

About Comstock

Founded in 2007, Comstock Realty Partners specializes in the value-add and opportunistic acquisition and repositioning of multifamily, industrial, office, self-storage and urban infill properties throughout California.

Comstock invests its own equity into every asset in its portfolio and has partnered with institutional investors, hedge funds, and syndicates of high-net-worth individuals to capitalize its projects. Money-center banks as well as debt funds have provided financing to Comstock for its projects.



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COMMERCE, CA

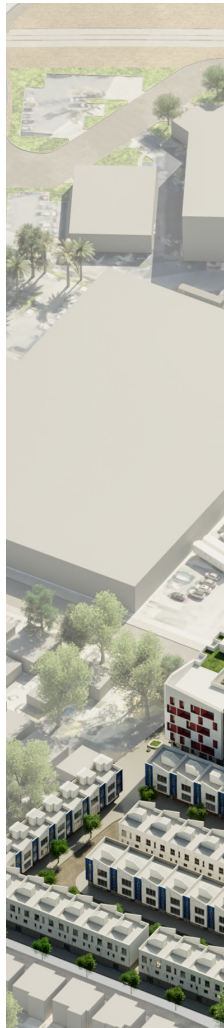
www.vivamodelo.com



THE MCGAREY GROUP
CREATING PLACES ALIVE WITH POSSIBILITY



Modelo is the 21st Century “Model” for wellness-enhanced lifestyle, essential and entertainment retail, and cultural enrichment, all in one 17.47 acre oasis in the heart of Los Angeles County.



Opportunity for Modelo retailers to reach 561,000 vehicles per day, and more than 1,500 on-site residents.

MODELO



**UNPARALLELED
I-5 ACCESS & VISIBILITY**

Project Data
205,615 SF Retail
740 Apartments
60 Townhomes
50 Flat-Stack Homes



THOUGHTFUL PLACE-MAKING





Amenity filled environment with a range of market-rate living options in urban-plaza-centric apartments to lush garden-located townhomes.

With 1,034 feet of I-5 Freeway frontage at Slauson Ave., and more than a 1/4 mile of LA River bike-path frontage on the south perimeter, Modelo is well positioned to become the living-shopping-playing cultural hub for Southeast Los Angeles.

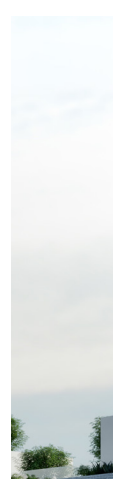
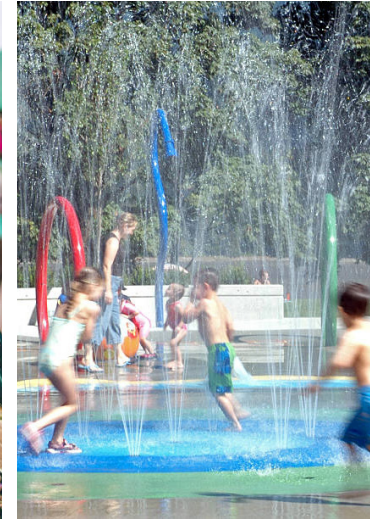
LIFESTYLE



REGIONAL DESTINATION



Integrated park, essential retail, and various units of rental and for sale housing welcoming all people with a 21st century lifestyle.





- 3 mile radius: 1 Million Population
- 1,034 Feet of Freeway Frontage and Signage
- 561,000 Vehicles per day on I-5 at Project



A cultural, retail and residential community, Modelo offers its 1,500 residents, and the Southeast La Region, unparalleled amenities and retail shopping and dining.

PROJECT THESIS: A 21st CENTURY HOME FOR ALL

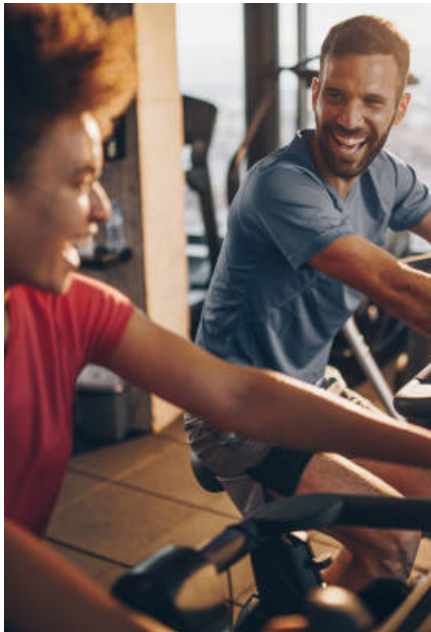


Food and beverage focused spaces for fast-casual, family and adult dining options. Nearby restaurants have record high repeat visitor and duration statistics.



Designed with a wellness-focused lifestyle in mind, Modelo presents spaces for large fitness retail as well as local wellness, body, and spa concepts.

FOOD & BEVERAGE



FITNESS & WELLNESS

EVENTS & SPORTS PROGRAMMING



Curated event calendar with quarterly festivals, concerts, and regional events utilizing the four-acre lawn and Modelo Grandstand including spring and summer movies-on-the-green and fall and winter regional youth sports tournaments.

