



DOWNTOWN LOS ANGELES DEVELOPMENT

New Residential

THE MEDICI



This 632-unit, amenity-rich, luxury complex developed by G.H. Palmer Associates is comprised of studios, one and two bedroom apartments and penthouses. The complex

is complete with a full-time concierge, a state of the art business center, a fitness center, a private one-acre park with tennis courts, volleyball courts, a golf driving range and a jogging path.



Phases I-III, consisting of 332 units, were fully leased within the first six months. Phases IV-VI consisting of 297 units, are also fully occupied. Rents start at \$1,200 per month. Visit www.medici.com

THE ORSINI APARTMENTS



This is the second project brought to Downtown Los Angeles by G.H. Palmer Associates. Located near

Chinatown, this project is to compliment The Medici.

The project contains 297 luxury apartment units. Rents for these high-end units start at \$1,250 per month for a studio, with two bedroom units starting at \$1,725 per month. The project is open and available for occupancy, with two additional phases in the planning stages for the fantastic project. For plans, layouts and rental information please visit www.theorsini.com



CITY LIGHTS ON FIG



This brand new project is directly across from the Los Angeles Convention Center and approximately 2 blocks south of the Staples Center. The

project consists of 100 market rate units and has two levels of subterranean parking. This project, developer TriCal Construction's first venture into Downtown Los Angeles, is now open and available for occupancy. Visit www.citylightsonfig.com

THE PIERO

This project, the third G.H. Palmer Associates project Downtown,



consists of 225 units including studios, one and two bedroom market rate apartments. This project, which is now open shares architectural details similar to that of Palmer's other two projects, The Medici and The Orsini. Visit www.thepiero.com

ALEXAN SAVOY- PHASE I



This Forest City development, a new 264-unit, South Park project, will consist of 211 market rate units and 53 affordable units. Studios, one bedroom and

two bedroom units paired with 11,500 square feet of retail space are scheduled to complete by 4th quarter 2004. Additionally, a four level parking structure is being built to serve the residents. Visit www.forestcity.net.



Trammell Crow Residential brings this beautiful new project to Downtown. Currently under

construction, Phase I will consist of 303 luxury loft-style and traditional apartments. All units will be for lease. Phases II & III will bring an additional 497 luxury units and 30,000 square feet of retail space. Situated on the edge of Little Tokyo, Phase I has a target completion date of 1st quarter 2005.

New Residential

THE LORENZO



The Lorenzo is another G.H. Palmer project slated to complete in 2007. The 340-unit is one of 10 projects that Palmer is developing in Downtown Los Angeles.

THE VISCONTI



G.H. Palmer Associates developed this high-end, 297-unit residential project. Construction on the market-rate units began in April and is expected to complete summer 2005.

SOUTH VILLAGE – THE MARKET TOP FLATS



The Market Top Flats is Phase II of CIM Group's South Village. This phase will consist of 266 loft-style apartments, a 50,000 square foot Ralph's grocery store and an additional 10,000 square feet of retail space.

The project began



construction in April 2004 and has a target completion date of 4th quarter 2005. For more information on the project, please visit www.cimgroup.com

Adaptive Reuse

THE OLD BANK DISTRICT



Tom Gilmore of Gilmore Associates is the developer of this ingenious adaptive reuse development in the Old Bank District. The project, which consists of The Hellman, The Continental and the San Fernando, are former office buildings turned residential bringing to Los Angeles the first "loft-style" apartments the area has ever seen. The 230 units between the three buildings attract a diverse tenant mix ranging from college students to high-profile corporate attorneys. Rents range from \$900 - \$3,000 per month. Visit www.laloft.com



FLOWER STREET LOFTS

Located in the historic UPS building, this project offers the first "for sale" loft-style



condominiums in Los Angeles.

Developers CIM Group and Lee Group offer 91 units ranging in size from 1,315 to 2,410 square feet with a price ranging from \$395,000 to over \$1 million. Approximately 95 percent of the units have already been sold with the first residents moved in as of September 2003. Visit www.flowerstreetlofts.com

THE HIGGINS BUILDING

LADT LLC developed this 135-unit adaptive reuse apartment complex is. A classic example of beaux-arts architecture, it was once headquarters for General Petroleum. These loft-style units range in size from 800 to 2,000 square feet and rents for this third "for lease" loft-style apartment complex in Downtown range from \$1,500 - \$5,000 per month. The project is now open and available for occupancy. Visit www.higginsbuilding.com



LITTLE TOKYO LOFTS



This beautiful, 161-unit loft-style apartment complex, developed by Peterson & Tansey, is now open for occupancy. The units range in



size from 650 to 1,400 square feet and include hardwood floors and high-end finishes and appliances. As an addition to the project, a five-story, 300-space parking structure has been built. The rental range is \$1,050 to \$3,100 per month. Please visit www.littletokyofofts.com

SOUTH VILLAGE – THE HISTORIC GAS COMPANY LOFTS



The first of four phases in a project entitled South Village that will cover an entire city block and two opposing corners will consist of 251 loft-style apartments. The CIM Group recently converted the former Southern California Gas Company Headquarters. In addition to the Phase I residential units now open and ready for occupancy, the entire project will also include 25,000 square feet of retail space. Visit www.gascompanylofts.com

TOY FACTORY LOFTS



This is the second "for sale" loft-style condominium project to be developed Downtown. The 119-unit project developed by Linear City, LLC features Live/Work loft units, which will open June 2004. Units, which range from 780 to over 2,000 square feet, are priced from the high \$200ks and include outdoor balconies, private gardens, high-speed Internet access and washer/dryer hookups. Visit www.toyfactorylofts.com

Adaptive Reuse

THE PEGASUS



In a joint venture, KOR Realty Group and Kennedy Wilson have teamed up to develop a 322-unit loft-style apartment complex out of the former Mobile Oil Headquarters. This adaptive reuse project offers the finest in rooftop amenities including a swimming pool, BBQs and picnic tables. The project has been open and available for occupancy since the first tenants moved into the building in June 2003. The rental range is \$1,195 to \$4,500 per month. Please visit www.pegasusapartments.com for more information.



ORPHEUM LOFTS

This 37-unit, loft-style apartment complex was developed by Anjac Fashion Buildings. The project offers a fantastic unit mix, ranging from 700 square foot studios to 1,800 square foot, two-story units. All units will be equipped with cable, high-speed Internet access, new kitchens and baths, and other high-end finishes. The project is now open and available for occupancy. Please visit



visit www.laorpheumlofts.com

BARTLETT BUILDING

This adaptive reuse project developed by Mini LLC will consist of 139 loft-style apartments. Each unit will range in size from 700 to 1,000 square feet with rents between \$1,150 and \$1,870 per month. Features include top of the line finishes and one parking space per unit between the basement and the mezzanine. The project is currently under construction and has a target completion date of summer 2004.



SOUTH PARK LOFTS



This 56-unit loft-style apartment complex is currently under construction and is scheduled to complete in summer 2004. The luxury live/work residences will consist of one, two and three bedroom units ranging in size from 683 to 1,482 square feet. Larger lofts will feature two bathrooms and a private outdoor terrace. Rental rates start at approximately \$1,550 per month. The developer of this luxury project is Martin Building Company. Visit www.martinbuilding.com



THE BARRY LOFTS



Mini LLC is the developer of this 280-unit adaptive reuse project. These market rate loft-style apartments will offer high-end finishes and range in size from 500 to 1,200 square feet with rents from \$850 to \$2,040 per month. The project is currently under construction and has a target completion date of summer 2004.

Adaptive Reuse

TOMAHAWK BUILDING

Flatiron Development, a division of David Gray Architects, developed this adaptive reuse project. The building contains over 20,000 square feet on eight floors. Each unit occupies an entire floor offering residents views



onto both Spring and Main Streets. Expected to complete by 3rd quarter 2004, the ground floor of this project will also have 2,000 square feet of retail. Visit www.davidgrayarchitects.com

SANTEE COURT – PHASE I

This “city within a city” is the largest mixed-income and mixed-use development Downtown.



The development will transform ten existing buildings into shops, restaurants and 552 loft-style apartments of which 93 will be affordable. Phase I, which just opened for occupancy, consists of 132 market rate units and 33 affordable units. Phase II will consist of 299 units with 60 affordable units. A condo phase, which will consist of 88 for sale units, is expected to begin construction soon with a target completion date of June 2005. The entire project will also include approximately 100,000 square feet of retail space. Large national tenants such as Rite Aid have expressed great interest in opening a store and taking part in this fantastic project. Visit www.santeecourt.com

SECURITY BUILDING



This adaptive reuse project is being developed by Simpson Housing Solutions. The project, which is now under construction, will consist of 153 units, ranging from 630 to 1,850 square feet, with 122-market rate and 31 affordable. Completion on the \$28 million renovation is set for the 4th quarter 2004.

MERCANTILE ARCADE BUILDING

Fifth Street Funding Inc. is renovating this beautiful building currently under construction. The 142 market rate loft-style apartments will consist of both one and two bedroom units. Upgraded finishes are planned including a gym and Jacuzzi. The target completion date for this project is 1st quarter 2005.



THE CITY LOFTS

Dromy Investment Corp. and Izek Shomof are teaming up to convert this former office building, known as the Sassony or Mortgage Guarantee building, into 36 market rate loft-style apartments. This \$3 million adaptive reuse project will have 900-square foot units with rents of \$1,500 per month. Features include a rooftop garden and several nice upgrades. Currently under construction, this project is scheduled to complete 3rd quarter 2004.



MAIN MERCANTILE BUILDING



Oxford Street Properties is bringing this adaptive reuse project to Downtown Los Angeles. The six-story, \$8-million project at 620 S. Main St. will feature 35 to 40 housing units. Construction on the 75,060-square-foot building is expected to complete by December 2004. Rents on the industrial-style lofts will average \$1,100 to \$2,200.

Adaptive Reuse

HOPE STREET LOFTS



The Hope Street Lofts is now under construction at the southeast corner of Olympic Blvd. and Hope St. Florence Enterprises, the developer of this adaptive reuse project is bringing South Park an additional 116 luxury loft-style apartments. The project is expected to be complete in either the fourth quarter of 2004 or first quarter of 2005.

THE COULTER & MANDEL BUILDINGS

Developing his first residential property Downtown, George Peykar is converting the Coulter & Mandel Buildings into 55 luxury loft-style apartments. In addition to the residential units, the project will also have ground floor retail space available for lease. This project is currently under construction as is expected to be complete in late 2004.



METRO 417

Forest City is handling the conversion of the Historic Subway Terminal Building. Currently under construction, this mixed-use project will contain 277 loft-style apartments and approximately 150,000 square feet of retail and entertainment space. Each unit will have upgraded kitchens and baths, high-speed Internet access, individual washer/dryers and 10-foot ceilings. Amenities will include a gym, business center, screening room, rooftop garden and 24-hour security. The project is scheduled to be complete in the first quarter of 2005. Visit www.forestcity.net



ICO Investment Group, Inc. is converting the former headquarters of the Pacific Electric Railway (the Red Cars) into loft-style apartments. Built in 1905, this beautiful building will soon house 314 for-lease loft-style apartments. The units will range in size from 600-3,600 square feet. Plans for the roof include an 8,000-square foot rooftop garden, Jacuzzis and BBQs. This project is currently under construction with a target completion date of the fourth quarter of 2004.



THE DOUGLAS BUILDING

MP5 Development Group LLC is handling the conversion of this 1898 classic building. The project is currently under construction and has a target completion date of November 2004. The Douglas Building will bring Downtown 50 luxury condominiums. Each unit will have the original six to eight foot windows, hard wood floors and a washer and dryer. In addition to the 50 residential units, there will also be ground floor retail space available for lease.



1100 GRAND LOFTS



CIM Group & The Lee Group are teaming up again to bring Downtown their second for-sale loft project. In this first phase of two, the former UCLA Extension Building will be converted into 66 for-sale units. Phase II, the Olive Street Lofts, will bring an additional 150 for-sale units to Downtown. 1100 Grand is currently under construction and is expected to be available for occupancy in December of 2004.

PACIFIC ELECTRIC BUILDING

Adaptive Reuse

LIBRARY COURT

Greystone Multi-Family Builders, Inc is bringing 95 loft-style apartments to the former University Club Building. In close proximity



to the Central Library, the structure will contain high-end one- and two-bedroom apartments as well as five townhomes with a private entrance on Hope Street. The \$20 million project, scheduled to complete early 2005, will rent from \$1,500 to \$2,600 a month. The exterior will feature a new glass curtain wall in combination with the existing marble. Plans are underway to cut a hole in the roof to filter natural light into each floor with an atrium in the center of the building. A 10,000-square foot space on the ground floor will house a restaurant and the complex will also provide two levels of underground parking.

THE BLACKSTONE



Vista Affordable Housing Corporation is bringing 82 loft-style apartments to the South Park area. The project will include 65 market-rate units and 17 affordable units, which will range in size from 400 to 1,200 square feet. Another 15,500 square feet of ground floor retail is also expected. The

project has a target completion date of December of 2004.