>Affordable Units:</td><td>0</td></tr> <tr><td>Total Units:</td><td>79</td></tr> <tr><td>Unit Occupancy</td><td>66%</td></tr> </table>	Completion	2005 Q3	Market Rate Units:	79	Affordable Units:	0	Total Units:	79	Unit Occupancy	66%
Completion	2005 Q3												
Market Rate Units:	79												
Affordable Units:	0												
Total Units:	79												
Unit Occupancy	66%												
	409 W. Olympic Blvd. Los Angeles, CA 90015												
	Unit SF Range	1,000 to 5,000											
	sale price range	to											
Loft-style apartments	rent price range	\$1,550 to \$6,695											
Adaptive Reuse	For Rent		<i>409, LLC/ Michael Gilardian</i>										
Project Cost	\$20,000,000												
	<i>www.ReserveLofts.com</i>		<i>(213) 489-4111</i>										
<hr/>													
62)	De Capo (formerly Main Street Apartments)	Completed after 1999	<table border="1"> <tr><td>Completion</td><td>2005 Q2</td></tr> <tr><td>Market Rate Units:</td><td>71</td></tr> <tr><td>Affordable Units:</td><td>60</td></tr> <tr><td>Total Units:</td><td>131</td></tr> <tr><td>Unit Occupancy</td><td>100%</td></tr> </table>	Completion	2005 Q2	Market Rate Units:	71	Affordable Units:	60	Total Units:	131	Unit Occupancy	100%
Completion	2005 Q2												
Market Rate Units:	71												
Affordable Units:	60												
Total Units:	131												
Unit Occupancy	100%												
	1821-1839 S. Main St. Los Angeles, CA 90015												
	Unit SF Range	450 to 650											
	sale price range	to											
Apartments	rent price range	\$700 to \$1,200											
Adaptive Reuse	For Rent		<i>Playa Vista</i>										
Project Cost	\$6,000,000												
			<i>(310) 306-6789</i>										
<hr/>													
63)	Santa Fe Lofts	Completed after 1999	<table border="1"> <tr><td>Completion</td><td>2005 Q2</td></tr> <tr><td>Market Rate Units:</td><td>132</td></tr> <tr><td>Affordable Units:</td><td>0</td></tr> <tr><td>Total Units:</td><td>132</td></tr> <tr><td>Unit Occupancy</td><td>97%</td></tr> </table>	Completion	2005 Q2	Market Rate Units:	132	Affordable Units:	0	Total Units:	132	Unit Occupancy	97%
Completion	2005 Q2												
Market Rate Units:	132												
Affordable Units:	0												
Total Units:	132												
Unit Occupancy	97%												
	560 S. Main St./121 E. 6th St. Los Angeles, CA 90013												
	Unit SF Range	535 to 3,000											
	sale price range	to											
Loft-style apartments	rent price range	\$1,510 to \$7,200											
Adaptive Reuse	For Rent		<i>Kor Realty Group</i>										
Project Cost	\$10,000,000												
	<i>www.santafelofts.com</i>		<i>(213) 624-9090</i>										
<hr/>													
64)	Skyline Village	Completed after 1999	<table border="1"> <tr><td>Completion</td><td>2005 Q2</td></tr> <tr><td>Market Rate Units:</td><td>0</td></tr> <tr><td>Affordable Units:</td><td>73</td></tr> <tr><td>Total Units:</td><td>73</td></tr> <tr><td>Unit Occupancy</td><td>100%</td></tr> </table>	Completion	2005 Q2	Market Rate Units:	0	Affordable Units:	73	Total Units:	73	Unit Occupancy	100%
Completion	2005 Q2												
Market Rate Units:	0												
Affordable Units:	73												
Total Units:	73												
Unit Occupancy	100%												
	444 Lucas Ave Los Angeles, CA 90017												
	Unit SF Range	to											
	sale price range	to											
Affordable apartments	rent price range	\$353 to \$935											
New Construction	For Rent		<i>Thomas Safran Assoc/Housing Corp of America</i>										
Project Cost	\$13,800,000												
			<i>(213) 240-1230</i>										
<hr/>													
65)	Texere Plaza	Completed after 1999	<table border="1"> <tr><td>Completion</td><td>2005 Q2</td></tr> <tr><td>Market Rate Units:</td><td>62</td></tr> <tr><td>Affordable Units:</td><td></td></tr> <tr><td>Total Units:</td><td>62</td></tr> <tr><td>Unit Occupancy</td><td>100%</td></tr> </table>	Completion	2005 Q2	Market Rate Units:	62	Affordable Units:		Total Units:	62	Unit Occupancy	100%
Completion	2005 Q2												
Market Rate Units:	62												
Affordable Units:													
Total Units:	62												
Unit Occupancy	100%												
	2222 S. Figueroa St. Los Angeles, CA 90007												
	Unit SF Range	520 to 1,106											
	sale price range	to											
Lofts	rent price range	\$1,200 to \$2,000											
New Construction	For Rent		<i>Fortuna Asset Management</i>										
Project Cost	\$10,000,000												
	<i>www.texereplaza.com</i>		<i>(213) 742-1973</i>										
<hr/>													
66)	1043 South Grand	Completed after 1999	<table border="1"> <tr><td>Completion</td><td>2005 Q1</td></tr> <tr><td>Market Rate Units:</td><td>9</td></tr> <tr><td>Affordable Units:</td><td>0</td></tr> <tr><td>Total Units:</td><td>9</td></tr> <tr><td>Unit Occupancy</td><td>100%</td></tr> </table>	Completion	2005 Q1	Market Rate Units:	9	Affordable Units:	0	Total Units:	9	Unit Occupancy	100%
Completion	2005 Q1												
Market Rate Units:	9												
Affordable Units:	0												
Total Units:	9												
Unit Occupancy	100%												
	1043 S. Grand Ave Los Angeles, CA 90015												
	Unit SF Range	1,100 to 1,250											
	sale price range	to											
Loft-style apartments	rent price range	\$1,600 to \$2,300											
Adaptive Reuse	For Rent		<i>D and R Brothers Inc</i>										
Project Cost	\$3,000,000												
			<i>(213) 747-4309</i>										

Downtown Los Angeles Existing Housing Developments



Completed after 1999

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67)	City Lofts	Completed after 1999	Completion	2004 Q4
	626 S. Spring St. Los Angeles, CA 90014	Unit SF Range 700 to 1,100	Market Rate Units:	36
		sale price range to	Affordable Units:	0
	Loft-style apartments For Rent	rent price range \$1,450 to \$2,000	Total Units:	36
	Adaptive Reuse	<i>Pacific/Dromy Investment Corp.</i>	Unit Occupancy	83%
	Project Cost \$8,000,000	www.loftsonline.us/la/citylofts/		(213) 627-6913
68)	Factory Place Lofts	Completed after 1999	Completion	2004 Q4
	1308 Factory Pl. Los Angeles, CA 90013	Unit SF Range 935 to 2,350	Market Rate Units:	80
		sale price range to	Affordable Units:	0
	Lofts For Rent	rent price range \$1,200 to \$3,000	Total Units:	80
	Adaptive Reuse	<i>Howard Klein</i>	Unit Occupancy	96%
	Project Cost \$5,000,000	www.factoryplacelofts.com		213-624-2727
69)	SB Grand	Completed after 1999	Completion	2004 Q4
	501 S. Broadway/312 W. 5th St. Los Angeles, CA 90013	Unit SF Range 455 to 1,226	Market Rate Units:	280
		sale price range \$400,000 to \$605,990	Affordable Units:	0
	Loft-style condos For Sale	rent price range to	Total Units:	280
	Adaptive Reuse	<i>Harpro LLC</i>	Unit Occupancy	88%
	Project Cost \$35,000,000	www.barrylofts.com		(213) 891-1954
70)	Seventh Street Lofts (Bartlett Building)	Completed after 1999	Completion	2004 Q4
	215 W. 7th St. Los Angeles, CA 90014	Unit SF Range 500 to 1,020	Market Rate Units:	140
		sale price range \$400,000 to \$700,000	Affordable Units:	0
	Loft-style condos For Sale	rent price range to	Total Units:	140
	Adaptive Reuse	<i>Barry Shy</i>	Unit Occupancy	100%
	Project Cost \$15,000,000	www.bartlettlofts.com		213-891-1954
71)	The Piero	Completed after 1999	Completion	2004 Q4
	616 S. St. Paul Ave Los Angeles, CA 90017	Unit SF Range 468 to 1,218	Market Rate Units:	225
		sale price range to	Affordable Units:	0
	Apartments For Rent	rent price range \$1,525 to \$3,017	Total Units:	225
	New Construction	<i>G.H. Palmer & Associates</i>	Unit Occupancy	96%
	Project Cost \$38,000,000	www.thepiero.com		213-250-8080
72)	Young Apartments/Grand Avenue	Completed after 1999	Completion	2004 Q4
	1621 S. Grand Ave Los Angeles, CA 90015	Unit SF Range to	Market Rate Units:	
		sale price range to	Affordable Units:	66
	Affordable apartments For Rent	rent price range to	Total Units:	66
	Renovation	<i>Community Redevelopment Agency</i>	Unit Occupancy	0%
	Project Cost			(213) 747-0824

Downtown Los Angeles Existing Housing Developments



Completed after 1999

4th Quarter 2008

73)	Santee Court - Connell, Bailey Hat, Brownstein-Louis	Completed after 1999	Completion	2004 Q2
	714, 716, 722, 724 S. Los Angeles Street Los Angeles, CA 90014	Unit SF Range 660 to 1,219	Market Rate Units:	132
		sale price range to	Affordable Units:	33
	Loft-style apartments For Rent	rent price range \$1,375 to \$2,750	Total Units:	165
	Adaptive Reuse		Unit Occupancy	93%
	Project Cost \$53,000,000	<i>MJW Investments</i>		
	www.santeevillage.com	213-623-8101		

74)	South Park Lofts	Completed after 1999	Completion	2004 Q2
	818 S. Grand Ave. Los Angeles, CA 90014	Unit SF Range 683 to 1,482	Market Rate Units:	56
		sale price range to	Affordable Units:	0
	Loft-style apartments For Rent	rent price range \$1,650 to \$3,500	Total Units:	56
	Adaptive Reuse		Unit Occupancy	86%
	Project Cost \$15,000,000	<i>Martin Building Company</i>		
	www.southparklofts.net	(213) 623-6857		

75)	Tomahawk Building	Completed after 1999	Completion	2004 Q2
	812-814 S. Spring Street Los Angeles, CA 90013	Unit SF Range 1,820 to 1,820	Market Rate Units:	7
		sale price range to	Affordable Units:	0
	Loft-style apartments For Rent	rent price range \$2,500 to \$4,000	Total Units:	7
	Adaptive Reuse		Unit Occupancy	100%
	Project Cost \$2,000,000	<i>Flat Iron Development (David Gray Architects)</i>		
	www.tomahawkbuilding.com	(213) 804-6800		

76)	Toy Factory Lofts	Completed after 1999	Completion	2004 Q2
	1855 Industrial Street Los Angeles, CA 90021	Unit SF Range 775 to 1,926	Market Rate Units:	109
		sale price range \$569,000 to \$900,000	Affordable Units:	0
	Loft-style condos For Sale	rent price range to	Total Units:	109
	Adaptive Reuse		Unit Occupancy	100%
	Project Cost \$25,000,000	<i>Linear City LLC</i>		
	www.toyfactorylofts.com			

77)	City Lights on Fig	Completed after 1999	Completion	2004 Q1
	1300 S. Figueroa St. Los Angeles, CA 90015	Unit SF Range 478 to 1,285	Market Rate Units:	100
		sale price range to	Affordable Units:	0
	Apartments For Rent	rent price range \$1,455 to \$3,520	Total Units:	100
	New Construction		Unit Occupancy	100%
	Project Cost \$35,000,000	<i>Tri Cal Construction</i>		
	www.citylightsonfig.com	213-746-0077		

78)	Far East Cafe Building	Completed after 1999	Completion	2004 Q1
	347 E. 1st St. Los Angeles, CA 90013	Unit SF Range to	Market Rate Units:	0
		sale price range to	Affordable Units:	16
	Affordable apartments For Rent	rent price range to	Total Units:	16
	New Construction		Unit Occupancy	100%
	Project Cost \$3,800,000	<i>Little Tokyo Service Center Community Development Corporation</i>		
		(213) 473-1689		

Downtown Los Angeles Existing Housing Developments



Completed after 1999

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79)	South Village - The Gas Company Lofts	Completed after 1999	<table border="1" style="font-size: small;"> <tr><td>Unit SF Range</td><td>643</td><td>to</td><td>1,387</td></tr> <tr><td>sale price range</td><td></td><td>to</td><td></td></tr> <tr><td>rent price range</td><td>\$1,635</td><td>to</td><td>\$2,650</td></tr> </table>	Unit SF Range	643	to	1,387	sale price range		to		rent price range	\$1,635	to	\$2,650	<table border="1" style="font-size: small;"> <tr><td>Completion</td><td>2004 Q1</td></tr> <tr><td>Market Rate Units:</td><td>198</td></tr> <tr><td>Affordable Units:</td><td>53</td></tr> <tr><td>Total Units:</td><td>251</td></tr> <tr><td>Unit Occupancy</td><td>96%</td></tr> </table>	Completion	2004 Q1	Market Rate Units:	198	Affordable Units:	53	Total Units:	251	Unit Occupancy	96%
Unit SF Range	643	to	1,387																							
sale price range		to																								
rent price range	\$1,635	to	\$2,650																							
Completion	2004 Q1																									
Market Rate Units:	198																									
Affordable Units:	53																									
Total Units:	251																									
Unit Occupancy	96%																									
	810 S. Flower St. Los Angeles, CA 90017																									
	Loft-style apartments Adaptive Reuse	For Rent																								
	Project Cost \$58,300,000			<i>CIM Group</i>																						
			www.gascompanylofts.com	(213) 955-5700																						

80)	Higgins Building	Completed after 1999	<table border="1" style="font-size: small;"> <tr><td>Unit SF Range</td><td>793</td><td>to</td><td>1,210</td></tr> <tr><td>sale price range</td><td>\$500,000</td><td>to</td><td>\$740,000</td></tr> <tr><td>rent price range</td><td></td><td>to</td><td></td></tr> </table>	Unit SF Range	793	to	1,210	sale price range	\$500,000	to	\$740,000	rent price range		to		<table border="1" style="font-size: small;"> <tr><td>Completion</td><td>2003 Q4</td></tr> <tr><td>Market Rate Units:</td><td>135</td></tr> <tr><td>Affordable Units:</td><td>0</td></tr> <tr><td>Total Units:</td><td>135</td></tr> <tr><td>Unit Occupancy</td><td>100%</td></tr> </table>	Completion	2003 Q4	Market Rate Units:	135	Affordable Units:	0	Total Units:	135	Unit Occupancy	100%
Unit SF Range	793	to	1,210																							
sale price range	\$500,000	to	\$740,000																							
rent price range		to																								
Completion	2003 Q4																									
Market Rate Units:	135																									
Affordable Units:	0																									
Total Units:	135																									
Unit Occupancy	100%																									
	108 W. 2nd Street Los Angeles CA, 90012																									
	Loft-style condos Adaptive Reuse	For Sale		<i>LADT, LLC Real Estate Developers/Albion Pacific</i>																						
	Project Cost \$15,000,000			213.891.1954																						

81)	Little Tokyo Lofts	Completed after 1999	<table border="1" style="font-size: small;"> <tr><td>Unit SF Range</td><td>603</td><td>to</td><td>2,207</td></tr> <tr><td>sale price range</td><td>\$300,000</td><td>to</td><td>\$1,200,000</td></tr> <tr><td>rent price range</td><td></td><td>to</td><td></td></tr> </table>	Unit SF Range	603	to	2,207	sale price range	\$300,000	to	\$1,200,000	rent price range		to		<table border="1" style="font-size: small;"> <tr><td>Completion</td><td>2003 Q4</td></tr> <tr><td>Market Rate Units:</td><td>161</td></tr> <tr><td>Affordable Units:</td><td>0</td></tr> <tr><td>Total Units:</td><td>161</td></tr> <tr><td>Unit Occupancy</td><td>69%</td></tr> </table>	Completion	2003 Q4	Market Rate Units:	161	Affordable Units:	0	Total Units:	161	Unit Occupancy	69%
Unit SF Range	603	to	2,207																							
sale price range	\$300,000	to	\$1,200,000																							
rent price range		to																								
Completion	2003 Q4																									
Market Rate Units:	161																									
Affordable Units:	0																									
Total Units:	161																									
Unit Occupancy	69%																									
	420 S. San Pedro St. Los Angeles, CA 90013																									
	Loft-style condos Adaptive Reuse	For Sale		<i>Hammer Ventures</i>																						
	Project Cost \$21,000,000			(213) 626-6400																						
			www.littletokyofofts.com																							

82)	Orpheum Lofts	Completed after 1999	<table border="1" style="font-size: small;"> <tr><td>Unit SF Range</td><td>1,260</td><td>to</td><td>1,820</td></tr> <tr><td>sale price range</td><td></td><td>to</td><td></td></tr> <tr><td>rent price range</td><td>\$1,000</td><td>to</td><td>\$2,650</td></tr> </table>	Unit SF Range	1,260	to	1,820	sale price range		to		rent price range	\$1,000	to	\$2,650	<table border="1" style="font-size: small;"> <tr><td>Completion</td><td>2003 Q4</td></tr> <tr><td>Market Rate Units:</td><td>37</td></tr> <tr><td>Affordable Units:</td><td>0</td></tr> <tr><td>Total Units:</td><td>37</td></tr> <tr><td>Unit Occupancy</td><td>100%</td></tr> </table>	Completion	2003 Q4	Market Rate Units:	37	Affordable Units:	0	Total Units:	37	Unit Occupancy	100%
Unit SF Range	1,260	to	1,820																							
sale price range		to																								
rent price range	\$1,000	to	\$2,650																							
Completion	2003 Q4																									
Market Rate Units:	37																									
Affordable Units:	0																									
Total Units:	37																									
Unit Occupancy	100%																									
	846 S. Broadway Los Angeles, CA 90014																									
	Loft-style apartments Adaptive Reuse	For Rent		<i>Anjac Fashion Buildings</i>																						
	Project Cost \$41,000,000			213-626-5321 X																						
			www.laorpheumlofts.com																							

83)	Pegasus	Completed after 1999	<table border="1" style="font-size: small;"> <tr><td>Unit SF Range</td><td>460</td><td>to</td><td>1,800</td></tr> <tr><td>sale price range</td><td></td><td>to</td><td></td></tr> <tr><td>rent price range</td><td>\$1,300</td><td>to</td><td>\$2,545</td></tr> </table>	Unit SF Range	460	to	1,800	sale price range		to		rent price range	\$1,300	to	\$2,545	<table border="1" style="font-size: small;"> <tr><td>Completion</td><td>2003 Q4</td></tr> <tr><td>Market Rate Units:</td><td>322</td></tr> <tr><td>Affordable Units:</td><td>0</td></tr> <tr><td>Total Units:</td><td>322</td></tr> <tr><td>Unit Occupancy</td><td>99%</td></tr> </table>	Completion	2003 Q4	Market Rate Units:	322	Affordable Units:	0	Total Units:	322	Unit Occupancy	99%
Unit SF Range	460	to	1,800																							
sale price range		to																								
rent price range	\$1,300	to	\$2,545																							
Completion	2003 Q4																									
Market Rate Units:	322																									
Affordable Units:	0																									
Total Units:	322																									
Unit Occupancy	99%																									
	612 S. Flower Street Los Angeles, CA 90017																									
	Loft-style apartments Adaptive Reuse	For Rent		<i>The KOR Group</i>																						
	Project Cost \$53,000,000			213-430-9112																						
			www.pegasusapartments.com																							

84)	San Lucas Apartments	Completed after 1999	<table border="1" style="font-size: small;"> <tr><td>Unit SF Range</td><td></td><td>to</td><td></td></tr> <tr><td>sale price range</td><td></td><td>to</td><td></td></tr> <tr><td>rent price range</td><td></td><td>to</td><td></td></tr> </table>	Unit SF Range		to		sale price range		to		rent price range		to		<table border="1" style="font-size: small;"> <tr><td>Completion</td><td>2003 Q4</td></tr> <tr><td>Market Rate Units:</td><td>0</td></tr> <tr><td>Affordable Units:</td><td>196</td></tr> <tr><td>Total Units:</td><td>196</td></tr> <tr><td>Unit Occupancy</td><td>100%</td></tr> </table>	Completion	2003 Q4	Market Rate Units:	0	Affordable Units:	196	Total Units:	196	Unit Occupancy	100%
Unit SF Range		to																								
sale price range		to																								
rent price range		to																								
Completion	2003 Q4																									
Market Rate Units:	0																									
Affordable Units:	196																									
Total Units:	196																									
Unit Occupancy	100%																									
	1221 W. 7th St. Los Angeles, CA 90017																									
	Senior housing New Construction	For Rent		<i>GSL Properties Inc</i>																						
	Project Cost \$12,000,000			503-224-2554																						

Downtown Los Angeles Existing Housing Developments



Completed after 1999

4th Quarter 2008

85)	The Orsini (Phase I)	Completed after 1999	Completion	2003 Q4
	505 N. Figueroa St. Los Angeles, CA 90012	Unit SF Range 568 to 1,218	Market Rate Units:	296
	Apartments For Rent	sale price range to	Affordable Units:	0
	New Construction	rent price range \$1,665 to \$3,660	Total Units:	296
	Project Cost \$55,000,000	G.H. Palmer Associates	Unit Occupancy	93%
	www.theorsini.com	213-346-9980		
86)	2121 Lofts	Completed after 1999	Completion	2002 Q4
	2121 E. 7th Place Los Angeles, CA 90013	Unit SF Range 700 to 2,100	Market Rate Units:	78
	Lofts For Sale	sale price range \$392,000 to \$1,000,000	Affordable Units:	0
	Adaptive Reuse	rent price range to	Total Units:	78
	Project Cost \$2,100,000	Concerto Development & Phoenix Realty Group	Unit Occupancy	71%
	www.2121lofts.com/index	(877) 280-2121		
87)	Flower Street Lofts	Completed after 1999	Completion	2002 Q4
	1130 S. Flower Street Los Angeles, CA 90015	Unit SF Range 1,350 to 2,750	Market Rate Units:	91
	Condominiums For Sale	sale price range \$650,000 to \$1,000,000	Affordable Units:	0
	Adaptive Reuse	rent price range to	Total Units:	91
	Project Cost \$35,000,000	CIM Group & The Lee Group	Unit Occupancy	100%
	www.flowerstreetlofts.net			
88)	The Medici	Completed after 1999	Completion	2002 Q4
	725 Bixel St. Los Angeles, CA 90017	Unit SF Range 481 to 2,340	Market Rate Units:	632
	Apartments For Rent	sale price range to	Affordable Units:	0
	New Construction	rent price range \$1,490 to \$7,102	Total Units:	632
	Project Cost \$120,000,000	G.H. Palmer Associates	Unit Occupancy	96%
	www.themedici.com	(213) 627-3901		
89)	Old Bank District/Continental Bldg.	Completed after 1999	Completion	2001 Q4
	408 S. Spring St. Los Angeles, CA 90013	Unit SF Range 680 to 2,800	Market Rate Units:	56
	Loft-style apartments For Rent	sale price range to	Affordable Units:	0
	Adaptive Reuse	rent price range \$1,150 to \$5,500	Total Units:	56
	Project Cost \$8,000,000	Old Bank District	Unit Occupancy	98%
	www.laloft.com	(213) 253-4777		
90)	Premiere Towers	Completed after 1999	Completion	2001 Q4
	621 S. Spring St. Los Angeles, CA 90014	Unit SF Range 975 to 1,200	Market Rate Units:	120
	Apartments For Rent	sale price range to	Affordable Units:	0
	Adaptive Reuse	rent price range \$1,200 to \$1,850	Total Units:	120
	Project Cost \$19,000,000	Pacific Investments	Unit Occupancy	98%
		(213) 627-6913		

Downtown Los Angeles Existing Housing Developments



Completed after 1999

4th Quarter 2008

91)	Spring Tower Lofts	Completed after 1999	Completion	2001 Q4
	639 S. Spring St. Los Angeles, CA 90014	Unit SF Range	Market Rate Units:	38
		1,800 to 2,200	Affordable Units:	0
	Loft-style apartments	sale price range	Total Units:	38
	Adaptive Reuse	\$2,200 to \$2,900	Unit Occupancy	100%
	Project Cost \$6,000,000	<i>Spring Tower LLC</i>		
	www.loftsonline.us/la/springtower	(213) 627-6913		

92)	Hope Street Housing /Hope Village	Completed after 1999	Completion	2001 Q2
	1001 S. Hope St. Los Angeles, CA 90015	Unit SF Range	Market Rate Units:	0
		to	Affordable Units:	65
	Affordable apartments	sale price range	Total Units:	65
	New Construction	to	Unit Occupancy	100%
	Project Cost \$14,000,000	<i>1010 Development Corporation</i>		
		323-231-1104		

93)	Toy Warehouse Lofts	Completed after 1999	Completion	2000 Q4
	215 S. Santa Fe Ave. Los Angeles, CA 90012	Unit SF Range	Market Rate Units:	21
		to	Affordable Units:	0
	Condominiums	sale price range	Total Units:	21
	Adaptive Reuse	\$500,000 to \$750,000	Unit Occupancy	95%
	Project Cost \$10,000,000	<i>DECOMA Industries</i>		
		(213) 687-0828		

94)	Villa Metropolitan (Moore Hall)	Completed after 1999	Completion	2000 Q4
	1324 S. Hope St. Los Angeles, CA 90015	Unit SF Range	Market Rate Units:	0
		to	Affordable Units:	52
	Affordable apartments	sale price range	Total Units:	52
	New Construction	to	Unit Occupancy	100%
	Project Cost \$3,000,000	<i>El Pueblo Community Development</i>		
		213-744-1307		

95)	Old Bank District/ San Fernando Bldg.	Completed after 1999	Completion	2000 Q3
	400 S. Main St. Los Angeles, CA 90013	Unit SF Range	Market Rate Units:	70
		585 to 1,430	Affordable Units:	0
	Loft-style apartments	sale price range	Total Units:	70
	Adaptive Reuse	\$950 to \$3,000	Unit Occupancy	97%
	Project Cost \$10,000,000	<i>Old Bank District</i>		
	www.laloft.com	(213) 253-4777		

96)	Old Bank District/ Hellman Bldg.	Completed after 1999	Completion	2000 Q2
	411 S. Main St. Los Angeles, CA 90013	Unit SF Range	Market Rate Units:	104
		535 to 2,320	Affordable Units:	0
	Loft-style apartments	sale price range	Total Units:	104
	Adaptive Reuse	\$1,000 to \$3,550	Unit Occupancy	98%
	Project Cost \$15,000,000	<i>Old Bank District</i>		
	www.laloft.com	(213) 253-4777		

Downtown Los Angeles Existing Housing Developments



Completed after 1999

4th Quarter 2008

97)	Villa De la Esperanza		Completed after 1999	
	1401 S. Hope St. Los Angeles, CA 90015	Unit SF Range	to	Completion 2000
		sale price range	to	Market Rate Units: 0
	Senior housing For Rent	rent price range	to	Affordable Units: 88
	New Construction			Total Units: 88
	Project Cost \$9,800,000		<i>El Pueblo Community Development</i>	Unit Occupancy 100%
			(213) 749-4327	

<u>Grand Total for all housing projects</u>	Total Market Rate Units: 12,221
	Total Affordable Units: 1,734
	Total Market and Affordable Units: 13,955