

BRISTOL PLAZA

BOUTIQUE CULVER CITY OFFICE BUILDING
WITH DIVERSE TENANCY



EXECUTIVE SUMMARY

JLL, as exclusive advisor, is pleased to present the unique opportunity to acquire a 100% fee simple interest in Bristol Plaza (the “Property”), a ±92,000 SF office building on a 2.61 acre parcel located in the dynamic Culver City market.

The Property sits on a generous lot, offering potential for significant development and expansion, maximizing Property value. With a count of 360 parking spaces, including a garage and outdoor spots, this meets and exceeds average parking needs, providing a rate of 3.9 spaces per 1,000 sq ft.

The Property’s unique tenant mix and strategic location position it for strong financial performance and long-term value appreciation:

- **20% of current occupants have medical uses** with significant infrastructure and capital intensive improvements.
- The thriving local market, especially the successful growth of media and entertainment sectors like TikTok in the immediate vicinity, presents significant potential for the Property to outperform.

Centrally located within minutes of downtown Culver City and Playa Vista, and close to El Segundo, Santa Monica, and Century City, Bristol Plaza is positioned perfectly for tenants needing to network and connect seamlessly across these markets. This represents an extraordinary opportunity to own a boutique asset perfectly positioned to capitalize on the thriving submarket.

PROPERTY OVERVIEW

| | |
|------------------------------|--|
| Total SF (As-Leased): | 90,964 SF |
| Total SF (BOMA ‘17): | 92,028 SF |
| Percentage Leased: | 63% |
| Year Built/Renovated: | 1981/2016/2018 |
| Total Site Area: | 2.61 Acres |
| Parking Ratio: | 360 Total Stalls, 211 Exterior, and 149 Interior |
| WALT: | 4.4 Years |



CULVER CITY IS ONE OF THE WEST COAST’S MOST DYNAMIC MARKETS

INVESTMENT HIGHLIGHTS

SECURE TENANCY

Medical and dental tenants represent 20% of the current occupants and have invested in significant upgrades to their spaces. This makes them stable, long-term tenants likely to remain in the building.

RECENT LEASING MOMENTUM

The property's appeal and strong market positioning is exemplified by the recent 8,000 square foot lease signed by the County of Los Angeles at a competitive rate of \$4.10 per square foot, full service gross.

MARKET OPPORTUNITY & INDUSTRY GROWTH

There's significant potential for this Property to tap into the rapidly expanding local market, particularly with the successful growth of media, entertainment and gaming sectors in Culver City. Dynamic tenants like TikTok, Netflix and Google have expanded in proximate area. Sony, Amazon, Apple, and HBOMax's production divisions headquarter in Culver City.

AMPLE PARKING

With a count of 360 parking spaces, including a garage with 149 covered stalls and outdoor spots, this meets and exceeds market parking needs, providing a rate of 3.9 spaces per 1,000 sq ft.

PRIME LOCATION

Centrally located within 15 minutes of downtown Culver City and Playa Vista, and close to El Segundo, Santa Monica, and Century City, this Property is positioned perfectly for tenants needing to network and connect seamlessly across these markets.

OPPORTUNITY FOR DEVELOPMENT

The Property sits on a generous 2.61-acre lot, offering potential for significant development and expansion, maximizing value.

ATTRACTIVE BASIS

Recent trades in Culver City are predominantly at or above the \$1,000 per square foot mark, showcasing an enticing opportunity to procure Property at an appealing basis.

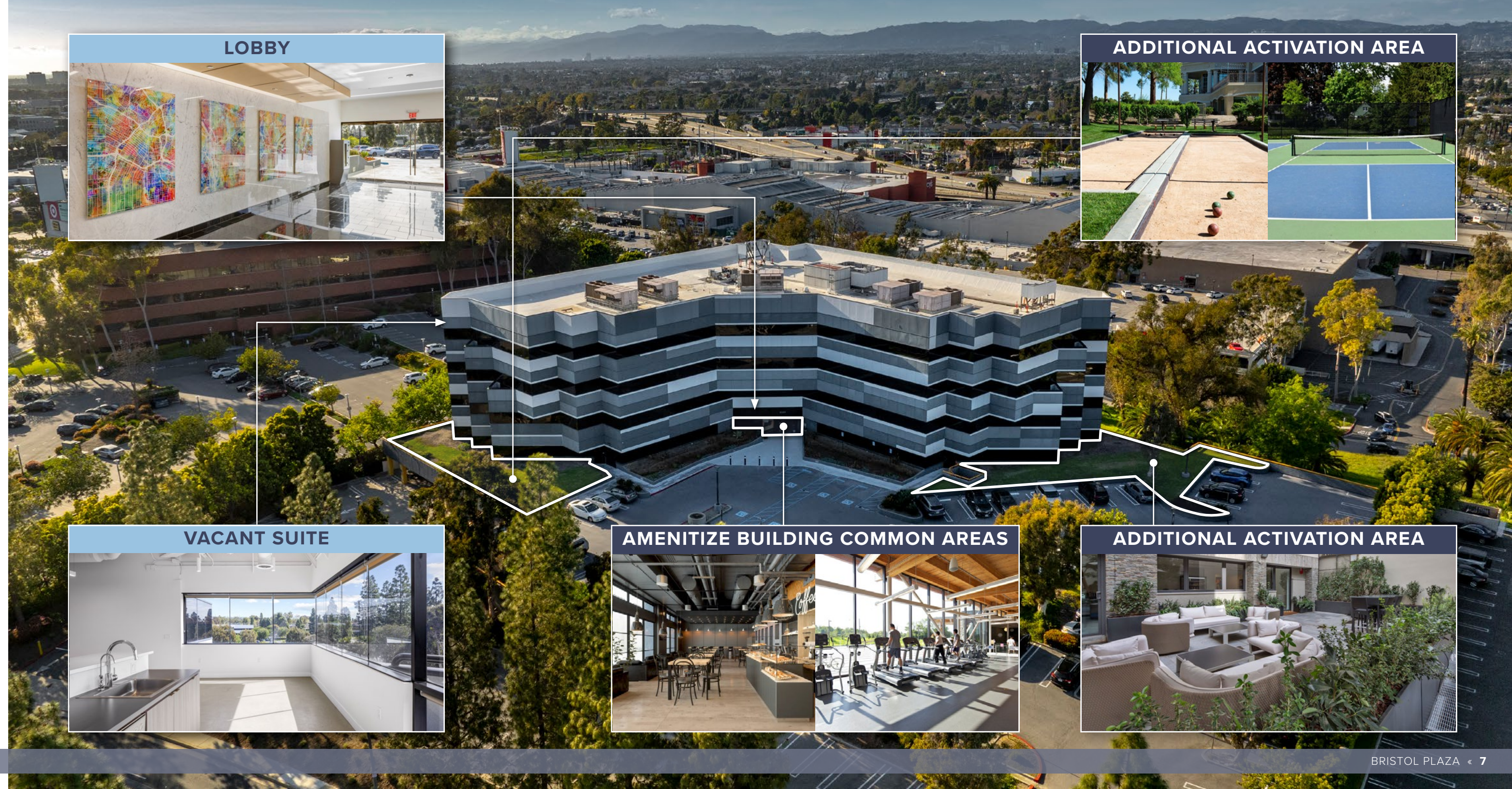


UNTAPPED REPOSITION POTENTIAL

The Property presents a compelling investment opportunity, having recently benefited from \$1.7mm in renovations that have modernized the elevators and revitalized the lobbies. Despite these upgrades, there remains significant untapped potential for further enhancements to the Property. The abundant land available on-site offers the possibility to introduce attractive amenities such as revitalized patio spaces and bocce ball courts, which would greatly improve the tenant experience. Furthermore, the vacant space on the first floor presents an excellent opportunity to create a lifestyle-oriented campus feel by incorporating a cafe and a fitness/wellness center.

| RECENT CAPITAL IMPROVEMENTS | |
|-----------------------------|--------------------|
| Category | Expense |
| Spec Suites | \$775,000 |
| Elevator Modernization | \$75,000 |
| Lobby/Corridor Upgrades | \$425,000 |
| Other | \$450,000 |
| Total | \$1,725,000 |

- Completed upgrades
- Potential upgrades



LOBBY



ADDITIONAL ACTIVATION AREA



VACANT SUITE



AMENITIZE BUILDING COMMON AREAS



ADDITIONAL ACTIVATION AREA



CULVER CITY: A PREMIER OFFICE MARKET

Bristol Plaza is perfectly positioned to capitalize on the explosive growth of Culver City's media and tech ecosystem. The Property's strategic location in the heart of Culver City places it at the epicenter of a market that has consistently attracted industry giants such as Apple, Google, Netflix, Facebook, and Amazon, all of which have established significant presences and continue to expand in the area. Most recently, ByteDance (TikTok) secured over 300,000 square feet of office space adjacent to Bristol Plaza, further validating the area's appeal and the surging demand for premium office space. As the media and tech boom continues to unfold, Bristol Plaza offers a compelling opportunity to capitalize on the unprecedented demand for office space in one of the nation's most dynamic and sought-after markets.



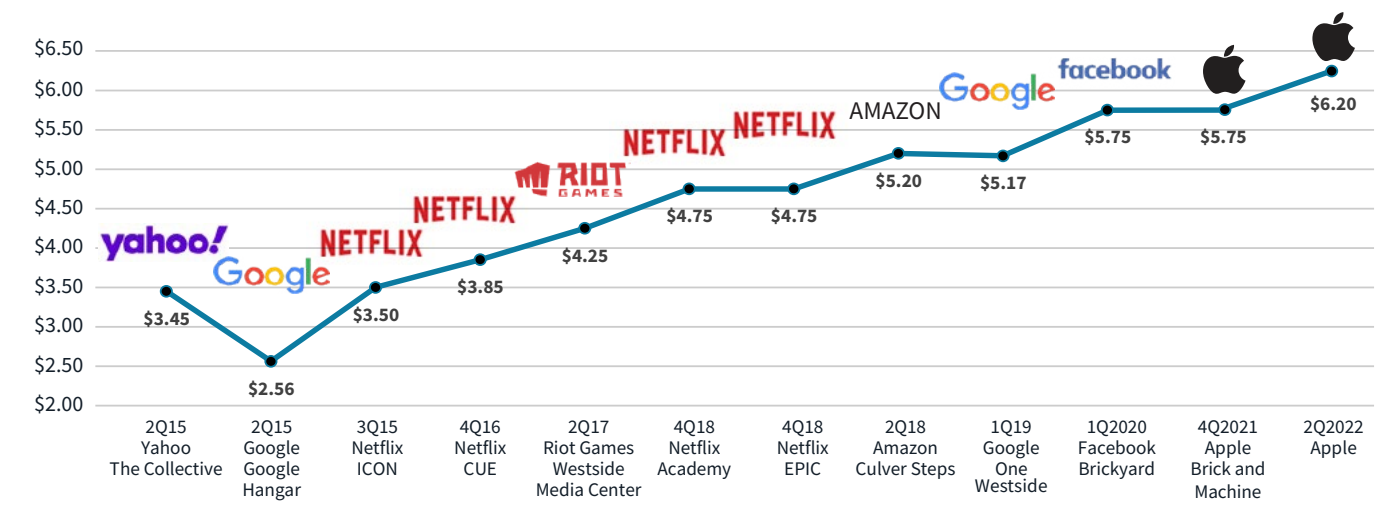
DURABLE AND EXPANDING MARKET DYNAMICS

ONE OF LA'S PREMIER MARKETS

CONTINUED TENANT DEMAND

INVESTOR APPETITE UNABATED

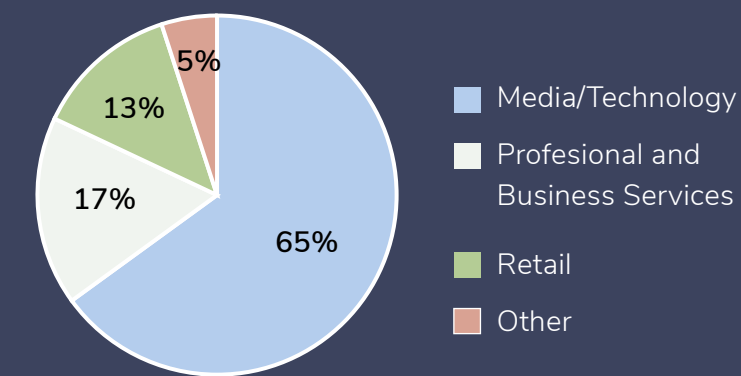
NNN Rental Rates for Large West LA Lease Transactions



THE CULVER CITY SUBMARKET HAS LOS ANGELES' HIGHEST CONCENTRATION OF CREDIT TENANCY

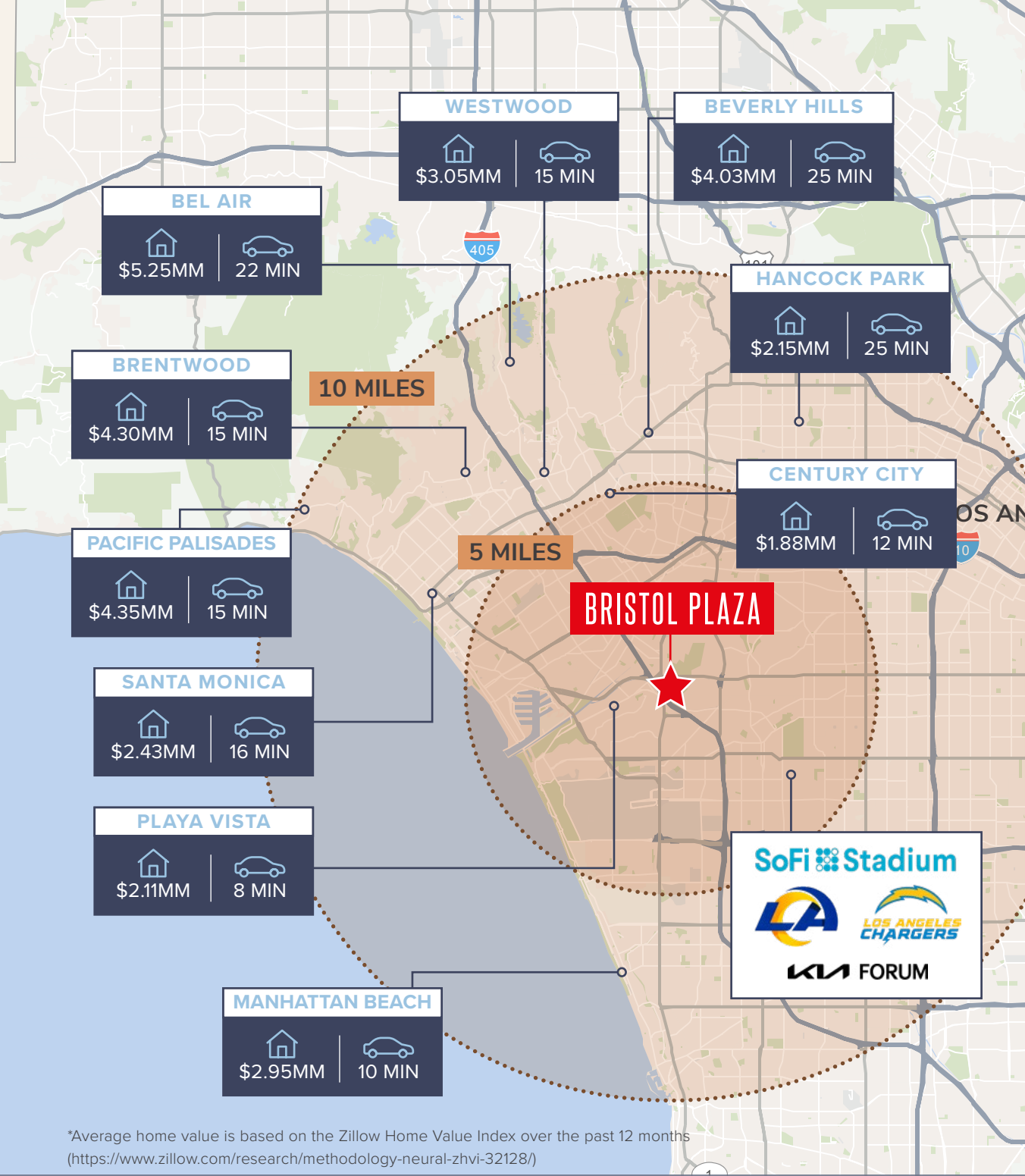


Culver City Tenant Industry Composition





THE WESTSIDE IS HOME TO A DIVERSE AND RESILIENT TENANT BASE FEULED BY THE GROWTH OF THE TECH AND ENTERTAINMENT SECTORS



Median Home Value

Drive Time to Bristol Plaza

BRISTOL PLAZA BENEFITS FROM ITS:

- Proximity to executive housing
- Growing labor force
- Exceptional regional and local access via the 405 and 90 freeways

| | Population | Average Age |
|----------|------------|-------------|
| 1-mile | 47,043 | 34.8 |
| 5-miles | 909,512 | 32.5 |
| 10-miles | 3,469,033 | 37.1 |

\$158,319
2023 AVERAGE HOUSEHOLD INCOME

23.2%
HOUSEHOLDS MAKE MORE THAN \$200,000

\$1.45M
AVERAGE HOME VALUE

65%
HAVE BACHELOR'S DEGREE OR HIGHER

30.6%
HAVE A GRADUATE/PROFESSIONAL DEGREE

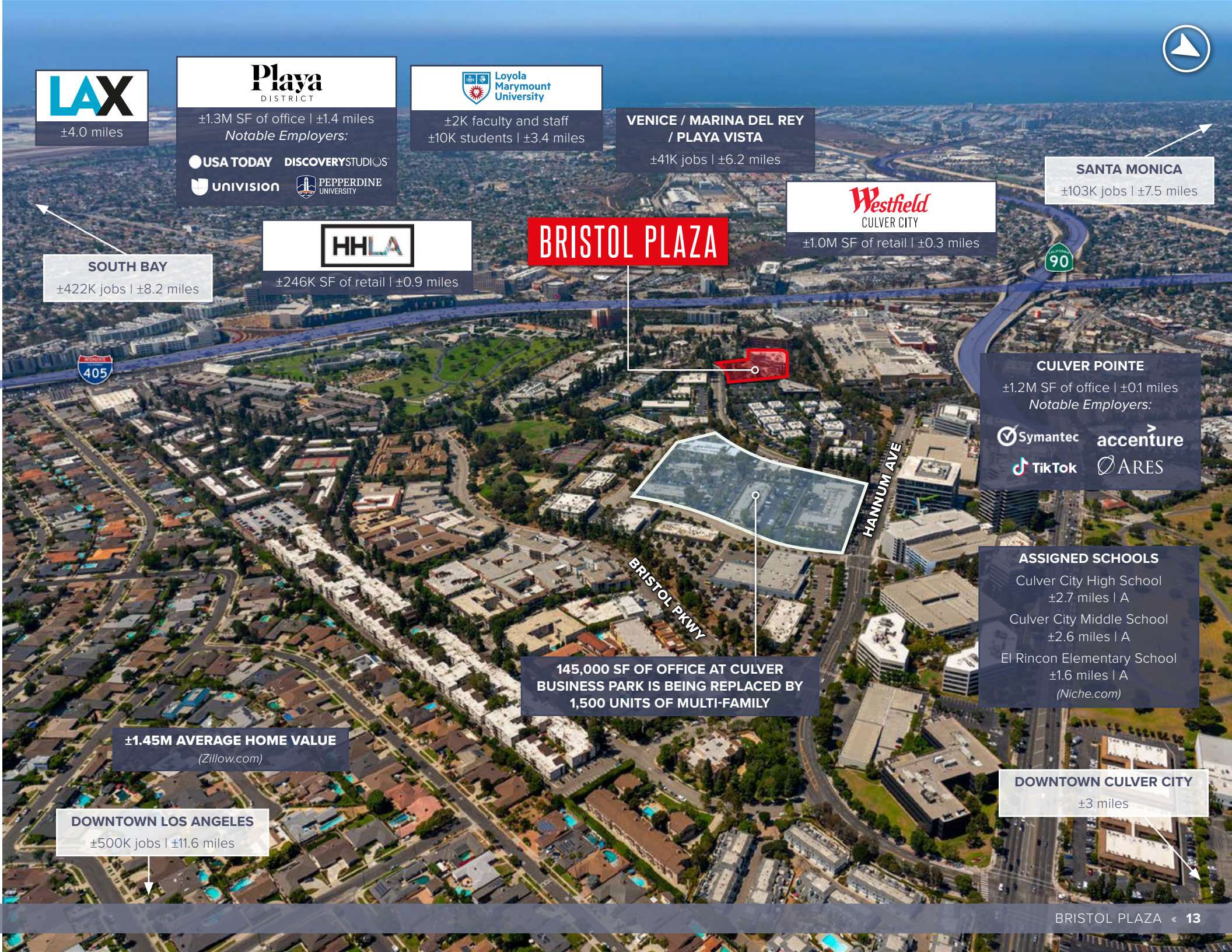
*Average home value is based on the Zillow Home Value Index over the past 12 months (<https://www.zillow.com/research/methodology-neural-zhvi-32128/>)

PART OF AN ELITE AND AFFLUENT MICROMARKET EXPERIENCING SIGNIFICANT INVESTMENT AND GROWTH

The area remains a magnet for capital influx, progressing into an increasingly appealing neighborhood for a wealthier demographic. Blackstone has recently entitled 1,500 residential units within a short distance from the Property, contributing to the more than 2,500 units that are currently in the planning phase or already under construction nearby. The Culver City Westfield Mall, which has recently seen substantial renovations, adds further allure to the area. Additionally, Northwood has invested heavily in the renovations of the 800-900 Corporate Pointe. All these enhancements supplement the already established prestige of the market, which is highlighted by an average home value standing at \$1.45 million and a median household income exceeding \$150,000. The ongoing improvements tangibly accentuate the Property area's attraction and investment potential.

2,500+ UNITS SET TO BE DELIVERED TO THE CULVER CITY MARKET OVER THE NEXT TWO YEARS

| MAJOR MULTI-FAMILY DEVELOPMENTS | | | | | |
|---------------------------------|--------------------------------------|---------------------------|-------|--------------------|--|
| Developer | Name | Address | Units | Estimated Delivery | |
| Blackstone | Culver City Business Park (Formerly) | Various Addresses | 1,500 | 2026 | |
| Lincoln Property Company | 5700 Hannum | 5700 Hannum Ave | 309 | 2027 | |
| The John Buck Company | | 11111 Jefferson Blvd | 230 | 2025 | |
| REDA Residential | Fox Hills Plaza | 6201-6229 Bristol Parkway | 200 | 2026 | |
| Sandstone Properties | D'VINE | 6733 S Sepulveda Blvd | 176 | 2024 | |
| California Landmark Group | The WM | 10401 Washington Blvd | 137 | 2024 | |
| The Robert Green Company | | 6531 S Sepulveda Blvd | 133 | 2024 | |
| The Robert Green Company | | 12124 Pacific Ave | 74 | 2025 | |
| Geneva Street Partners | Geneva @ Venice | 9900 Venice Blvd | 54 | 2024 | |



BRISTOL PLAZA

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