



THE RS BUILDING

752-754 S Los Angeles
Los Angeles, CA



CONFIDENTIALITY AGREEMENT

By accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Owner/Agent immediately upon request and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in strict confidence.

No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of officer of Owner/Agent. Principals and real estate brokers are prohibited from disseminating this information without the specific written consent of an officer of Owner/Agent.

This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property as a reference and are based on assumptions proposed by Owner/Agent and their sources. Prospective purchasers should make their own projections and reach their own conclusion of value.

Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete nor necessarily accurate descriptions. All prospective purchasers are to rely upon their own investigations and due diligence in the formation of their assessment of the condition of the property, including engineering and environmental inspections. All relevant documents are expected to be reviewed independently by any prospective purchaser.

Neither Owner nor the Agent nor any of their respective officers, advisors, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of the contents, and no legal

commitment or obligations shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Owner reserves the right to reject any or all expressions of interest or offers to purchase this property, as well as the right to terminate discussions with any party at any time with our without notice.

Owner shall have no legal commitment or obligation to any purchase reviewing this Offering Memorandum or making an offer to purchase this property unless a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

01

INVESTMENT
SUMMARY

02

PROPERTY
DESCRIPTION

03

PHOTOS AND
MAPS

04

AREA OVERVIEW



REDEVELOPMENT OPPORTUNITY IN DOWNTOWN LOS ANGELES

752-754 S Los Angeles | Downtown Los Angeles





824 BUILDING
OFFICE
RENTALS
WORKSPACES

OUR FINEST MEN'S STORES
FAMOUS BRANDS FABRI

SUTT FELLAS
GIOVANNI TESTI

FASHION DISTRICT

PERFUME
REHOUSE



01 EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

THE OFFERING

Anvers Capital Partners & Peak Commercial, as exclusive advisors are proud to present for sale “The RS Building”, a 9-story (plus basement) adaptive reuse opportunity located in central Downtown Los Angeles.

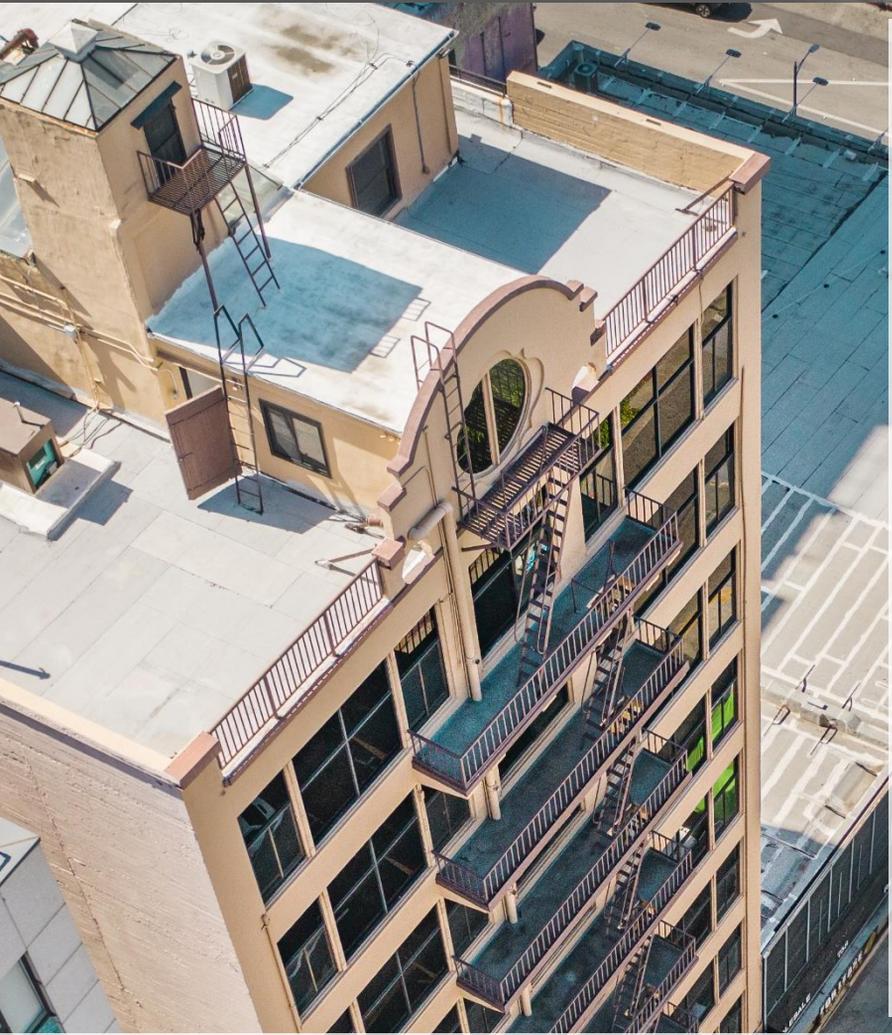
Located just North of 8th St on Los Angeles, the R.S Building is a 9-story ±46,709 SqFt building located in the heart of downtown Los Angeles within the Fashion District. The Property consists of two open layout concepts per floor, each with tremendous upgrades including brand new individual HVAC systems, refinished exposed concrete flooring, renovated restrooms & showers, upgraded elevators, upgraded windows, and more.

Given its layout and location, the building is an ideal candidate for DTLA's adaptive reuse program. Under the program, the property can be redeveloped into a multiple uses including, residential, hospitality, and creative office.

Located directly across at 755 S. Los Angeles is the "Fabric DTLA" project. Currently in development, the Fabric project will consist of ±16,000 SqFt of ground floor retail, 4 levels of creative office, and a ±10,000 SqFt (8,000 SqFt Int | 3,000 SqFt Ext) rooftop restaurant.

Property	752-754 S Los Angeles St
Gross Building Area	46,709 SqFt (Not including Basement & Rooftop PH)
Purchase Price	\$11,900,000 (\$255 PSF)
Number of Stories	9 Stories (Plus Basement) & Rooftop Suite
Site Area	.12 Acres
Construction	Reinforced Concrete
Zoning	M2-2D
Walk Score Rider Score	Walker's Paradise (98) Rider's Paradise (100)
APN Number	5145-003-002
Parking	No Parking

RECENT LIST OF PROPERTY CAP EX



Recent List of Property Cap Ex

Newly refinished and resurfaced exposed concrete flooring

All New Windows (Except Frontage)

Substantial Electrical Rehab

New Showers & Bathrooms

New AC / Heating Units

Rehabbed Sprinkler System, Emergency Generator, and Fire Pump

Renovated Elevators

Internet & Intercom Wiring

Refinished ceiling drywall and finishes.

Rehabbed Penthouse Suite (Flooring, Bathroom, Kitchen and appliances)



02 PROPERTY OVERVIEW

PROPERTY LOCATION

The LA Fashion District is the West Coast hub of the apparel industry. With over 2,000 wholesale businesses, the Fashion District is a creative hub that's always happening. Whether buying the latest trends to stock boutiques and shops or finding the perfect materials to bring visions to life, this nexus of apparel, florals, textiles and décor is truly a place to be inspired.

Located directly across at 755 S. Los Angeles is the "Fabric DTLA" project. Currently in development, the Fabric project will consist of ±16,000 SqFt of ground floor retail, 4 levels of create office, and a ±10,000 SqFt (8,000 SqFt Int | 3,000 SqFt Ext) rooftop restaurant.

The property is also immediately adjacent to the Santee Passage Food Hall. The team behind the award-winning overhaul of Grand Central Market curated a new 20,000 square foot food hall at 700 S. Los Angeles Street.

The property will also be walking distance to the future California Market Center (Slated for completion in September 2021). Brookfield Properties intends to relaunch the entirety of the CMC's iconic 1.8 million SqFt complex as a mixed-use creative campus featuring fashion showrooms, retail, restaurants and more.

WHAT'S NEW

AND WHAT'S NEXT

TRANSFORMATION HAPPENING
ON LOS ANGELES STREET



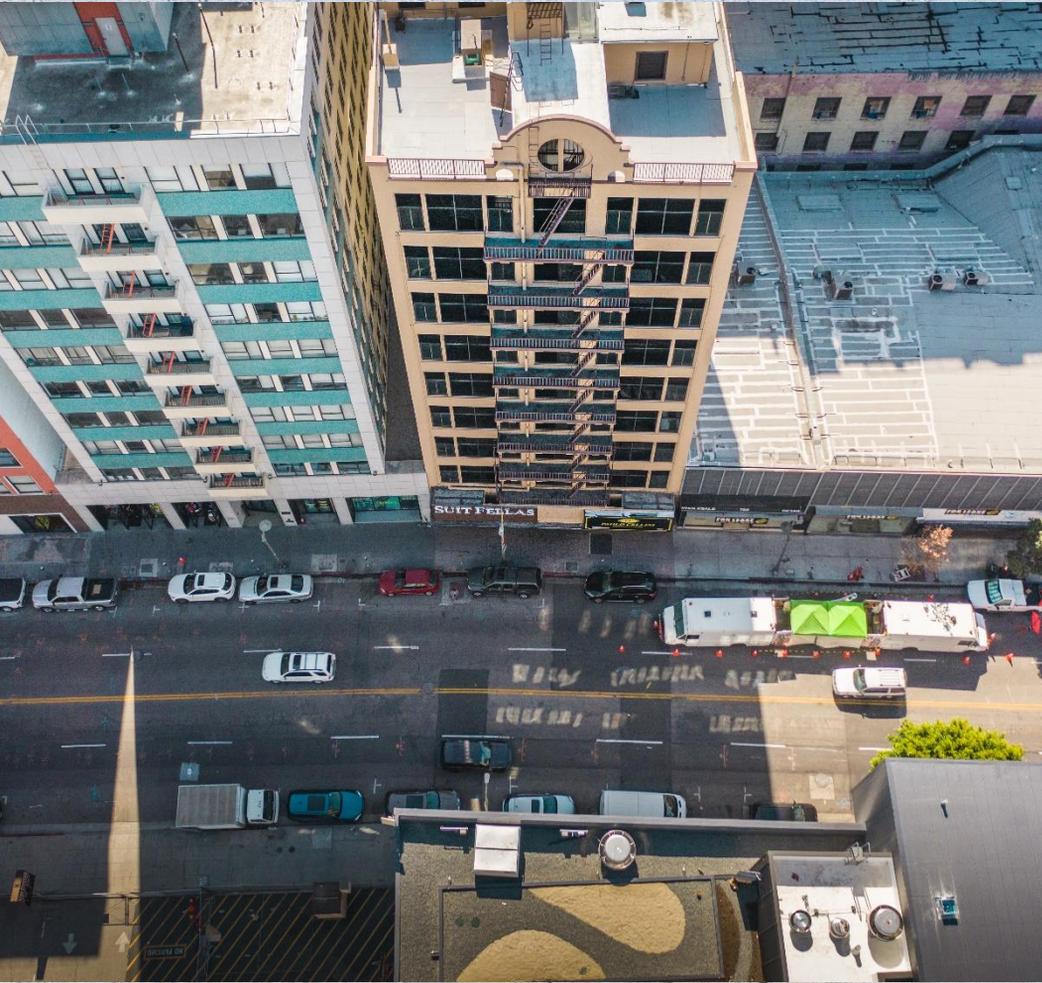
CALIFORNIA MARKET CENTER

A makeover of the massive CMC complex will enliven the streetscape and offer new creative office space to fashion, entertainment and tech firms.

SANTEE PASSAGE FOOD HALL

The team behind the award-winning overhaul of Grand Central Market is curating a new 20,000 square foot food hall at 700 S. Los Angeles Street.







R.S. Building



ZONING | APN

The property's APN # is 5145-003-002. The property sits on a lot size of 5,184 SqFt, just north of 8th on Los Angeles St, with approximately 56 SqFt of frontage on Los Angeles St.

The property is zoned M2-2D, and is located in the Transit Priority Area, the Greater Downtown Housing Incentive Area, the redevelopment project area, and the state enterprise Zone.



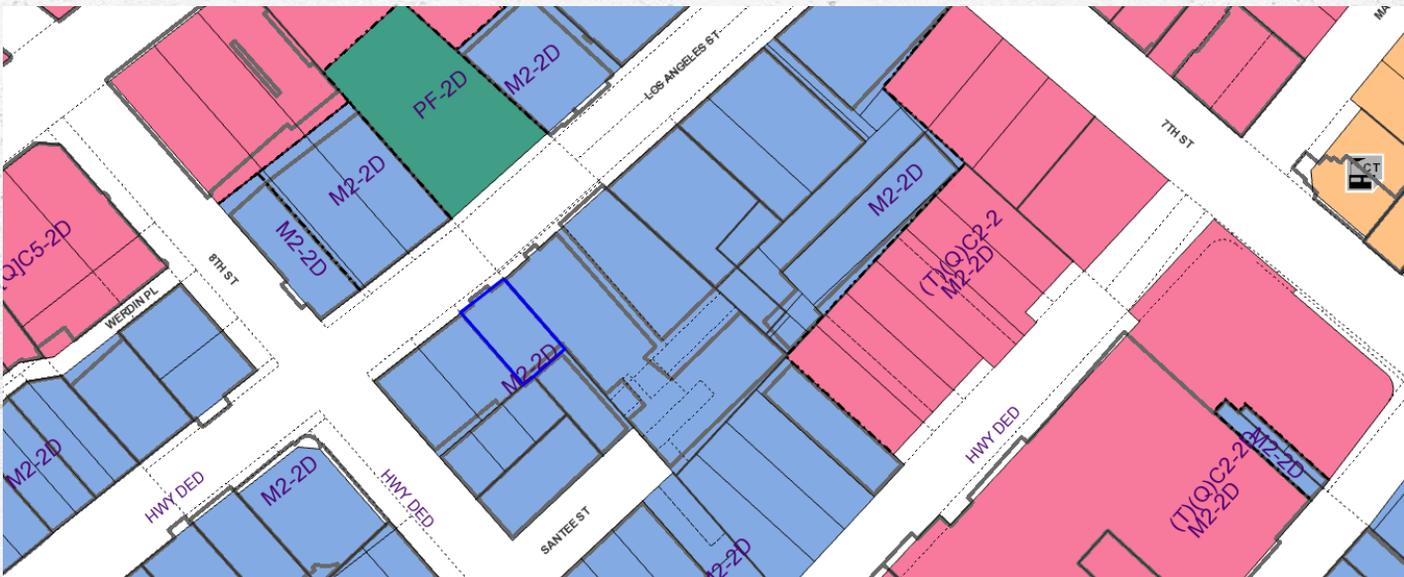
HISTORICAL DESIGNATION

The property is not on the Historic Cultural Monument List for the City of Los Angeles and is not on the list of national Register of Historic Places.



ADAPTIVE REUSE ORDINANCE

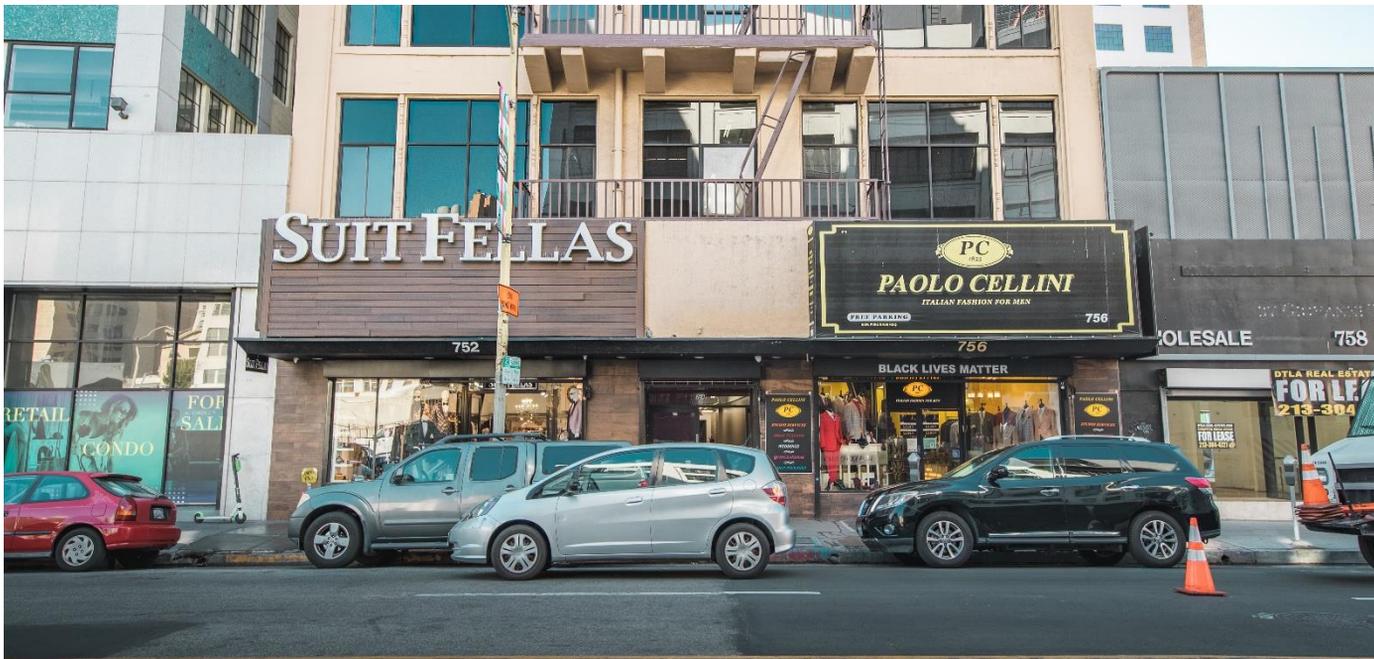
The City's Adaptive Reuse Program works by streamlining the process developers must follow to get their projects approved, resulting in substantial time saving. The program's first component, a set of land use ordinances, relaxes parking, density, and other typical zoning requirements. Through fire and life safety measures, the Program's second component provides flexibility in the approval and permitting process.



Adaptive Reuse Opportunities

The property has been entitled for a 53-unit multi-family project; however, the property layout makes it ideal for various uses including creative office, work-live lofts, LIHTC apartments, and hospitality. With open layout floorplans on each level, and tremendous CapEx already completed including brand-new heating and air units, bathrooms & showers on each level, upgraded electrical and wiring, refinished concrete flooring, and more, the property provides with ultimate flexibility as a redevelopment in one of DTLA's most sought after locations.

The project is currently only occupied by two retail tenants on the ground level, both on month-to-month leases. In addition to various usable spaces in the basement, the property currently has a built out residential penthouse on the roof-top which can be reconditioned and used as an income producing unit or repurposed entirely.



Basement Area



Rooftop Penthouse





02
PHOTOS &
MAPS



Representative South Suite



Representative Restroom & Shower



Representative North Suite



Representative North Suite

INNOVATE & INCUBATE

With more than 175 design studios finding a home in the LA Fashion District, Los Angeles Street is a place for cutting-edge concepts and creative enterprises...co-habiting with “industry” mainstays.



—
“There is an influx of likeminded designers, chefs and artists making their mark now. It’s exhilarating.”
SoCal fashion designer Heidi Merrick
LA Confidential Magazine



PROPERTY LOCATION

Located on Los Angeles St just north of 8th, The RS building benefits from being situated on one of the most desirable pockets of Downtown Los Angeles right in the center of the fashion district.

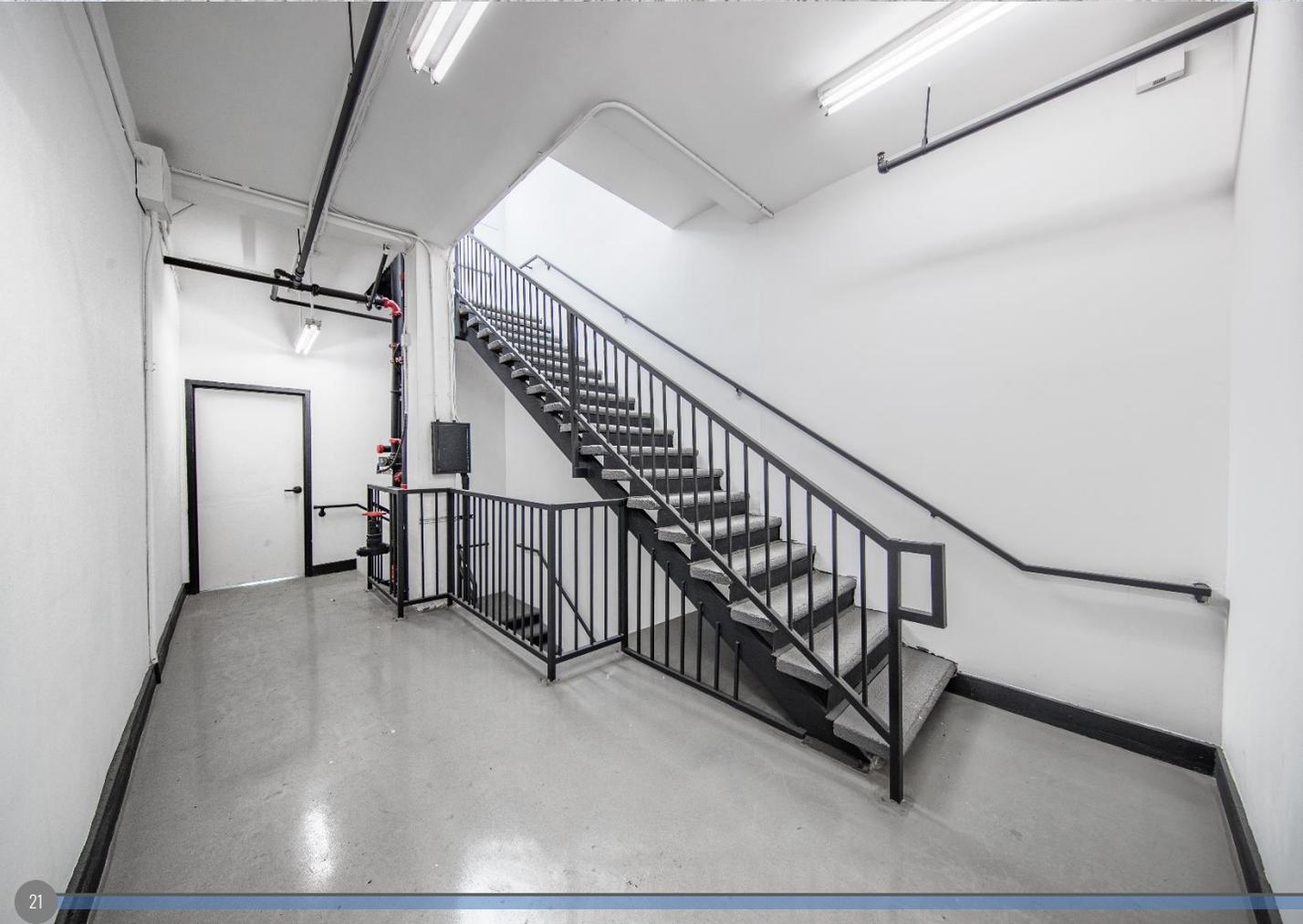
Unique among urban centers, Los Angeles Street features a community of neighboring property owners who have come together to guide growth and opportunity. The Los Angeles Street Opportunity: Major employment center, connected to public transit, with hot residential and hospitality growth and high appeal to young workers in creative fields.



R.S. Building

CORNELL

STOP
WAIT WAIT



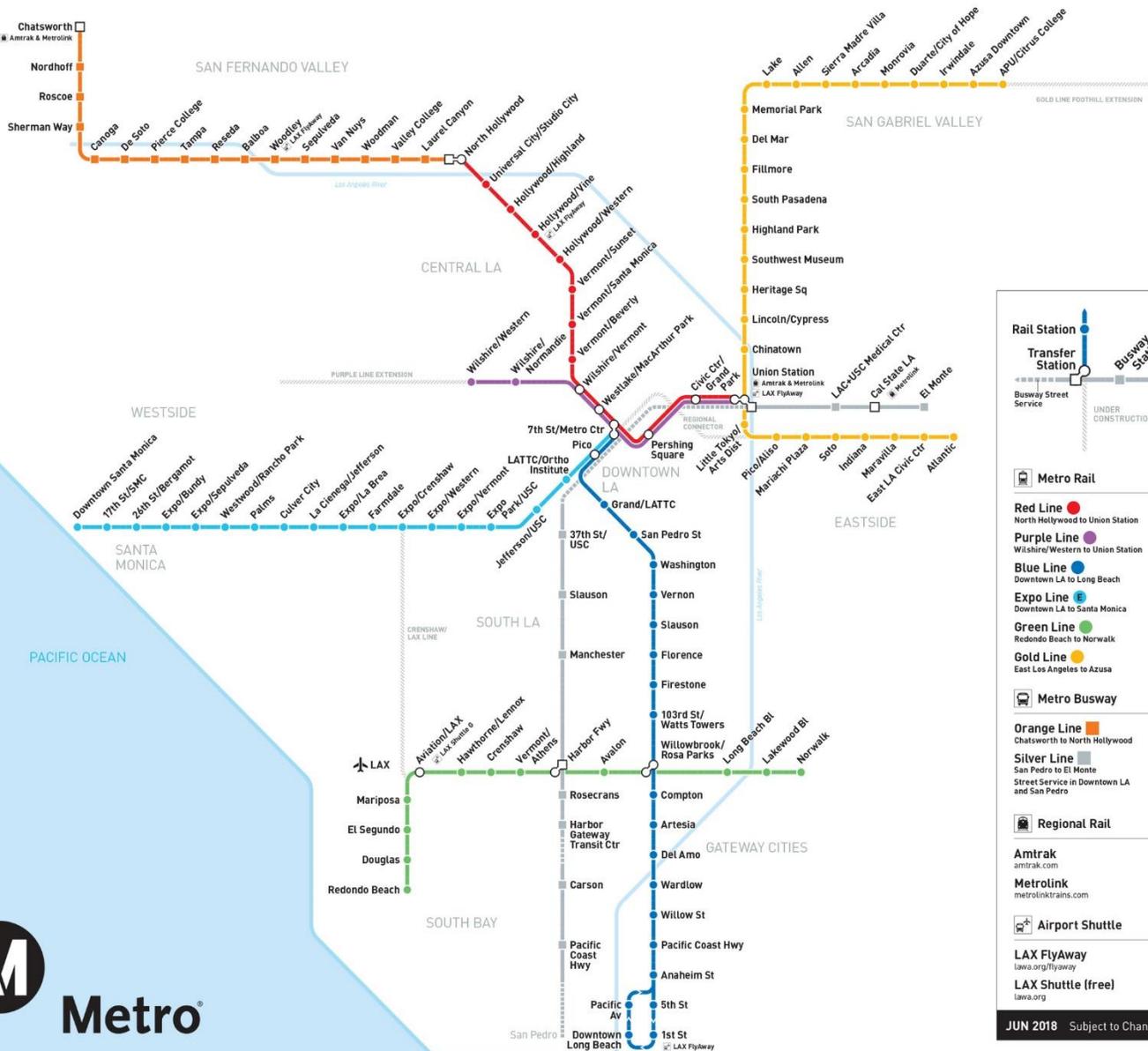
PROPERTY LOCATION

The Los Angeles Metro Rail is an urban rail transportation system serving Los Angeles County, California. It consists of six lines, including two rapid transit subway lines (the Red and Purple lines) and four light rail lines (the Blue, Green, Gold and Expo lines) serving 93 stations. It connects with the Metro Busway bus rapid transit system (the Orange Line and Silver Line) and also with the Metrolink commuter rail system.

As the destinations continue to expand and grow, the Los Angeles Metro Rail system gives Los Angeles residents and visitors the ability to be connected more than ever before. Being the center point of the entire system DTLA is poised to benefit the most as the city continues to grow.

Metro Rail & Busway

metro.net





Rooftop Penthouse – Separate Office



LOS ANGELES APPROVED STREETCAR

For the past 15 years, Downtown LA has led the way in helping Angelenos to reimagine their built environment. With the new proposed routes, visitors and residents will benefit from a city that is more connected, active, fun, and sustainable than ever before. The LA Streetcar is the next step along that path.

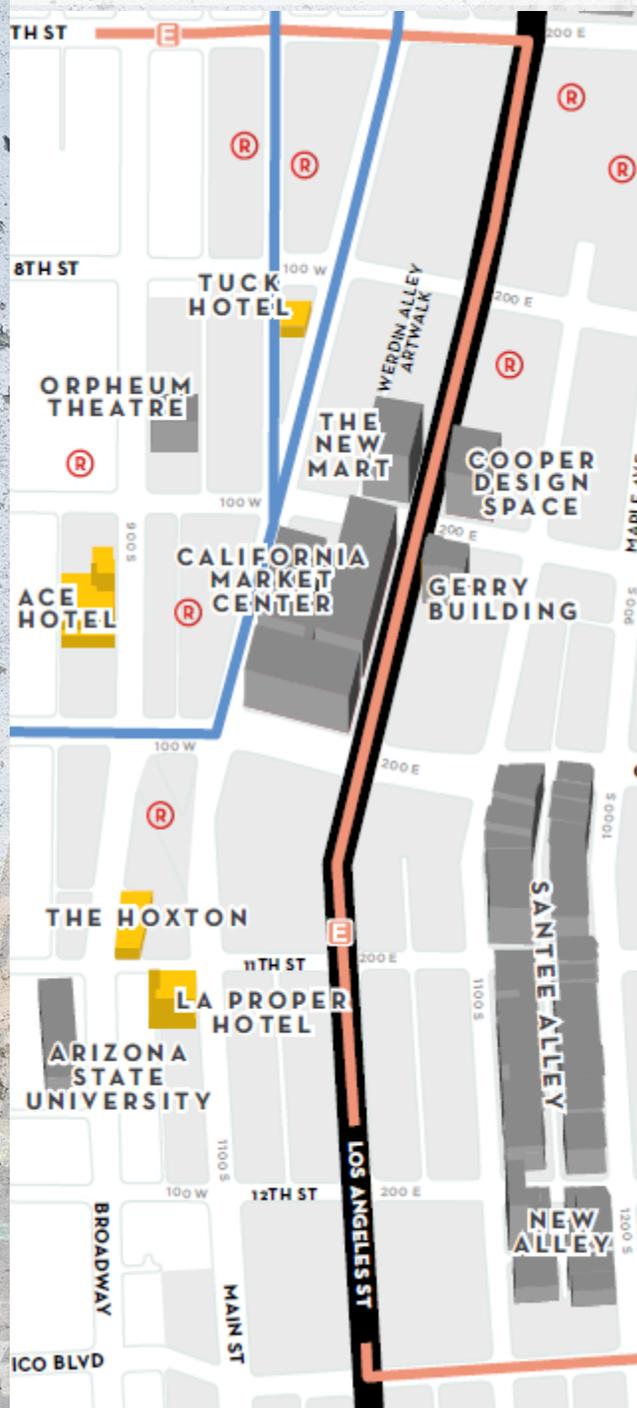
A 3.8-mile urban circulator, LA Streetcar will serve as a crucial, quick, and comfortable connector Downtown. Whether it's Grand Park or Grand Central Market, Ace Hotel or the JW Marriott, one of Broadway's beautiful historic theaters, or one of countless restaurants, entertainment venues, hotels, offices, modern homes, and historic lofts –patrons will be covered.



Centrally Located

Not only is Los Angeles Street accessible from four major freeways, but DASH Routes D and E connect Los Angeles Street to the entire LA region via Metro Rail and Union Station.

A network of Metro bikes, LA Dept. of Transportation car-share stations, and even electric scooters make it easy to zip around.



ACCESS IS

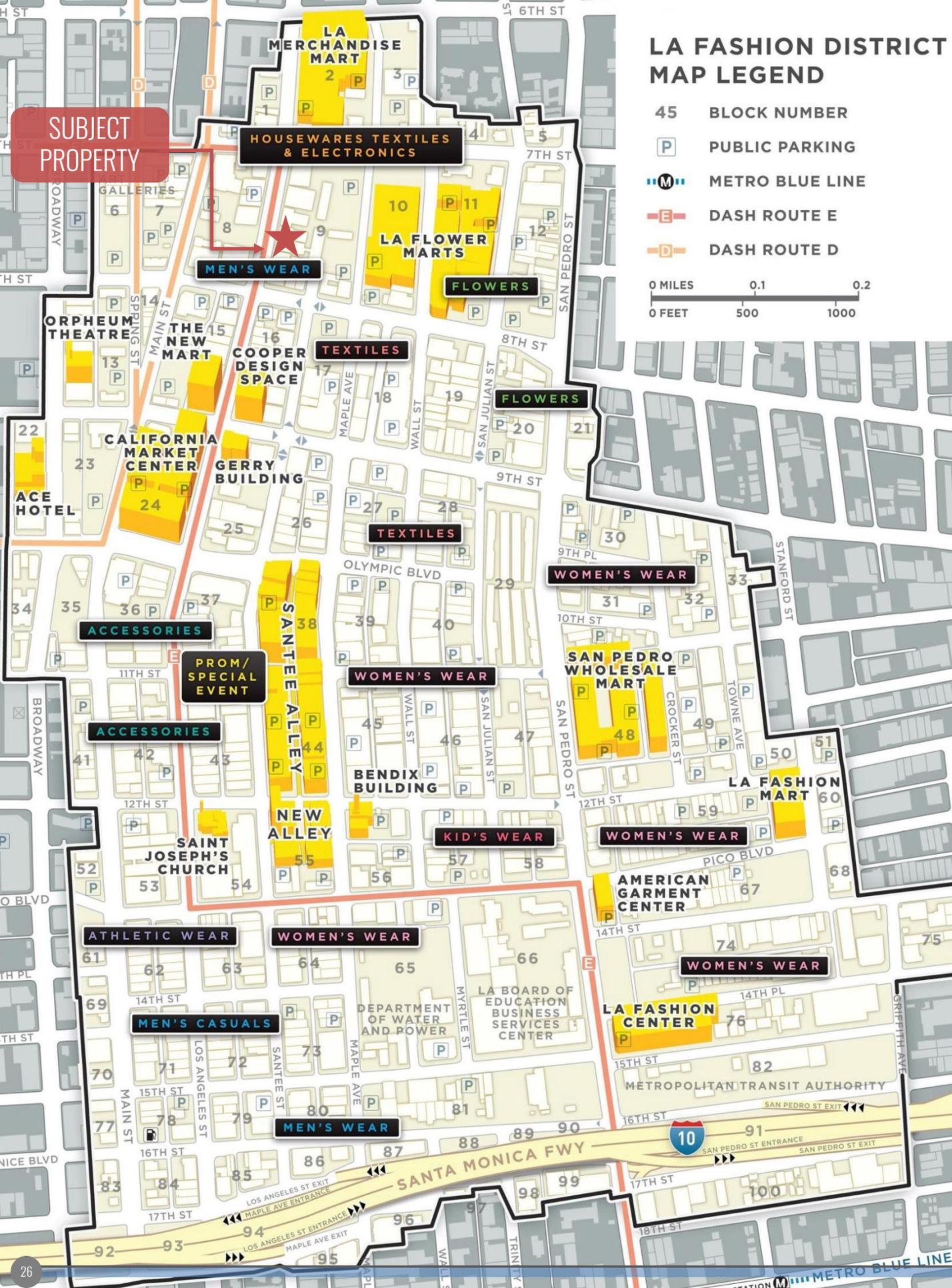
EVERYTHING

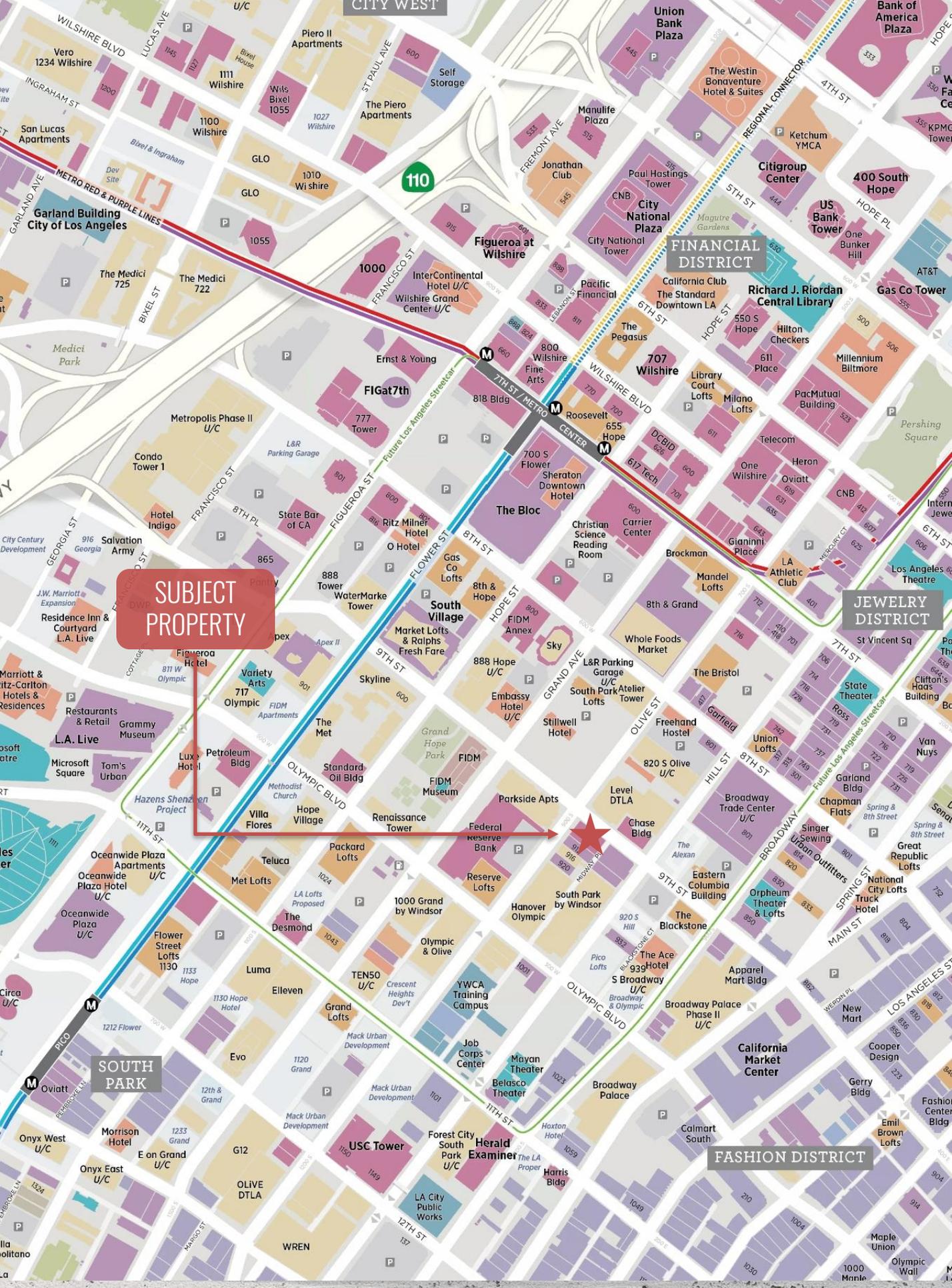
LA FASHION DISTRICT MAP LEGEND

- 45 BLOCK NUMBER
- PUBLIC PARKING
- METRO BLUE LINE
- DASH ROUTE E
- DASH ROUTE D



SUBJECT PROPERTY





SUBJECT PROPERTY



CITY WEST

FINANCIAL DISTRICT

JEWELRY DISTRICT

SOUTH PARK

FASHION DISTRICT

110

Garland Building
City of Los Angeles

Onyx West U/C
Onyx East U/C

LA City Public Works

The Medici 725
The Medici 722

Metropolis Phase II U/C
Condo Tower 1

Salvation Army
Residence Inn & Courtyard L.A. Live

Olympic
Petroleum Bldg
Lux Hotel

Oceanwide Plaza U/C
Flower Street Lofts 1130

Morrison Hotel
E on Grand U/C

Piero II Apartments
The Piero Apartments

InterContinental Hotel U/C
Wilshire Grand Center U/C

Ernst & Young
FIGat7th
777 Tower

South Village
Market Lofts & Ralphs Fresh Fare

Hope Village
Renaissance Tower

USC Tower
Forest City South Park U/C

WREN

Self Storage
Jonathan Club

City National Plaza
City National Tower

The Bloc
Sheraton Downtown Hotel

Embassy Hotel U/C
Stillwell Hotel

Parkside Apts
Federal Reserve Bank

YWCA Training Campus
Belasco Theater

Herald Examiner

Manulife Plaza
Paul Hastings Tower

City National Plaza
Pacific Financial

Christian Science Reading Room
Carrier Center

South Park by Windsor
Hanover Olympic

South Park by Windsor
Pico Lofts

Broadway Palace
California Market Center

Harris Bldg

The Westin Bonaventure Hotel & Suites
Ketchum YMCA

California Club
The Standard Downtown LA

Library Court Lofts
Milano Lofts

Freehand Hostel
Garfield

Orpheum Theater & Lofts

Apparel Mart Bldg
Broadway Palace Phase II U/C

Calmart South

Bank of America Plaza
KPMG Tower

US Bank Tower
Hilton Checkers

Telecom
Heron Oviatt

St Vincent Sq
State Theater

Urban Outfitters
National City Lofts

New Mart
Cooper Design

Maple Union



02 AREA OVERVIEW

DOWNTOWN LOS ANGELES

Once strictly a 9-5 area for commuters, Downtown LA is becoming a city unto itself, evolving into a 24-7 neighborhood. Not only is Downtown Los Angeles the economic engine of the Southern California region, the city is also evolving at a pace and scale that are catapulting it onto the global stage. It is an agglomeration of unique districts from Bunker Hill to South Park, Historic Core to the Arts District – at the center of a constellation of some of the city’s most appealing neighborhoods like Silver Lake, Echo Park, Koreatown, Boyle Heights, and South LA.

It is also the hub of LA County’s rapidly expanding Metro system, extending its gravitational pull far beyond its boundaries, north, south, east and west, and connecting it to a massive regional market unparalleled in its breadth and diversity.

Over the past two decades, Downtown has undergone a phenomenal renaissance, but now the big story is the next phase of that transformation – DTLA 3.0. With more development than at any time since the 1920’s, Downtown

is booming. The population has more than tripled from 18,000 to 70,000+ and is projected to triple again to 200,000 by 2040. Coupled with a weekday population of close to 500,000, and a concentration of business, culture and civic institutions unrivalled in the region, DTLA is clearly ascending to new heights.

That rise can be seen in all sectors of the Downtown market in the dynamic diversification of the office sector with its expanding ecosystem of tech and creative companies; in the residential sector, with its explosive growth, impressive demographics and strong community spirit; in the hospitality and tourism sector with its diverse mix of new hotels serving a dramatically increasing number of visitors – both tourists and business travelers; and in the cultural sector with its world-class collection of arts and educational institutions and broad array of sports and entertainment offerings.



Downtown’s workforce is highly educated, with 78% of residents and 76% of workers holding a Bachelor’s Degree or higher.

DOWNTOWN LOS ANGELES

Serving and supported by the growth throughout Downtown Los Angeles, the retail sector has reached a tipping point and is poised to leap to the next level. The first phase of Downtown’s revitalization brought a combination of basic amenities and services along with pioneering restaurants and boutique retailers. The second brought critical anchors like Whole Foods, City Target, and a Macy’s flagship store, along with forward-looking national brands like Urban Outfitters, H&M, Zara, and A.P.C.

As this phase evolves into the next, DTLA is seeing an even bigger wave of national and international brands in every category: retailers such as Uniqlo, West Elm, Nordstrom, Theory, COS, Vans, and the Jordan Brand Store; upscale coffee purveyors from Blue Bottle to Stumptown; and popular fast-casual chains such as Shake Shack and SweetGreen, alongside a culinary scene rivalling that of any world-class city.

And what world-class city doesn’t have an Apple Store? The company’s Downtown flagship at the historic Tower Theater on Broadway is to be something special and will be transformative for DTLA: “In the upper echelon of what Apple does, it very much differs from the other Apple stores you see in L.A. This will be a mecca, because of all

the talent that is around Los Angeles,” according to BJ Siegel, senior director of retail design at Apple. Apple’s arrival marks a watershed moment for Broadway – which is making a triumphant return to its glory days as a prime retail corridor.

Unlike that previous era, today’s Broadway is definitely not Downtown’s only prime retail area. Like the world-class cities it is coming to resemble, DTLA is building multiple shopping hubs – from FIGat7th, The Bloc, and 7th Street’s Restaurant Row to the Arts District’s Row DTLA and South Park’s LA Live/Convention Center complex.

Other game-changing developments delivering large blocks of retail space to the DTLA market in the coming years include The Grand (200,000sf), City Market (225,000sf), Oceanwide Plaza (166,000sf), and Broadway Trade Center (200,000sf). Together, these projects will give Downtown a truly dominant scale of retail, with a variety of offerings and diversity of experiences that simply can’t be matched anywhere else in the region.



DTLA BY THE NUMBERS



5.84

Square Miles



70,000+

Residents



500,000

Day Population

Residential



23,224

Market Rate Apartments

6,095

Condominiums

Hospitality

8,814

Hotel Rooms

\$221

Average Daily Rate

DEVELOPMENT PIPELINE

44,000

Residential Units

11,000

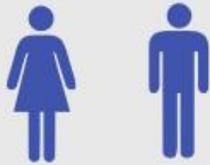
Hotel Rooms

6.4 Million

Square Feet of Office Space

3.8 Million

Square Feet of Retail



38

MEDIAN AGE



80%

COMPLETED 4 YEARS
OF COLLEGE OR HIGHER

\$98,900

MEDIAN INCOME



65,000 Residents
500,000 Weekly Population

19+ Million Visitors Per Year

DOWNTOWN LOS ANGELES – FASHION DISTRICT

At the intersection of Los Angeles and 9th Streets, the retail and fashion industries converge at the Fashion District's most iconic showroom buildings.

From California cool to LA's signature street chic, this is where designers' newest looks become tomorrow's fashion trends.



FASHION DISTRICT RESIDENTS

Fashion District residents tend to be young, educated, high-income people working in creative fields.

- 69%** of residents are ages 19-49
- MILLENNIALS MAKE UP 42% OF RESIDENTS** compared to 28% for all of LA
- \$49,632** Per capita income (compared to \$31,563 for all of LA)
- ARTS, DESIGN, ENTERTAINMENT, SPORTS AND MEDIA** Residents work in these fields at double the rate of all of LA

SENSE OF PLACE

We're setting the stage and enlivening the street for an authentic, relevant and captivating retail and lifestyle experience.

- A CREATIVE AND CULTURAL MAGNET** for locals and visitors alike
- UNIQUELY ATTUNED** to meet the needs of young, creatively inspired residents and employees
- Growth in creative offices is linked to a pronounced uptick in millennials moving downtown to live.** The highest increase in millennial population over a five-year period was downtown L.A., which beat out Manhattan and Portland, OR, in its rate of growth among young adults, according to a recent study by RentCafe. **LA TIMES, NOVEMBER 2016**



LINGER LONGER

CONSTANTLY EVOLVING STREETScape
PHOTO WORTHY AND READY FOR ITS CLOSE-UP
WALK, RIDE, COMMUTE – EASY ACCESS
NEIGHBORHOOD JOINTS JUST WAITING TO BE DISCOVERED

ROOFTOP DECKS
STREET-LEVEL ART
SURROUNDING CITY SKYLINE
BIKE SHARE
HOTELS & HOSPITALITY



EVENTS & HAPPENINGS

INDUSTRY EVENTS
LA MARKET WEEKS
LA KIDS MARKET WEEKS
LA MAJORS MARKET
LABEL ARRAY
VEGAN FASHION WEEK
FASHION EVENTS AND SHOWS



THE EXPERIENCE

IN THE HEART OF THE FASHION DISTRICT
AN EMERGING CREATIVE HUB
ART AND CULTURE
PEDESTRIAN FRIENDLY,
HUMAN-SCALE CORRIDOR
URBAN ENERGY, STYLISH PEOPLE,
CREATIVE ATMOSPHERE

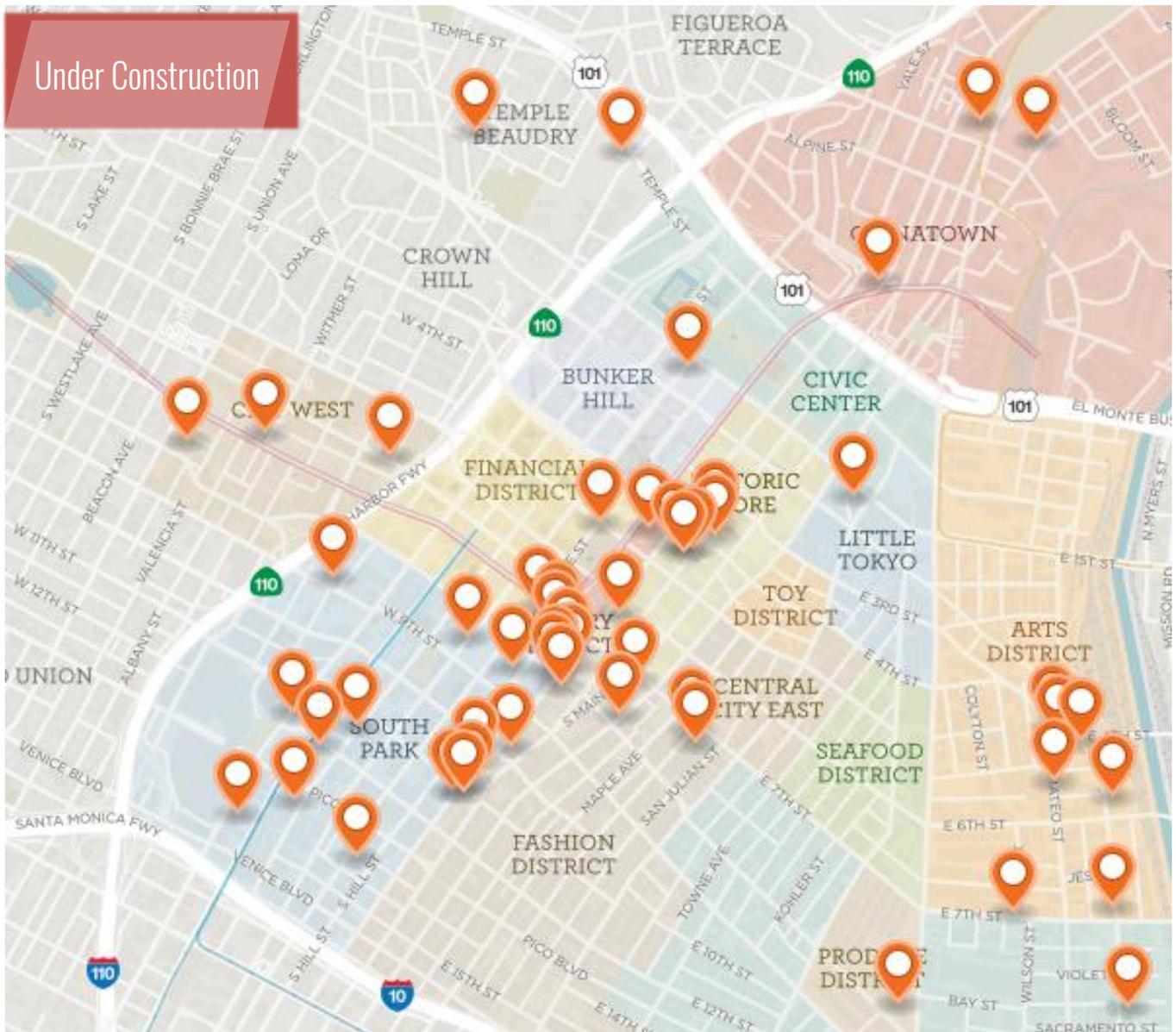
DOWNTOWN LOS ANGELES – UNDER CONSTRUCTION

Downtown Los Angeles (DTLA) is in the midst of a building boom. With residential, commercial, retail, office space underway, developers are meeting strong demand for an urban live-work-play lifestyle in the city.

At the end of 2018, there were almost 3 million square feet of office space under construction in downtown Los Angeles, according to the Downtown Center Business Improvement District's Q4 2018 Market Report, along with 1.1 million square feet of retail and 1,271 hotel rooms. These numbers pale in comparison to proposed projects, which would add almost 9,500

more hotel rooms, 2.6 million square feet of additional retail and another 3.3 million square feet of office space.

Residential development finished with a flurry with 629 units opening in Q4, bringing the total for the year to a record-setting 3,295 units coming online across 11 projects. With 7,000 more units under construction and 35,000 more in the planning pipeline, DTLA's residential boon shows no signs of slowing.



DOWNTOWN LOS ANGELES – UNDER CONSTRUCTION

1027 Wilshire	376 live/work apartments	Herald Examiner	±175,000 SqFt adaptive reuse project
1100 W Temple St	8-Story 53 Unit Apartment Complex	Hope + Flower	2 high-rise buildings. (40 & 31 Stories)
1133 Hope Tower	28-Story ±221,000 SqFt high rise building	Hotel Clark	350-room hotel conversion project
1317 S Hope St	7-Story mixed use apartments & retail	Hoxton Hotel	164-room hotel conversion project
1363 W Colton St	7-Story 47 unit apartment complex	LA Jewelry Mart	±99,000 SqFt Commercial conversion
1400 S Figueroa	110 apartment units plus retail	LA Plaza Village	±425,000 mixed use project
5500 Mateo St	Redevelopment Project	Llewellyn Apts.	±318 unit apartment complex
505-517 W 31 st St	7-Story 73 unit apartment complex	Lotus 77	±90,000 SqFt 77 unit lofts
612 S Broadway	Rehabilitation of existing ±68,962 SqFt	Maxwell Coffee Bldg.	±56,000 commercial conversion
731 S Broadway	Restoration of existing 4-Story building	Merritt Building	10 -Story adaptive reuse project
7 th & Witmer	6-Story Mixed use project with 76 units	Metro Maintenance	3-Story commercial project
825 South Hill	50-story mixed use project with 516 units	Metropolis Phase. 3	58-Story high rise
AMP Lofts	±311,000 SqFt mixed use project	Norton Building	5-Story mixed use project
Aria	5-Story apartment complex with 56 units	Oceanwide Plaza	±757,000 high rise project
AT MATEO	±130,000 SqFt Commercial Project	Park Fifth	24-Story mixed use with ±660 units
Banco Popular	10-story adaptive reuse project 188 units	Perla	±450 condos & retail
Broadway TCR	±1,100,000 Mixed Use Project	Proper Hotel	±107,000 adaptive reuse project
Cambria Hotel	±180 Room 13-Story Hotel	ROW DTLA	9 building ±1,750,000 SqFt Redev.
Capital Milling	Mixed use & creative office conversion	Santa Fe B. Ctr.	±78,000 SqFt Commercial Project
CitizenM Hotel	11-Story ±315 room Hotel Project	Singer Sewing Bldg.	8-Story ±64,604 adaptive reuse
Deardens Bldg.	±140,000 office and retail project	Six Four Nine Lofts	±46,000 SqFt affordable housing project
Embassy Hotel	9-Story hotel conversion	Soho House	±80,000 SqFt mixed use project
Emerald	7-Story 154 unit apartment mixed use	The Broadway	±34,330 SqFt adaptive reuse project
FLOR 401	6-Story 98 unit apartment complex	The Grand	39-Story mixed-use commercial
Foreman & Clark	Adaptive Reuse ±125 apartment & mixed use	Title Insurance Bldg.	11-Story ±300,000 creative office
Garland Bldg.	11-Story adaptive reuse project	Walnut Building	±56 unit live/work apartments and retail
718 S Hill St	±67,000 SqFt Creative Office conversion	Western Pacific	12 -Story adaptive reuse building



THE
RS BUILDING

752-754

S Los Angeles

EXCLUSIVELY PRESENTED BY:

David Meir

Anvers Capital Partners
Managing Partner

CA License #00877523

5900 Canoga Ave #110
Woodland Hills CA, 91307

818.206.4349

davidm@peakcommercial.com

Jack Minassian

Anvers Capital Partners
Managing Partner

CA License #01279434

5900 Canoga Ave #110
Woodland Hills CA, 91307

818.206.3168

jackm@peakcommercial.com



Anvers
Capital Partners

In association with Peak Commercial



PEAK
COMMERCIAL