




Downtown Los Angeles Projects Housing Development Pipeline


2nd Quarter 2008


Under Construction

1)		655 Hope 655 S. Hope St. Los Angeles, CA 90017 www.655hope.com Developed by: SECK Group LLC 310-385-9261	For Sale Completion 2008 Q3 condo units 80 apt. units Building SF 115,675	Residential Under Construction Market Rate Units 80 Affordable Units Total units 80
2)		Alexandria Hotel 501 S. Spring St. Los Angeles, CA 90013 Developed by: Amerland Group 619-260-5562 x17	For Rent Completion 2008 Q3 condo units apt. units 463 Building SF 169,689	Mixed Use Under Construction Market Rate Units Affordable Units 463 Total units 463
3)		Barn Lofts 940 E. 2nd St. Los Angeles, CA 90012 Developed by: Borman Group 310-858-2208	For Sale Completion 2008 Q3 condo units 39 apt. units Building SF 39,000	Residential Under Construction Market Rate Units 39 Affordable Units 0 Total units 39
4)		Belmont Station Apartments 1304 W. 2nd Street Los Angeles, CA 90012 Developed by: Essex Property Trust 650-849-1646 / 818-227-2131	For Rent Completion 2008 Q3 condo units apt. units 275 Building SF	Residential Under Construction Market Rate Units 220 Affordable Units 55 Total units 275
5)		Broadway Plaza Lofts (formerly The Blackstone) 901 S. Broadway Los Angeles, CA 90015 Developed by: Vista Affordable Housing Corp/Urban Pacific 213-630-3645	For Rent Completion 2008 Q3 condo units apt. units 82 Building SF 83,472	Residential Under Construction Market Rate Units 66 Affordable Units 16 Total units 82
6)		Evo 1155 S. Grand Ave. Los Angeles, CA 90015 www.evo-south.com Developed by: South Group (Williams & Dame, Gerding) 213-741-2969	For Sale Completion 2008 Q3 condo units 311 apt. units Building SF 720,000	Residential Under Construction Market Rate Units 311 Affordable Units 0 Total units 311

7)  **Hewitt-First Lofts** **For Sale** Residential
 120-130 S. Hewitt St. **Completion** 2008 Q3 Under Construction
 Los Angeles, CA 90013 **condo units** 33 **Market Rate Units** 33
apt. units **Affordable Units**
Building SF **Total units** **33**
Developed by:


8)  **National City Bank Building Lofts** **For Rent** Residential
 810 S Spring Street **Completion** 2008 Q3 Under Construction
 Los Angeles, CA 90014 **condo units** 93 **Market Rate Units** 93
apt. units **Affordable Units**
Building SF 135,000 **Total units** **93**
Developed by: Pacific Trade Center LP


9)  **Roosevelt Lofts** **For Sale** Residential
 727 W. 7th St. **Completion** 2008 Q3 Under Construction
 Los Angeles, CA 90017 **condo units** 223 **Market Rate Units** 223
 www.rsvlt.com **apt. units** **Affordable Units** 0
Building SF 282,155 **Total units** **223**
Developed by: Roosevelt Lofts, LLC and Milbank Real Estate Services, LLC
213-403-1400

10)  **Rowan Building Lofts** **For Sale** Residential
 460 S. Spring St. **Completion** 2008 Q3 Under Construction
 Los Angeles, CA 90013 **condo units** 206 **Market Rate Units** 206
 www.rowan-lofts.com **apt. units** **Affordable Units**
Building SF 252,352 **Total units** **206**
Developed by: Downtown Properties/ MSGG Rowan Realty Partners, LLC
(213) 213-8537


11) **SB Main** **For Sale** Residential
 111 W. 7th St. **Completion** 2008 Q3 Under Construction
 Los Angeles, CA 90014 **condo units** 190 **Market Rate Units** 190
apt. units **Affordable Units**
Building SF 800,000 **Total units** **190**
Developed by: Barry Shy
213-891-1954

12) **308 E. Ninth St.** **For Rent** Residential
 308 E. 9th St. **Completion** 2008 Q4 Under Construction
 Los Angeles, CA 90015 **condo units** **Market Rate Units** 38
apt. units 38 **Affordable Units**
Building SF 73,000 **Total units** **38**
Developed by: South Park Group


13)  **Broadway Exchange Building** **For Sale** Residential
 219 W. 7th Street/660 Broadway **Completion** 2008 Q4 Under Construction
 Los Angeles, CA 90014-1805 **condo units** 73 **Market Rate Units** 73
apt. units **Affordable Units** 0
Building SF 87,237 **Total units** **73**
Developed by: Broadway Exchange Building, LLC
213-891-1063

14)  **El Dorado** *For Sale* Residential
 416 S. Spring St.
 Los Angeles, CA 90013
 www.eldoradolofts.com
Developed by: Downtown Properties
(213) 213-8537

Completion	2008 Q4	Under Construction
condo units	65	Market Rate Units 65
apt. units		Affordable Units 0
Building SF	100,000	Total units 65

15)  **Jewelry Trades Building** *For Rent* Residential
 500 S. Broadway
 Los Angeles, CA 90013
Developed by: Mideb Nominees Inc./Fifth Street Fund
(213) 688-1100

Completion	2008 Q4	Under Construction
condo units		Market Rate Units 62
apt. units	62	Affordable Units
Building SF	91,768	Total units 62

16)  **Mercantile Arcade Building** *For Rent* Residential
 541 S. Broadway
 Los Angeles, CA 90013
Developed by: Fifth Street Funding Inc.
(213) 688-1100


Completion	2008 Q4	Under Construction
condo units		Market Rate Units 140
apt. units	140	Affordable Units 0
Building SF	220,512	Total units 140

17)  **Sixth Street Lofts** *For Rent* Residential
 1291, 1309-1333 E. 6th St.
 Los Angeles, CA 90013
Developed by: Howard Klein
213-624-2101

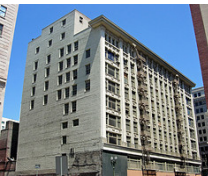
Completion	2008 Q4	Under Construction
condo units		Market Rate Units 63
apt. units	63	Affordable Units
Building SF	273,800	Total units 63

18)  **Spring Street Building** *For Sale* Residential
 756 S. Spring St.
 Los Angeles, CA 90014
Developed by:






Completion	2008 Q4	Under Construction
condo units	72	Market Rate Units 72
apt. units		Affordable Units
Building SF	78,993	Total units 72


19)  **The Union Lofts** *For Rent* Residential
 760 S. Hill St.
 Los Angeles, CA 90014
Developed by: Meruelo Maddux Properties
213-627-5045

Completion	2008 Q4	Under Construction
condo units		Market Rate Units 92
apt. units	92	Affordable Units 0
Building SF	131,981	Total units 92


20)  **Metropolitan Lofts** *For Rent* Mixed Use
 315 W. 5th St.
 Los Angeles, CA 90013
Developed by: 449 South Broadway LLC


Completion	2009 Q1	Under Construction
condo units		Market Rate Units 84
apt. units	84	Affordable Units
Building SF	163,000	Total units 84

21)	SB Spring	For Sale	Residential
	650 S. Spring/111 W. 7th St Los Angeles, CA 90014	Completion 2009 Q1	Under Construction
		condo units 195	Market Rate Units 195
		apt. units	Affordable Units
	Developed by: Barry Shy 213-891-1954	Building SF 246,900	Total units 195
22)	SB Tower	For Sale	Residential
	600 S. Spring St Los Angeles, CA 90014	Completion 2009 Q1	Under Construction
		condo units 220	Market Rate Units 220
		apt. units	Affordable Units
	Developed by: Barry Shy 213-891-1954	Building SF 273,765	Total units 220
23)	 717 Ninth (formerly Lofts @ 9th & Flower)	For Sale	Residential
	845 S. Flower St. Los Angeles, CA 90015	Completion 2009 Q2	Under Construction
	www.meruelomaddux.com	condo units 214	Market Rate Units 214
		apt. units	Affordable Units 0
	Developed by: Meruelo Maddux Properties 213-627-5045	Building SF 300,000	Total units 214
24)	 Concerto (9th & Fig)	For Sale	Mixed Use
	901 Figueroa St. Los Angeles, CA 90015	Completion 2009 Q2	Under Construction
	www.astanienterprises.com	condo units 629	Market Rate Units 629
		apt. units	Affordable Units 0
	Developed by: Astani Enterprises 310-273-2999 ext. 14	Building SF 750,910	Total units 629
25)	 San Pedro Apartments	For Rent	Mixed Use
		Completion 2009 Q2	Under Construction
		condo units	Market Rate Units 184
		apt. units 230	Affordable Units 46
	Developed by: Related California 949-660-7272	Building SF	Total units 230
26)	 Rosslyn Lofts	For Rent	Residential
	116 W. 5th St. Los Angeles, CA 90013	Completion 2009 Q4	Under Construction
	rosslynlofts.com	condo units	Market Rate Units 38
		apt. units 297	Affordable Units 259
	Developed by: Amerland Group 213-503-3113	Building SF 126,542	Total units 297
27)	 The Medallion	For Rent	Mixed Use
	334 S Main St. Los Angeles, CA 90013	Completion 2009 Q4	Under Construction
	m2a-architects.com/portfolio/multifamily	condo units	Market Rate Units 200
		apt. units 200	Affordable Units 0
	Developed by: Saeed Farkhondehpour/Morad Neman/TI... 213-891-1652	Building SF 670,000	Total units 200

28)		LA Live 777 W CHICK HEARN CT Los Angeles, CA 90015 www.aegworldwide.com/04_future/losangeles.html Developed by: AEG, Philip Anschutz 213-742-7340	For Sale Completion 2010 Q1 condo units 224 apt. units Building SF 4,000,000	Mixed Use Under Construction Market Rate Units 224 Affordable Units Total units 224
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Permitted


29)		Blossom Plaza 900 N Broadway Los Angeles, CA 90012 Developed by: Bond Chinatown Ventures LLC 310-395-4250	For Sale Completion 2011 Q1 condo units 262 apt. units Building SF	Mixed Use Permitted Market Rate Units 208 Affordable Units 54 Total units 262
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30)		Chinatown Gateway Plaza Project 617 N. Broadway Los Angeles, CA 90012 Developed by: Chinatown LLC, JB Allen Realty, Delia LLC, etc. 949-487-7800/310-459-8380	For Sale Completion 2011 Q1 condo units 280 apt. units Building SF 1,001,888	Mixed Use Permitted Market Rate Units 280 Affordable Units Total units 280
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31)		Figueroa Central 11th St. & Figueroa St. Los Angeles, CA 90015 Developed by: The Moinian Group	For Sale Completion 2011 Q1 condo units 860 apt. units Building SF 1,100,000	Mixed Use Permitted Market Rate Units 860 Affordable Units Total units 860
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32)		Glass Tower 1050 S Grand Ave Los Angeles, CA 90015 www.theglasstower.com Developed by: 11th & Grand LLC (Kalantari) 310-770-5179	For Sale Completion 2011 Q1 condo units 128 apt. units Building SF 192,000	Residential Permitted Market Rate Units 128 Affordable Units Total units 128
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33)		Matsu Developed by: AvalonBay Communities	For Rent Completion 2011 Q1 condo units apt. units Building SF	Residential Permitted Market Rate Units Affordable Units Total units
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34)		Park Fifth 5th between Hill & Olive Los Angeles, CA 90014 Developed by: Africal Isreal, Namco Capital Group, Houlihan Lokey Development Company 213-624-8088	For Sale Completion 2011 Q1 condo units 732 apt. units Building SF 1,238,000	Mixed Use Permitted Market Rate Units 732 Affordable Units Total units 732
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35)		Residences @ Bixel	For Sale	Mixed Use
		1110 Ingraham St. Los Angeles, CA 90017	Completion 2011 Q1	Permitted
			condo units 334	Market Rate Units 334
			apt. units	Affordable Units
		Developed by: Shin Young	Building SF	Total units 334

36)		1027 Wilshire	For Sale	Residential
		1027 Wilshire Blvd. Los Angeles, CA 90017	Completion 2011 Q2	Permitted
		http://www.amidigroup.com	condo units 402	Market Rate Units 402
			apt. units	Affordable Units
		Developed by: AMIDI Real Estate Group, Central City Development Group 650-363-2900	Building SF 522,000	Total units 402

37)		Metropolis Phase I	For Sale	Mixed Use
		831 FRANCISCO ST LOS ANGELES CA 90017	Completion 2011 Q4	Permitted
			condo units 351	Market Rate Units 351
			apt. units	Affordable Units
		Developed by: IDS Real Estate/LA Metropolis LLC 213.362.9312	Building SF 498,000	Total units 351

Under Plan Check

38)		1133 S. Hope St.	For Sale	Residential
		1133 S. Hope St. Los Angeles, CA 90015	Completion TBD	Under Plan Check
			condo units 159	Market Rate Units 159
			apt. units	Affordable Units
		Developed by: Amacon Group	Building SF	Total units 159


39)		611 Place	For Sale	Mixed Use
		611 W. 6th St. Los Angeles, CA 90017	Completion TBD	Under Plan Check
			condo units 402	Market Rate Units 402
			apt. units	Affordable Units 0
		Developed by: Metcom Management (213) 623-9989	Building SF 715,463	Total units 402

40)		AMP Lofts	For Sale	Mixed Use
		695 S. Santa Fe St. Los Angeles, CA 90021	Completion TBD	Under Plan Check
			condo units 180	Market Rate Units 153
			apt. units	Affordable Units 27
		Developed by: AMP (American Moving Parts) (213) 627-9921	Building SF	Total units 180

41)		BC Plaza Lofts (711 N. Broadway)	For Sale	Residential
		711 N. Broadway Los Angeles, CA 90012	Completion TBD	Under Plan Check
			condo units 53	Market Rate Units 53
			apt. units	Affordable Units
		Developed by: Bridge Residential Advisors 626-797-8678	Building SF 55,377	Total units 53


42)	Chester Williams Building	For Rent	Residential
		Completion TBD	Under Plan Check
		condo units _____	Market Rate Units 82
		apt. units 82	Affordable Units _____
	Developed by: Fifth Street Funding	Building SF _____	Total units 82

43)		Chinatown Lofts	For Sale	Mixed Use
			Completion TBD	Under Plan Check
			condo units 318	Market Rate Units 318
			apt. units _____	Affordable Units _____
	Developed by: T.A. Patty Development, Inc.	Building SF _____	Total units 318	






44)		City Front Place	For Sale	Residential
	530 E. Washington Blvd. Los Angeles, CA 90015		Completion TBD	Under Plan Check
	www.cityfrontplaceinc.com		condo units 136	Market Rate Units 136
	Developed by: Dennis Needleman		apt. units _____	Affordable Units _____
	(213) 622-2702 ext 25	Building SF 200,000	Total units 136	

45)		Figueroa South (Jardin)	For Sale	Residential
	1248 S Figueroa St Los Angeles CA 90015		Completion TBD	Under Plan Check
			condo units 648	Market Rate Units 648
	Developed by: South Group (Williams & Dame, Gerding/...		apt. units _____	Affordable Units _____
	213-741-2969	Building SF 119,000	Total units 648	

46)		Giannini Place (505 W 7th)		Residential
	649 S. Olive St. Los Angeles, CA 90014		Completion TBD	Under Plan Check
			condo units 100	Market Rate Units 100
	Developed by: WSA Management/ Chetrit Group		apt. units _____	Affordable Units 0
	626-230-9360	Building SF 146,340	Total units 100	

47)		Grand Avenue Project Phase I (Parcel Q)	For Sale	Mixed Use
	121 S OLIVE ST Los Angeles, CA 90012		Completion TBD	Under Plan Check
	www.grandavenuecommittee.org		condo units 400	Market Rate Units 400
	Developed by: Grand Avenue Committee/Related Calif...		apt. units 100	Affordable Units 100
	213-984-4105	Building SF 1,500,000	Total units 500	

48)	Hai Wei (Former 871 Figueroa Terrace Project)	For Sale	Residential	
	871 Figueroa Terrace Los Angeles, CA 90012		Completion TBD	Under Plan Check
			condo units 102	Market Rate Units 102
	Developed by: LaeRoc		apt. units _____	Affordable Units _____
	310-796-1484	Building SF 150,000	Total units 102	

49)		L.A. Lofts (formerly Hope Street Condos) 1024 South Hope Street Los Angeles, CA 90015 <i>Developed by: Venice Investments/Florence Enterprises 213-747-5588</i>	For Sale	Residential Under Plan Check	Completion TBD condo units 250 apt. units _____ Building SF 250,000	Market Rate Units 250 Affordable Units 0 Total units 250
50)		Metropolis Phase II 831 FRANCISCO ST LOS ANGELES CA 90017 <i>Developed by: IDS Real Estate/LA Metropolis LLC 213.362.9300</i>	For Sale	Mixed Use Under Plan Check	Completion TBD condo units 388 apt. units _____ Building SF 598,196	Market Rate Units 388 Affordable Units 0 Total units 388
51)		Metropolis Phase III 831 FRANCISCO ST LOS ANGELES CA 90017 <i>Developed by: IDS Real Estate/LA Metropolis LLC 213.362.9300</i>		Mixed Use Under Plan Check	Completion TBD condo units 88 apt. units _____ Building SF 987,311	Market Rate Units 88 Affordable Units _____ Total units 88
52)		Metropolis Phase IV 831 FRANCISCO ST LOS ANGELES CA 90017 <i>Developed by: IDS Real Estate/LA Metropolis LLC 213.362.9300</i>	For Sale	Mixed Use Under Plan Check	Completion TBD condo units _____ apt. units _____ Building SF 910,725	Market Rate Units _____ Affordable Units _____ Total units _____
53)		One Santa Fe 230 S Santa Fe Ave Los Angeles, CA 90013 <i>Developed by: Polis Builders/McGregor Company 213-895-0925</i>	For Rent	Mixed Use Under Plan Check	Completion TBD condo units _____ apt. units 440 Building SF _____	Market Rate Units 440 Affordable Units _____ Total units 440
54)		Opus - 8th & Grand 718 S. Grand Ave. Los Angeles, CA 90017 http://astanienterprises.com/ <i>Developed by: Astani Enterprises 310-273-2999 ext. 14</i>	For Sale	Residential Under Plan Check	Completion TBD condo units 875 apt. units _____ Building SF 1,065,000	Market Rate Units 875 Affordable Units _____ Total units 875
55)		Piero II (formerly Lorenzo) 1052 W 6TH ST Los Angeles, CA 90017 <i>Developed by: G.H. Palmer Associates (310) 207-3100</i>	For Rent	Mixed Use Under Plan Check	Completion TBD condo units _____ apt. units 340 Building SF _____	Market Rate Units 340 Affordable Units _____ Total units 340

56)	SB Tower II	<i>For Sale</i>	Residential
	Main & 6th Los Angeles, CA 90014	Completion TBD	Under Plan Check
		condo units 400	Market Rate Units 400
		apt. units	Affordable Units
	<i>Developed by: Barry Shy</i> <i>213-891-1954</i>	Building SF	Total units 400

57)	Seven West	<i>For Sale</i>	Residential
	1401 W. 7th St. Los Angeles, CA 90017	Completion TBD	Under Plan Check
		condo units 62	Market Rate Units 62
		apt. units	Affordable Units
	<i>Developed by: Seven West LLC</i> <i>(714) 815-8217</i>	Building SF	Total units 62

58)	 South Village - iHope	<i>For Sale</i>	Residential
	8th & Hope Los Angeles, CA 90015	Completion TBD	Under Plan Check
	www.cimgroup.com	condo units 225	Market Rate Units 225
	<i>Developed by: Wood Partners</i> <i>949-260-9960</i>	apt. units	Affordable Units 0
		Building SF	Total units 225

59)	 Zen	<i>For Sale</i>	Residential
	250 S. Hill St. Los Angeles, CA 90012	Completion TBD	Under Plan Check
		condo units 302	Market Rate Units 302
	<i>Developed by: Kawada Company of America</i> <i>213-621-2220</i>	apt. units	Affordable Units
		Building SF	Total units 302

Under Consideration 2 yrs

60)	1150 Grand		Residential
	1150 Grand Los Angeles, CA	Completion TBD	Under Consideration 2 yrs
	www.meruelomaddux.com	condo units 374	Market Rate Units 374
	<i>Developed by:</i>	apt. units	Affordable Units
		Building SF	Total units 374


61)	 1500 Figueroa	<i>For Sale</i>	Mixed Use
	1500 Figueroa St. Los Angeles, CA	Completion TBD	Under Consideration 2 yrs
		condo units 195	Market Rate Units 195
	<i>Developed by:</i>	apt. units	Affordable Units
		Building SF 246,000	Total units 195


62)	808 N Spring St.	<i>For Sale</i>	Residential
	808 N Spring St. Los Angeles, CA 90012	Completion TBD	Under Consideration 2 yrs
	www.koratlas.com	condo units 123	Market Rate Units 123
	<i>Developed by: KOR Group</i> <i>(323) 930-3700</i>	apt. units	Affordable Units
		Building SF 150,000	Total units 123


63)		City House	For Sale	Residential
		Olympic & Grand Los Angeles, CA 90015	Completion TBD	Under Consideration 2 yrs
		www.rodmark.net	condo units 180	Market Rate Units 180
		Developed by: Titan 213-236-3220	apt. units	Affordable Units
			Building SF 400,000	Total units 180


64)		Cosavings Building	For Sale	Mixed Use
		315 W. 9th St. Los Angeles, CA 90014	Completion TBD	Under Consideration 2 yrs
			condo units 100	Market Rate Units 100
		Developed by: N/A	apt. units	Affordable Units 0
			Building SF 139,057	Total units 100

65)		EIGHTH AND GRAND	For Sale	Residential
			Completion TBD	Under Consideration 2 yrs
			condo units 875	Market Rate Units 875
		Developed by: Astani Enterprises	apt. units	Affordable Units
			Building SF	Total units 875

66)		Former Beacon Storage Building	For Sale	Residential
		350 S. Alameda St. Los Angeles, CA 90013	Completion TBD	Under Consideration 2 yrs
			condo units 59	Market Rate Units 59
		Developed by: Peklar Pilavjian	apt. units	Affordable Units
			Building SF 67,000	Total units 59

67)		Grand Avenue Project Phase II (Parcel L)	For Sale	Mixed Use
		220 S HOPE ST Los Angeles, CA 90012	Completion TBD	Under Consideration 2 yrs
		www.grandavenuecommittee.org	condo units 576	Market Rate Units 576
		Developed by: Grand Avenue Committee/Related California	apt. units 144	Affordable Units 144
		213-984-4105	Building SF 510,000	Total units 720

68)		Grand Avenue Project Phase II (Parcel M2)	For Sale	Mixed Use
		236 S HOPE ST Los Angeles, CA 90012	Completion TBD	Under Consideration 2 yrs
		www.grandavenuecommittee.org	condo units 576	Market Rate Units 576
		Developed by: Grand Avenue Committee/Related California	apt. units 144	Affordable Units 144
		213-984-4105	Building SF 510,000	Total units 720

69)		Grand Avenue Project Phase III (Parcel W2)	For Sale	Mixed Use
		440 W 1ST ST Los Angeles, CA 90012	Completion TBD	Under Consideration 2 yrs
		www.grandavenuecommittee.org	condo units 576	Market Rate Units 576
		Developed by: Grand Avenue Committee/Related California	apt. units 144	Affordable Units 144
		213-984-4105	Building SF 710,000	Total units 720

70)  **Industrial Lofts** **For Sale** Residential

1800 E Industrial St.
Los Angeles, CA 90021

www.buscuitcompanylofts.com

Developed by: Linear City
213-622-2150


Completion TBD	Under Consideration 2 yrs
condo units 36	Market Rate Units 36
apt. units _____	Affordable Units _____
Building SF 13,170	Total units 36

71) **Lucia Tower** **For Sale** Residential

Grand Ave & Cesar Chavez
Los Angeles, CA 90012

Developed by: Larry & Ralph Cimmarusti

Completion TBD	Under Consideration 2 yrs
condo units 200	Market Rate Units 200
apt. units _____	Affordable Units _____
Building SF 730,000	Total units 200

72)  **Mill Street Lofts (formerly Sky Lofts)** **For Sale** Residential

1848 Industrial St
Los Angeles CA 90021

www.buscuitcompanylofts.com

Developed by: Linear City
213-622-2150

Completion TBD	Under Consideration 2 yrs
condo units 122	Market Rate Units 122
apt. units _____	Affordable Units 0
Building SF 132,000	Total units 122

73)  **Olympic** **For Sale** Residential

Olympic & Grand
Los Angeles, CA 90015

www.rodmark.net

Developed by: Titan
213-236-3220

Completion TBD	Under Consideration 2 yrs
condo units 150	Market Rate Units 150
apt. units _____	Affordable Units _____
Building SF 400,000	Total units 150

74)  **The Yards** **For Sale** Residential

875 E. Traction Ave.
Los Angeles, CA 90013

Developed by: Merco Group/Meruelo Properties
213-627-5045

Completion TBD	Under Consideration 2 yrs
condo units 400	Market Rate Units 400
apt. units _____	Affordable Units 0
Building SF _____	Total units 400

75) **Vibiana - Phase II** **For Sale** Mixed Use

114 E 2nd St.
Los Angeles, CA 90012

Developed by: Old Church LLC
213-622-4949

Completion TBD	Under Consideration 2 yrs
condo units 300	Market Rate Units 300
apt. units _____	Affordable Units _____
Building SF 468,000	Total units 300

Under Consideration 3+ yrs

76)  **1340 S. Figueroa St** **For Sale** Mixed Use

1340 S. Figueroa St.
Los Angeles, CA

Developed by: _____


Completion TBD	Under Consideration 3+ yrs
condo units _____	Market Rate Units _____
apt. units _____	Affordable Units _____
Building SF _____	Total units _____

77)	751 S. Spring St	For Sale	Residential
		Completion TBD	Under Consideration 3+ yrs
		condo units 257	Market Rate Units 257
		apt. units	Affordable Units
	Developed by: Spring St. Plaza, LLC	Building SF	Total units 257

78)	808 S. Olive St		Residential
		Completion TBD	Under Consideration 3+ yrs
		condo units	Market Rate Units
		apt. units	Affordable Units
	Developed by: Moinian Group	Building SF	Total units

79)	 Capitol Milling Building	For Rent	Mixed Use
	1231 N. Spring St. Los Angeles, CA 90012	Completion TBD	Under Consideration 3+ yrs
		condo units	Market Rate Units 40
		apt. units 40	Affordable Units
	Developed by: S&R Partners/Riboli/Bond Companies 323-223-1401	Building SF 60,000	Total units 40

80)	 Gill Lofts	For Rent	Residential
	752-756 S. Los Angeles Los Angeles, CA, 90014	Completion TBD	Under Consideration 3+ yrs
		condo units	Market Rate Units 9
		apt. units 9	Affordable Units
	Developed by: T.S. Gill (323) 255-4343	Building SF	Total units 9

81)	 Herald Examiner	For Sale	Mixed Use
	1111 S Broadway Los Angeles CA 90015	Completion TBD	Under Consideration 3+ yrs
		condo units 587	Market Rate Units 587
		apt. units	Affordable Units
	Developed by: Hearst Corporation	Building SF 176,000	Total units 587

82)	 Olive Street Lofts	For Sale	Residential
	1103 S. Olive St Los Angeles, CA 90015	Completion TBD	Under Consideration 3+ yrs
		condo units 105	Market Rate Units 105
		apt. units	Affordable Units
	Developed by: Meruelo Properties 213-627-5045	Building SF	Total units 105

83)	 Pacific Exchange	For Sale	Residential
	233 Beaudry Ave. Los Angeles, CA 90012	Completion TBD	Under Consideration 3+ yrs
		condo units 450	Market Rate Units 850
		apt. units 400	Affordable Units
	Developed by: Golden Hills Properties/Delson Investmer... (213) 624-6600	Building SF 1,000,000	Total units 850

84)		South Village - Park Tower	For Sale	Residential
		826 - 850 South Hope Street Los Angeles, CA 90015	Completion TBD	Under Consideration 3+ yrs
		www.cimgroup.com	condo units 300	Market Rate Units 300
		Developed by: CIM Group 323-860-4900	apt. units	Affordable Units 0
			Building SF 300,000	Total units 300

85)		The Orsini (Phase III)	For Rent	Residential
		867 W CESAR E CHAVEZ AVE Los Angeles, CA 90012	Completion TBD	Under Consideration 3+ yrs
		www.theorsini.com	condo units	Market Rate Units 300
		Developed by: G.H. Palmer Associates 949.279.6699	apt. units 300	Affordable Units 0
			Building SF	Total units 300

86)		Ullman Tower I	For Sale	Residential
			Completion TBD	Under Consideration 3+ yrs
			condo units 320	Market Rate Units 320
		Developed by: Meruelo Maddux 213-627-5045	apt. units	Affordable Units
			Building SF	Total units 320

87)		Ullman Tower II	For Sale	Residential
			Completion TBD	Under Consideration 3+ yrs
			condo units 195	Market Rate Units 195
		Developed by: Meruelo Maddux 213-627-5045	apt. units	Affordable Units
			Building SF	Total units 195