


Downtown Los Angeles Projects Development Pipeline



Under Construction


1)	Maple Union			Adaptive Reuse	Retail	Under Construction
	950 S Maple Ave Los Angeles, CA 90015			hotel rooms		Completion 2007 Q3
	Unit SF Range	to		condo units		Stories:
	sale price range	to		apt. units		Market Rate Units
	rent price range	to		Occupancy		Affordable Units
						Total units

2)	1010 Wilshire			Adaptive Reuse	Apartments	Under Construction
	 1010 Wilshire Blvd Los Angeles, CA 90017			hotel rooms		Completion 2007 Q4
	Unit SF Range	800	to 1,200	condo units	402	Stories: 17
	sale price range		to	apt. units		Market Rate Units 322
	rent price range		to	Occupancy	0.0%	Affordable Units 80
						Total units 402


www.amidigroup.com

Amidi Real Estate Group (650) 369-6700

3)	810 N Spring Project			Adaptive Reuse	Condominiums	Under Construction
	810 N Spring St Los Angeles, CA 90012			hotel rooms		Completion 2007 Q4
	Unit SF Range	650	to 1,700	condo units		Stories: 12
	sale price range		to	apt. units	93	Market Rate Units 93
	rent price range		to	Occupancy	0.0%	Affordable Units
						Total units 93

4)	Artisan on Second			New Construction	Condominiums	Under Construction
	 601 E 2nd St Los Angeles, CA 90013			hotel rooms		Completion 2007 Q4
	Unit SF Range	916	to 1,770	condo units		Stories: 5
	sale price range		to	apt. units	118	Market Rate Units 118
	rent price range		to	Occupancy	5.1%	Affordable Units
						Total units 118

Artisan on Second

5)	Broadstone at Beaudry			New Construction	Apartments	Under Construction
	 138 N Beaudry Ave Los Angeles, CA 90012			hotel rooms		Completion 2007 Q4
	Unit SF Range	500	to 1,500	condo units		Stories: 6
	sale price range		to	apt. units	204	Market Rate Units 204
	rent price range	\$1,275	to \$4,125	Occupancy	0.0%	Affordable Units
						Total units 204

Downtown Los Angeles Projects Development Pipeline



Under Construction

6) **Broadway Exchange Building** Adaptive Reuse Loft-style condos Under Construction

219 W 7th St.
Los Angeles, CA

Unit SF Range	750	to	
sale price range		to	
rent price range		to	

hotel rooms	
condo units	73
apt. units	
Occupancy	0.0%

Completion	2007 Q4
Stories:	12
Market Rate Units	73
Affordable Units	
Total units	73

Broadway Exchange Building, LLC (213) 891-1063

7) **Broadway Plaza Lofts (formerly The Blackstone)** Adaptive Reuse Loft-style apartments Under Construction

901 S. Broadway
Los Angeles, CA 90015

Unit SF Range	400	to	1,300
sale price range		to	
rent price range	\$700	to	\$2,300

hotel rooms	
condo units	
apt. units	82
Occupancy	0.0%

Completion	2007 Q4
Stories:	6
Market Rate Units	66
Affordable Units	16
Total units	82

Vista Affordable Housing Corp 213-630-3645

8) **Glo (formerly Wilshire Court)** New Construction Apartments Under Construction

1034-1060 Wilshire Blvd
Los Angeles, CA 90017

Unit SF Range	597	to	1,331
sale price range		to	
rent price range	\$1,640	to	\$2,700

hotel rooms	
condo units	
apt. units	201
Occupancy	0.0%

Completion	2007 Q4
Stories:	5 + 5
Market Rate Units	161
Affordable Units	40
Total units	201

www.globabyglo.com *Holland Partners 213-221-1225 x303*

9) **Habitation Colline** New Construction Apartments Under Construction

700 N Hill Pl
Los Angeles, CA 90012

Unit SF Range	700	to	1,100
sale price range		to	
rent price range	\$2,800	to	\$4,200

hotel rooms	
condo units	
apt. units	30
Occupancy	0.0%

Completion	2007 Q4
Stories:	4
Market Rate Units	30
Affordable Units	
Total units	30

Keller Williams Realty 818-432-1588

10) **Hartford Project** New Construction Affordable apartments Under Construction

440 S Hartford Ave
Los Angeles, CA 90017

Unit SF Range		to	
sale price range		to	
rent price range		to	

hotel rooms	
condo units	
apt. units	54
Occupancy	0.0%


Completion	2007 Q4
Stories:	
Market Rate Units	
Affordable Units	54
Total units	54

A Community of Friends 213-480-0809

Downtown Los Angeles Projects Development Pipeline



Under Construction


11)	Jewelry Trades Building		Adaptive Reuse	Lofts	Under Construction
	500 S Broadway Los Angeles, CA 90013				Completion 2007 Q4
	Unit SF Range	to	hotel rooms		Stories: 9
	sale price range	to	condo units		Market Rate Units 62
	rent price range	to	apt. units 62		Affordable Units
			Occupancy 0.0%		Total units 62

12)	Judson C. Rives Building		Adaptive Reuse	Apartments	Under Construction
	424 S Broadway Los Angeles, CA 90013				Completion 2007 Q4
	Unit SF Range 550	to 1,400	hotel rooms		Stories: 10
	sale price range	to	condo units		Market Rate Units 60
	rent price range	to	apt. units 60		Affordable Units
			Occupancy 0.0%		Total units 60


David Gray Architects 310-394-5707

13)	Los Angeles Trade-Tech Campus		New Construction	Education	Under Construction
	400 W Washington Blvd. Los Angeles, CA 90021				Completion 2007 Q4
	Unit SF Range	to	hotel rooms		Stories: N/A
	sale price range	to	condo units		Market Rate Units
	rent price range	to	apt. units		Affordable Units
			Occupancy		Total units

www.lattc.edu

14)	Main Mercantile Bldg.		Adaptive Reuse	Loft-style apartments	Under Construction
	620 S. Main St. Los Angeles, CA 90014				Completion 2007 Q4
	Unit SF Range 622	to 1,800	hotel rooms		Stories: 6
	sale price range	to	condo units		Market Rate Units 36
	rent price range \$1,300	to \$3,000	apt. units 36		Affordable Units
			Occupancy 0.0%		Total units 36

Urban Smart Growth 323.420.7570

15)	Mandel Lofts		Adaptive Reuse	Loft-style apartments	Under Construction
	500-518 W 7th St. Los Angeles, CA 90014				Completion 2007 Q4
	Unit SF Range 1,200	to 2,500	hotel rooms		Stories: 4
	sale price range	to	condo units		Market Rate Units 55
	rent price range \$1,500	to \$4,000	apt. units 55		Affordable Units
			Occupancy 0.0%		Total units 55

Peykar Investment Group (213) 880-3364

www.themandel.com

Downtown Los Angeles Projects Development Pipeline



Under Construction

16) **Mercantile Arcade Building** Adaptive Reuse Loft-style apartments Under Construction

540 S. Broadway
Los Angeles, CA 90013

Unit SF Range	to	hotel rooms		Completion	2007 Q4
sale price range	to	condo units		Stories:	12 + 12
rent price range	to	apt. units	140	Market Rate Units	140
		Occupancy	0.0%	Affordable Units	
				Total units	140

(213) 689-3232

17) **Rio de Los Angeles State Park (Taylor Yard)** New Construction Recreational Under Construction

San Fernando Rd & Los Angeles River
Los Angeles, CA

Unit SF Range	to	hotel rooms		Completion	2007 Q4
sale price range	to	condo units		Stories:	
rent price range	to	apt. units		Market Rate Units	
		Occupancy		Affordable Units	
				Total units	

18) **SB Main** Adaptive Reuse Under Construction

111 W 7th St.
Los Angeles, CA 90014

Unit SF Range	to	hotel rooms		Completion	2007 Q4
sale price range	\$300,000 to	condo units	220	Stories:	
rent price range	to	apt. units		Market Rate Units	220
		Occupancy	0.0%	Affordable Units	
				Total units	220

213-891-1954

19) **The Union Lofts** Adaptive Reuse Loft-style condos Retail Under Construction

760 S. Hill St.
Los Angeles, CA 90014

Unit SF Range	700 to 1,900	hotel rooms		Completion	2007 Q4
sale price range	to	condo units		Stories:	12
rent price range	to	apt. units	92	Market Rate Units	92
		Occupancy	0.0%	Affordable Units	
				Total units	92

Meruelo Properties 213-627-5045

20) **Union Point** New Construction Affordable apartments Under Construction

420 Union Dr.
Los Angeles, CA 90017

Unit SF Range	800 to 1,050	hotel rooms		Completion	2007 Q4
sale price range	to	condo units		Stories:	5
rent price range	to	apt. units	21	Market Rate Units	
		Occupancy	0.0%	Affordable Units	21
				Total units	21


310-575-3543

Downtown Los Angeles Projects Development Pipeline



Under Construction

21) **Victor Clothing Bldg. Lofts** Adaptive Reuse Loft-style apartments Under Construction


 242 S. Broadway
Los Angeles, CA 90012

Unit SF Range	900	to	1,600	hotel rooms	
sale price range		to		condo units	
rent price range		to		apt. units	38
				Occupancy	0.0%

Completion	2007 Q4
Stories:	5
Market Rate Units	
Affordable Units	38
Total units	38

818-285-0616

22) **Wood Apartments** New Construction Affordable apartments Under Construction

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


Unit SF Range	800	to	1,259	hotel rooms	
sale price range		to		condo units	
rent price range		to		apt. units	61
				Occupancy	100.0%

Completion	2007 Q4
Stories:	
Market Rate Units	
Affordable Units	61
Total units	61

1010 Development Corporation (213) 749-0214

www.1010dev.org


23) **Yale Terrace** New Construction Affordable apartments Under Construction

 716-734 Yale St
Los Angeles, CA 90012

Unit SF Range		to		hotel rooms	
sale price range		to		condo units	
rent price range		to		apt. units	55
				Occupancy	0.0%

Completion	2007 Q4
Stories:	
Market Rate Units	
Affordable Units	55
Total units	55

24) **717 Olympic (formerly The Hanover)** New Construction Apartments Under Construction


 948 S Figueroa St
Los Angeles, CA 90015

Unit SF Range	620	to	1,552	hotel rooms	
sale price range		to		condo units	
rent price range	\$2,800	to	\$2,800	apt. units	156
				Occupancy	0.0%

Completion	2008 Q1
Stories:	26
Market Rate Units	156
Affordable Units	
Total units	156

Hanover R.S. LTD Partnership

25) **Alexandria Hotel** Renovation Hotel Apartments Under Construction

 210 W 5th St
Los Angeles, CA 90013

Unit SF Range		to		hotel rooms	333
sale price range		to		condo units	
rent price range		to		apt. units	130
				Occupancy	0.0%

Completion	2008 Q1
Stories:	13
Market Rate Units	
Affordable Units	130
Total units	130

Alexandria Housing Partners LLC/Amberland Group


Downtown Los Angeles Projects Development Pipeline



Under Construction

26) **Bixel Court** New Construction Loft-style apartments Under Construction

1301 W 5th St
Los Angeles, CA 90017




Unit SF Range	550	to	1,400	hotel rooms		Completion	2008 Q1
sale price range				condo units		Stories:	5
rent price range				apt. units	82	Market Rate Units	82
				Occupancy	0.0%	Affordable Units	
						Total units	82

(323) 935-0900

27) **Block 8** New Construction Condominiums
Restaurant
Retail
Apartments Under Construction

200 S Los Angeles St
Los Angeles, CA 90012




Unit SF Range		to		hotel rooms		Completion	2008 Q1
sale price range	\$337,000		\$478,000	condo units	510	Stories:	6 + 6 + 6 + 22
rent price range	\$1,195		\$1,870	apt. units	231	Market Rate Units	741
				Occupancy	0.0%	Affordable Units	
						Total units	741

Related California 949-660-7272

28) **Chapman Flats** Adaptive Reuse Loft-style condos Under Construction

756 S Broadway
Los Angeles, CA 90014




Unit SF Range	775	to	1,310	hotel rooms		Completion	2008 Q1
sale price range	\$309,000		\$800,000	condo units	168	Stories:	13
rent price range				apt. units		Market Rate Units	168
				Occupancy	0.0%	Affordable Units	
						Total units	168

All Pacific Financial 213-892-9100

29) **Concerto (9th & Fig)** New Construction Condominiums
Office
Retail Under Construction

901 S Figueroa St
Los Angeles, CA 90015




Unit SF Range	750	to	2,325	hotel rooms		Completion	2008 Q1
sale price range				condo units	619	Stories:	30 + 30 + 6
rent price range				apt. units		Market Rate Units	619
				Occupancy	0.0%	Affordable Units	
						Total units	619

www.astanienterprises.com Astani Enterprises 213-622-2800

30) **Mayfair** Adaptive Reuse Condominiums Under Construction

1256 W 7th St
Los Angeles, CA 90017



Unit SF Range		to		hotel rooms		Completion	2008 Q1
sale price range				condo units	250	Stories:	
rent price range				apt. units		Market Rate Units	250
				Occupancy	0.0%	Affordable Units	
						Total units	250

(213) 484-9789

Downtown Los Angeles Projects Development Pipeline



Under Construction

31) **Metropolitan Lofts** Adaptive Reuse Loft-style apartments Under Construction

315 W 5th St
Los Angeles, CA 90013


Unit SF Range	650	to	1,500
sale price range		to	
rent price range		to	

hotel rooms	
condo units	
apt. units	84
Occupancy	0.0%

Completion	2008 Q1
Stories:	10
Market Rate Units	84
Affordable Units	
Total units	84

449 South Broadway LLC

32) **Mura** New Construction Loft-style condos Under Construction



500 E 1st St.
Los Angeles, CA 90012

Unit SF Range	590	to	1,700
sale price range	\$377,000	to	\$815,000
rent price range		to	

hotel rooms	
condo units	190
apt. units	
Occupancy	84.2%

Completion	2008 Q1
Stories:	5
Market Rate Units	190
Affordable Units	
Total units	190

www.pulte.com Mura Sales Center (213)-687-8918, Grant

33) **National City Bank Building Lofts** Adaptive Reuse Lofts Under Construction


810 S Spring St
Los Angeles, CA 90014

Unit SF Range		to	
sale price range		to	
rent price range		to	

hotel rooms	
condo units	93
apt. units	
Occupancy	0.0%

Completion	2008 Q1
Stories:	12
Market Rate Units	93
Affordable Units	
Total units	93

34) **Roosevelt Lofts** Adaptive Reuse Luxury condos Under Construction



727 W. 7th St.
Los Angeles, CA 90017


Unit SF Range	800	to	2,700
sale price range	\$450,000	to	\$1,000,000
rent price range		to	

hotel rooms	
condo units	223
apt. units	
Occupancy	0.0%

Completion	2008 Q1
Stories:	16
Market Rate Units	223
Affordable Units	
Total units	223

www.rsvlt.com Milbank Real Estate 213-403-1400

35) **Rowan Building Lofts** Adaptive Reuse Loft-style condos Under Construction



458 S. Spring St.
Los Angeles, CA 90013

Unit SF Range	545	to	1,428
sale price range	\$275,000	to	\$975,000
rent price range		to	

hotel rooms	
condo units	206
apt. units	
Occupancy	0.0%

Completion	2008 Q1
Stories:	13
Market Rate Units	206
Affordable Units	
Total units	206

www.rowan-lofts.com Sales office (213) 213-1898

Downtown Los Angeles Projects Development Pipeline



Under Construction

36) **The Brockman Building** Adaptive Reuse Condominiums Under Construction

530 W 7th St
Los Angeles, CA 90014

Unit SF Range	850	to	2,300
sale price range	\$600,000	to	\$1,000,000
rent price range		to	

hotel rooms	
condo units	80
apt. units	
Occupancy	0.0%

Completion	2008 Q1
Stories:	12
Market Rate Units	80
Affordable Units	
Total units	80

www.thebrockman.com West Millenium Homes 310-473-9925

37) **The Orsini (Phase II)** New Construction Apartments Under Construction

550 N Figueroa St.
Los Angeles, CA 90012

Unit SF Range	488	to	965
sale price range		to	
rent price range	\$1,250	to	\$1,725

hotel rooms	
condo units	
apt. units	566
Occupancy	0.0%

Completion	2008 Q1
Stories:	5
Market Rate Units	566
Affordable Units	
Total units	566

www.theorsini2.com Western National Property Management (213) 346-9980

38) **655 Hope** Adaptive Reuse Luxury condos Under Construction

655 S. Hope St.
Los Angeles, CA 90017

Unit SF Range	600	to	1,268
sale price range		to	
rent price range		to	

hotel rooms	
condo units	80
apt. units	
Occupancy	0.0%

Completion	2008 Q1
Stories:	17
Market Rate Units	80
Affordable Units	
Total units	80

www.655hope.com Wilshire Realty 310.996.1148

39) **AT&T Center** Renovation Retail Office Under Construction

1150 S Olive St.
Los Angeles, CA 90015

Unit SF Range		to	
sale price range		to	
rent price range		to	

hotel rooms	
condo units	
apt. units	
Occupancy	

Completion	2008 Q2
Stories:	32 + 15
Market Rate Units	
Affordable Units	
Total units	

Blatteis & Schnur (310) 282-5300 cell:

40) **El Dorado** Adaptive Reuse Loft-style condos Under Construction

416 S. Spring St.
Los Angeles, CA 90013

Unit SF Range	850	to	1,700
sale price range	\$435,000	to	\$1,550,000
rent price range		to	

hotel rooms	
condo units	65
apt. units	
Occupancy	0.0%

Completion	2008 Q2
Stories:	12
Market Rate Units	65
Affordable Units	
Total units	65

www.eldoradolofts.com Sales office (213) 213-1898

Downtown Los Angeles Projects Development Pipeline




Under Construction

41) **Evo** New Construction Luxury condos Under Construction

1155 S Grand
Los Angeles, CA 90015

Unit SF Range	726	to	3,608	hotel rooms	
sale price range	\$490,000	to	\$3,500,000	condo units	311
rent price range		to		apt. units	
				Occupancy	55.6%



www.evo-south.com

Completion	2008 Q2
Stories:	23
Market Rate Units	311
Affordable Units	
Total units	311

South Sales Center 213-622-5400

42) **FIDM Phase II** New Construction Education Apartments Under Construction

919 S. Grand Ave.
Los Angeles, CA 90015


Unit SF Range		to		hotel rooms	
sale price range		to		condo units	
rent price range		to		apt. units	
				Occupancy	

Completion	2008 Q2
Stories:	19
Market Rate Units	
Affordable Units	
Total units	

43) **Northwest Gateway** New Construction Apartments Under Construction

1304 W 2nd St
Los Angeles, CA 90012

Unit SF Range	527	to	1,820	hotel rooms	
sale price range		to		condo units	
rent price range		to		apt. units	276
				Occupancy	0.0%




Completion	2008 Q2
Stories:	5
Market Rate Units	276
Affordable Units	
Total units	276

310-575-3543

44) **Rosslyn Lofts** Adaptive Reuse SRO Loft-style apartments Under Construction

111 W 5th St
Los Angeles, CA 90013

Unit SF Range	600	to	1,500	hotel rooms	
sale price range		to		condo units	39
rent price range	\$900	to	\$2,250	apt. units	104
				Occupancy	100.0%



rosslynlofts.com


Completion	2008 Q2
Stories:	12
Market Rate Units	39
Affordable Units	104
Total units	143

Rosslyn Lofts 562-590-8570

45) **Sixth Street Lofts** Adaptive Reuse Loft-style apartments Under Construction

1291, 1309-1333 E 6th St
Los Angeles, CA 90013

Unit SF Range	600	to	1,580	hotel rooms	
sale price range		to		condo units	
rent price range	\$1,200	to	\$3,000	apt. units	63
				Occupancy	0.0%




Completion	2008 Q2
Stories:	2
Market Rate Units	63
Affordable Units	
Total units	63


Howard Klein 213-624-2101

Downtown Los Angeles Projects Development Pipeline



Under Construction

46)	Clark Hotel		Renovation	Hotel	Under Construction
	426 S. Hill St. Los Angeles, CA 90013		hotel rooms 555		Completion 2008 Q4
Unit SF Range	to	condo units			Stories: 11
sale price range	to	apt. units			Market Rate Units
rent price range	to	Occupancy			Affordable Units
					Total units


47)	Colburn School of Performing Arts, Phase II		New Construction	Education	Under Construction
	201 S. Olive Los Angeles, CA 90012		hotel rooms		Completion 2008 Q4
Unit SF Range	to	condo units			Stories: 13
sale price range	to	apt. units			Market Rate Units
rent price range	to	Occupancy			Affordable Units
					Total units

www.colburnschool.edu

48)	LA Live		New Construction	Luxury condos Hotel Arts/ Entertainment Restaurant Retail Office Theater	Under Construction
	777 W Chick Hearn Ct Los Angeles, CA 90015		hotel rooms 1000		Completion 2008 Q4
Unit SF Range	to	condo units 224			Stories: 54
sale price range \$1,000,000	to \$6,000,000	apt. units			Market Rate Units 224
rent price range	to	Occupancy 44.6%			Affordable Units
					Total units 224

www.aegworldwide.com/04_future/losange

All Access Living 213-763-5436


49)	Vista Hermosa (Belmont Learning Complex)		New Construction	Education	Under Construction
	1108 Mignonette St Los Angeles, CA 90012		hotel rooms		Completion 2008 Q4
Unit SF Range	to	condo units			Stories: N/A
sale price range	to	apt. units			Market Rate Units
rent price range	to	Occupancy			Affordable Units
					Total units


50)	Former Hall of Justice		Historic Rehab	Office	Under Construction
	211 W. Temple St. Los Angeles, CA 90012		hotel rooms		Completion 2009 Q1
Unit SF Range	to	condo units			Stories: 15
sale price range	to	apt. units			Market Rate Units
rent price range	to	Occupancy			Affordable Units
					Total units

Downtown Los Angeles Projects Development Pipeline



Under Construction


51)	Spring Street Bldg (Great Republic Life Insurance)	Adaptive Reuse	Loft-style condos	Under Construction
	756 S Spring St Los Angeles, CA 90014			Completion 2009 Q1
Unit SF Range	to	hotel rooms		Stories: 12
sale price range	to	condo units 72		Market Rate Units 72
rent price range	to	apt. units		Affordable Units
		Occupancy 0.0%		Total units 72


52)	717 Ninth (formerly Lofts @ 9th & Flower)	New Construction	Condominiums	Under Construction
	717 W 9th Los Angeles, CA 90015			Completion 2009 Q2
Unit SF Range	to	hotel rooms		Stories: 35
sale price range	to	condo units 214		Market Rate Units 214
rent price range	to	apt. units		Affordable Units
		Occupancy 0.0%		Total units 214

www.meruelomaddux.com

Meruelo Maddux Properties 213-627-5045

53)	LAPD Headquarters	New Construction	Office	Under Construction
	1st & Spring St. Los Angeles, CA 90012			Completion 2009 Q2
Unit SF Range	to	hotel rooms		Stories: 6
sale price range	to	condo units		Market Rate Units
rent price range	to	apt. units		Affordable Units
		Occupancy		Total units

54)	1500 Figueroa	New Construction	Loft-style condos	Under Construction
	1500 Figueroa St. Los Angeles, CA			Completion 2009 Q4
Unit SF Range	to	hotel rooms		Stories: 25
sale price range	to	condo units 195		Market Rate Units 195
rent price range	to	apt. units		Affordable Units
		Occupancy 0.0%		Total units 195

55)	Park Fifth	New Construction	Condominiums Retail Hotel	Under Construction
	429 S Hill St. Los Angeles, CA 90013			Completion 2010 Q4
Unit SF Range	to	hotel rooms 234		Stories: 65 + 36 + 14 +
sale price range	to	condo units 732		Market Rate Units 732
rent price range	to	apt. units		Affordable Units
		Occupancy 0.0%		Total units 732

P5 Management Inc (213) 955-4271

555 W 5th Street, Suite 110

Downtown Los Angeles Projects Development Pipeline



Under Construction

Under Construction

Subtotal Market Rate Units: 6,857
Subtotal Affordable Units: 461
Subtotal Market and Affordable Units: 7,318


Downtown Los Angeles Projects Development Pipeline




Permitted

56)	Coronita			New Construction	Affordable apartments	Permitted
	204 S Lucas Ave Los Angeles, CA 90012			hotel rooms		Completion 2008 Q1
	Unit SF Range 637 to 1,007			condo units		Stories: 4
	sale price range			apt. units 21		Market Rate Units
	rent price range			Occupancy 0.0%		Affordable Units 21
						Total units 21
	www.methousing.com					310-575-3543

57)	SB Spring			Adaptive Reuse	Condominiums	Permitted
	650 S Spring St Los Angeles, CA 90014			hotel rooms		Completion 2008 Q3
	Unit SF Range			condo units 195		Stories: 12
	sale price range \$400,000			apt. units		Market Rate Units 195
	rent price range			Occupancy 0.0%		Affordable Units
						Total units 195
						213-891-1954

58)	Metropolis Phase I			New Construction	Retail Restaurant Condominiums	Permitted
	 831 Francisco St. Los Angeles, CA 90017			hotel rooms 480		Completion 2008 Q4
	Unit SF Range			condo units 360		Stories: 30
	sale price range			apt. units		Market Rate Units 360
	rent price range			Occupancy 0.0%		Affordable Units
						Total units 360


59)	SB Tower			Adaptive Reuse	Condominiums	Permitted
	600 S Spring St Los Angeles, CA 90014			hotel rooms		Completion 2008 Q4
	Unit SF Range 900 to 2,000			condo units 220		Stories: 19
	sale price range \$400,000 to \$1,500,000			apt. units		Market Rate Units 220
	rent price range			Occupancy 0.0%		Affordable Units
						Total units 220
						213-891-1954

60)	Blossom Plaza			New Construction	Condominiums Retail	Permitted
	 900-924 N Broadway Los Angeles, CA 90012			hotel rooms		Completion 2010 Q4
	Unit SF Range			condo units 169		Stories:
	sale price range			apt. units		Market Rate Units 169
	rent price range			Occupancy 0.0%		Affordable Units
						Total units 169
						310-395-4250

Downtown Los Angeles Projects Development Pipeline



Permitted

61)	1027 Wilshire	New Construction	Condominiums	Permitted
	1027 Wilshire Blvd. Los Angeles, CA 90017			Completion 2011 Q1
	Unit SF Range	to	hotel rooms	Stories: 52
	sale price range	to	condo units 402	Market Rate Units 402
	rent price range	to	apt. units	Affordable Units
			Occupancy 0.0%	Total units 402

<http://www.amidigroup.com/AMIDIRealEst.html>

Amidi Real Estate Group (650) 363-2900

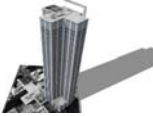
Permitted


Subtotal Market Rate Units: 1,346
 Subtotal Affordable Units: 21
 Subtotal Market and Affordable Units: 1,367

Downtown Los Angeles Projects Development Pipeline




Under Plan Check

62)	611 Place		Adaptive Reuse	Condominiums	Under Plan Check
		611 W. 6th St. Los Angeles, CA 90017			Completion
	Unit SF Range	to	hotel rooms		Stories: 42
	sale price range	to	condo units 402		Market Rate Units 402
	rent price range	to	apt. units		Affordable Units
			Occupancy 0.0%		Total units 402
					<i>Newmark of Southern California (310) 234-4740 213</i>

63)	Giannini Place (505 W 7th)		Adaptive Reuse	Condominiums	Under Plan Check
		649 S. Olive St. Los Angeles, CA 90014			Completion
	Unit SF Range	to	hotel rooms		Stories: 12
	sale price range	to	condo units 100		Market Rate Units 100
	rent price range	to	apt. units		Affordable Units
			Occupancy 0.0%		Total units 100
					<i>Metcom Management 213-623-9989</i>

64)	Halekulani Hotel		New Construction	Hotel	Under Plan Check
		817 W. 8th St. Los Angeles, CA 90017			Completion
	Unit SF Range	to	hotel rooms		Stories: 35
	sale price range	to	condo units		Market Rate Units
	rent price range	to	apt. units		Affordable Units
			Occupancy		Total units

65)	City Front Place		Adaptive Reuse	Condominiums	Under Plan Check
		530 E Washington Blvd Los Angeles, CA 90015			Completion 2007 Q4
	Unit SF Range 880	to 1,800	hotel rooms		Stories: 5 + 5 + 5
	sale price range		condo units 136		Market Rate Units 136
	rent price range		apt. units		Affordable Units
			Occupancy 0.0%		Total units 136
					<i>cityfrontplaceinc.com</i>

66)	e2 Lofts		Adaptive Reuse	Lofts	Under Plan Check
		941 E. 2nd St. Los Angeles, CA 90012			Completion 2008 Q1
	Unit SF Range 900	to 1,400	hotel rooms		Stories: 2
	sale price range \$540,000	to \$910,000	condo units 23		Market Rate Units 23
	rent price range		apt. units		Affordable Units
			Occupancy 0.0%		Total units 23

Downtown Los Angeles Projects Development Pipeline




Under Plan Check

67)	Seven West		Adaptive Reuse	Condominiums	Under Plan Check
	1401 W 7th St Los Angeles, CA 90017				Completion 2008 Q1
	Unit SF Range	to	hotel rooms		Stories: 5
	sale price range	to	condo units 62		Market Rate Units 62
	rent price range	to	apt. units		Affordable Units
			Occupancy 0.0%		Total units 62
					(714) 815-8217

68)	940 E. 2nd St.		Adaptive Reuse	Loft-style condos	Under Plan Check
	940 E. 2nd St. Los Angeles, CA 90012				Completion 2008 Q2
	Unit SF Range 1,200	to 2,300	hotel rooms		Stories: N/A
	sale price range	to	condo units 40		Market Rate Units 40
	rent price range	to	apt. units		Affordable Units
			Occupancy 27.5%		Total units 40
					Metro Resources Inc. (213) 625-2815

69)	BC Plaza Lofts (711 N. Broadway)		Adaptive Reuse	Loft-style condos	Under Plan Check
	711 N Broadway Los Angeles, CA 90012				Completion 2008 Q2
	Unit SF Range 575	to 1,400	hotel rooms		Stories: 4
	sale price range \$300,000	to \$600,000	condo units 53		Market Rate Units 53
	rent price range	to	apt. units		Affordable Units
			Occupancy 0.0%		Total units 53
					626-797-8678

70)	Piero II (formerly Lorenzo)		New Construction	Apartments Retail	Under Plan Check
	 1052 W 6th St Los Angeles, CA 90017				Completion 2008 Q2
	Unit SF Range	to	hotel rooms		Stories:
	sale price range	to	condo units		Market Rate Units 350
	rent price range	to	apt. units 350		Affordable Units
			Occupancy 0.0%		Total units 350
					G.H. Palmer Associates 949.279.6699

71)	SB Tower II		New Construction	Condominiums	Under Plan Check
	601 S Main St. Los Angeles, CA 90014				Completion 2008 Q3
	Unit SF Range	to	hotel rooms		Stories: 15
	sale price range \$650,000	to	condo units 400		Market Rate Units 400
	rent price range	to	apt. units		Affordable Units
			Occupancy 0.0%		Total units 400
					213-891-1954

Downtown Los Angeles Projects Development Pipeline



Under Plan Check


72) **808 N Spring Project** Adaptive Reuse Condominiums Under Plan Check

808 N Spring St
Los Angeles, CA 90012

Unit SF Range	to	hotel rooms		Completion	2008 Q4
sale price range	to	condo units	123	Stories:	10
rent price range	to	apt. units		Market Rate Units	123
		Occupancy	0.0%	Affordable Units	
				Total units	123

www.koratlas.com KOR Group (323) 930-3700


73) **Metropolis Phase II** New Construction Retail Condominiums Under Plan Check



831 Francisco St
Los Angeles, CA 90017

Unit SF Range	to	hotel rooms		Completion	2008 Q4
sale price range	to	condo units	388	Stories:	46
rent price range	to	apt. units		Market Rate Units	388
		Occupancy	0.0%	Affordable Units	
				Total units	388


74) **Metropolis Phase III** New Construction Office Retail Under Plan Check



831 Francisco St
Los Angeles, CA 90017

Unit SF Range	to	hotel rooms		Completion	2008 Q4
sale price range	to	condo units		Stories:	42
rent price range	to	apt. units		Market Rate Units	
		Occupancy		Affordable Units	
				Total units	


75) **Metropolis Phase IV** New Construction Hotel Condominiums Under Plan Check



831 Francisco St
Los Angeles, CA 90017

Unit SF Range	to	hotel rooms	480	Completion	2008 Q4
sale price range	to	condo units	88	Stories:	55
rent price range	to	apt. units		Market Rate Units	88
		Occupancy	0.0%	Affordable Units	
				Total units	88

76) **South Village - iHope** New Construction Condominiums Retail Under Plan Check



8th & Hope St
Los Angeles, CA 90017

Unit SF Range	to	hotel rooms		Completion	2009 Q1
sale price range	to	condo units	225	Stories:	22
rent price range	to	apt. units		Market Rate Units	225
		Occupancy	0.0%	Affordable Units	
				Total units	225

www.cimgroup.com


Downtown Los Angeles Projects Development Pipeline



Under Plan Check

77) **Figueroa South** New Construction Condominiums Under Plan Check

1248 S Figueroa St
Los Angeles, CA 90015



Unit SF Range	815	to	2,100
sale price range	\$580,000	to	\$3,000,000
rent price range		to	


hotel rooms	
condo units	648
apt. units	
Occupancy	0.0%

Completion	2009 Q2
Stories:	34 + 34 + 2
Market Rate Units	648
Affordable Units	
Total units	648

South Group (Williams & Dame, Gerding/Edlen) 213-622-5400

78) **Glass Tower** New Construction Condominiums Under Plan Check

1050 S Grand Ave
Los Angeles, CA 90015



Unit SF Range	850	to	3,000
sale price range	\$400,000	to	\$3,000,000
rent price range		to	


hotel rooms	
condo units	128
apt. units	
Occupancy	0.0%

Completion	2009 Q2
Stories:	23
Market Rate Units	128
Affordable Units	
Total units	128

www.theglasstower.com 323.382.0112 ext. 223

79) **Grand Avenue Project Phase I (Parcel Q)** New Construction Hotel Retail Arts/Entertainment Condominiums Affordable apartments Under Plan Check

121 S Olive St
Los Angeles, CA 90012



Unit SF Range		to	
sale price range		to	
rent price range		to	


hotel rooms	275
condo units	400
apt. units	100
Occupancy	0.0%

Completion	2009 Q4
Stories:	47 + 24
Market Rate Units	400
Affordable Units	100
Total units	500

www.grandavenuecommittee.org Jessica McClure (retail) 212.801.4110

80) **Herald Examiner** Renovation Condominiums Office Retail Under Plan Check

1111 S Broadway
Los Angeles, CA 90015



Unit SF Range	1,000	to	
sale price range	\$720,000	to	
rent price range		to	


hotel rooms	
condo units	587
apt. units	
Occupancy	0.0%

Completion	2009 Q4
Stories:	33 + 24 + 2
Market Rate Units	587
Affordable Units	
Total units	587

Hearst Corporation 415-777-8196

81) **L.A. Lofts (formerly Hope Street Condos)** New Construction Condominiums Under Plan Check

1024 S Hope St.
Los Angeles, CA 90015



Unit SF Range	1,000	to	1,450
sale price range	\$450,000	to	
rent price range		to	

hotel rooms	
condo units	250
apt. units	
Occupancy	0.0%

Completion	2009 Q4
Stories:	25
Market Rate Units	250
Affordable Units	
Total units	250

Venice Investments 213-688-1133

Downtown Los Angeles Projects Development Pipeline



Under Plan Check

82) **Opus - 8th & Grand** New Construction Condominiums Under Plan Check

718 S Grand Ave
Los Angeles, CA 90017

Unit SF Range to
sale price range to
rent price range to

hotel rooms
condo units 875
apt. units
Occupancy 0.0%

Completion 2009 Q4
Stories: 15 + 15 + 22 +
Market Rate Units 875
Affordable Units
Total units 875

<http://astanienterprises.com/> Astani Enterprises 310-273-2999

83) **The Medallion** New Construction Retail Condominiums Under Plan Check

334 S Main St
Los Angeles, CA 90013

Unit SF Range 800 to
sale price range to
rent price range to

hotel rooms
condo units
apt. units 200
Occupancy 0.0%

Completion 2009 Q4
Stories: 6 + 6
Market Rate Units 200
Affordable Units
Total units 200

m2a-architects.com/portfolio/multifamily The Medallion, Inc. 213-891-1652

84) **One Santa Fe** New Construction Mixed Apartments Under Plan Check

230 S Santa Fe Ave
Los Angeles, CA 90013

Unit SF Range to
sale price range to
rent price range to

hotel rooms
condo units
apt. units 440
Occupancy 0.0%

Completion 2010 Q4
Stories:
Market Rate Units 440
Affordable Units
Total units 440

213-895-0925

85) **Federal Court House (Phase II)** New Construction Office Under Plan Check

300 N. Los Angeles St.
Los Angeles, CA 90012

Unit SF Range to
sale price range to
rent price range to

hotel rooms
condo units
apt. units
Occupancy

Completion 2011 Q4
Stories: 17
Market Rate Units
Affordable Units
Total units

Under Plan Check

Subtotal Market Rate Units: 5,766
Subtotal Affordable Units: 100
Subtotal Market and Affordable Units: 5,866

Downtown Los Angeles Projects Development Pipeline




Under Consideration 2 yrs

86)	1150 Grand			New Construction	Condominiums	Under Consideration 2 yrs
	1150 S Grand Los Angeles, CA			hotel rooms		Completion
	Unit SF Range	to		condo units	374	Stories: 43
	sale price range	to		apt. units		Market Rate Units 374
	rent price range	to		Occupancy	0.0%	Affordable Units
						Total units 374

www.meruelomaddux.com

87)	Washington Mutual Building			Adaptive Reuse	Office Condominiums	Under Consideration 2 yrs
	315 W. 9th St. Los Angeles, CA 90014			hotel rooms		Completion
	Unit SF Range	to		condo units	100	Stories: 12
	sale price range	to		apt. units		Market Rate Units 100
	rent price range	to		Occupancy	0.0%	Affordable Units
						Total units 100

Charles Dunn Company, Inc. (213) 270-6217 213-629


88)	Industrial Lofts			Adaptive Reuse	Lofts	Under Consideration 2 yrs
	 1800 E Industrial St Los Angeles, CA 90021			hotel rooms		Completion 2008 Q2
	Unit SF Range	800 to 1,250		condo units	36	Stories:
	sale price range	\$300,000 to \$500,000		apt. units		Market Rate Units 36
	rent price range	to		Occupancy	0.0%	Affordable Units
						Total units 36

www.buscuitcompanylofts.com

Linear City 213-622-2150

89)	Vibiana - Phase II			New Construction	Restaurant Arts/ Entertainment Condominiums	Under Consideration 2 yrs
	210 S Main Los Angeles, CA 90012			hotel rooms		Completion 2008 Q2
	Unit SF Range	1,000 to		condo units	300	Stories: 41
	sale price range	\$750,000 to		apt. units		Market Rate Units 300
	rent price range	to		Occupancy	0.0%	Affordable Units
						Total units 300

213-622-4949


90)	Former Beacon Storage Building			Adaptive Reuse	Lofts	Under Consideration 2 yrs
	 350 S Alameda Los Angeles, CA 90013			hotel rooms		Completion 2008 Q3
	Unit SF Range	650 to 1,400		condo units	59	Stories: 5
	sale price range	to		apt. units		Market Rate Units 59
	rent price range	to		Occupancy	0.0%	Affordable Units
						Total units 59

Downtown Los Angeles Projects Development Pipeline





Under Consideration 2 yrs

91)	Chinatown Gateway Plaza Project		Adaptive Reuse	Condominiums Retail	Under Consideration 2 yrs
	617 N Broadway Los Angeles, CA 90012				Completion 2008 Q4
	Unit SF Range	to	hotel rooms		Stories:
	sale price range	to	condo units 280		Market Rate Units 280
	rent price range	to	apt. units		Affordable Units
			Occupancy 0.0%		Total units 280

92)	City House		New Construction	Luxury condos	Under Consideration 2 yrs
	 Olympic & Grand Los Angeles, CA 90015				Completion 2008 Q4
	Unit SF Range 1,200	to	hotel rooms		Stories: 60
	sale price range \$700,000	to \$3,000,000	condo units 180		Market Rate Units 180
	rent price range	to	apt. units		Affordable Units
			Occupancy 0.0%		Total units 180
	www.rodmark.net				213-236-3220

93)	Hai Wei (Former 871 Figueroa Terrace Project)		New Construction	Condominiums	Under Consideration 2 yrs
	871 Figueroa Terrace Los Angeles, CA 90012				Completion 2008 Q4
	Unit SF Range	to	hotel rooms		Stories:
	sale price range	to	condo units 175		Market Rate Units 175
	rent price range	to	apt. units		Affordable Units
			Occupancy 0.0%		Total units 175
					LaeRoc 310-796-1484

94)	Mill Street Lofts (formerly Sky Lofts)		Adaptive Reuse	Lofts	Under Consideration 2 yrs
	 1848 Industrial St Los Angeles, CA 90021				Completion 2008 Q4
	Unit SF Range 600	to 2,400	hotel rooms		Stories: 16
	sale price range \$250,000	to \$500,000	condo units 118		Market Rate Units 118
	rent price range	to	apt. units		Affordable Units
			Occupancy 0.0%		Total units 118
	www.buscuitcompanylofts.com				Linear City (213) 670-0114

95)	Olympic		New Construction	Luxury condos	Under Consideration 2 yrs
	 Olympic & Grand Los Angeles, CA 90015				Completion 2008 Q4
	Unit SF Range 1,200	to	hotel rooms		Stories: 50
	sale price range \$700,000	to \$3,000,000	condo units 150		Market Rate Units 150
	rent price range	to	apt. units		Affordable Units
			Occupancy 0.0%		Total units 150
	www.rodmark.net				213-236-3220

Downtown Los Angeles Projects Development Pipeline



Under Consideration 2 yrs

96) **The Orsini (Phase III)** New Construction Apartments Under Consideration 2 yrs

867 W Cesar E. Chavez Ave
Los Angeles, CA 90012

Unit SF Range	to	hotel rooms	
sale price range	to	condo units	
rent price range	to	apt. units	300
		Occupancy	0.0%

Completion 2008 Q4

Stories: 5

Market Rate Units 300


Affordable Units

Total units **300**

www.theorsini.com Western National Property Management (213) 346-9980

97) **The Yards** New Construction Loft-style condos Under Consideration 2 yrs

875 E Traction Ave.
Los Angeles, CA 90013



Unit SF Range	to	hotel rooms	
sale price range	to	condo units	400
rent price range	to	apt. units	
		Occupancy	0.0%

Completion 2008 Q4

Stories:

Market Rate Units 400


Affordable Units

Total units **400**

213-627-5045

98) **Zen** New Construction Condominiums Under Consideration 2 yrs

250 S Hill St
Los Angeles, CA 90012



Unit SF Range	1,040	to	2,800	hotel rooms	
sale price range		to		condo units	330
rent price range		to		apt. units	
				Occupancy	0.0%

Completion 2009 Q2

Stories: 50

Market Rate Units 330

Affordable Units

Total units **330**

Kawada Company 213-621-2220

99) **Lucia Tower** New Construction Condominiums Retail Under Consideration 2 yrs

Sunset Blvd & Cesar Chavez
Los Angeles, CA 90012

Unit SF Range	900	to	2,400	hotel rooms	
sale price range		to		condo units	200
rent price range		to		apt. units	
				Occupancy	0.0%

Completion 2009 Q4

Stories: 31

Market Rate Units 200


Affordable Units

Total units **200**

Larry & Ralph Cimmarusti

100) **Grand Avenue Project Phase II (Parcel L)** New Construction Retail Arts/Entertainment Restaurant Condominiums Affordable apartments Under Consideration 2 yrs

220 S. Hope St
Los Angeles, CA 90012



Unit SF Range	to	hotel rooms	
sale price range	to	condo units	576
rent price range	to	apt. units	144
		Occupancy	0.0%

Completion 2011 Q4

Stories: N/A

Market Rate Units 576

Affordable Units 144

Total units **720**

Jessica McClure (retail) 212.801.4110


www.grandavenuecommittee.org

Downtown Los Angeles Projects Development Pipeline



Under Consideration 2 yrs

101) **Grand Avenue Project Phase II (Parcel M2)** New Construction Restaurant Under Consideration 2 yrs



236 S Hope St
Los Angeles, CA 90012

Unit SF Range	to
sale price range	to
rent price range	to

www.grandavenuecommittee.org


hotel rooms	
condo units	576
apt. units	144
Occupancy	0.0%

Retail
Arts/
Entertainment
Condominiums
Affordable
apartments

Completion	2011 Q4
Stories:	35 + 15 + 25
Market Rate Units	576
Affordable Units	144
Total units	720

Jessica McClure (retail) 212.801.4110

102) **Grand Avenue Project Phase III (Parcel W2)** New Construction Retail Under Consideration 2 yrs



440 W 1st St
Los Angeles, CA 90012

Unit SF Range	to
sale price range	to
rent price range	to

www.grandavenuecommittee.org

hotel rooms	
condo units	576
apt. units	144
Occupancy	0.0%

Retail
Condominiums
Office
Affordable
apartments

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

Jessica McClure (retail) 212.801.4110

Under Consideration 2 yrs

Subtotal Market Rate Units: 4,671
Subtotal Affordable Units: 432
Subtotal Market and Affordable Units: 5,103

Downtown Los Angeles Projects Development Pipeline



Under Consideration 3+ yrs

103)	Broadway Spring Center, Phase II	New Construction	Retail	Under Consideration 3+ yrs
	201 W. 4th St. Los Angeles, CA 90012			Completion
	Unit SF Range to	hotel rooms <input style="width: 50px;" type="text"/>		Stories: N/A
	sale price range to	condo units <input style="width: 50px;" type="text"/>		Market Rate Units <input style="width: 50px;" type="text"/>
	rent price range to	apt. units <input style="width: 50px;" type="text"/>		Affordable Units <input style="width: 50px;" type="text"/>
		Occupancy <input style="width: 50px;" type="text"/>		Total units <input style="width: 50px;" type="text"/>

104)	Central Avenue Art Park			Under Consideration 3+ yrs
	Los Angeles, CA 90012			Completion
	Unit SF Range to	hotel rooms <input style="width: 50px;" type="text"/>		Stories: N/A
	sale price range to	condo units <input style="width: 50px;" type="text"/>		Market Rate Units <input style="width: 50px;" type="text"/>
	rent price range to	apt. units <input style="width: 50px;" type="text"/>		Affordable Units <input style="width: 50px;" type="text"/>
		Occupancy <input style="width: 50px;" type="text"/>		Total units <input style="width: 50px;" type="text"/>

105)	Citicorp Plaza, Phase III		Office	Under Consideration 3+ yrs
	755 S. Figueroa St. Los Angeles, CA 90017			Completion
	Unit SF Range to	hotel rooms <input style="width: 50px;" type="text"/>		Stories: N/A
	sale price range to	condo units <input style="width: 50px;" type="text"/>		Market Rate Units <input style="width: 50px;" type="text"/>
	rent price range to	apt. units <input style="width: 50px;" type="text"/>		Affordable Units <input style="width: 50px;" type="text"/>
		Occupancy <input style="width: 50px;" type="text"/>		Total units <input style="width: 50px;" type="text"/>

106)	LA Memorial Coliseum & Sport Arena	Renovation		Under Consideration 3+ yrs
	3911 S. Figueroa St. Los Angeles, CA 90037			Completion
	Unit SF Range to	hotel rooms <input style="width: 50px;" type="text"/>		Stories:
	sale price range to	condo units <input style="width: 50px;" type="text"/>		Market Rate Units <input style="width: 50px;" type="text"/>
	rent price range to	apt. units <input style="width: 50px;" type="text"/>		Affordable Units <input style="width: 50px;" type="text"/>
		Occupancy <input style="width: 50px;" type="text"/>		Total units <input style="width: 50px;" type="text"/>



www.lacoliseum.com

107)	Pershing Square Centre		Parking	Under Consideration 3+ yrs
	427 W. 5th St. Los Angeles, CA 90013			Completion
	Unit SF Range to	hotel rooms <input style="width: 50px;" type="text"/>		Stories: N/A
	sale price range to	condo units <input style="width: 50px;" type="text"/>		Market Rate Units <input style="width: 50px;" type="text"/>
	rent price range to	apt. units <input style="width: 50px;" type="text"/>		Affordable Units <input style="width: 50px;" type="text"/>
		Occupancy <input style="width: 50px;" type="text"/>		Total units <input style="width: 50px;" type="text"/>


www.systemproperty.com

Downtown Los Angeles Projects Development Pipeline




Under Consideration 3+ yrs

108)	Proposed development			New Construction	Hotel Condominiums	Under Consideration 3+ yrs
	808 S Olive Los Angeles, CA 90014			hotel rooms		Completion
	Unit SF Range	to		condo units		Stories:
	sale price range	to		apt. units		Market Rate Units
	rent price range	to		Occupancy		Affordable Units
						Total units

109)	Olive Street Lofts			New Construction	Condominiums	Under Consideration 3+ yrs
	 1103 S Olive St Los Angeles, CA 90015			hotel rooms		Completion 2009 Q2
	Unit SF Range	700 to 2,765		condo units	105	Stories: 17
	sale price range	to		apt. units		Market Rate Units 105
	rent price range	to		Occupancy	0.0%	Affordable Units
						Total units 105
						213-627-5045

110)	Bristol Hotel			Renovation	Hotel	Under Consideration 3+ yrs
	423 W. 8th St Los Angeles, CA 90014			hotel rooms	84	Completion 2009 Q4
	Unit SF Range	to		condo units		Stories: 7
	sale price range	to		apt. units		Market Rate Units
	rent price range	to		Occupancy		Affordable Units
						Total units
						213-627-0124

111)	Capitol Milling Building			Adaptive Reuse	Apartments Retail	Under Consideration 3+ yrs
	 1231 N Spring St Los Angeles, CA 90012			hotel rooms		Completion 2009 Q4
	Unit SF Range	to		condo units		Stories:
	sale price range	to		apt. units	40	Market Rate Units 40
	rent price range	to		Occupancy	0.0%	Affordable Units
						Total units 40
						323-223-1401


112)	Divine Master Convent			New Construction		Under Consideration 3+ yrs
	Beaudry & Sunset Los Angeles, CA 90012			hotel rooms		Completion 2009 Q4
	Unit SF Range	to		condo units		Stories: N/A
	sale price range	to		apt. units		Market Rate Units
	rent price range	to		Occupancy		Affordable Units
						Total units


Downtown Los Angeles Projects Development Pipeline




Under Consideration 3+ yrs

113)	Exposition Park Master Plan, Phase II		Renovation	Arts/ Entertainment Museum Parking	Under Consideration 3+ yrs
	Los Angeles, CA 90089		hotel rooms		Completion 2009 Q4
	Unit SF Range	to	condo units		Stories: N/A
	sale price range	to	apt. units		Market Rate Units
	rent price range	to	Occupancy		Affordable Units
					Total units

114)	Figueroa Central		New Construction	Condominiums Retail	Under Consideration 3+ yrs
	 1101 S. Figueroa St. Los Angeles, CA 90015		hotel rooms		Completion 2009 Q4
	Unit SF Range	to	condo units 700		Stories: 45 + 33
	sale price range \$500,000	to \$2,000,000	apt. units		Market Rate Units 550
	rent price range	to	Occupancy 0.0%		Affordable Units 150
					Total units 700
					<i>The Moinian Group Howard Samuels</i>

115)	Gill Lofts		Adaptive Reuse	Apartments	Under Consideration 3+ yrs
	 752-756 S Los Angeles St Los Angeles, CA 90014		hotel rooms		Completion 2009 Q4
	Unit SF Range	to	condo units		Stories:
	sale price range	to	apt. units 9		Market Rate Units 9
	rent price range	to	Occupancy 0.0%		Affordable Units
					Total units 9
					<i>(323) 255-4343</i>


116)	Los Angeles Center Studios, Phase II		New Construction	Arts/ Entertainment Office	Under Consideration 3+ yrs
	1201 W. 5th St. Los Angeles, CA 90017		hotel rooms		Completion 2009 Q4
	Unit SF Range	to	condo units		Stories: N/A
	sale price range	to	apt. units		Market Rate Units
	rent price range	to	Occupancy		Affordable Units
					Total units

117)	Pacific Exchange		Adaptive Reuse	Condominiums Apartments	Under Consideration 3+ yrs
	 233 Beaudry Los Angeles, CA 90012		hotel rooms		Completion 2009 Q4
	Unit SF Range	to	condo units 450		Stories: 30 + 30 + 10
	sale price range	to	apt. units 400		Market Rate Units 850
	rent price range	to	Occupancy 0.0%		Affordable Units
					Total units 850
					<i>Golden Hills (213) 624-6600</i>

Downtown Los Angeles Projects Development Pipeline



Under Consideration 3+ yrs

118)	South Village - Park Tower		New Construction	Condominiums	Under Consideration 3+ yrs
		826-850 S Hope St. Los Angeles, CA 90017			Completion 2009 Q4
	Unit SF Range	to	hotel rooms		Stories: 34
	sale price range	to	condo units 300		Market Rate Units 300
	rent price range	to	apt. units		Affordable Units
			Occupancy 0.0%		Total units 300
	www.cimgroup.com				CIM Group

119)	The Federal Building Restoration		Renovation	Office	Under Consideration 3+ yrs
		300 N Los Angeles St. Los Angeles, CA 90012			Completion 2009 Q4
	Unit SF Range	to	hotel rooms		Stories: N/A
	sale price range	to	condo units		Market Rate Units
	rent price range	to	apt. units		Affordable Units
			Occupancy		Total units

120)	Ullman Tower I		New Construction	Condominiums Retail	Under Consideration 3+ yrs
		915-949 S Hill Los Angeles, CA			Completion 2010 Q1
	Unit SF Range	to	hotel rooms		Stories:
	sale price range	to	condo units 320		Market Rate Units 320
	rent price range	to	apt. units		Affordable Units
			Occupancy 0.0%		Total units 320

121)	Ullman Tower II		New Construction	Retail Condominiums	Under Consideration 3+ yrs
		817-825 S Hill Los Angeles, CA			Completion 2010 Q1
	Unit SF Range	to	hotel rooms		Stories:
	sale price range	to	condo units 195		Market Rate Units 195
	rent price range	to	apt. units		Affordable Units
			Occupancy 0.0%		Total units 195

Under Consideration 3+ yrs

Subtotal Market Rate Units: 2,519
 Subtotal Affordable Units: 0
 Subtotal Market and Affordable Units: 2,519

Downtown Los Angeles Projects Development Pipeline



Renovation

122) **Cecil Hotel**

640 S Main St.
Los Angeles, CA 90014

Unit SF Range to
sale price range to
rent price range to

hotel rooms 614
condo units
apt. units
Occupancy

Renovation

Retail Hotel

Completion
Stories: 15
Market Rate Units
Affordable Units
Total units

The Cecil Hotel (213) 624-4545

123) **Frontier Hotel**

112 W 5th
Los Angeles, CA 90013

Unit SF Range to
sale price range to
rent price range to

hotel rooms
condo units
apt. units
Occupancy

Renovation

Hotel Lofts

Completion
Stories:
Market Rate Units
Affordable Units
Total units

124) **Wilshire Grand Hotel**

930 Wilshire Blvd
Los Angeles, CA 90017

Unit SF Range to
sale price range to
rent price range to

hotel rooms 900
condo units
apt. units
Occupancy

Renovation

Hotel

Completion 2009 Q3
Stories: 16
Market Rate Units
Affordable Units
Total units

www.wilshiregrand.com

Wilshire Grand Hotel 213-688-7777

Renovation

Subtotal Market Rate Units:
Subtotal Affordable Units: _____
Subtotal Market and Affordable Units:

Grand Total **Total Market Rate Units: 21,159**
Total Affordable Units: 1,014
Total Market and Affordable Units: 22,173