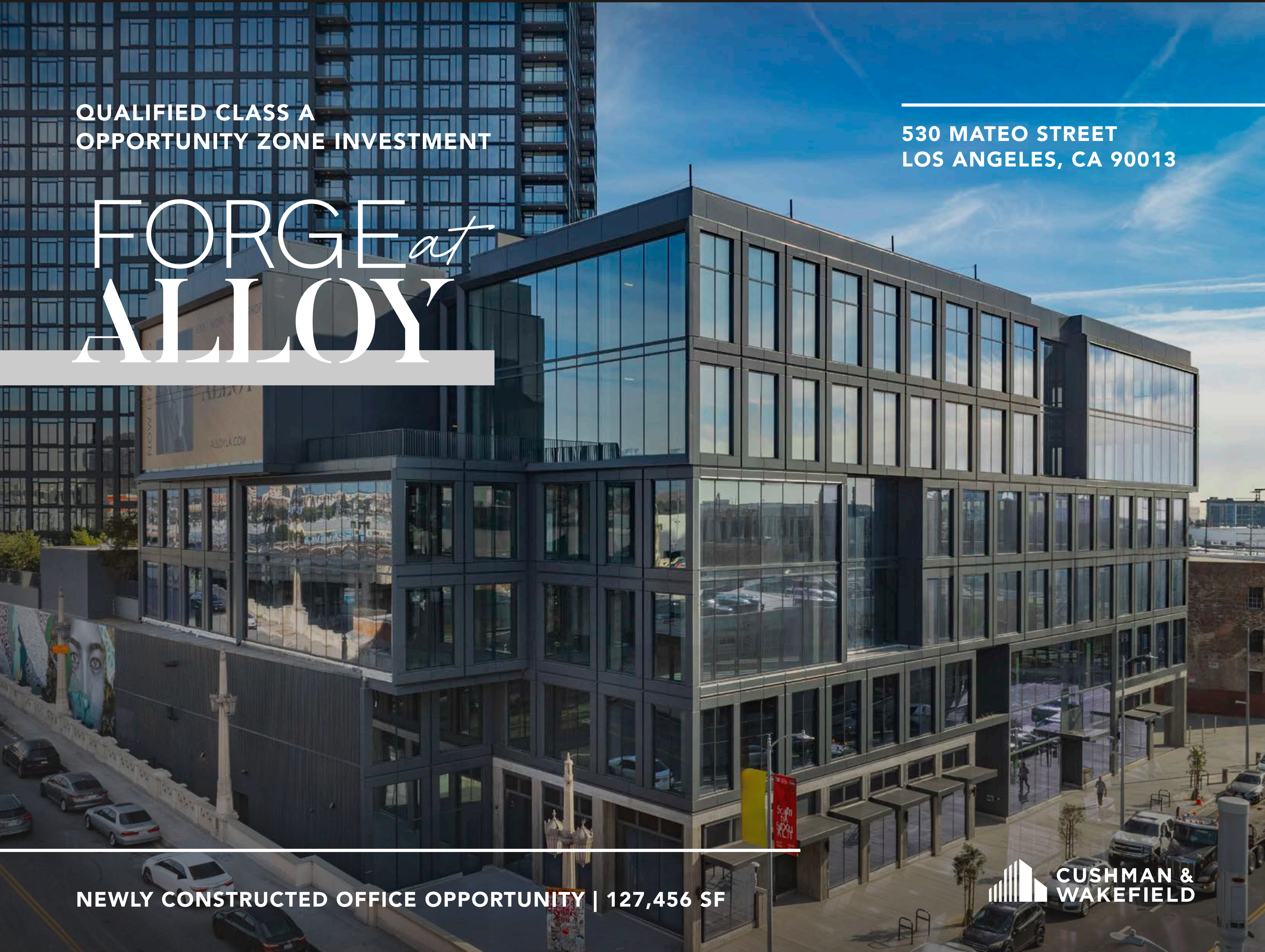
QUALIFIED CLASS A
OPPORTUNITY ZONE INVESTMENT

FORGE *at* ALLOY

530 MATEO STREET
LOS ANGELES, CA 90013



NEWLY CONSTRUCTED OFFICE OPPORTUNITY | 127,456 SF

CUSHMAN & WAKEFIELD

THE OFFERING

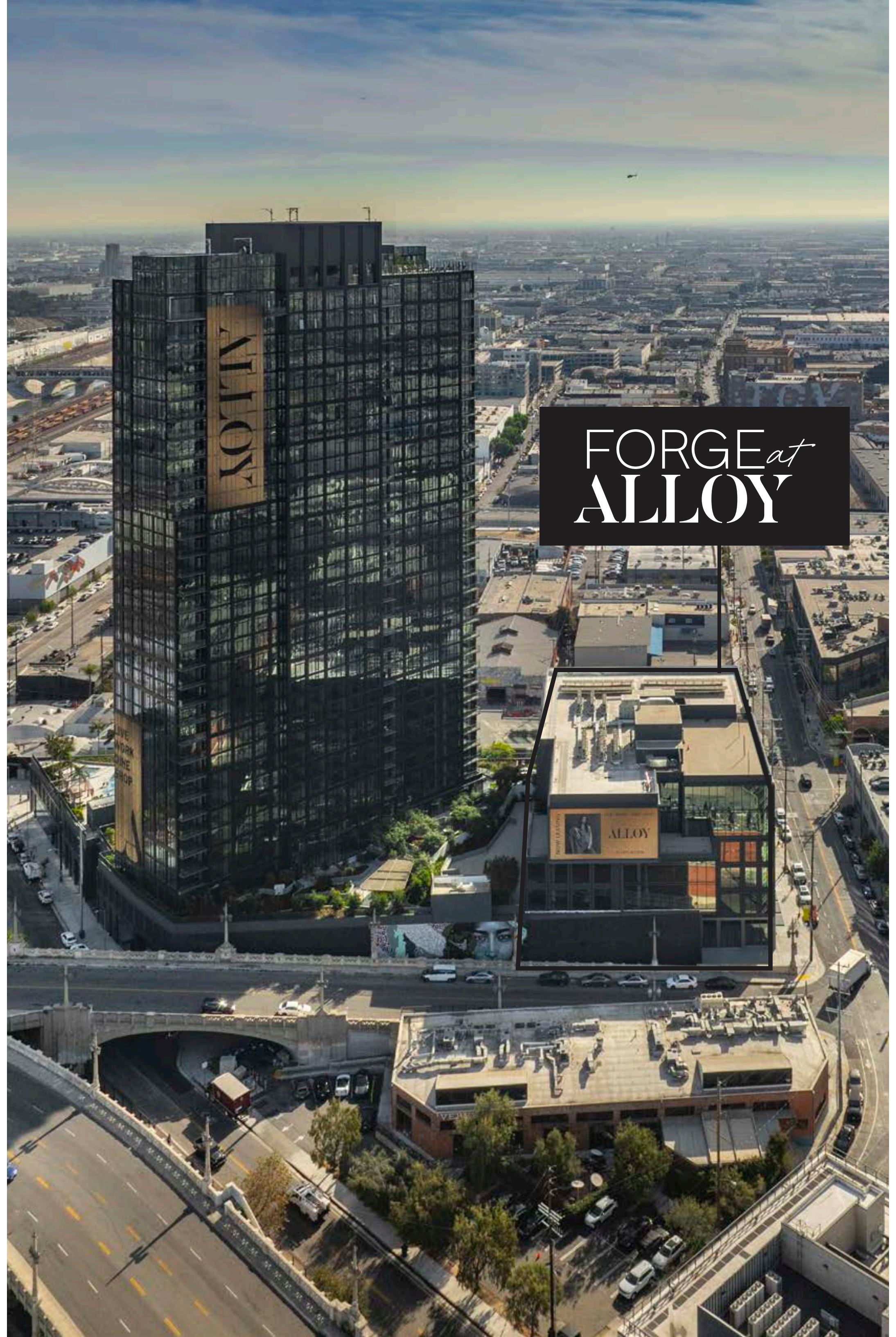
Cushman & Wakefield has been exclusively retained to offer for sale the 100% fee simple interest in Forge at Alloy (the "Property"), a 127,456 square foot trophy office condominium located at 530 Mateo Street in Los Angeles, CA. Recently delivered in 2024, Forge at Alloy is the blueprint for today's creative office in Los Angeles, with best-in-class amenities, adaptable ~21,000 floor plates, and the highest level of modern building systems. Encompassing six stories of build-to-suit flexibility, the Property's façade and design is emblematic of the historic factories and warehouses that line the Arts District.

While not included as part of the collateral, the Property is part of a larger mixed-use development of 475 units atop ~20,000 SF of retail, in addition to a state-of-the-art activated pedestrian paseo. Featuring an 88 Walk Score, the Property offers superior lifestyle connectivity with immediate access to acclaimed retail, dining, and entertainment options. Forge at Alloy presents an investor the rare opportunity to acquire a blank canvas, world-class asset in Downtown's most vibrant corridor with immense upside potential. All investor inquiries should be directed at the Cushman & Wakefield team.

Located within a Qualified Opportunity Zone, Forge at Alloy provides investors the opportunity to defer and reduce capital gains taxes. Additionally, the project remains Qualified Opportunity Zone eligible as the building has not yet been placed into service. Investors who hold their Qualified Opportunity Zone Fund investment for 10 years or longer may eliminate federal capital gains tax on the appreciation of the investment.

PROPERTY SNAPSHOT

PROPERTY ADDRESS	530 Mateo Street Los Angeles, CA 90013
YEAR BUILT	2024
PROPERTY SQUARE FOOTAGE	127,456 SF
STORIES	6



INVESTMENT HIGHLIGHTS

NEWLY DELIVERED, TROPHY ASSET

Developed in 2024, Forge at Alloy is a trophy office asset, in the heart of the Arts District, that offers a best-in-class amenity package, the highest quality building systems, and state-of-the-art creative office space that is thoughtfully designed to cater to today's tenant base.

OPPORTUNITY ZONE

Located within a Qualified Opportunity Zone, Forge at Alloy is a newly constructed building that has not been previously occupied or placed into service, satisfying the "original use" requirement under Opportunity Zone regulations. As a result, investors may deploy capital directly through a Qualified Opportunity Zone Fund and benefit from the program's incentives, including the ability to defer capital gains and receive a 10% basis step-up after a five-year hold under the Opportunity Zone framework beginning in 2027, as well as eliminate federal capital gains tax on the investment's appreciation if held for 10 years or longer.

WORLD-CLASS EXECUTION

As one of Los Angeles' preeminent office assets, the Property features LEED Silver certification, 14' - 19' ceiling heights, expansive window lines with views of the city, a contemporary lobby, activated outdoor space with lounge seating, a private rooftop oasis, ample parking, and direct access to the new pedestrian and retail paseo.

BLANK CANVAS OPPORTUNITY

With floor plates averaging 21,000 SF, the Property is well suited for multi-tenanted floors, private single-floor suites, building-within-a-building optionality, or single-user campuses. The Building's blank canvas nature allows an investor to execute a tailored leasing strategy – if the vacancy was leased up at office market rents today, upwards of $6 million of annual revenue would be generated.

TRANSIT-ORIENTED LOCATION

As the urban core of Los Angeles, Downtown provides professionals with unmatched convenience and superior connectivity throughout the greater Los Angeles region. The Property has easy access to the SR-101, I-5, and I-10, along with the Gold Line metro (Little Tokyo-Arts District and Pico-Aliso stops).

WELL-HEELED EMPLOYEE BASE

Anchored by major institutions, Warner Music, Spotify, and Condé Nast, the region has captured some of the county's most affluent individuals, with 81% of residents having earned a bachelor's degree or higher. Residents also boast an average household income north of $169k, among the highest in Los Angeles.

DOWNTOWN'S MOST VIBRANT NEIGHBORHOOD

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SUMMER OLYMPICS IMPACT

Downtown Los Angeles will hold the highest concentration of sporting events during the 2028 Summer Olympics. Set to host nearly 15,000 athletes, event staff, and millions of fans from around the world, the Olympics are expected to create over $11.0 BN of economic impact for Los Angeles, including more than 79,000 new jobs to the immediate area.

FORGE at ALLOY

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530 MATEO STREET | LOS ANGELES, CA 90013

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