



THE
GEMSTONE
COLLECTION
Downtown Los Angeles



Emerald South Park
154 Units + 8 ADUs
Built in 2023

ONYX
SOUTH PARK

Onyx South Park
162 Units + 13k SF of Retail (ADU Conversion Potential)
Built in 2018

TOPAZ
HISTORIC CORE

Topaz Historic Core
159 Units + 22k SF of Retail
Built in 2018

The Offering

Jones Lang LaSalle Americas, Inc., as exclusive advisor, is pleased to present for sale the Gemstone Collection (the “Portfolio”), a 100% market-rate, 475-unit portfolio located in Downtown Los Angeles consisting of three assets: Emerald South Park, Onyx South Park & Topaz Historic Core. **Offers for the Portfolio will be considered on individual assets, sub-pools of assets and/or on the total portfolio.**

The Gemstone Collection presents a rare opportunity to acquire a portfolio of high-quality luxury multi-housing communities located in the largest urban cluster on the West Coast. Diversified between the desirable South Park and Historic Core neighborhoods, the Gemstone Collection combines refined class A living with top-tier amenity offerings. Each property features a large resort-style pool and spa, ample parking, state-of-the-art fitness centers, and co-working spaces, meeting all the needs of today’s affluent urban renters. Each asset offers homes in studio, one, two or three-bedroom configurations, with all modern amenities including in-unit washer & dryer, induction stainless steel appliances, floor-to-ceiling windows and more. Residents are attracted by the portfolio’s incredible proximity to the 71.4M SF of office and 18.1M SF of retail in Downtown Los Angeles, earning the portfolio an impressive 94 WalkScore on average.

Currently in Downtown Los Angeles, there are zero market-rate mid-rise properties under construction, and no new construction starts have occurred in nearly 3-years. The Gemstone Collection presents the ideal entry point into urban Los Angeles, offered at a discount to replacement cost and facing no new competing supply.

Description	# of Units	% of Mix	Avg. SF	Total SF
0x1	185	39%	±554	±102,535
1x1	178	37%	±699	±124,502
1x1.5	20	4%	±825	±16,495
2x1	10	2%	±919	±9,185
2x2	66	14%	±1,063	±70,189
3x2	16	3%	±1,316	±21,055
Total	475	100%	±724	±343,961

**Excludes Conversion of Ground-Floor Retail to 8 Live-Work Units Planned at Emerald and 3 Live-Work Units Planned at Onyx*



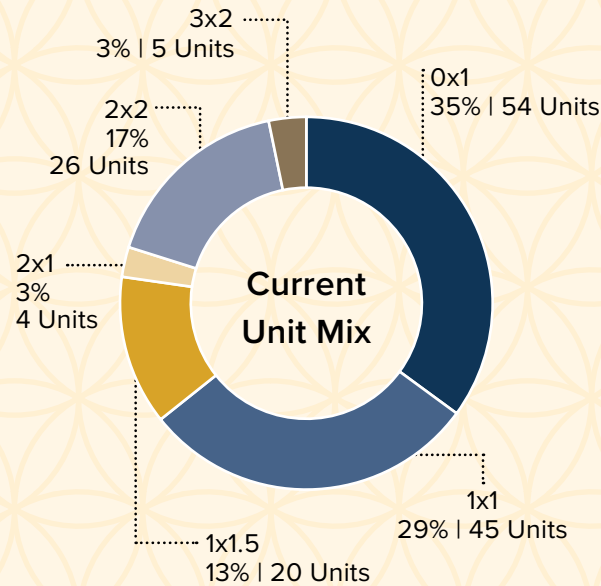
-  **Best in Class Residences**
-  **Unmatched Amenity Offerings Drive Renter Demand**
-  **Attractive Basis Below Replacement Cost**
-  **DTLA Supply Cliff Drives Fundamentals**
-  **South Park: LA’s Premiere Mixed-Use Neighborhood**
-  **Historic Core: DTLA’s Cultural Epicenter**
-  **DTLA is a Renter’s Paradise**
-  **Steps for DTLA’s World-Renowned Entertainment Scene**
-  **Rare Opportunity of Scale**
-  **LA28 will Revitalize DTLA**
-  **DTLA is an Emerging Educational Hub**



Emerald South Park

Completed in 2023, Emerald South Park (“Emerald”, the “Property”) is the newest asset in the Gemstone Collection. Optimally located on the corner of West 14th and South Olive Streets in DTLA’s South Park neighborhood, Emerald provides class A living across its 154 well-appointed residences. Homes feature expansive floor-to-ceiling windows, stainless-steel Fridgeaire appliances, front-loading washer & dryers, and smart-home upgrades including keyless entry and NEST thermostats. The Property features a large state-of-the-art fitness center, ample on-site parking and EV charging across two-levels of subterranean, and an expansive resort-style pool and spa on the third floor. Emerald is one of only two midrise assets (150+ units) delivered in South Park since 2020, making it the pinnacle for luxury living in this lively neighborhood. The Property is steps from the Dignity Health California Medial Center, a 318-bed community hospital.

Current ownership has plans to convert the entire ground-floor commercial area of Emerald to 8 live-work units at an average unit size of ±1,213-SF (full plans in document center). Metal framing has been completed to date.



Emerald Property Description



ADDRESS
215 W 14th St
Los Angeles, CA 90015



AFFORDABLE UNITS
None



NUMBER OF UNITS
154 Units
(8 Addtl. ADUs
Planned)



AVERAGE UNIT SIZE
±698 SF



**RESIDENTIAL
RENTABLE SQUARE
FOOTAGE**
±107,471 SF



**RETAIL RENTABLE
SQUARE FOOTAGE**
±9,702:
Planned Conversion to
ADUs



ACREAGE
±0.67 acres
(±230 du/ac)



PARCEL NUMBER
5134-025-055



BUILDING TYPE
Podium
(7-Stories)
Over 2 levels of
subterranean parking



PARKING
171 Spaces
(1.11:1 Parking Ratio)



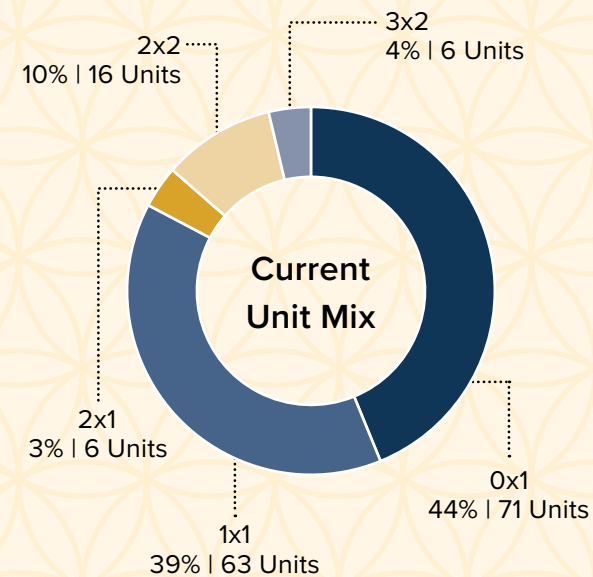
YEAR BUILT
2023



Onyx South Park

Onyx South Park (“Onyx”, the “Property”) delivered in 2018 bringing 162 luxury homes to the South Park neighborhood of DTLA. Situated on the signalized corner of Pico Boulevard and West Hope Street, Onyx benefits from unmatched accessibility throughout Downtown resulting in an impressive 93 WalkScore. Just two-blocks south of Onyx is the Los Angeles Convention Center, host to the Los Angeles Auto Show, Comic Con, and in 2028, the Summer Olympics, resulting in an enduring demand driver. The Property is also steps from the world-famous \$2.5B LA Live district, and the Crypto.com area, home of the Los Angeles Lakers. The community features a large saltwater pool and hot tub, along with a seventh-floor amenity deck situated amongst the backdrop of the Los Angeles skyline. The Property meets every need of today’s urban affluent renter, offered with expansive floor-to-ceiling windows, and stainless steel appliances.

Current ownership has plans to convert a portion of the vacant ground-floor commercial area of Onyx to 3 live-work units at an average unit size of ±880-SF (full plans in document center). No work has been completed to date.



Onyx Property Description



ADDRESS
424 W Pico Blvd
Los Angeles, CA 90015



AFFORDABLE UNITS
None



NUMBER OF UNITS
162 Units
(3 Addtl. ADUs
Planned)



AVERAGE UNIT SIZE
±718 SF



**RESIDENTIAL
RENTABLE SQUARE
FOOTAGE**
±116,274 SF



**RETAIL RENTABLE
SQUARE FOOTAGE**
±13,202 SF: Partial
Conversion to ADUs



ACREAGE
±0.75 acres
(±216 du/ac)



PARCEL NUMBER
5134-017-033



BUILDING TYPE
Podium
(7-Stories)
Over 2 levels of
subterranean parking



PARKING
130 Spaces
(0.81:1 Parking Ratio)



YEAR BUILTS
2018

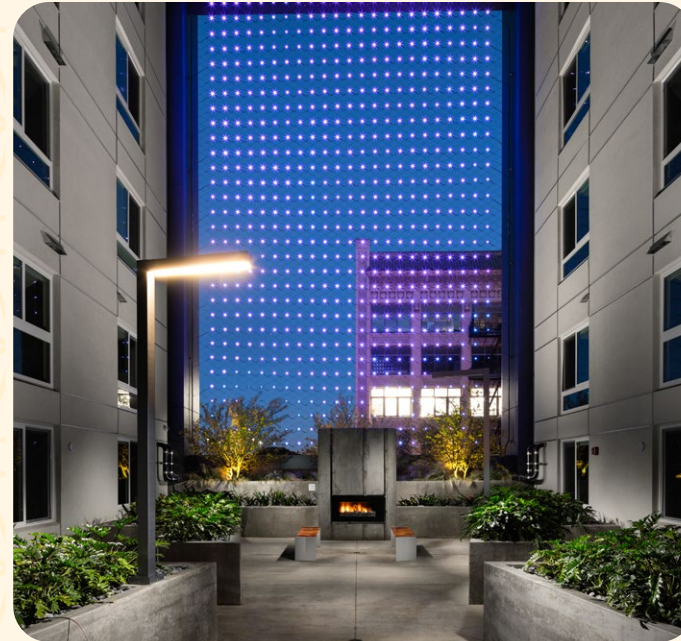
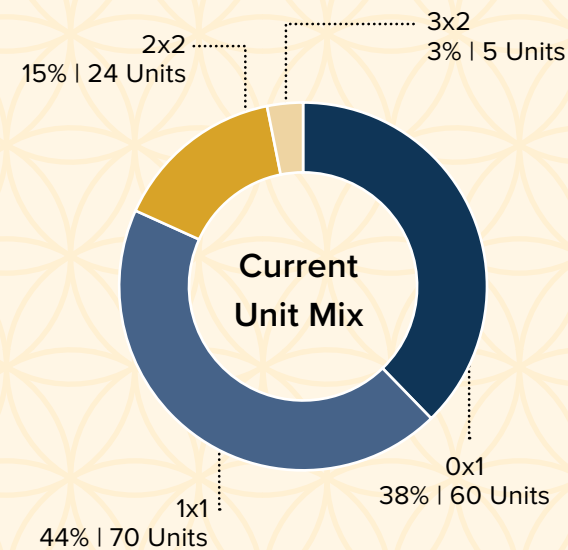


Topaz Historic Core

Topaz Historic Core (“Topaz”, the “Property”) is a 159-unit property located between Main and Los Angeles Streets. The Property is ideally positioned nearly equidistant to both the Financial and Arts Districts. Topaz is the most walkable community in the Gemstone Collection, earning an impressive 98 WalkScore and perfect 100 TransitScore. Due to its exceptional location, residents have an unmatched view of the Downtown skyline. The Property is steps from the famous historic theatre district, and Pershing Square, creating the ideal live-work-play dynamics. Topaz offers residents luxury living synonymous with the Gemstone Collection, with homes featuring floor-to-ceiling windows, top of the line stainless-steel appliances, and are the largest on average offered in the Gemstone Collection. Along Los Angeles Street, the Property features a five-story LED light display. Topaz’s central courtyard features an array of outdoor fire pits, BBQ grills, and a large saltwater pool and hot tub. The Property also features a full-size state-of-the-art fitness

center and on-site EV charging. The ground floor of the Property ±22k SF of ground floor retail that is 95% leased, resulting in added income and a lively community atmosphere.

Topaz presents an attractive basis in desirable midrise product in Downtown Los Angeles, while benefitting from the class-leading accessibility.



Topaz Property Description



ADDRESS

550 S Main St
Los Angeles, CA 90013



AFFORDABLE UNITS

None



NUMBER OF UNITS

159 Units



AVERAGE UNIT SIZE

±756 SF



RESIDENTIAL RENTABLE SQUARE FOOTAGE

±120,216 SF



RETAIL RENTABLE SQUARE FOOTAGE

±21,828 SF



ACREAGE

±0.88 acres
(±182 du/ac)



PARCEL NUMBER

5148-020-018



BUILDING TYPE

Podium
(7-Stories)
Over 2 levels of
subterranean parking



PARKING

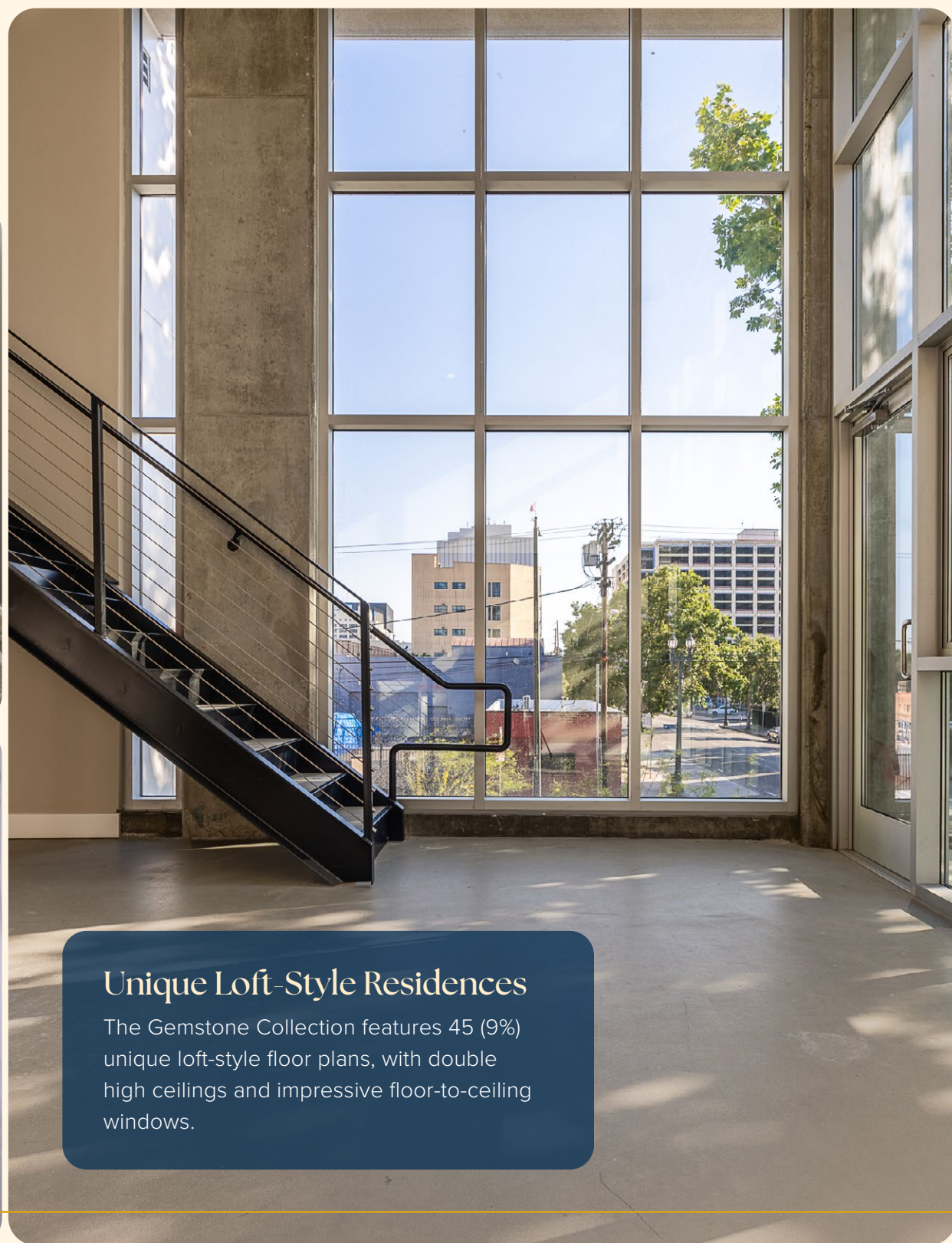
185 Spaces
(1.16:1 Parking Ratio)



YEAR BUILTS

2018

Best in Class Residences



Unique Loft-Style Residences

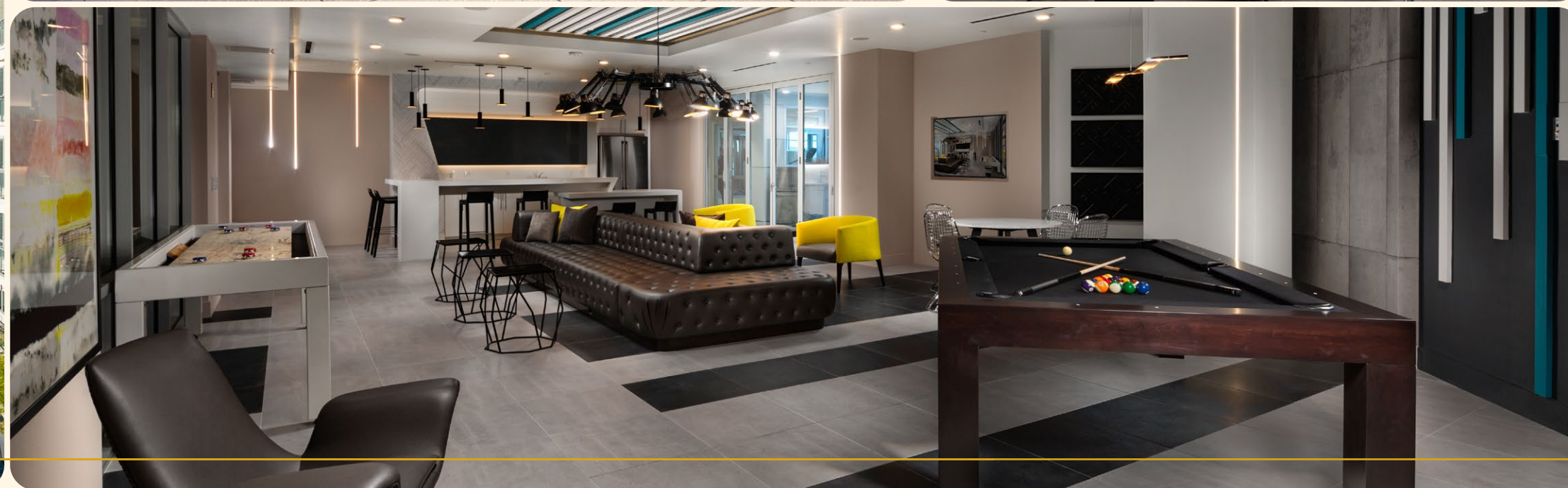
The Gemstone Collection features 45 (9%) unique loft-style floor plans, with double high ceilings and impressive floor-to-ceiling windows.





Unmatched Amenity Offerings Drive Renter Demand

Recently constructed during 2018-2023, no stone was left unturned during the development of The Gemstone Collection. Each asset features a state-of-the-art fitness center, a large resort-style saltwater pool, EV charging, co-working spaces, and large resident lounge.



Attractive Basis Below Replacement Cost

The Gemstone Collection presents an exceptional opportunity to acquire three high-quality, cash flowing residential assets at an attractive basis below replacement costs. On a blended basis, in-place rents would need to nearly double (90%) for a mid-rise project to pencil at today's development yield target of a 6.00% un-trended return-on-cost. At 4% annual growth, it would take 17 years to accomplish this, further insulating the portfolio from competing supply.

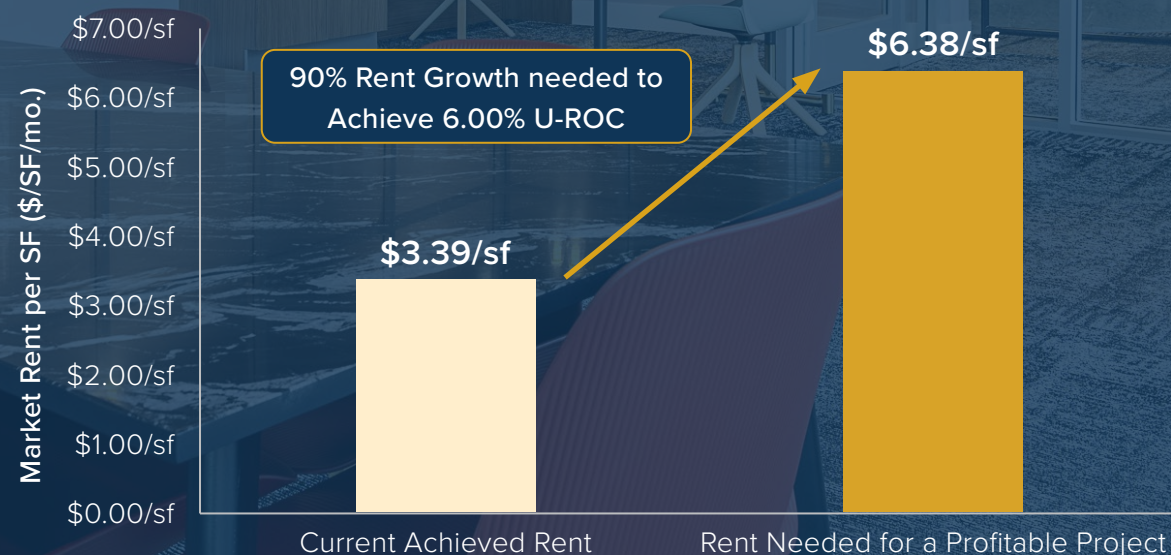
17 YEARS OF RENT GROWTH @ 4% CAGR FOR MIDRISE CONSTRUCTION TO PENCIL

Estimated Replacement Cost (blended)

	Amount	Per Unit	NRSF
Land Costs (\$50k per Unit)	\$23,750,000	\$50,000	\$69
Podium Hard Costs (\$500/PSF)	\$171,980,500	\$362,064	\$500
Soft Costs (30% of Hard Costs)	\$51,594,150	\$108,619	\$150
Est. Replacement Cost	\$247,324,650	\$520,683	\$719
Developer Profit (15% of all Costs)	\$37,098,698	\$78,103	\$108
Necessary Sale Price for Profitable Project	\$284,423,348	\$599,000	\$827

**Above replacement cost figures do not include future ADUs*

Replacement Cost Analysis | Portfolio Blended



While Construction Costs & Regulatory Burdens Continue to Rise

The California Construction Cost Index (CCCI), which tracks inflation amongst hard costs and labor in the Los Angeles and San Francisco markets, continues to rise despite experiencing 20-year highs during the pandemic and post-pandemic years of 2021 through 2023. The multi-housing sector in LA & SF recorded 10.1% cumulative rent growth through this period ('21-'23), while total hard costs and labor as reported by the CCCI increased by 32.1%, a disparity of over 3.6x. Resultingly, new construction does not pencil in these powerhouse markets, setting the stage for future growth for the Gemstone Collection.

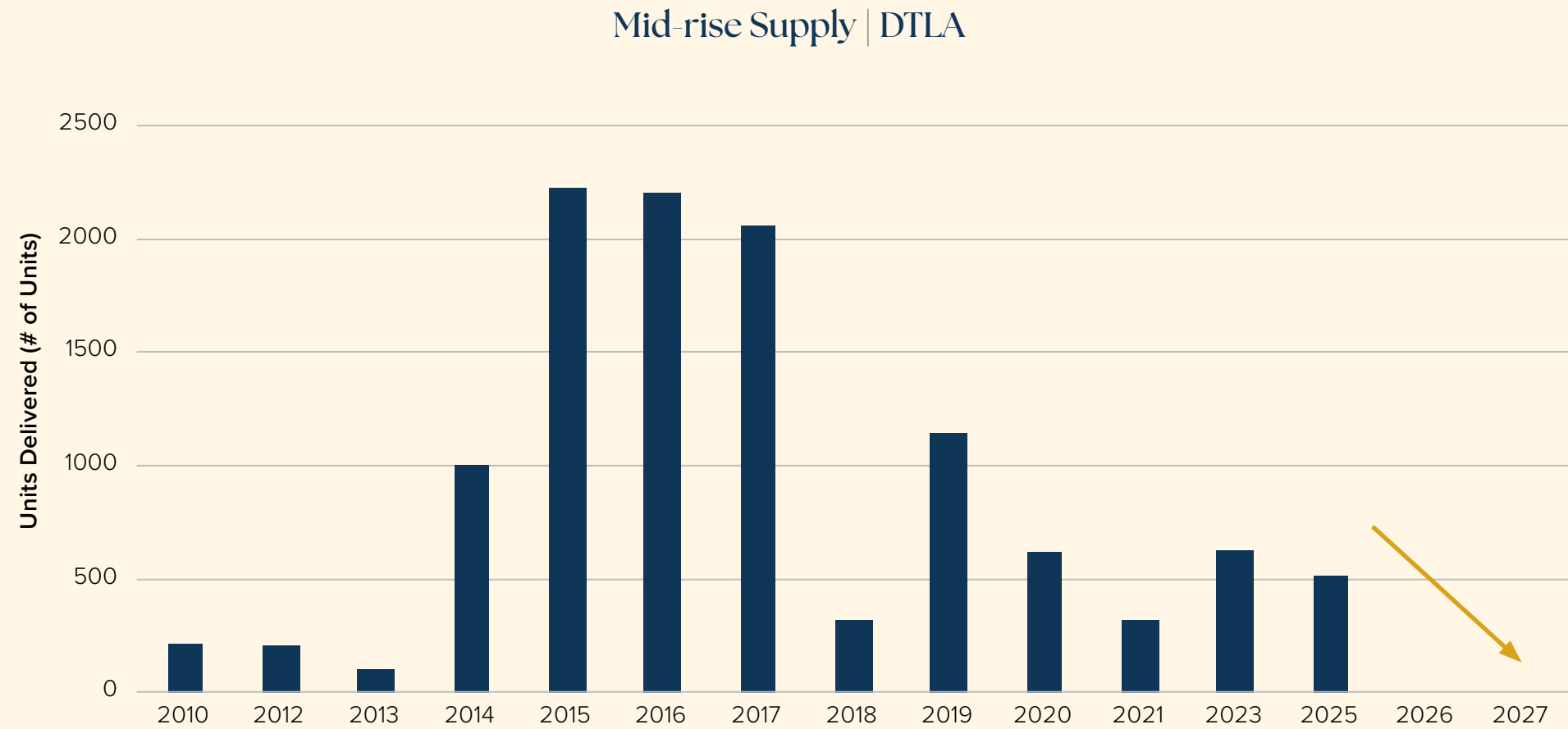
California Construction Cost Index (CCCI)	
Year	Inflation
2024	2.30%
2023	9.40%
2022	9.30%
2021	13.40%
2020	2.80%
2019	3.60%
2018	1.30%

“Over the 2010-2022 sample timeframe, (entitlement) approval times comprised roughly 45 percent on average of the nearly 4 years required to complete a multi-family project in the City of Los Angeles.”

UCLA Anderson School of Management, Development Approval Timelines, Approval Uncertainty, and New Housing Supply: Evidence from Los Angeles, December 14, 2023

DTLA Supply Cliff Drives Fundamentals

Currently, mid-rise supply in Downtown Los Angeles is at a 15-year low, with no market-rate communities currently under construction. It has been 31 consecutive months since a new midrise project broke ground in DTLA (Jun-22, Park East). The last time there was one or less projects under construction in DTLA, midrise construction experienced the strongest rent growth period ever recorded by CoStar, reaching 11.4% in 2021. The Gemstone Collection is ideally positioned to capitalize on the dearth of new product resulting in outsized near, medium and long-term effective rent growth.



DTLA Supply at a Glance

11.4%

ANNUAL RENT GROWTH DURING
LAST PERIOD WHERE 1 OR LESS
MID-RISE ASSETS WERE UNDER
CONSTRUCTION IN DTLA (2021)

ZERO

MARKET-RATE MID-RISE ASSETS ARE
CURRENTLY UNDER CONSTRUCTION

JUST TWO

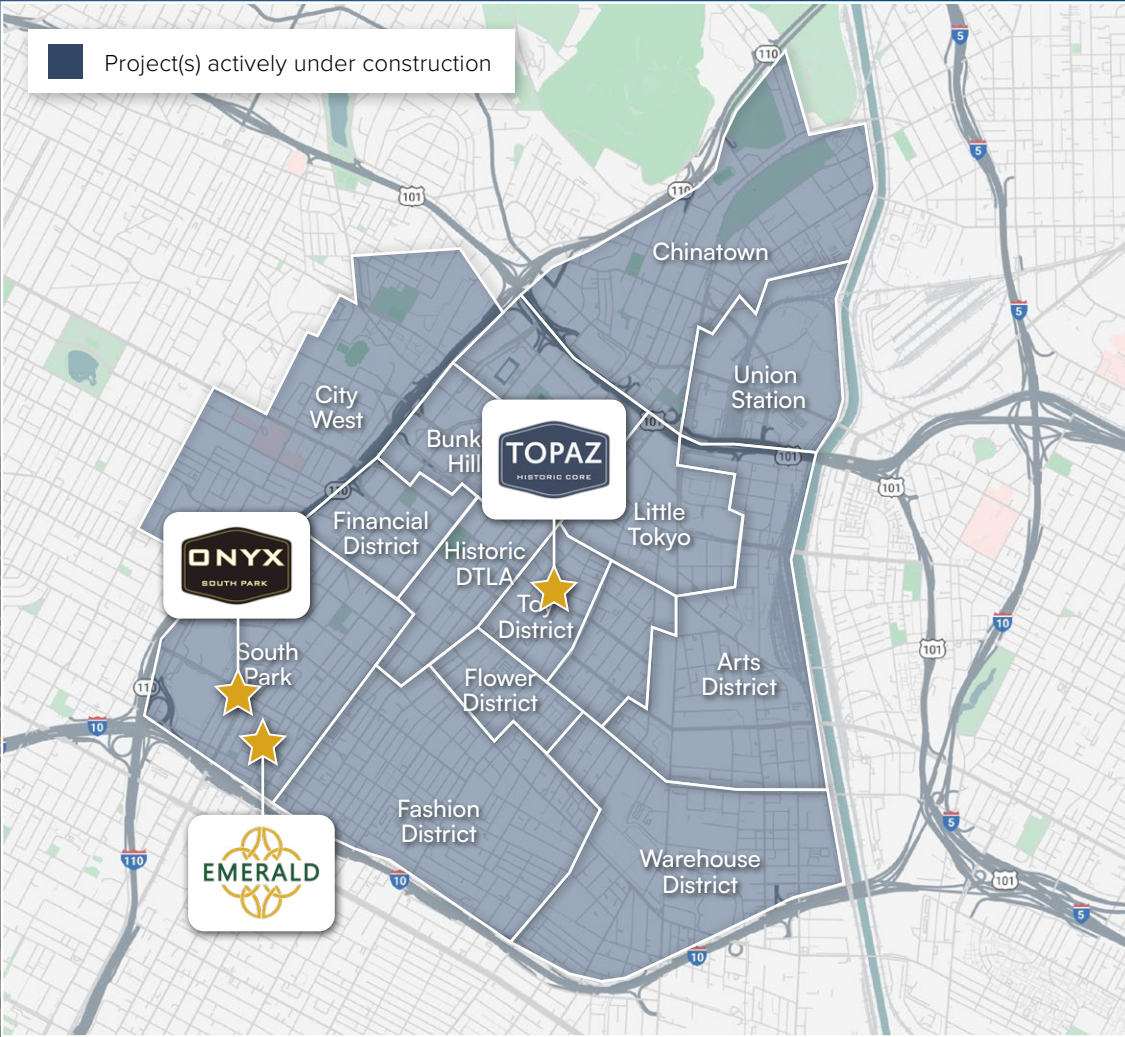
MIDRISE PROJECTS IN LEASE-UP

LOWEST %

OF INVENTORY UNDER
CONSTRUCTION IN 15 YEARS

ZERO

CONSTRUCTION STARTS SINCE Q3
2022



South Park: LA's Premiere Mixed-Use Neighborhood

South Park, a burgeoning submarket within Downtown Los Angeles, has emerged as a prime example of urban revitalization and strategic mixed-use development. Anchored by major assets such as the Crypto.com Arena and L.A. Live complex, South Park has attracted substantial institutional investment in luxury residential towers, class A office space, and retail developments. This concentration of amenities and infrastructure has driven strong rental growth and occupancy rates. The area's economic indicators, including population density, median income, and commercial property values, have shown consistent upward trends, positioning South Park as a key driver in Downtown LA's overall market performance and a focal point for future urban investment strategies.

6.4M

SF OF OFFICE

2.5M

SF OF RETAIL (95% OCCUPIED)

USC University of Southern California

228 K SF

ASU Arizona State University

85K SF

Dignity Health

600K SF

Federal Reserve Bank of San Francisco

600K SF

LA 28

160K SF



Historic Core: DTLA's Cultural Epicenter

The Historic Core, a pivotal submarket within Downtown Los Angeles, represents a compelling blend of architectural heritage and urban renewal, offering unique investment opportunities in adaptive reuse and mixed-use development. This district, known for its concentration of early 20th-century buildings, has undergone a significant transformation driven by the Adaptive Reuse Ordinance, which has catalyzed the conversion of obsolete office buildings into residential lofts and creative office spaces. The area's walkable streetscape, rich with historic facades and ground-floor retail, has fostered a vibrant pedestrian culture, enhancing its appeal to both residents and businesses.

9.5M

SF OF OFFICE


1.6M

SF OF RETAIL

73 YRS


AVG. RESIDENTIAL BUILDING AGE

Key Tenants




United States District Court

600K SF




531K SF




LAPD

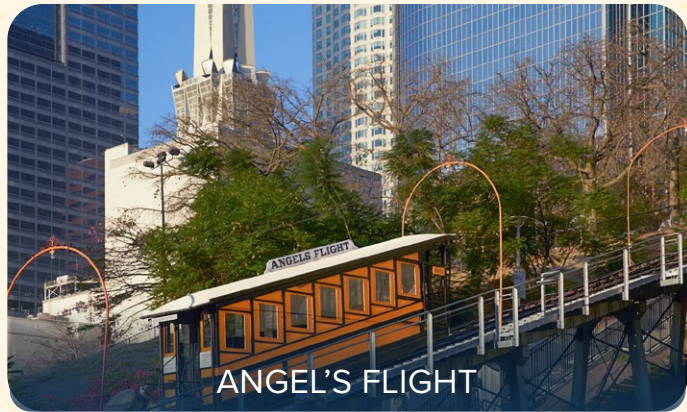
412K SF




GRAND CENTRAL MARKET




HISTORIC BROADWAY THEATRE DISTRICT



ANGEL'S FLIGHT



PERSHING SQUARE



THE BLOC

UCLA Health

LAIFITNESS

STARBUCKS

MACY'S

MARIJUANA UDON

FIGAT7TH

EY

CHASE

CARRIER JOHNSON + CULTURE

MULTON'S

TARGET

MENDOCINO FARMS

STARBUCKS

ZARA

SOUTH SPRING STREET

BEELMAN'S

TIERRA MIA COFFEE

BOHEMIAN HOUSE OF ESPRESSO

LA BAP

THE WOLVES BURGER

Financial District

LA CENTRAL LIBRARY

PERSHING SQUARE

UCLA Extension

TOPAZ HISTORIC CORE

ARCADIE THEATRE

CAMEO THEATRE

MAIN & 6TH STREET

WAKE AND LATE

COLE'S

MIGNON WINE BAR

the association

6TH STREET

5TH STREET

S LOS ANGELES ST

Retail

Attractions

Office

Fitness

GEMSTONE COLLECTIVE

DATA - OSM CONTRIBUTOR

20 • JLL

DTLA is a Renter's Paradise

The Gemstone Collection is optimally located within the lively and trendy South Park and Historic Core neighborhoods of Downtown Los Angeles. As a result, the Portfolio has earned an impressive 94 average WalkScore and 99 average TransitScore.

Unmatched Accessibility
(Portfolio Average)

94

WALK SCORE

99

TRANSIT SCORE

86

BIKE SCORE

DTLA Demographics

\$106K

AVG. HH INCOME

17%

INCOME GROWTH BY 2029

54%

BACHELOR'S DEGREE +

73%

RENTERSHIP RATE

71.4M

SF OF OFFICE

18.1M

SF OF RETAIL

- Financial District**
 - 1 Cicada
 - 2 Drago
 - 3 Chaya
 - 4 Water Grill
 - 5 Miro
 - 6 Sugarfish
 - 7 Bottega Louie
 - 8 B.S. Taqueria
 - 9 Little Sister
 - 10 Seven Bar Lounge
- Bunker Hill**
 - 1 Blue Cow Kitchen Bar
 - 2 Sushi Zo
 - 3 Nick & Stef's
 - 4 Maccheroni Republic
 - 5 Redbird
 - 6 Otium
 - 7 Vespaio
 - 8 Bradbury Building
 - 9 The Edison
 - 10 Badmaash
- Little Tokyo**
 - 1 Kinjiro
 - 2 Wolvesmouth
 - 3 Shin-Sen-Gumi
 - 4 KaGaYa
 - 5 Sushi Gen
 - 6 Shojin Downtown
 - 7 Sushi Enya
 - 8 Marugame Monzo
 - 9 Komasa Sushi
 - 10 Daikokuya
- Arts District**
 - 1 Urth Caffé
 - 2 Hauser & Wirth
 - 3 Officine Brera
 - 4 The Factory Kitchen
 - 5 Wurstküche
 - 6 Zinc Cafe & Market
 - 7 Bestia Italian
 - 8 Blacktop Coffee
 - 9 Bread Lounge
 - 10 Church & State
- Historic Core**
 - 1 Bar Amá
 - 2 Orsa & Winston
 - 3 Le Petit Paris
 - 4 KaZuNori
 - 5 Tabachines Cocina
 - 6 Nickel Diner
 - 7 Clifton's Republic
 - 8 The Last Bookstore
 - 9 1986 tacos
- South Park**
 - 1 Broken Spanish
 - 2 Mikkeller
 - 3 Birdies
- Fashion District**
 - 1 Crane's Bar
 - 2 Verve Coffe Roasters
 - 3 Localita
 - 4 Moskatels
 - 5 Uncle Paulie's



L.A. LIVE
Fixin's Soul Kitchen
Fleming's
Katsuya
Lawry's Carvery
Red Mango
Rock 'N Fish
Smashburger
Sol Agave
Starbucks Coffee
The Ritz-Carlton Spa
crypto.com arena
Tom's Urban
Wong Puck Bar & Grill
WP24
Yard House
The Novo
Conga Room
The GRAMMY Museum
Lucky Strike Lanes
Microsoft Theater
Regal Cinemas L.A. LIVE

GRAND CENTRAL MARKET
Ana Maria
Bar Moruno
Belcampo Meat Co
Bento Ya Japanese Cuisine
Berlin Currywurst
Bonito
Chile Seco
China Cafe
Clark Street Bread
Courage & Craft
District Market
DTLA Cheese & Kitchen
Eggslut
G&B Coffee
Golden Road
Ramen Hood
Horse Thief
Jose Chiquito
La Huerta
La Tostaderia
Las Morellanas
Madcapra
Ollo GCM Pizzeria
The Oyster Gourmet
Roast To Go
Sticky Rice
Valerie

YARDS
Wittmore
Malin+Goetz
Hennessey+Ingalls
The Voyager Shop
Cafe Gratitude
Nailbox
Amazebowls
Van Leeuwen Artisan
Westbound
Bulletproof
Grow
Benjamin

FIGAT7TH
City Target
Zara
H&M
Victoria's Secret
MAC Cosmetics
Gold's Gym
Bath & Body Works
L'Occitane
T-Mobile
Morton's The Steakhouse
California Pizza Kitchen
Starbucks
Nordstrom Rack
Five Guys
Mendocino Farms
Sprinkles

THE BLOC
Macy's
LA Fitness
US Postal Service
BrandsWalk
T-Mobile
Drybar
Uniqlo
Davio's Steakhouse
N'ice Cream
Popbar
QWENCH
Starbucks Evenings
TLT
Urban Oven
Alamo Drafthouse Cinema

ROW DTLA
Tartline Manufactory
Rappahannock Oyster Bar
Paramount House
Hayato
Gossamer
Bodega
Shadowbox
Poketo
Flask & Field
Go Get Em Tiger
A+R
Ahlem Eyewear
Vrai & Oro
Café Dulce
Scent Bar

USC Village
SunLife Organics
Trader Joe's
Target
CorePower Yoga
Trejo's Tacos

DTLA is an Emerging Educational Hub

Downtown Los Angeles has transitioned into the premier hub for educational institutions within Southern California. Historically known to be home to University of Southern California (USC) and California State University: Los Angeles (CSULA), Downtown Los Angeles recently welcomed Arizona State University and UCLA, attracting more students and jobs to submarket. In 2023, **LA ranked #2 nationally for post-graduate relocation destinations**. Generation Z will continue to push demand for housing in DTLA.



COLBURN

\$335M Frank Gehry Designed
Colburn Center 2027 Delivery Date

Within walking distance of the Gemstone Collection, The Colburn School, a private performing arts school located on 2nd St and Grand Ave, is slated to receive a \$335M expansion, inclusive of a 1,000 seat-concert hall, new instruction and rehearsal studios, and an annex theatre.





LA FOOTBALL CLUB STADIUM



ANGEL'S FLIGHT



FLOWER MARKET



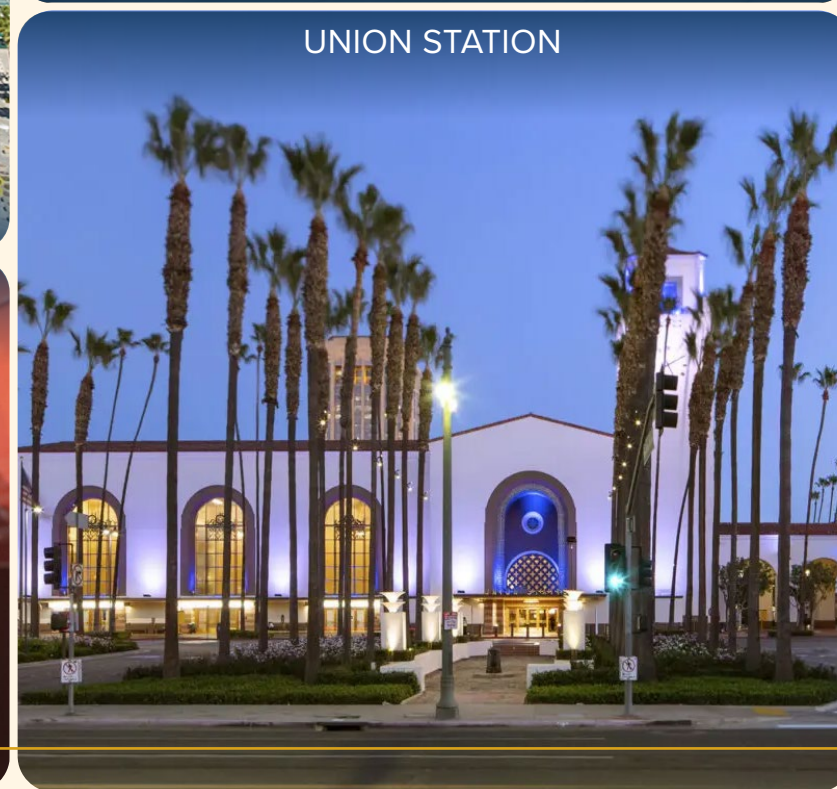
WALT DISNEY CONCERT HALL



LITTLE TOKYO



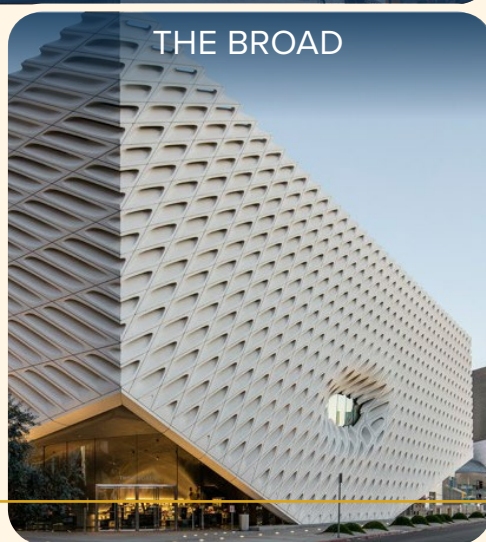
LA CONVENTION CENTER - 2M VISITORS ANNUALLY



UNION STATION



GRAND PARK & CITY HALL



THE BROAD



GRAMMY MUSEUM

Steps From DTLA's World-Renowned Entertainment Scene

For years, Los Angeles has been synonymous with athletic achievement. As the city prepares for the 2026 World Cup & 2027 Superbowl at SoFi Stadium as well as the 2026 NBA All-Star Game at the brand-new Clippers Arena, Los Angeles is setting the stage for the world's largest sporting event. As the host city for the 2028 Olympics, Los Angeles is slated to receive a large global spotlight and millions of visitors from around the world. Due to its impressive number of premier sports and entertainment venues, Downtown Los Angeles is being converted into the Downtown Sports Park, where 10 venues will play hosts to games, lodging, and even the media center for the Olympics. Its \$1 billion economic impact will have a lasting effect on the Gemstone Collection, directly benefitting the Portfolio and its surrounding neighborhood.

Major Future Events Calendar



World Cup (2026)



NBA All-Star Game (2026)



Superbowl (2027)



Olympics (2028)

Rare Opportunity of Scale

The Gemstone Collection presents a rare opportunity to acquire three high quality multi-housing communities in Downtown Los Angeles within a 1-mile radius, providing investors with unmatched scale and operating efficiency. With no merchant build product currently under construction, there will likely be no near or medium term opportunities to acquire over 400 high-quality homes in DTLA ahead of the Olympics.

Gemstone Collection Statistics

475

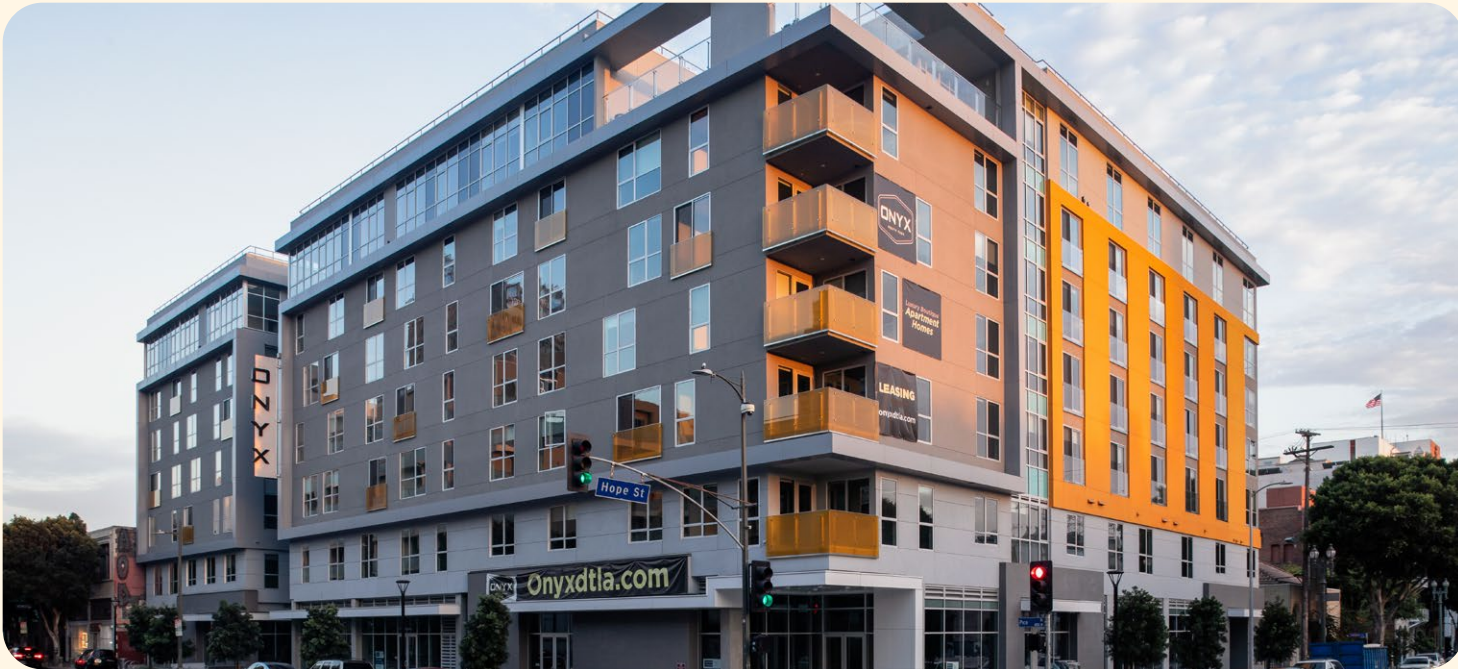
UNITS

13%

OF MID-RISE SUPPLY
CONSTRUCTED 2018 TO DATE

5-YEARS

AVG UNIT VINTAGE



DTLA Mid-Rise Sales Insights

ONLY 1

400+ UNIT TRANSACTION HAS
OCCURRED IN DTLA SINCE 2022

ONLY 4

FEE INTERESTS IN MID-RISE PRODUCT
HAVE TRADED OVER THE PAST 5-YEARS

ZERO

MID-RISE ASSETS CONSTRUCTED
POST-2017 HAVE TRADED IN DTLA





LA28 will Revitalize DTLA

The LA28 Games will mark Los Angeles’ third time to host the Olympic Games, previously hosted in 1984 and 1932, and will bring the world’s most elite athletes to Los Angeles. The LA28 Games are independently operated by a privately funded, non-profit organization with revenue from corporate partners, licensing agreements, hospitality and ticketing programs and a significant contribution from the International Olympic Committee.

Los Angeles Event Calendar

Badminton

USC SPORTS CENTER IN
LOS ANGELES, CA

Table Tennis

CONVENTION CENTER IN
DOWNTOWN LOS ANGELES, CA

Fencing

CONVENTION CENTER IN
DOWNTOWN LOS ANGELES, CA

Taekwondo

CONVENTION CENTER IN
DOWNTOWN LOS ANGELES, CA

Golf

THE RIVIERA COUNTRY CLUB IN
LOS ANGELES, CA

Weightlifting

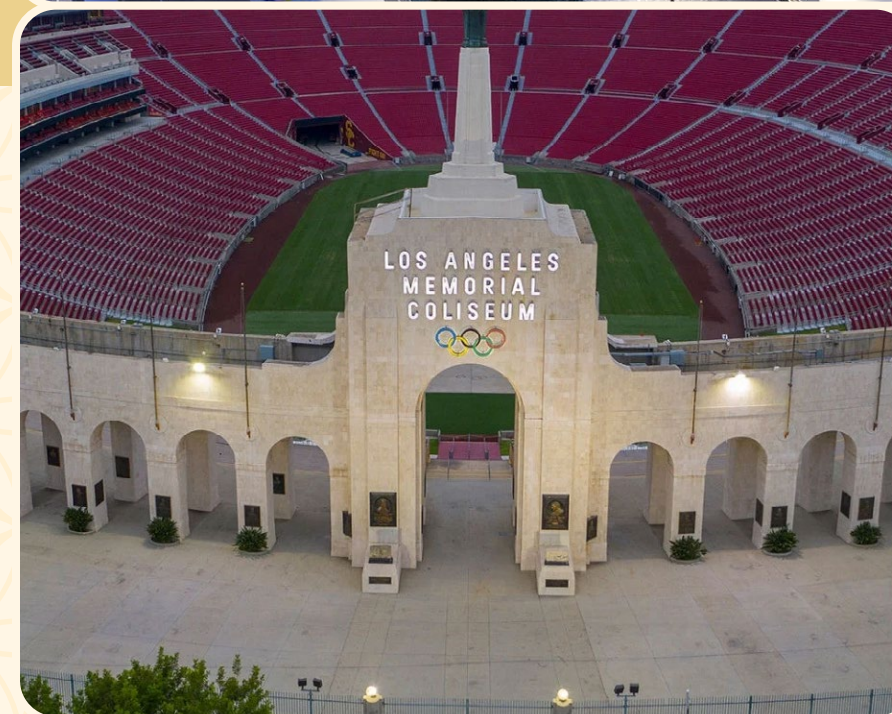
THEATER IN
DOWNTOWN LOS ANGELES, CA

Judo

CONVENTION CENTER IN
DOWNTOWN LOS ANGELES, CA*

Wrestling

CONVENTION CENTER IN
DOWNTOWN LOS ANGELES, CA*



Economic Impact of Hosting the Olympic Games

LONDON 2012

From 2010 to 2017, 110k jobs were created in the six boroughs surrounding Queen Elizabeth Olympic Park in East London.

LONDON 2012

The average spend by people who visited London for the Games was 1.3k GBP; double the spend by other visitors.

RIO 2016

Tourism in Brazil during the year of the Games generated 6.2B USD; a 6.2% increase from the previous year.

PARIS 2024

For the organization of the Olympic & Paralympic Games, 181k jobs were mobilized.

LOS ANGELES 2028

Los Angeles’ third Olympic Games would also create the equivalent of as many as 79,307 jobs and between \$152 million and \$167 million in additional tax revenues in the city.

Southern California Multi-Housing Investment Sales Advisors

BLAKE A. ROGERS

Senior Managing Director
CA DRE #01866591
M +1 818 317 5183
b.rogers@jll.com

KEVIN SHEEHAN

Managing Director
CA DRE #02243195
M +1 585 469 5583
k.sheehan@jll.com

ALEX CANIGLIA

Managing Director
CA DRE #01994543
M +1 858 342 5247
alex.caniglia@jll.com

KIP MALO

Managing Director
CA DRE #01807972
M +1 858 410 6340
kip.malo@jll.com

Financing Advisors

ANNIE RICE

Managing Director
CA DRE #01985344
M +1 714 797 7755
annie.rice@jll.com

BRANDON SMITH

Managing Director
CA DRE #01981326
M +1 310 402 6195
brandon.smith@jll.com

Analytical Support

NATHANIEL REINDL

Associate
CA DRE #02186279
M +1 858 261 4536
nathaniel.reindl@jll.com



us.jll.com/capitalmarkets

2029 Century Park East, 30th Floor
Los Angeles, California 90067
310.407.2100

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the properties to market them for sale. Information concerning the properties described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.

Jones Lang LaSalle Americas, Inc. ("JLL"), real estate license #01223413