



RELATED CALIFORNIA

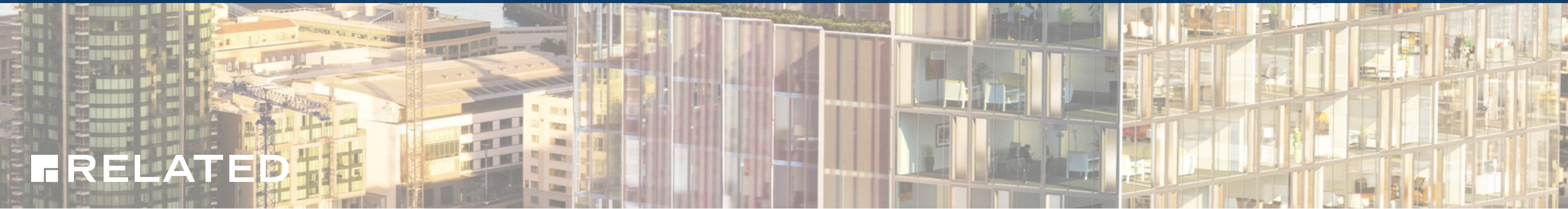
ULI FALL MEETING – 7 OCTOBER 2015





TRANSBAY 8

SAN FRANCISCO, CA



TRANSBAY 8

- **Transbay 8:** 55 story, Type I, mixed-income, mixed-use development in San Francisco, CA
 - **Condo:** 116 market-rate condos
 - **80/20 Rental:** 280 market-rate rentals, 70 below market-rate rentals (40% AMI and 50% AMI)
 - **OCII Rental:** 80 below market-rate rental rentals (50% AMI)
- **Amenities:** fitness center, yoga studio, business center, dog spa, lounge, pool and spa, demonstration kitchen, library, and rooftop community garden
- **Retail:** 18,000 square feet
- **Parking:** 3 levels of valet-operated subterranean parking



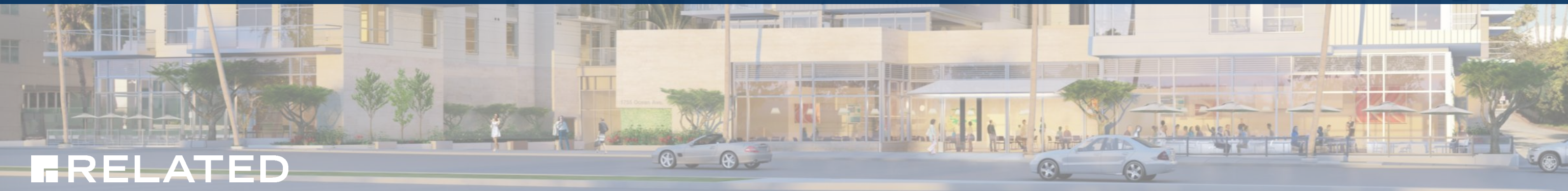






OCEAN AVENUE SOUTH

SANTA MONICA, CA



OCEAN AVENUE SOUTH

- **Ocean Avenue South:** 6-10 story, Type IA podium, mixed-income, mixed-use development in Santa Monica, CA
 - **The Waverly (Site A):** 65 market-rate condos (9,700 sf ground floor retail)
 - **Belmar Apartments (Site B):** 160 affordable rentals (30% AMI, 50% AMI, and 60% AMI)
 - **The Seychelle (Site C):** 92 market-rate condos (10,300 sf ground floor retail)
- **Amenities:** fitness center, yoga studio, business center, dog spa, rooftop lounge, and rooftop pool and spa
- **Retail:** Starbucks, eLOVate, Joan's on Third, Herringbone, plus one additional retailer to be announced (20,000 sf)
- **Parking:** 629 spaces on 3-4 levels below grade



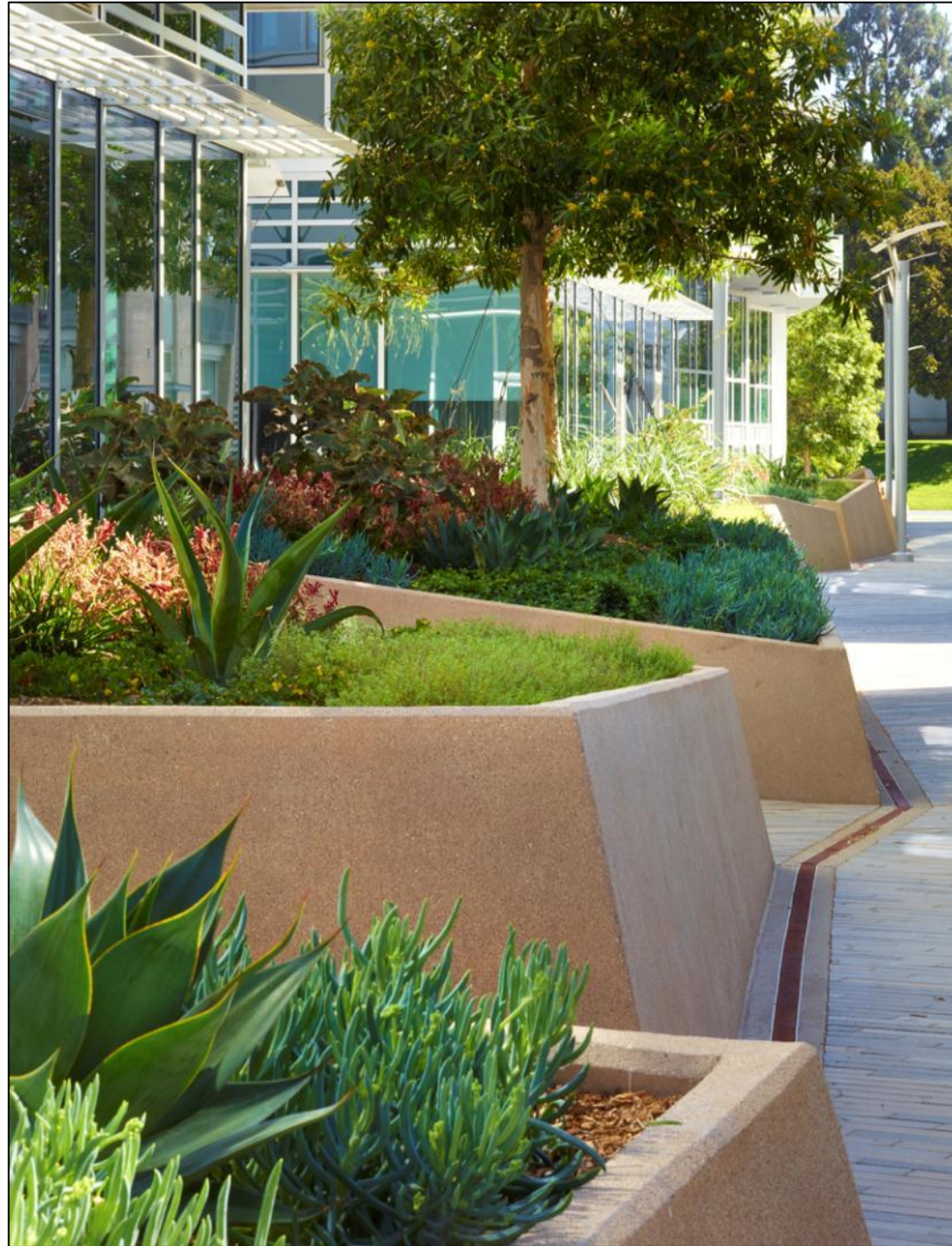




The Waverly



The Waverly



The Waverly



Ocean Avenue South | Santa Monica, CA



The Waverly



Belmar Apartments



Belmar Apartments



The Seychelle



The Seychelle



The Seychelle



The Seychelle





THANK YOU

