

# A-LINE INTERNATIONAL REALTY INC.

MANAGEMENT AGENTS FOR THUNDERBIRD PRODUCTIONS INC.

## FOR SALE, JOINT VENTURE, PARTNERSHIP, OR BUILD-TO-SUIT LEASE THE ENTIRE BUILDING

### 745 S. BROADWAY DOWNTOWN LOS ANGELES



THIS IS A UNIQUE OPPORTUNITY FOR A BUILDER/DEVELOPER TO TRANSFORM THIS 83,000 SF VACANT PROPERTY TO BECOME A CREATIVE OFFICE BUILDING, RESIDENTIAL PROJECT, OR A HOTEL. CENTRALLY LOCATED IN THE HEART OF DOWNTOWN LOS ANGELES, THIS STRETCH OF BROADWAY ALREADY HOUSES THE REMODELED RIALTO THEATRE (NOW AN URBAN OUTFITTERS) AND THE ACE HOTEL WITH ITS RESTORED UNITED ARTISTS THEATRE, APPLE STORE AT THE TOWER THEATER AND THE BROADWAY TRADE CENTER, ADDITIONAL RETAIL ON BROADWAY: VANS, SKETCHERS, WEST ELM, FOOTLOCKER, STARBUCKS, SKETCHERS, MICHAEL JORDAN STORE, MEDMEN + MORE! THIS PRIME LOCATION WILL BECOME THE BEST LOCATION IN ALL OF DTLA!

ALL UPPER FLOORS HAVE BEEN COMPLETELY CLEARED TO SHELL CONDITION, READY FOR REDEVELOPMENT.

ADJACENT BUILDING (737 S. BROADWAY) SHARES THE SAME FOUNDATION. 737 S. BROADWAY UNDER BANKRUPTCY SALE | SOLD TO THE HIGHEST BIDDER

745 S. BROADWAY & 737 S. BROADWAY CAN BE DEVELOPED TOGETHER BECOMING A 166,000SF DEVELOPMENT PROPERTY W/ WINDOWS AROUND THE PERIMETER

# A-LINE INTERNATIONAL REALTY INC.

<u>Property Location:</u>	745 S. Broadway, between W.7 <sup>th</sup> & W.8 <sup>th</sup> Streets In Downtown Los Angeles												
<u>Assessors Parcel Numbers:</u>	5144-014-029												
<u>Property Description:</u>	8 Story Building-Plus Basement and Small Mezzanine. ALL UPPER FLOORS HAVE BEEN COMPLETELY CLEARD TO SHELL CONDITION, READY FOR REDEVELOPMENT.												
<u>Lot Size:</u>	60' x 165.23': 9,900 SF (including a 60' x 20' rear loading area)												
<u>Building Size:</u>	<table><thead><tr><th>Floors</th><th>Square Footage</th></tr></thead><tbody><tr><td>Basement</td><td>10,560</td></tr><tr><td>1<sup>st</sup></td><td>8,700</td></tr><tr><td>Mezzanine</td><td>3,000</td></tr><tr><td>Floors 2-8</td><td>60,900</td></tr><tr><td><b>Total Sq. Ft.:</b></td><td><b>83,160</b></td></tr></tbody></table>	Floors	Square Footage	Basement	10,560	1 <sup>st</sup>	8,700	Mezzanine	3,000	Floors 2-8	60,900	<b>Total Sq. Ft.:</b>	<b>83,160</b>
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<u>Floor Plate:</u>	8,700 Square Feet (145' x 60')												
<u>Live Floor Load:</u>	Approximately 80 to 90 lbs/sf as per Engineer's cursory look at building plans. Building plans available for all financially qualified potential Buyers												
<u>Building construction:</u>	Steel reinforced concrete												
<u>Built:</u>	1920'S												
<u>Utility:</u>	Electrical Service and Meters in basement Water and drainage present												
<u>Occupancy:</u>	Ground Floor Retail Tenants (100% occupied) Upper floors (2 <sup>nd</sup> thru 8 <sup>th</sup> ) and basement are vacant All vacant floors are stripped down to concrete columns, floors, ceilings												
<u>Building Access:</u>	Front entry off Broadway Ave. Rear entry through back alley with direct access to W. 7 <sup>th</sup> Street												
<u>Downtown Demographic:</u>	Residential Population: 88,000(up from 18,000 in 1999)/58,000 resident units constructed since 1999. 93.6% apartment occupancy rate. Over 500,000 people work downtown during the week. Median Age: 34 residential (53% female) / 39 employees (63% female) 30.5 billion invested in new DTLA construction since 1999. 22 million visitors to DTAL annually. For Additional info on stats, demographics and data visit: <a href="http://www.downtownla.com/2_01_StatsDemoData.asp">www.downtownla.com/2_01_StatsDemoData.asp</a> <a href="http://www.bringingbackbroadway.com">www.bringingbackbroadway.com</a>												

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## Tax Credits & Advantages:

Located in an empowerment and enterprise zone

QUALIFIES FOR STATE AND FEDERAL HISTORIC TAX INCENTIVES

POSSIBLY-

- Eligible for mills act property tax reduction
- Eligible for historical restoration tax credits
- Eligible for historical preservation easement donation
- Eligible for historic façade conservation easement
- Eligible for significant lost development rights

Rear of Building

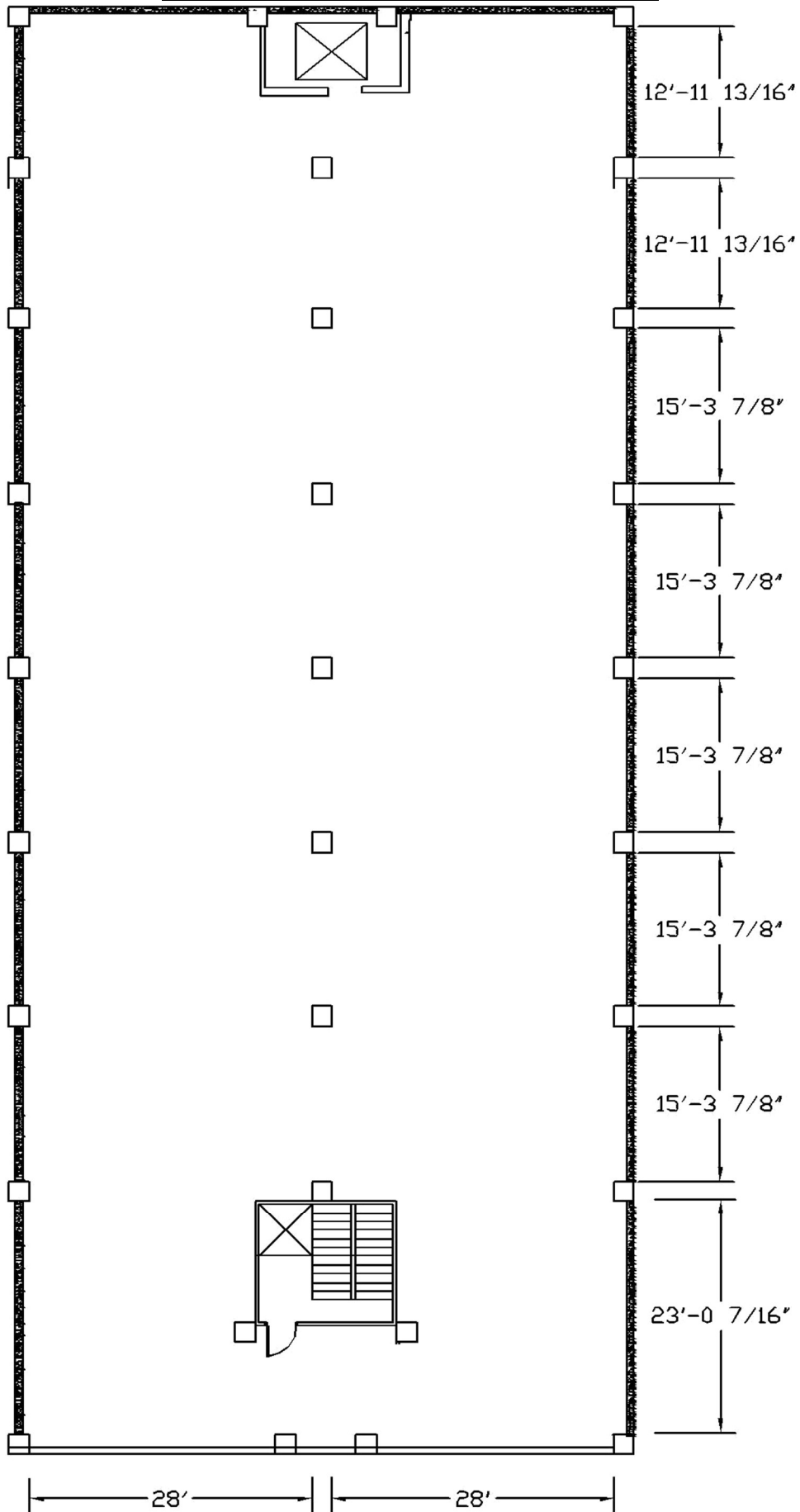


Interior



View from Rooftop

# FLOOR PLAN



# A-LINE INTERNATIONAL REALTY INC.



Presented by A-Line International Realty Inc.

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