


Greater Downtown Los Angeles Loft-Style Apartment Construction Pipeline



Under Construction

2nd Quarter 2007

1) **Main Mercantile Bldg.**



620 S. Main St.
Los Angeles, CA 90014

Unit SF Range	622	to	1,800
sale price range		to	
rent price range	\$1,300	to	\$3,000

hotel rooms	
condo units	
apt. units	36
Occupancy	0.0%

Adaptive Reuse

Loft-style apartments


Completion	2007 Q1
Stories:	6
Market Rate Units	36
Affordable Units	
Total units	36

Under Construction

Urban Smart Growth 323.420.7570

Smaller units available on every floor. Many units in the 1600 to 1800 SF range. Amenities include bamboo plank flooring and stainless steel kitchen appliances.

2) **Mandel Lofts**



500-518 W 7th St.
Los Angeles, CA 90014

Unit SF Range	1,200	to	2,500
sale price range		to	
rent price range	\$1,500	to	\$4,000

hotel rooms	
condo units	
apt. units	55
Occupancy	0.0%

Adaptive Reuse

Loft-style apartments

Completion	2007 Q2
Stories:	4
Market Rate Units	55
Affordable Units	
Total units	55

Under Construction

www.themandel.com

Peykar Investment Group (213) 749-6636


Developer has changed plans for this project now intends to bring in a ground-floor mall open to Seventh and Olive streets, with shops and a food court. The Coulter and Mandell building was built in 1917 for the Coulter Dry Goods Company. Established in 1878, the Coulter Dry Goods Company was the city's oldest mercantile company at the time of occupation. The building design embodies the vernacular commercial style popular at the time, and appropriate for its use as a dry goods outlet. The four-story concrete reinforced building is clad in brick walls that are punctuated by a series of protruding brick piers running vertically from the second to fourth stories along its seventh and Olive street facades. The piers, the roof's decorative cornice and the first story frieze displaying the company name compose a series of bays that frame an orderly arrangement of three horizontal window bands containing three windows each. Above the fourth story windows, a continuous brick band contains a series of terra cotta shields that cap each of the fourteen piers. Most of these features extend onto the two bay annex that separates the original Coulter Building from its neighbor the Brockman

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3)	SB Lofts (Valuta Building)			Adaptive Reuse	Loft-style apartments	Under Construction
		548 S. Spring St. Los Angeles, CA 90013		hotel rooms		Completion 2007 Q2
	Unit SF Range	500	to 1,400	condo units		Stories: 14
	sale price range		to	apt. units	184	Market Rate Units 184
	rent price range	\$1,100	to \$3,600	Occupancy	0.0%	Affordable Units
	www.sblofts.com					Total units 184
						213-891-1954

Project will include a pool, spa and gym

4)	Mercantile Arcade Building			Adaptive Reuse	Loft-style apartments	Under Construction
		540 S. Broadway Los Angeles, CA 90013		hotel rooms		Completion 2007 Q3
	Unit SF Range		to	condo units		Stories: 12 + 12
	sale price range		to	apt. units	140	Market Rate Units 140
	rent price range		to	Occupancy	0.0%	Affordable Units
						Total units 140
						(213) 689-3232


The units are being finished with hardwood floors, granite countertops and high-end stainless steel appliances. Each of the building's two towers, which are separated by an interior retail arcade that stretches from Spring Street to Broadway, will house six apartments per floor - five one-bedrooms and a two-bedroom.

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5)	Broadway Plaza Lofts (formerly The Blackstone)			Adaptive Reuse	Loft-style apartments	Under Construction
		901 S. Broadway Los Angeles, CA 90015		hotel rooms		Completion 2007 Q3
	Unit SF Range	400	to 1,300	condo units		Stories: 6
	sale price range		to	apt. units	82	Market Rate Units 66
	rent price range	\$700	to \$2,300	Occupancy	0.0%	Affordable Units 16
						Total units 82
<i>Vista Affordable Housing Corp 213-630-3645</i>						

Developer is now on track to restart construction by the end of 2006 and aims to open the development as early as next June. The project, 20% of which will be affordable housing, will feature 400- to 1,300-square-foot units over 9,000 square feet of ground-floor retail.

6)	Title Guarantee Building			Adaptive Reuse	Loft-style apartments	Under Construction
		411 W. 5th St. Los Angeles, CA 90013		hotel rooms		Completion 2007 Q3
	Unit SF Range	800	to 4,000	condo units		Stories: 12
	sale price range		to	apt. units	74	Market Rate Units 74
	rent price range	\$2,000	to \$12,000	Occupancy	0.0%	Affordable Units
						Total units 74
<i>Legacy Partners 888-876-9860</i>						


The building, a mix of Art Deco and Gothic, was designed by John Parkinson. The property is perhaps best known for the murals in its lobby, which were painted by renowned muralist Hugo Ballin. In 1984 the structure was listed on the National Register of Historic Places.

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7) Victor Clothing Bldg. Lofts 	242 S. Broadway Los Angeles, CA 90012		Adaptive Reuse	Loft-style apartments	Under Construction
	Unit SF Range	900 to 1,600	hotel rooms		Completion 2007 Q4
	sale price range	to	condo units		Stories: 5
	rent price range	to	apt. units	38	Market Rate Units
			Occupancy	0.0%	Affordable Units 38
					Total units 38
					818-285-0616

The building is perhaps best known for its exterior wall mural of Anthony Quinn as Zorba the Greek. The developers hope to restore the mural.

8) Bixel Court 	1301 W 5th St Los Angeles CA 90017		New Construction	Loft-style apartments	Under Construction
	Unit SF Range	550 to 1,400	hotel rooms		Completion 2008 Q1
	sale price range	to	condo units		Stories: 5
	rent price range	to	apt. units	82	Market Rate Units 82
			Occupancy	0.0%	Affordable Units
					Total units 82
					(323) 935-0900

L shaped building with 14 1,200 sf units, 13 studios, 28 one-BR and 25 two-BR units. Two townhouses are also planned with private entrances of 5th St. Interior courtyard and lap pool.

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9)	Metropolitan Lofts				Adaptive Reuse		Loft-style apartments	Under Construction		
	315 W 5th St Los Angeles, CA 90013							Completion 2008 Q1		
					hotel rooms			Stories: 10		
	Unit SF Range		650	to	1,500	condo units		Market Rate Units 84		
	sale price range			to		apt. units 84		Affordable Units		
rent price range			to		Occupancy 0.0%		Total units 84			
<i>449 South Broadway LLC</i>										

El Segundo-based Rockefeller Partners Architects is designing the transformation of the Beaux Arts-style structure into 84 residences on floors three through nine, with three penthouse units on the 10th floor. The ground floor will remain a Fallas Parades department store with the storefront being rehabilitated to reflect a more contemporary aesthetic.

10)	Sixth Street Lofts				Adaptive Reuse		Loft-style apartments	Under Construction		
	1291, 1309-1333 E 6th St Los Angeles CA 90013							Completion 2008 Q2		
					hotel rooms			Stories: 2		
	Unit SF Range		600	to	1,580	condo units		Market Rate Units 63		
	sale price range			to		apt. units 63		Affordable Units		
rent price range		\$1,200	to	\$3,000	Occupancy 0.0%		Total units 63			
<i>Howard Klein 213-624-2101</i>										


Live-work units and at least two retail spaces. The warehouse, located at 1309-1333 E. 6th Street, will be converted into three two-story buildings consisting of 52 units. A portion of the existing warehouse building would be removed to create two interior courtyards. In addition, a two-story, 28-foot high, 11,560-square foot warehouse located at 1291 E. 6th Street is proposed for conversion into 11 units. One existing vacant building will be demolished to construct two new one-story buildings totaling 2,856 square feet. These new structures will offer general neighborhood retail services. The 63-unit Proposed Project would also contain 34,895 square feet of open space.

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11) Rossllyn Lofts				Adaptive Reuse	SRO	Under Construction
		111 W 5th St Los Angeles, CA 90013			Loft-style apartments	Completion 2008 Q2
	Unit SF Range	600	to	1,500		Stories: 12
	sale price range		to			Market Rate Units 39
	rent price range	\$900	to	\$2,250		Affordable Units 104
						Total units 143
<i>rosslynlofts.com</i>						<i>Rossllyn Lofts 562-590-8570</i>

Rents in the apartments will be about \$1.50 per square foot. Floors 10, 11, and 12 are loft-style residences, which include polished concrete floors and original, restored mahogany moldings. Three art galleries are occupying ground-floor space. Low income hotel rooms occupy the lower levels.

Built in 1913 as the Rossllyn Hotel, the Rossllyn Lofts have been reborn as exciting new living spaces in the heart of Downtown Los Angeles's Historic Core, immediately adjacent to Gallery Row, Little Tokyo, The Fashion District, Pershing Square, the Grand Avenue Cultural Center, Civic Center and the Financial District. Well served by all major freeways and the Red Line Subway, the Rossllyn Lofts can be your new home.

Units will be completed one floor at a time. Lofts have laundry, full kitchens with dishwashers, heating and A/C, and are internet and cable ready. Secured parking is available on premises.

Under Construction

Subtotal Market Rate Units: 726

Subtotal Affordable Units: 171

Subtotal Market and Affordable Units: 897

Grand Total

Total Market Rate Units: 726

Total Affordable Units: 171

Total Market and Affordable Units: 897

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