





# Housing Projects Greater Downtown Los Angeles

1)		<b>1043 South Grand</b>		<b>Lofts Completed</b>	
		1043 S. Grand Ave Los Angeles, CA 90015			
<b>Develop. Type</b>				<b># Market Rate Units:</b> 9	
<b>Completion Date</b>		2005 Q1		<b># Affordable Units:</b> 0	
<b>Occupancy rate</b>		75 %		<b>No. of Units:</b> 9	
<b>Unit SF Range</b>		1,100 to 1,250		<b>Bldg. SF:</b> 7,500	
<b>Unit Price Range</b>		\$1,500 to \$1,900		<b>Stories:</b>	
<b>Developer Co</b>		D and R Brothers Inc			

2)		<b>Factory Place Lofts</b>		<b>Lofts Completed</b>	
		1308 Factory Pl. Los Angeles, CA 90013			
<b>Develop. Type</b>		Adaptive Reuse		<b># Market Rate Units:</b> 80	
<b>Completion Date</b>		2004 Q4		<b># Affordable Units:</b> 0	
<b>Occupancy rate</b>		97 %		<b>No. of Units:</b> 80	
<b>Unit SF Range</b>				<b>Bldg. SF:</b>	
<b>Unit Price Range</b>		\$1,200 to \$3,000		<b>Stories:</b> 6	
<b>Developer Co</b>		Howard Klein			
<a href="http://www.factoryplacelofts.com">www.factoryplacelofts.com</a>					

3)		<b>2121 Lofts</b>		<b>Lofts Completed</b>	
		2121 E. 7th Place Los Angeles, CA 90013			
<b>Develop. Type</b>		Adaptive Reuse		<b># Market Rate Units:</b> 56	
<b>Completion Date</b>		2002 Q4		<b># Affordable Units:</b> 0	
<b>Occupancy rate</b>		98 %		<b>No. of Units:</b> 56	
<b>Unit SF Range</b>				<b>Bldg. SF:</b>	
<b>Unit Price Range</b>				<b>Stories:</b> 2	
<b>Developer Co</b>					
<a href="http://www.2121lofts.com/index">www.2121lofts.com/index</a>					

4)		<b>900 E. 1st St.</b>		<b>Lofts Completed</b>	
		900 E. 1st St. Los Angeles, CA 90012			
<b>Develop. Type</b>		Adaptive Reuse		<b># Market Rate Units:</b> 50	
<b>Completion Date</b>				<b># Affordable Units:</b> 0	
<b>Occupancy rate</b>		96 %		<b>No. of Units:</b> 50	
<b>Unit SF Range</b>				<b>Bldg. SF:</b> 66,000	
<b>Unit Price Range</b>				<b>Stories:</b> 3	
<b>Developer Co</b>					





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13)	<b>811-815 Traction Ave.</b>			<b>Lofts Completed</b>	
	811-815 Traction Ave. Los Angeles, CA 90013				
	<b>Develop. Type</b>	Adaptive Reuse			<b># Market Rate Units:</b> 10
	<b>Completion Date</b>				<b># Affordable Units:</b> 0
	<b>Occupancy rate</b>	96 %			<b>No. of Units:</b> 10
	<b>Unit SF Range</b>	to			<b>Bldg. SF:</b> 22,300
	<b>Unit Price Range</b>	to			<b>Stories:</b> 3
	<b>Developer Co</b>				

14)	<b>821 Traction Ave.</b>			<b>Lofts Completed</b>	
	821 Traction Ave. Los Angeles, CA 90013				
	<b>Develop. Type</b>	Adaptive Reuse			<b># Market Rate Units:</b> 9
	<b>Completion Date</b>				<b># Affordable Units:</b> 0
	<b>Occupancy rate</b>	96 %			<b>No. of Units:</b> 9
	<b>Unit SF Range</b>	to			<b>Bldg. SF:</b> 22,470
	<b>Unit Price Range</b>	to			<b>Stories:</b> 2
	<b>Developer Co</b>				



15)	<b>837 Traction Ave.</b>			<b>Lofts Completed</b>	
	837 Traction Ave. Los Angeles, CA 90013				
	<b>Develop. Type</b>	Adaptive Reuse			<b># Market Rate Units:</b> 39
	<b>Completion Date</b>				<b># Affordable Units:</b> 0
	<b>Occupancy rate</b>	96 %			<b>No. of Units:</b> 39
	<b>Unit SF Range</b>	to			<b>Bldg. SF:</b>
	<b>Unit Price Range</b>	to			<b>Stories:</b>
	<b>Developer Co</b>				

[www.spencerscott.com](http://www.spencerscott.com)


16)	<b>800 Traction Ave.</b>			<b>Lofts Completed</b>	
	800 Traction Ave. Los Angeles, CA 90013				
	<b>Develop. Type</b>	Adaptive Reuse			<b># Market Rate Units:</b> 21
	<b>Completion Date</b>				<b># Affordable Units:</b> 0
	<b>Occupancy rate</b>	96 %			<b>No. of Units:</b> 21
	<b>Unit SF Range</b>	to			<b>Bldg. SF:</b> 46,500
	<b>Unit Price Range</b>	to			<b>Stories:</b>
	<b>Developer Co</b>				

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17)	<b>303 S. Hewitt St.</b>			<b>Lofts Completed</b>	
	303 S. Hewitt St. Los Angeles, CA 90013				
	<b>Develop. Type</b>	Adaptive Reuse	<b># Market Rate Units:</b>		55
	<b>Completion Date</b>		<b># Affordable Units:</b>		0
	<b>Occupancy rate</b>	96 %	<b>No. of Units:</b>		55
	<b>Unit SF Range</b>		<b>Bldg. SF:</b>		
	<b>Unit Price Range</b>		<b>Stories:</b>		
	<b>Developer Co</b>				

18)	<b>Seaton &amp; Fifth Building</b>			<b>Lofts Completed</b>	
	454 Seaton St. Los Angeles, CA 90013				
	<b>Develop. Type</b>	Adaptive Reuse	<b># Market Rate Units:</b>		9
	<b>Completion Date</b>		<b># Affordable Units:</b>		0
	<b>Occupancy rate</b>	100 %	<b>No. of Units:</b>		9
	<b>Unit SF Range</b>		<b>Bldg. SF:</b>		
	<b>Unit Price Range</b>		<b>Stories:</b>		
	<b>Developer Co</b>				

19)	<b>415 Molino St.</b>			<b>Lofts Completed</b>	
	415 Molino St. Los Angeles, CA 90013				
	<b>Develop. Type</b>	Adaptive Reuse	<b># Market Rate Units:</b>		10
	<b>Completion Date</b>		<b># Affordable Units:</b>		0
	<b>Occupancy rate</b>	96 %	<b>No. of Units:</b>		10
	<b>Unit SF Range</b>		<b>Bldg. SF:</b>		200,000
	<b>Unit Price Range</b>		<b>Stories:</b>		1
	<b>Developer Co</b>				

20)		<b>1250 Long Beach Ave.</b>			<b>Lofts Completed</b>	
		1250 Long Beach Ave. Los Angeles, CA 90021				
		<b>Develop. Type</b>	Adaptive Reuse	<b># Market Rate Units:</b>		0
		<b>Completion Date</b>		<b># Affordable Units:</b>		74
		<b>Occupancy rate</b>	100 %	<b>No. of Units:</b>		74
		<b>Unit SF Range</b>		<b>Bldg. SF:</b>		163,000
		<b>Unit Price Range</b>		<b>Stories:</b>		3
		<b>Developer Co</b>				