



# Greater Downtown Los Angeles Apartment Properties Construction Pipeline

2nd Quarter 2007

1)



[www.globabyglo.com](http://www.globabyglo.com)

## Glo (formerly Wilshire Court)

Under Construction

1034-1060 Wilshire Blvd  
Los Angeles, CA 90017

**Unit SF Range** 597 to 1,331

**rent price range** \$1,640 to \$2,700

Residential  
Apartments

**Occupancy rate** 0%

**Bldg. SF:**

**Stories:** 55

**Completion** 2007 Q2

**Market Rate Units:** 161

**Affordable Units:** 40

**Total Units:** 201

Leasing Contact

213-250-4456

### General Description

*Glo apartments in Los Angeles, California offers a variety of floor plans and amenities that meet a wide range of tastes and needs. The apartment amenities range from Air Conditioning, Broadband Internet Access, Business Center Onsite, Cable or Satellite, Cats Allowed, Controlled Access, Dishwasher, Efficiency, Elevator, Fitness Center, Freeway Access, Garbage Disposal, High Rise, Internet Access, Pets Allowed, Pool, Public Transportation, Small Dogs Allowed, Studio, and Washer Dryer In Unit and more! View prices, photos, virtual tours, floor plans, streaming videos, amenities, pet policies, rent specials, property details and have instant contact with the apartment community.*

*The northern building has 108 units, the southern has 93. There are five residential floors in each building with three concrete parking levels on the north building and two on the south building. Studios as small as 597 square feet, one bedrooms with and without dens, two bedrooms with and without dens and three bedroom units as large as 1,331 square feet.*

2)

## Judson C. Rives Building

Under Construction

424 S. Broadway  
Los Angeles, CA 90013

**Unit SF Range** 550 to 1,400

**rent price range** to

Residential  
Apartments

**Occupancy rate** 0%

**Bldg. SF:** 74,000

**Stories:** 10

**Completion** 2007 Q2

**Market Rate Units:** 60

**Affordable Units:**

**Total Units:** 60

Leasing Contact

310-394-5707

### General Description

*Plans call for a rooftop deck and spa and ground floor retail.*



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3)



[www.theorsini2.com](http://www.theorsini2.com)

## The Orsini

Under Construction

505 N. Figueroa St.  
Los Angeles, CA 90012

**Unit SF Range** 488 to 965

**Completion** 2007 Q3

**rent price range** \$1,250 to \$1,725

**Market Rate Units:** 566

**Occupancy rate** 0%

**Affordable Units:**

Residential

**Bldg. SF:** 250,000

**Total Units:** 566

Apartments

**Stories:** 5

Leasing Contact

(213) 346-9980

### General Description

*This opulent new community offers unmatched elegance and convenience to downtown Los Angeles. Award-winning architecture reminiscent of the Italian Renaissance, lush, grand courtyards with fountains, a resort pool area complete with cabanas, and a state-of-the-art fitness center with personal DVD entertainment systems, yoga studio, dry saunas, steam showers, tanning beds and massage rooms, 24-hour doorman, abundant resident and guest parking, panoramic skyline views, and a business center with conference room, computers, copier and fax machine.*

### Exquisite Living Spaces:

*Studios, 1 & 2 Bedrooms with City Vistas or Court Yard Views  
Corporate Furnished Apartments Available*

4)



[www.1010dev.org](http://www.1010dev.org)

## Wood Apartments

Under Construction

1322 & 1405 James M. Wood Blvd  
Los Angeles, CA 90015

**Unit SF Range** 800 to 1,259

**Completion** 2007 Q3

**rent price range** to

**Market Rate Units:**

**Occupancy rate** 100%

**Affordable Units:** 61

Residential

**Bldg. SF:** 58,000

**Total Units:** 61

Affordable apartments

**Stories:**

Leasing Contact

213-749-0214

### General Description

*The project includes 40 two-bedroom units 21 three-bedroom units. The also includes 1,340 square feet of office and social service space, a 1,740-square-foot community room and a 3,000-square-foot childcare center for 30-40 preschool students.*



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5)

<b>Hartford Project</b>		<b>Under Construction</b>
440 S Hartford Ave Los Angeles, CA 90017		
<b>Unit SF Range</b>	to	<b>Completion</b> 2007 Q4
<b>rent price range</b>	to	<b>Market Rate Units:</b>
Residential	<b>Occupancy rate</b> 0%	<b>Affordable Units:</b> 54
<b>Affordable apartments</b>	<b>Bldg. SF:</b>	<b>Total Units:</b> 54
	<b>Stories:</b>	
<b>Leasing Contact</b>		<b>Dora Leong Gallo 213-480-0809</b>

**General Description**

*Groundbreaking scheduled 2006 Q3. 3 and 4 bedroom units. Boys & Girls Club.*

6)



<b>Yale Terrace</b>		<b>Under Construction</b>
716-734 Yale St. Los Angeles, CA 90012		
<b>Unit SF Range</b>	to	<b>Completion</b> 2007 Q4
<b>rent price range</b>	to	<b>Market Rate Units:</b>
Residential	<b>Occupancy rate</b> 0%	<b>Affordable Units:</b> 55
<b>Affordable apartments</b>	<b>Bldg. SF:</b>	<b>Total Units:</b> 55
	<b>Stories:</b>	
<b>Leasing Contact</b>		

**General Description**

*The project will include 51 four-bedroom units, 4 three-bedroom units, and a 9,000-square foot community services facility. The income mix is 17 very, very low-income, 28 very low-income, and 10 low-income units.*



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7)



## Broadstone at Beaudry

Under Construction

138 N Beaudry Ave  
Los Angeles, CA 90012

**Unit SF Range** 500 to 1,500

**Completion** 2007 Q4

**rent price range** \$1,275 to \$4,125

**Market Rate Units:** 204

**Occupancy rate** 0%

**Affordable Units:**

Residential

**Bldg. SF:**

**Total Units:** 204

Apartments

**Stories:** 6

Leasing Contact

### General Description

*General Contractor: Opus West Corporation*

*Luxury units ranging from studios to three bedrooms.*

8)



## 717 Olympic (formerly The Hanover)

Under Construction

948 S FIGUEROA ST  
Los Angeles, CA 90015

**Unit SF Range** 620 to 1,552

**Completion** 2008 Q1

**rent price range** \$2,800 to \$2,800

**Market Rate Units:** 156

**Occupancy rate** 0%

**Affordable Units:**

Residential

**Bldg. SF:** 179,525

**Total Units:** 156

Apartments

**Stories:** 26

Leasing Contact

### General Description

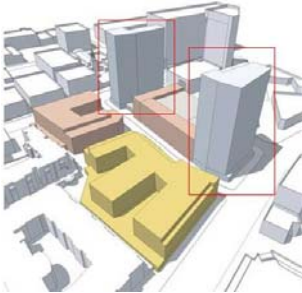
*Floors 2 through 7 would consist of parking (there is also one subterranean level of parking). Floors 8 through 26 would consist of 156 one- and twobedroom apartments units. The roof of the building podium (8th floor) and the roof terrace (26th floor) would offer such residential amenities as a fitness room residents' lounge, outdoor pool, deck and lawn. Located in Sign District B.*



# Greater Downtown Los Angeles Apartment Properties Construction Pipeline

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9)



## Block 8

Under Construction

200 S LOS ANGELES ST  
LOS ANGELES CA 90012

Unit SF Range  to

Completion 2008 Q1

rent price range \$1,195 to \$1,870

Market Rate Units:  741

Occupancy rate 0%

Affordable Units:

Mixed Use

Bldg. SF: 1,000,000

Total Units:  741

Condominiums

Stories: 66,622

Leasing Contact

949-660-7272

### General Description

Block 8 is made up of three parcels currently being utilized as open outdoor public lots with space for about 1,000 cars. The new development would put three new structures with 240 apartments and 510 condominiums on the site. One 6-story, 95-unit condominium building, one 6-story, 155-unit condominium building, one 6-story, 231-unit apartment building, one 22-story, 240-unit condominium building.

10)



## Alexandria Hotel

Under Construction

Unit SF Range  to

Completion 2008 Q1

rent price range  to

Market Rate Units:

Occupancy rate 0%

Affordable Units:  130

Mixed Use

Bldg. SF: 169,689

Total Units:  130

Hotel

Stories: 13

Leasing Contact

### General Description

Developer plans to renovate the structure without displacing tenants and maintain the hotel's residential status and offer 130 units to residents who earn 30%-35% of the area median income - the building currently contains 463 rooms. The 1906 hotel is renowned for its 60-foot-high lobby with marble columns and staircase, and its history. Currently, the developer is in the cleaning stage and is gearing up to start work on the building's roof. Plans call for updating the units by putting in kitchens, modernizing elevators, replacing flooring, installing lights and increasing security in the building.



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11)



## Northwest Gateway

Under Construction

1304 W. 2nd Street  
Los Angeles, CA 90012

**Unit SF Range** 527 to 1,820

**Completion** 2008 Q2

**rent price range** to

**Market Rate Units:** 276

**Occupancy rate** 0%

**Affordable Units:**

Residential

**Bldg. SF:**

**Total Units:** 276

**Apartments**

**Stories:** 5

Leasing Contact

**Nancy Morris 310-575-3543**

### General Description

*Mixed-income housing complex on a former train yard at Second Street and Glendale Boulevard. Studio, one- and two-bedroom apartments, with amenities such as a community room, computer lab, pool, spa, dog park, fitness center. The property contains the Belmont tunnel, which runs beneath Bunker Hill. Last year, the city's Cultural Heritage Commission designated the tunnel a Historical Cultural Monument. Meta Housing said it would keep the tunnel intact, although it will not be open to the public.*



# Greater Downtown Los Angeles Apartment Properties Construction Pipeline

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12)

<b>Coronita</b>		<b>Permitted</b>
204 S. Lucas Ave Los Angeles, CA 90012		
<b>Unit SF Range</b>	637 to 1,007	<b>Completion</b> 2008 Q1
<b>rent price range</b>	to	<b>Market Rate Units:</b>
Residential	<b>Occupancy rate</b> 0%	<b>Affordable Units:</b> 21
<b>Affordable apartments</b>	<b>Bldg. SF:</b> 23,000	<b>Total Units:</b> 21
	<b>Stories:</b> 4	

[www.metahousing.com](http://www.metahousing.com)

Leasing Contact

**Nancy Morris 310-575-3543**

### General Description

**Affordable housing complex with one, two, and three bedroom units, central laundry room, a community room, a barbeque area, a courtyard and limited-access gates.**



# Greater Downtown Los Angeles Apartment Properties Construction Pipeline

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13) **Union Point** **Under Plan Check**

	<b>Unit SF Range</b> 800 to 1,050	<b>Completion</b> 2007 Q3
	<b>rent price range</b> to	<b>Market Rate Units:</b>
Residential	<b>Occupancy rate</b> 0%	<b>Affordable Units:</b> 21
Affordable apartments	<b>Bldg. SF:</b>	<b>Total Units:</b> 21
	<b>Stories:</b> 5	

Leasing Contact **Nancy Morris 310-575-3543**

**General Description**

*Plans include on-site laundry, a community room, a computer lab and a barbecue/picnic area.*

14) **Piero II (formerly Lorenzo)** **Under Plan Check**



1052 W 6TH ST  
Los Angeles, CA 90017

	<b>Unit SF Range</b> to	<b>Completion</b> 2008 Q2
	<b>rent price range</b> to	<b>Market Rate Units:</b> 350
Mixed Use	<b>Occupancy rate</b> 0%	<b>Affordable Units:</b>
Apartments	<b>Bldg. SF:</b>	<b>Total Units:</b> 350
	<b>Stories:</b>	

Leasing Contact **949.279.6699**

**General Description**



# Greater Downtown Los Angeles Apartment Properties Construction Pipeline

2nd Quarter 2007

15)



[www.grandavenuecommittee.org](http://www.grandavenuecommittee.org)

## Grand Avenue Project Phase I (Parcel Q)

121 S OLIVE ST  
Los Angeles, CA 90012

Unit SF Range  to

rent price range  to

Mixed Use

Hotel

Occupancy rate 0%

Bldg. SF: 1,500,000

Stories: 4,724

Under Plan Check

Completion 2009 Q4

Market Rate Units: 400

Affordable Units: 100

Total Units: 500

Leasing Contact

213-984-4104

### General Description

Phase 1 of a larger overall project for the Grand Avenue area, scheduled to break ground in October 2007. Phase I of the Project proposes to develop Parcel Q, and will consist of 2 L-shaped towers. (i) 200,000 to 300,000 square feet of retail improvements, (ii) a first class hotel of approximately 45 to 50 floors, (iii) approximately 25 to 30 floors of residential. Each use is proposed to be subdivided to facilitate financing of each component. In addition, the Civic Park, a portion of the Grand Avenue streetscape improvements, and public space improvements on Parcel Q, will be completed during Phase I. A three-block civic park stretching from the Music Center to City Hall.

Grand Avenue Authority notes that the project is expected to generate \$615 million in revenues annually, generate up to 29,000 construction jobs, 5,000 permanent jobs and an estimated \$105 million in annual tax revenues.

16)



## One Santa Fe

230 S Santa Fe Ave  
Los Angeles, CA 90013

Unit SF Range  to

rent price range  to

Mixed Use

Mixed Apartments

Occupancy rate 0%

Bldg. SF:

Stories:

Under Plan Check

Completion 2010 Q4

Market Rate Units: 440

Affordable Units:

Total Units: 440

Leasing Contact

213-895-0925

### General Description

The complex would include a mix of one- and two-bedroom apartments and lofts, with rents fetching about \$2 a square foot; with SCI-Arc students getting preference in rental units. The development (adjacent to the Gold Metro Line and close to Union Station, Little Tokyo and the 101 Fwy) will consist of four multiple-story buildings with units to include lofts and studios as well as apartments ranging from one to four bedrooms. Construction expected to start in March 2008.



# Greater Downtown Los Angeles Apartment Properties Construction Pipeline

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17) **The Orsini III** **Under Consideration 2 yrs**

867 W CESAR E CHAVEZ AVE  
Los Angeles, CA 90012

<b>Unit SF Range</b> _____ to _____		<b>Completion</b> 2008 Q4
<b>rent price range</b> _____ to _____		<b>Market Rate Units:</b> 300
Residential	<b>Occupancy rate</b> 0%	<b>Affordable Units:</b> _____
<b>Apartments</b>	<b>Bldg. SF:</b> _____	<b>Total Units:</b> 300
	<b>Stories:</b> 5	

[www.theorsini.com](http://www.theorsini.com)
Leasing Contact
Mark Rogers (213) 346-9980


**General Description**

*This opulent new community offers unmatched elegance and convenience to downtown Los Angeles. Award-winning architecture reminiscent of the Italian Renaissance, lush, grand courtyards with fountains, a resort pool area complete with cabanas, and a state-of-the-art fitness center with personal DVD entertainment systems, yoga studio, dry saunas, steam showers, tanning beds and massage rooms, 24-hour doorman, abundant resident and guest parking, panoramic skyline views, and a business center with conference room, computers, copier and fax machine. The 296 stylish studio, one, two and bi-level two bedroom-plus-loft floor plans offer many design-conscious interior features, including Berber carpet and crown molding, gourmet kitchens with granite counters, maple cabinets and icemakers, washer/dryer in all apartments, luxurious bathrooms, dramatic views, eight-line phone capability and high-speed Internet and satellite television connections.*

18) **Grand Avenue Project Phase II (Parcel M2)** **Under Consideration 2 yrs**

236 S HOPE ST  
Los Angeles, CA 90012

<b>Unit SF Range</b> _____ to _____		<b>Completion</b> 2011 Q4
<b>rent price range</b> _____ to _____		<b>Market Rate Units:</b> 576
Mixed Use	<b>Occupancy rate</b> 0%	<b>Affordable Units:</b> 144
<b>Restaurant</b>	<b>Bldg. SF:</b> 510,000	<b>Total Units:</b> 720
	<b>Stories:</b> 351,525	



[www.grandavenuecommittee.org](http://www.grandavenuecommittee.org)

Leasing Contact 213-984-4104

**General Description**

*Phase II of the Project proposes to develop on Parcels L and M-2. Phase II is anticipated to consist of residential condominiums and/or rental units and a street level retail component. Phase II may include an office building component if there is demand for such office space. A three-block civic park stretching from the Music Center to City Hall.*



# Greater Downtown Los Angeles Apartment Properties Construction Pipeline

2nd Quarter 2007

19)



[www.grandavenuecommittee.org](http://www.grandavenuecommittee.org)

## Grand Avenue Project Phase II (Parcel L)

220 S HOPE ST  
Los Angeles, CA 90012

Unit SF Range  to

rent price range  to

Mixed Use

Retail

Occupancy rate 0%

Bldg. SF: 510,000

Stories:

Under Consideration 2 yrs

Completion	2011 Q4
Market Rate Units:	576
Affordable Units:	144
Total Units:	720

Leasing Contact

213-984-4104

### General Description

Phase II of the Project proposes to develop on Parcels L and M-2. Phase II is anticipated to consist of residential condominiums and/or rental units and a street level retail component. Phase II may include an office building component if there is demand for such office space. A three-block civic park stretching from the Music Center to City Hall.

20)



[www.grandavenuecommittee.org](http://www.grandavenuecommittee.org)

## Grand Avenue Project Phase III (Parcel W2)

440 W 1ST ST  
Los Angeles, CA 90012

Unit SF Range  to

rent price range  to

Mixed Use

Retail

Occupancy rate 0%

Bldg. SF: 710,000

Stories:

Under Consideration 2 yrs

Completion	2013 Q4
Market Rate Units:	576
Affordable Units:	144
Total Units:	720

Leasing Contact

213-984-4104

### General Description

Phase III of the Project proposes to develop Parcel W-2 and Parcel W-1 and is anticipated to consist of residential condominiums and/or rental units with a retail component linked to the retail space on Phase I. Phase III may include a civic office building or other office space if there is demand for such space. A three-block civic park stretching from the Music Center to City Hall.



# Greater Downtown Los Angeles Apartment Properties Construction Pipeline

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21)



<b>Gill Lofts</b>		<b>Under Consideration 3+ yrs</b>
752-756 S. Los Angeles Los Angeles, CA, 90014		
<b>Unit SF Range</b>	_____ to _____	<b>Completion</b> 2009 Q4
<b>rent price range</b>	_____ to _____	<b>Market Rate Units:</b> 9
	<b>Occupancy rate</b> 0%	<b>Affordable Units:</b> _____
Residential	<b>Bldg. SF:</b>	<b>Total Units:</b> 9
<b>Apartments</b>	<b>Stories:</b>	
<b>Leasing Contact</b>		<b>(323) 255-4343</b>

**General Description**

*Project is currently on hold.*

22)



<b>Pacific Exchange</b>		<b>Under Consideration 3+ yrs</b>
233 Beaudry Ave. Los Angeles, CA 90012		
<b>Unit SF Range</b>	_____ to _____	<b>Completion</b> 2009 Q4
<b>rent price range</b>	_____ to _____	<b>Market Rate Units:</b> 850
	<b>Occupancy rate</b> 0%	<b>Affordable Units:</b> _____
Residential	<b>Bldg. SF:</b> 1,000,000	<b>Total Units:</b> 850
<b>Condominiums</b>	<b>Stories:</b> 303,010	
<b>Leasing Contact</b>		<b>(213) 624-6600</b>

**General Description**

*Two 30-story towers will have a total of 850 condominiums and apartments. The 10-story building, which was the former home of the Pacific Stock Exchange in the late 1990s, will also be renovated. Ground breaking for the first phase is scheduled for mid-2006.*



# Greater Downtown Los Angeles Apartment Properties Construction Pipeline

2nd Quarter 2007

23)



## Capitol Milling Building

Under Consideration 3+ yrs

1231 N. Spring St.  
Los Angeles, CA 90012

Unit SF Range  to

Completion 2009 Q4

rent price range  to

Market Rate Units: 40

Occupancy rate 0%

Affordable Units:

Mixed Use

Bldg. SF: 60,000

Total Units: 40

Apartments

Stories:

Leasing Contact

323-223-1401

### General Description

*S&R Properties - Steve Riboli, who also owns the San Antonio Winery north of Chinatown, is planning a 60,000 square foot mixed-use development in the Capitol Milling Building. The project would include 40 apartments with 25,000 square feet of retail. The developer is working with Larry Bond, who is trying to develop the nearby mixed-use Blossom Plaza, on creating a public space to fuse the two sites. The structure is a former grain mill and silo. Plans are also part of the large-scale Riverview Project at the Cornfield, a development on a triangular piece of land stretching from College Street to the Los Angeles River. The four-phase development would use the Capitol Milling Co. building as a southern anchor and include up to 300 residential units in four four-story, ground up structures.*



# Greater Downtown Los Angeles Apartment Properties Construction Pipeline

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**Grand Total For Rent projects**

Total Market Rate Units: 6,531

Total Affordable Units: 763

Total Market and Affordable Units: 7,294