



HARVARD HOTEL

679
HARVARD

INVESTMENT OPPORTUNITY

MAY 2025

JAMISON
REALTY GROUP



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EXECUTIVE SUMMARY

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- 679 Harvard is a ground up, 7 story hotel located on S. Harvard Blvd, under Wilshire Blvd.

- Currently under construction, this property is located in Koreatown. Koreatown is the most densely populated area in Los Angeles County, with over 42,600 residents per square mile & the third highest population density in the US, outranked only by Midtown Manhattan and Chicago's North Side neighborhoods

- Highly diverse: A+ score on ethnic and economic diversity, with strong ties to Latino and Asian communities.

- 679 Harvard is within walking distance of major public transit stations and nearby a variety of grocery stores, restaurants, schools, entertainment, and residential developments.

- Nearby Popular Destinations and LA attractions:

- ◆ Crypto.com Arena: 3.1mi.
- ◆ Dodger Stadium: 5.9 mi.
- ◆ Hollywood: 3.4 mi.
- ◆ Wilshire Country Club: 2.5 mi.
- ◆ Paramount Studios: 1.9 mi.
- ◆ The Wiltern: 0.4 mi.
- ◆ The Grove: 3.7 mi.
- ◆ Beverly Hills: 6.1 mi.
- ◆ La Brea Tar Pits: 3.2 mi.
- ◆ LACMA: 3.4 mi.



PROPERTY HIGHLIGHTS

IN-UNIT AMENITIES

- Coffee Machine
- Sleeper Sofas
- Floor to Ceiling Windows in Select Guestrooms
- Kitchenettes in Suites
- Mini Fridge

BUILDING AMENITIES

- Lounge
- Fitness Center
- Restaurant/Bar
- Rooftop Patio
- Meeting Room
- Guest Laundry
- Grab-N-Go Station
- Luggage Storage
- Bike Parking
- Fire Pit
- Off Site Paid Parking at 3600 Wilshire

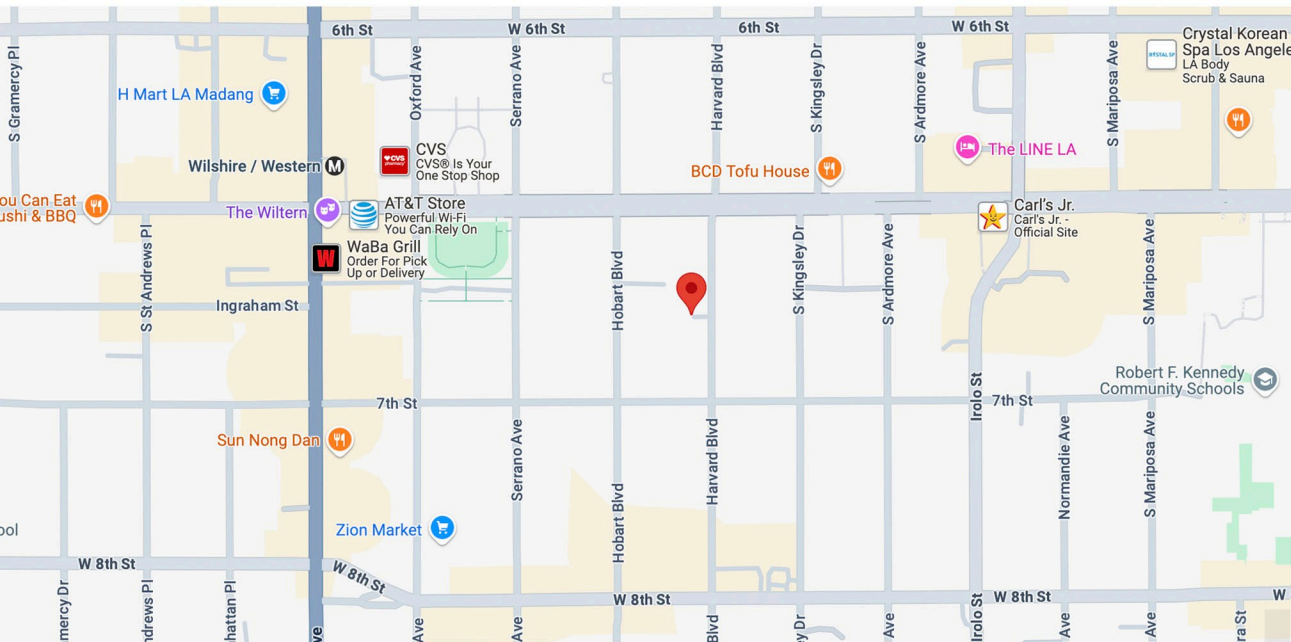
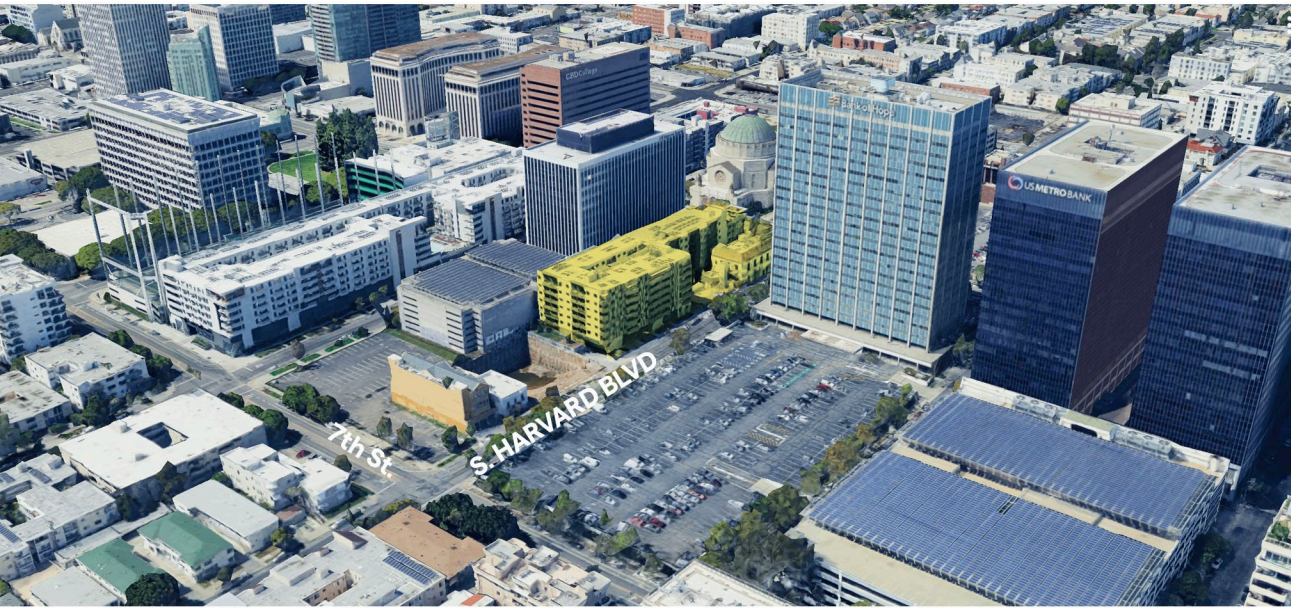
PROPERTY OVERVIEW



Address	679 S Harvard Blvd Los Angeles, CA 90005		
Building Type	7-Story Hotel w/ 3 levels of Subterranean Parking		
Guest Room Unit Count	110	Land Size	14,894
Guest Room Net Rentable SF	38,601	Zoning	(T)(Q) C2-2
Retail / Commercial Net Rentable SF	1,840	Guest Room Avg Size	351
Storage Net Rentable SF	0	Total Parking	63



PROPERTY LOCATION



- Koreatown is the most densely populated area in Los Angeles County, with over 42,600 residents per square mile & the third highest population density in the US, outranked only by Midtown Manhattan and Chicago's North Side neighborhoods

- Highly diverse: A+ score on ethnic and economic diversity, with strong ties to Latino and Asian communities.

- Known for having one of the largest concentrations of nightclubs and 24-hour businesses and restaurants in the country

- Close Proximity to popular destinations & LA attractions

- Excellent transit & walkable for daily errands

- Walk score: 93 | Transit score: 76

- Key Demographic Statistics within 3 mile radius:

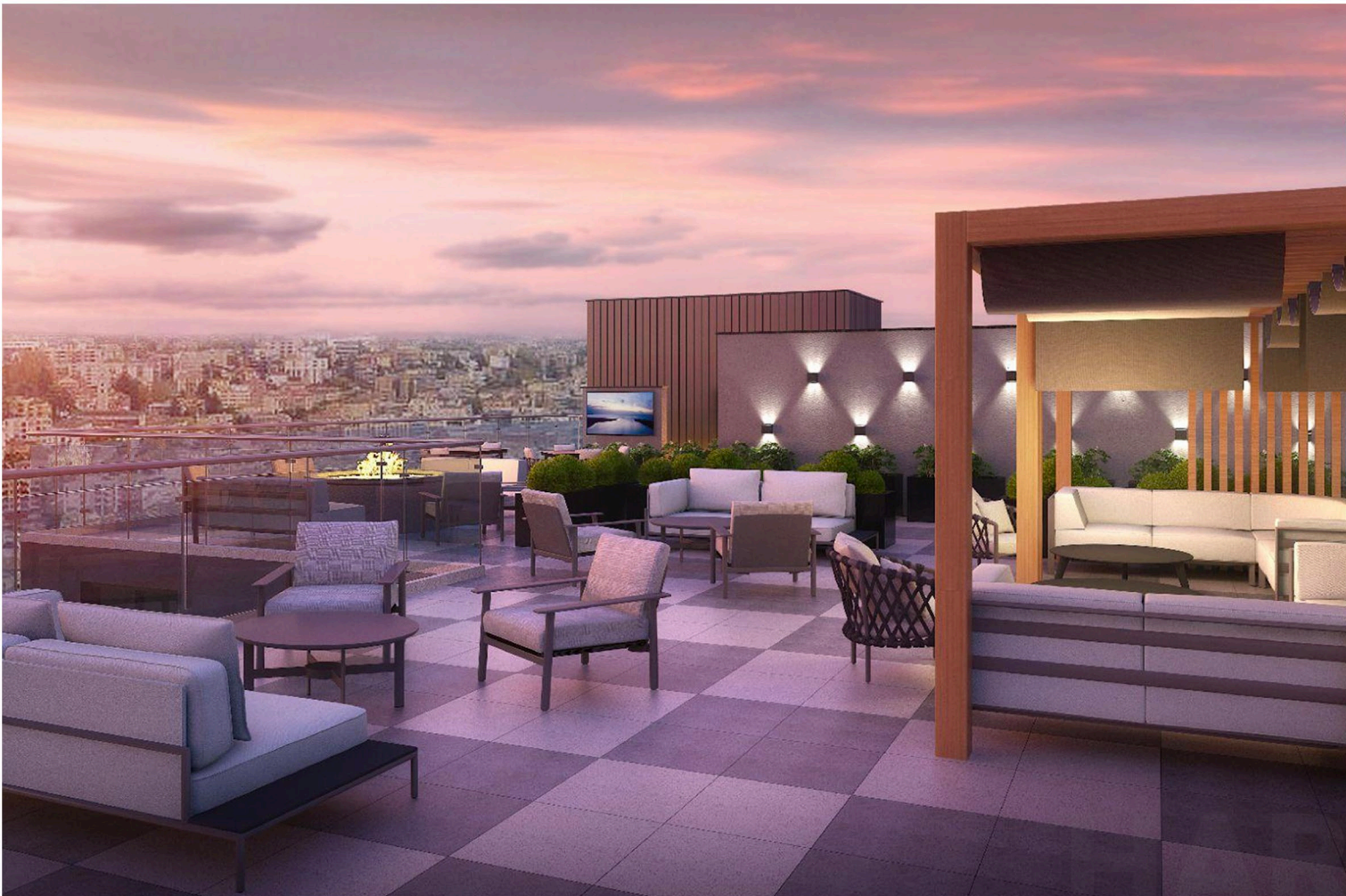
- ◆ Total population: 661,097
- ◆ Average household income: \$76,318
- ◆ Total households: 245,814
- ◆ Median housing value: \$874,454
- ◆ % of Renters: 89.53%

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HARVARD

FLEXIBLE OFFER STRUCTURES FOR HOTEL DEVELOPMENT

The seller, a professional real estate development and construction company, is open to discussing various offer structures to suit your needs. They are prepared to consider:

- **Outright land sale:** Acquire the land with all existing entitlements and permits.
- **Land sale with development agreement:** Purchase the land and partner with the Seller through a development agreement for the complete development and construction of the fully permitted and entitled hotel project.



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DEVELOPMENT PLAN

RENDERS

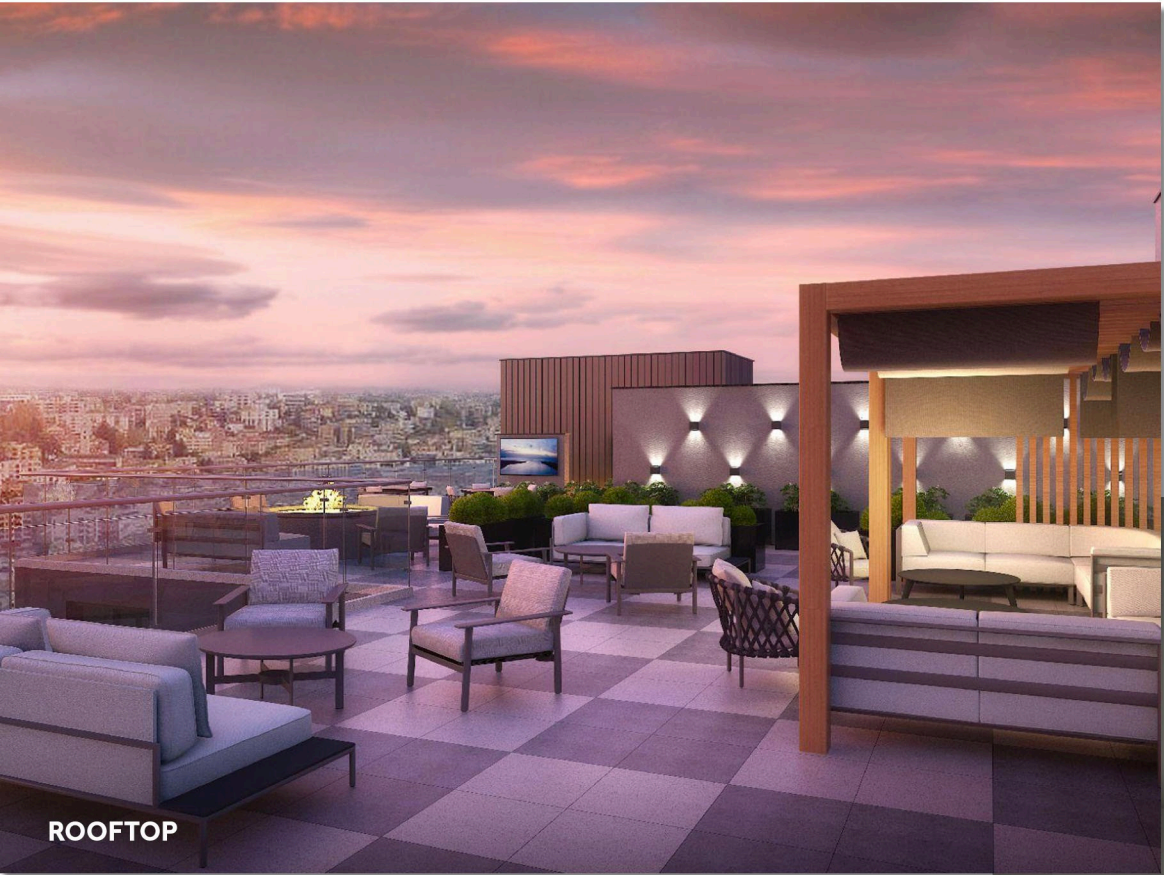


KING BEDROOM



LOBBY

RENDERS



ROOFTOP



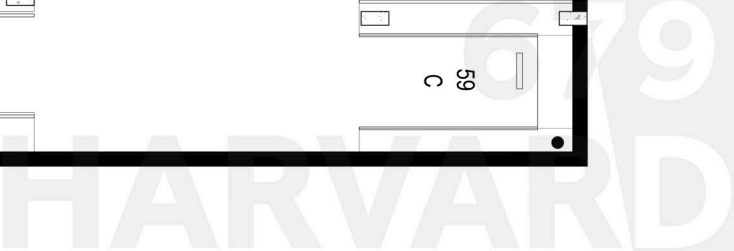
PARKING

FLOOR PLANS

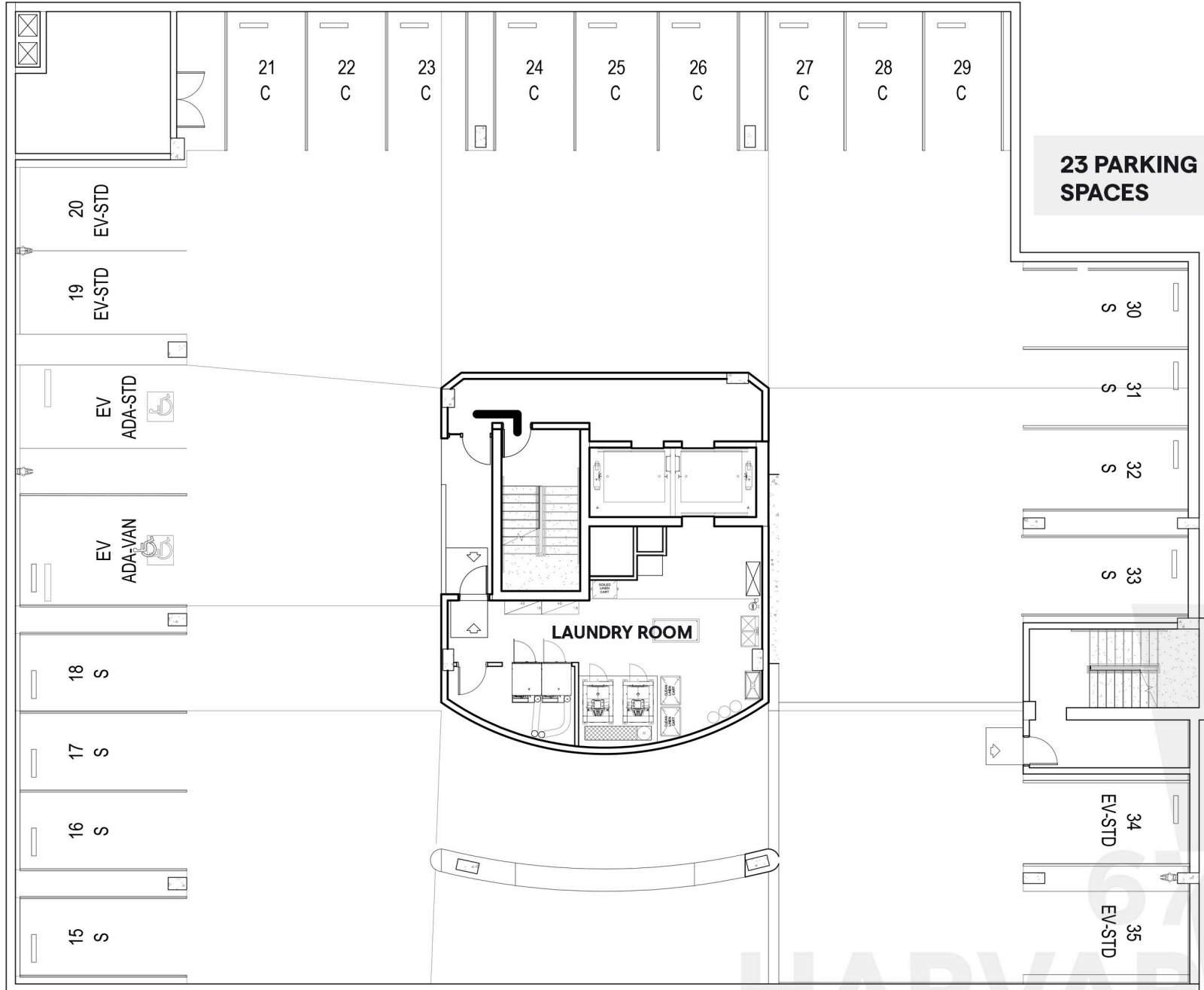
PARKING LEVEL P3



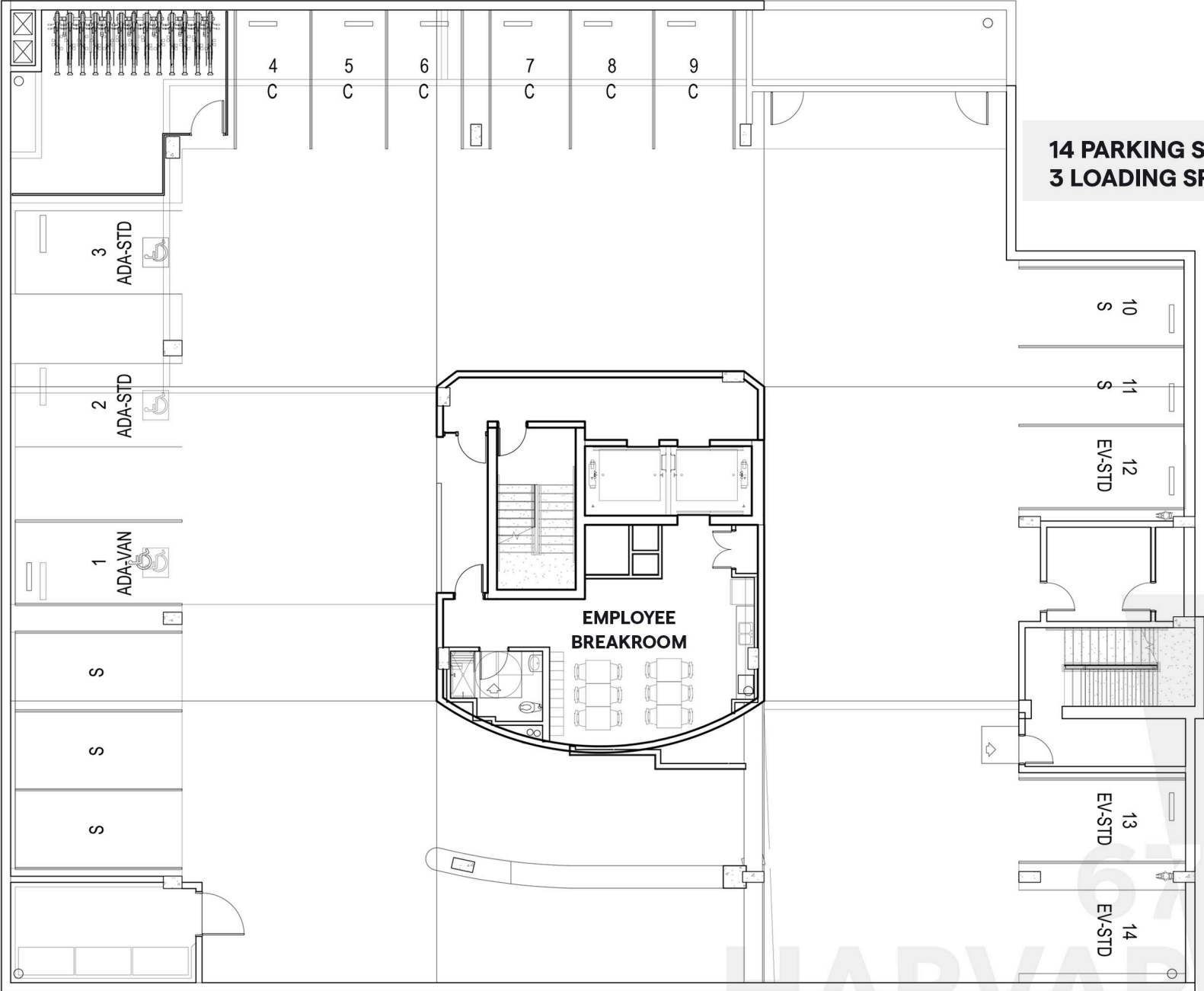
26 PARKING SPACES



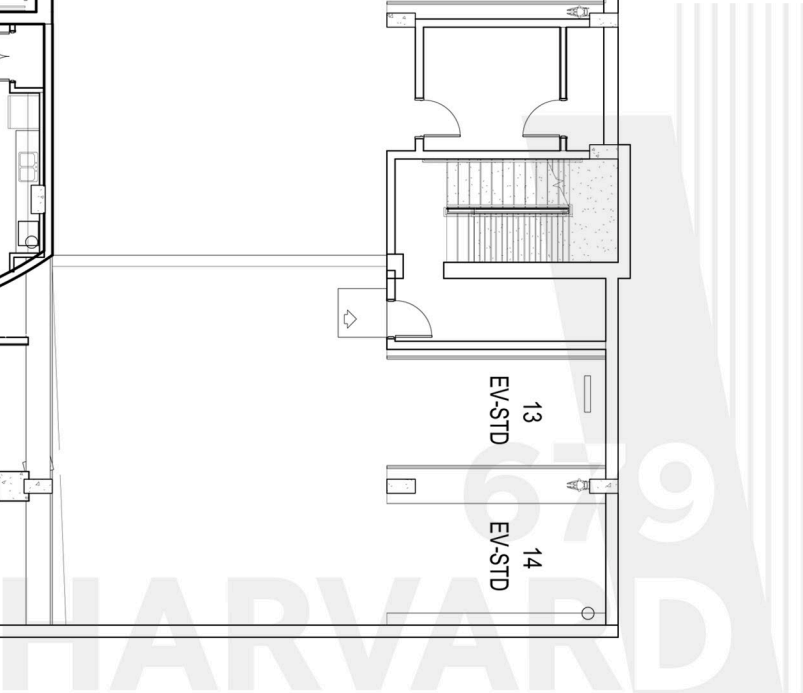
PARKING LEVEL P2



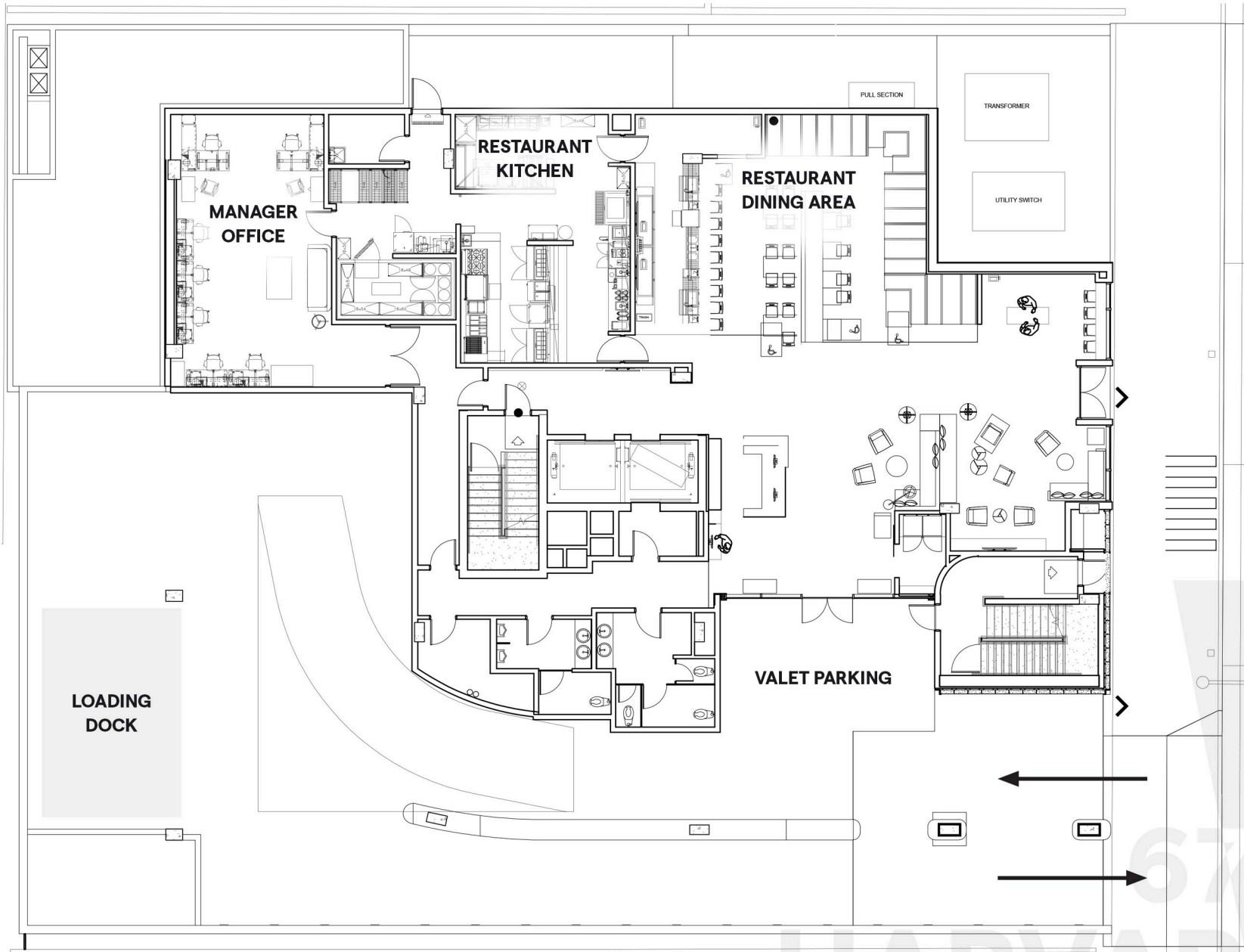
PARKING LEVEL P1



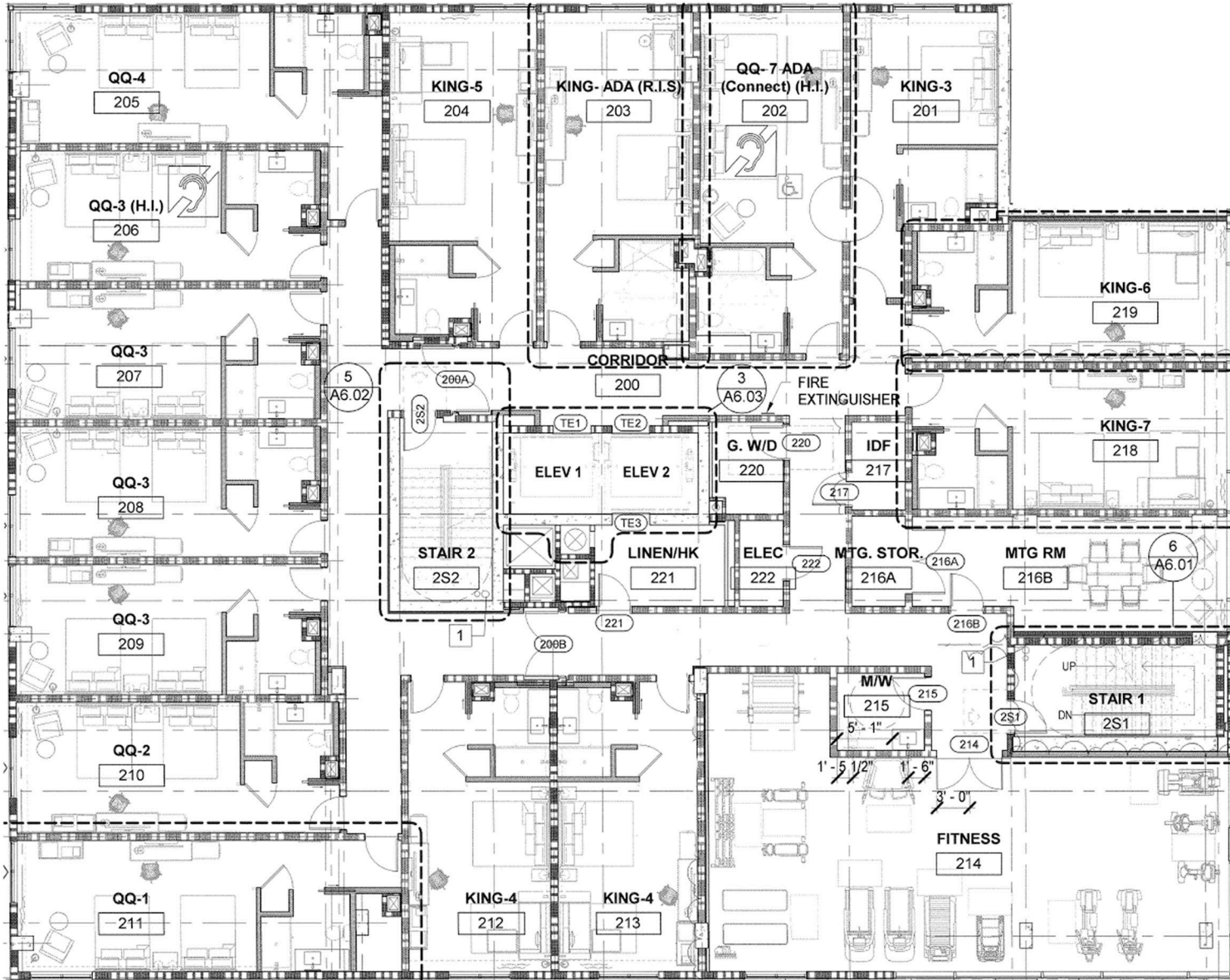
**14 PARKING SPACES
3 LOADING SPACES**



LEVEL 1

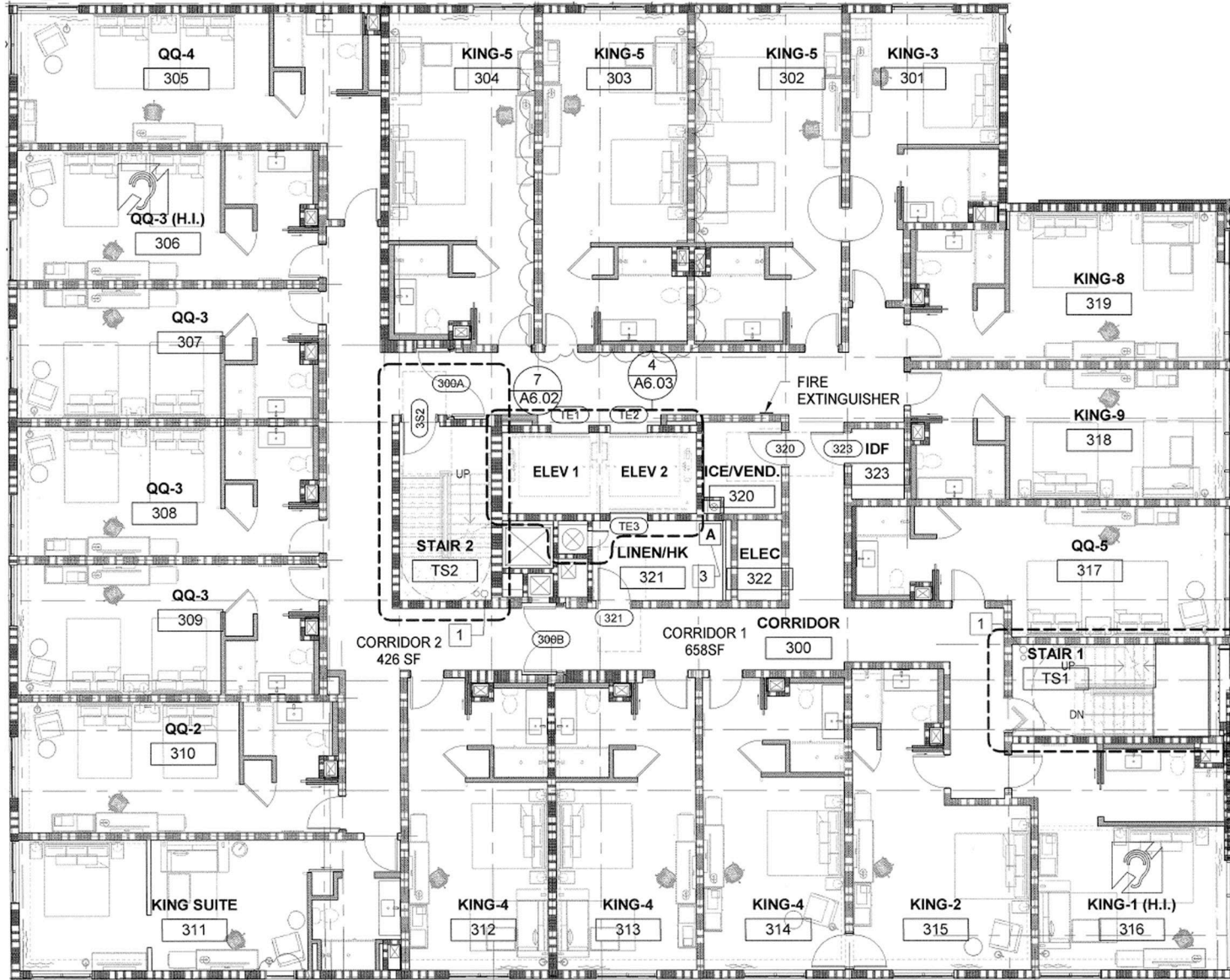


LEVEL 2



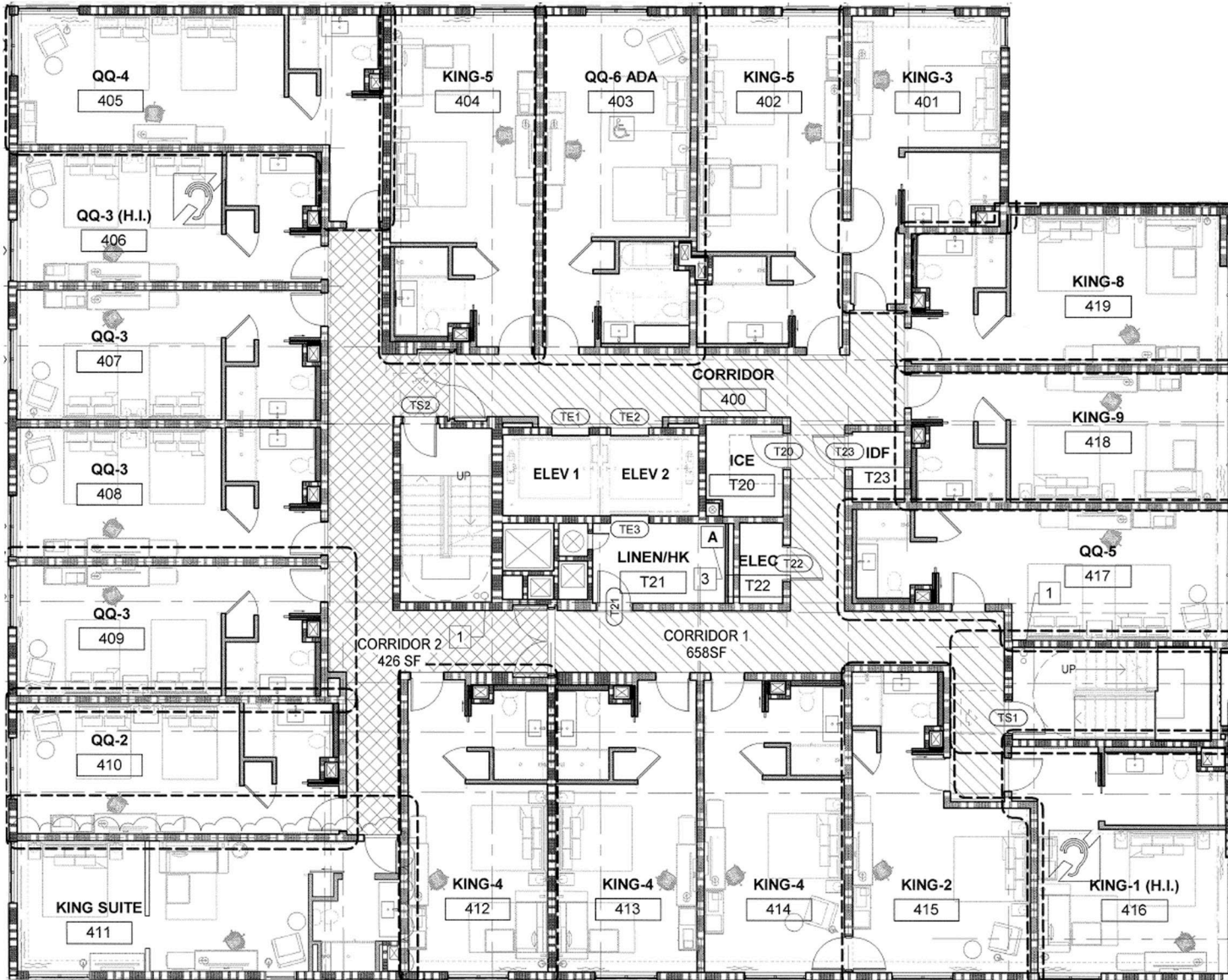
FLOOR 2	
Double Queen	6
Double Queen (ADA)	1
Double Queen (HI)	1
Single King	6
Single King (ADA)	1
Single King (HI)	0
King Suite	0
TOTAL ROOMS	15

LEVEL 3



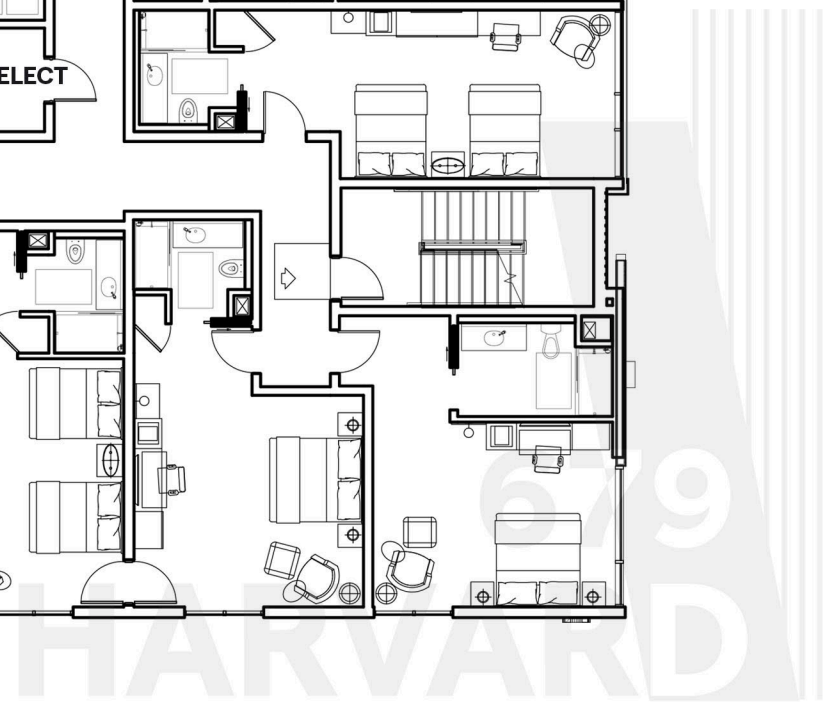
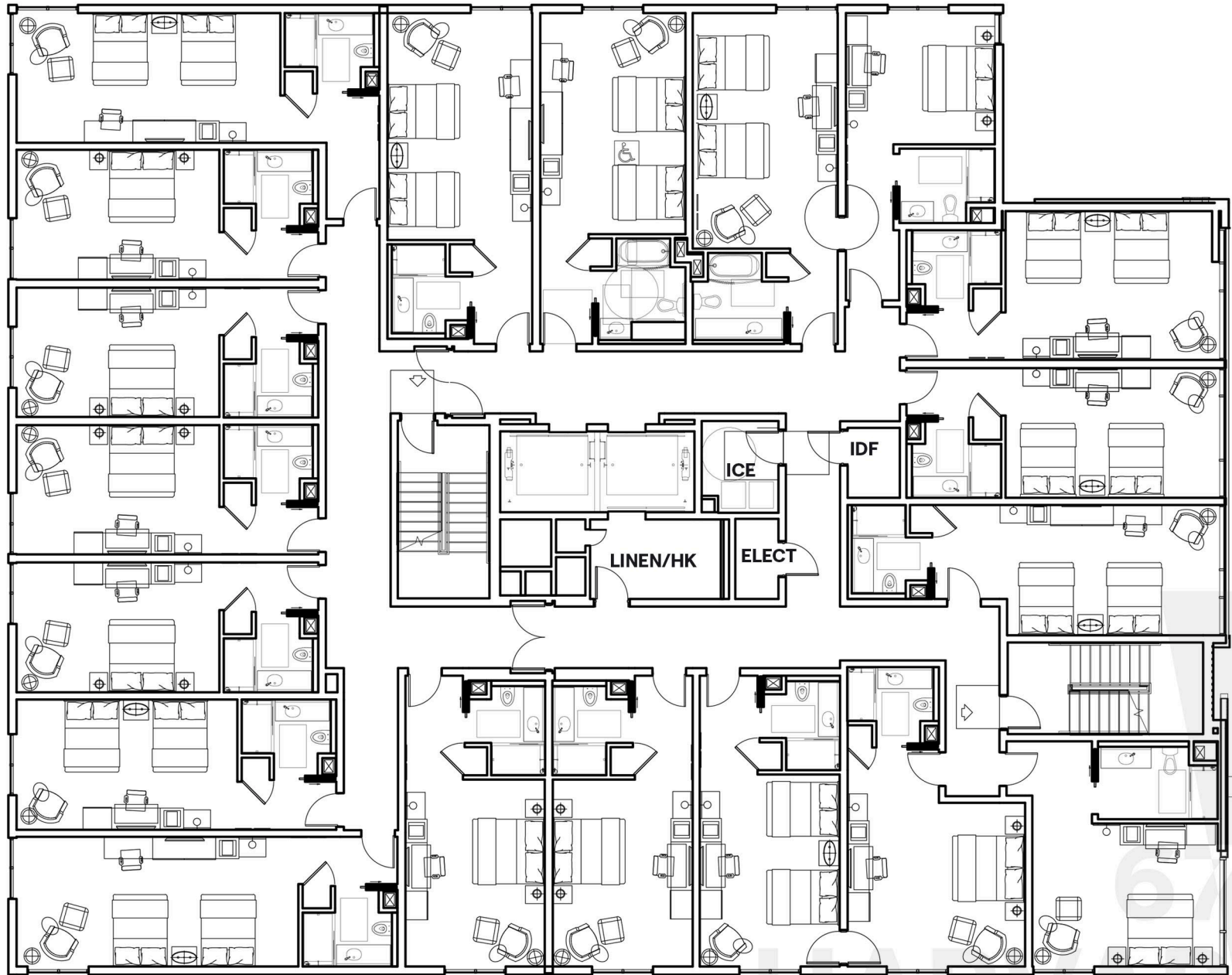
FLOOR 3	
Double Queen	6
Double Queen (ADA)	0
Double Queen (HI)	1
Single King	10
Single King (ADA)	0
Single King (HI)	1
King Suite	1
TOTAL ROOMS	19

LEVELS 4-7

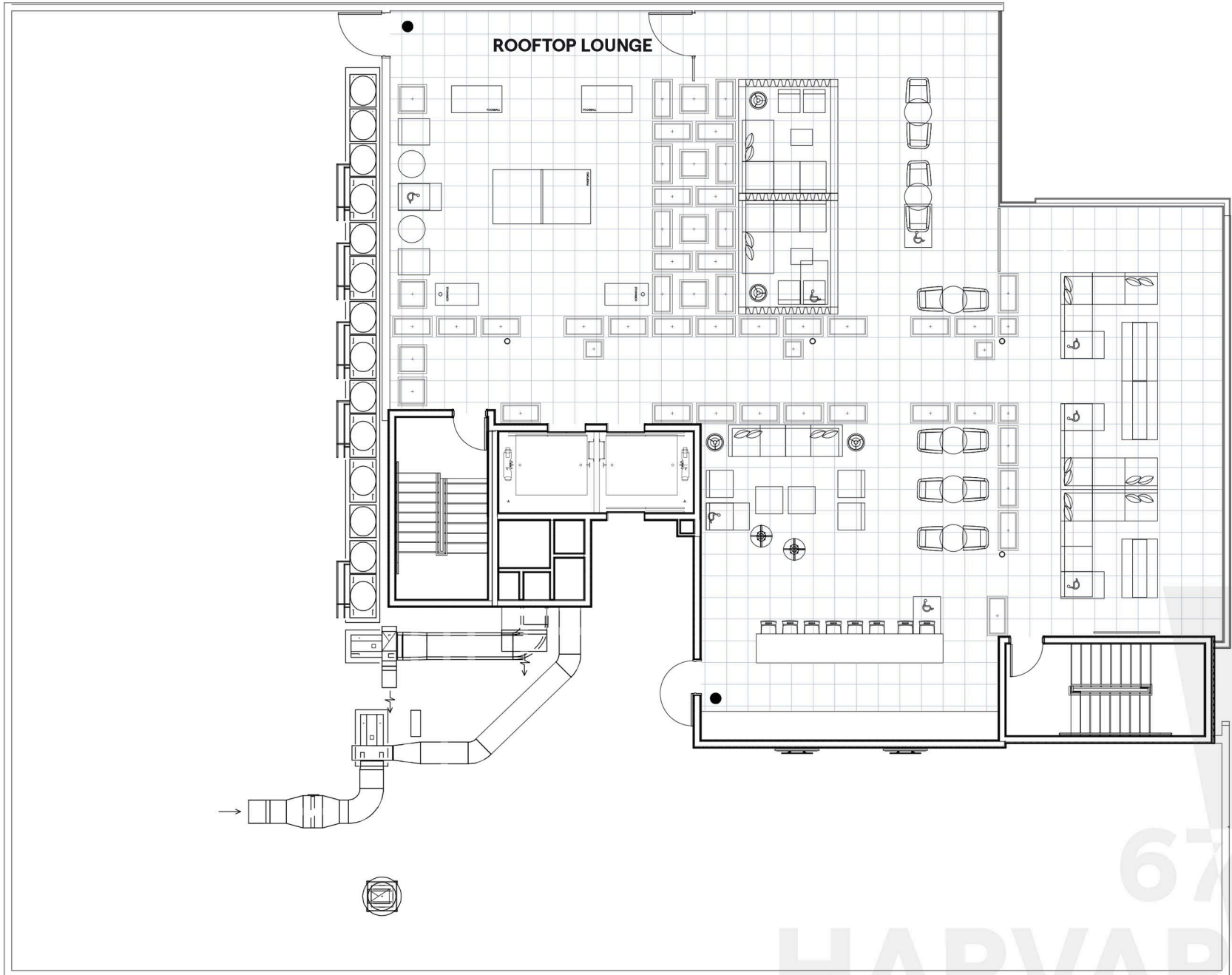


FLOOR 4-7	
Double Queen	6
Double Queen (ADA)	1
Double Queen (HI)	1
Single King	9
Single King (ADA)	0
Single King (HI)	1
King Suite	1
TOTAL ROOMS	19

LEVEL 3-7



ROOF



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DISCLAIMERS

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Projected returns for the investment opportunity are included herein for the sole purpose of illustration. Projected returns are based on various assumptions made by Jamison in connection with the Partnership, which assumptions may not prove to be correct; including but not limited to, projected operating income, capital expenditures, hold period, due diligence conducted to date, prior performance of similar investments, current and future market conditions for the location and type of investment opportunity, volatility measures and anticipated leverage (amount and terms). Projected returns are shown for only illustrative purposes and do not reflect the deduction of any management fees or carried interest or similar fees, which in the aggregate may be substantial and will have the effect of reducing the returns shown. Prospective investors should bear in mind that these are projected rather than actual returns, and investors may experience substantial loss.

The Partnership intends to utilize leverage in connection with the investment opportunity. While leverage may increase returns, leverage also creates greater potential for loss. Changes to any assumptions may have a material impact on any projections or estimates. In light of these risks and uncertainties, there can be no assurance that these statements or projections are or will prove to be accurate or complete in any way. The assumptions made by Jamison to determine project returns are subjective and take into account events that have not yet taken place and may never take place. Many factors may affect the actual performance of the investment opportunity including, but not limited to, changes in market conditions and interest rates and changes in response to other economic, policy or financial developments. In addition, any projected cash flow should be considered speculative. Jamison cannot assure that actual events will correspond with these assumptions. Actual results for any period may or may not approximate the projections set forth herein and the actual returns realized by an investor in the investment opportunity may vary, perhaps significantly, from the projections set forth herein. No representations or warranties whatsoever are made by Jamison, any affiliate thereof or any other person or entity as to the future probability of the investment opportunity. Without limiting the generality of the foregoing, any historical information or information based on past performance included herein is for informational purposes only, has inherent limitations and is not intended to be a representation, warranty or guarantee of future performance. Past performance is not indicative of future results.

Investors may have limited rights to participate in the management or business of the Partnership. The Partnership does not face the same oversight and scrutiny from financial regulatory entities such as the Securities and Exchange Commission, is not subject to the same regulatory requirements as registered investment companies, including requirements for such entities to provide certain periodic pricing and valuation information to investors, and may be subject to higher fees and expenses than registered investment companies that reduces returns.

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The federal Opportunity Zone program is newly created and the legislation that created the federal Opportunity Zone program (“QOZ program”) is ambiguous in certain material ways that will require additional statutory changes and formal interpretive guidance. Additional proposed and final regulations are expected to be issued, which, when issued may impact the Fund and its investments in unexpected ways, including by making it difficult or impossible to obtain the expected tax benefits sought by the Fund by investing in a Opportunity Zone. If the Fund does not satisfy “qualified opportunity fund” requirements then the tax benefits outlined herein associated with the federal Opportunity Zone program may not apply. Further, penalties may be imposed on the Fund unless the Fund has reasonable cause for noncompliance. It is intended that Jamison Group will operate based on the advice of tax counsel and tax compliance experts; however, formal interpretative guidance from the Internal Revenue Service may still cause the Fund to not satisfy the “qualified opportunity fund” requirements so that the outlined tax benefits may not apply. In addition, to fully take advantage of such tax benefits, investors must hold their investments in the Fund and the Fund must maintain its status as a “qualified opportunity fund” within the meaning of the 2017 Act and the proposed Treasury regulations for at least 10 years and otherwise satisfy the requirements under the 2017 Act and the proposed Treasury regulations. An attempt by the Fund or Jamison Group to satisfy such requirements may adversely affect the timing or structure of the Fund’s exits from investments or the success of those investments.

Any information provided in this presentation is based on our understanding of current tax law. You are strongly urged to consult your tax advisors prior to investing in the Fund as to, among other things, the advisability of investing in the Fund, the tax consequences of any such investment, and the tax treatment of the Fund’s investment strategy in Opportunity Zones. Jamison Group disclaims all responsibility for any tax treatment or tax consequences, including with respect to the Fund or Opportunity Zones except to the extent that offering documents of the Fund provide otherwise. Jamison Group is not responsible for updating any information contained herein based on changes in law or interpretation after the date hereof.

The QOZ program is a federal tax program and states may not conform to the federal QOZ program rules. No information is being provided or considered regarding potential State and Local tax consequences resulting from the investment. The Opportunity may involve complex tax strategies and there may be delays in distributing tax information to investors