

HOLLYWOOD

WEST HOLLYWOOD

HOLLYWOOD



LARCHMONT VILLAGE

LUCERNE BLVD

4401 WILSHIRE

FREMONT PL

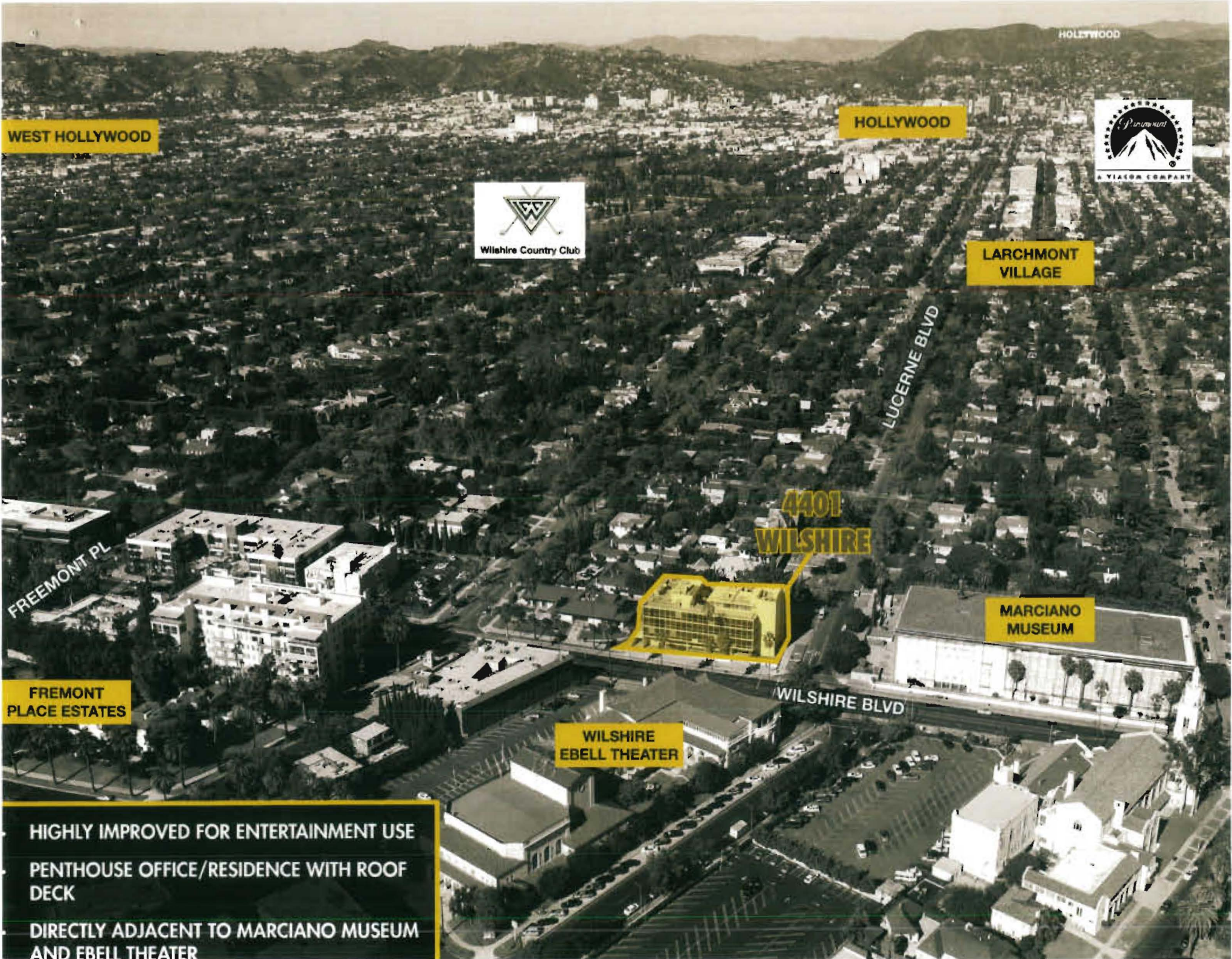
MARCIANO MUSEUM

FREMONT PLACE ESTATES

WILSHIRE BLVD

WILSHIRE EBELL THEATER

HIGHLY IMPROVED FOR ENTERTAINMENT USE
PENTHOUSE OFFICE/RESIDENCE WITH ROOF DECK
DIRECTLY ADJACENT TO MARCIANO MUSEUM AND EBELL THEATER



SINATRA

401
VISITING RECEPTION



HANCOCK PARK

HON-MICHI
CHURCH

WILSHIRE
4401

LUCERNE BLVD

FREMONT PLACE
ESTATES

FREMONT PL

WILSHIRE
EBELL THEATER

WILSHIRE BLVD

MARCIANO MUSEUM

WILSHIRE UNITED
METHODIST CHURCH





MARCIANO MUSEUM

WILSHIRE UNITED METHODIST CHURCH

LUCERNE BLVD

PLYMOUTH BLVD

LARCHMONT VILLAGE

HANCOCK PARK RESIDENTIAL DISTRICT

WILSHIRE 4A01



WILSHIRE EBELL THEATER

ARDEN BLVD

WILSHIRE BLVD

FREMONT PLACE ESTATES

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Additional information and an opportunity to inspect the property will be made available upon written request to interested and registered prospective investors.

Owner and CBRE, Inc. each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner and a written agreement for the purchase of the property has been fully executed.

TABLE OF CONTENTS

Executive Summary	8
Investment Highlights	11
Financial Summary	13
Replacement Cost Analysis	15
Rent Roll	16
Income & Expense Pro Forma	16
Operating Expense History & Analysis	16
Lease vs Own Analysis	17
SBA Loan Quote	17
Building Specifications	18
Building Specifications	19
Site Plan	21
Plat map	21
Building Plans	22
Location Analysis	27
Los Angeles Mid-City Landmarks	29
Park Mile/Hancock Park	30
Demographics	31
Metro Purple Line	32
Market Analysis	33
Creative Office Building Lease Comps	34
Creative Office Building Sale Comps	35

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EXECUTIVE SUMMARY



LUCERNE BLVD

UPPER PARKING
INGRESS & EGRESS

LOWER PARKING
INGRESS

WILSHIRE BLVD

MAIN LOBBY
ENTRANCE

FLOOR 4

FLOOR 3

FLOOR 2

ROOF DECK

PENTHOUSE
APARTMENT™

4401 WILSHIRE BLVD

LOS ANGELES • CALIFORNIA

| 8 |

EXECUTIVE SUMMARY

CBRE, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 4401 Wilshire Boulevard in Los Angeles, CA (the "Property").

4401 Wilshire is a 5 story, 41,730 sq.ft. office building with subterranean and surface parking. 4401 Wilshire is highly customized to accommodate film production and post-production use; easily adaptable to "creative" open plan architecture for general office use. 4401 Wilshire is located in the "Park Mile" district of Wilshire Blvd, which is centrally located in the high-end residential neighborhoods of Hancock Park and Fremont Place, with immediate access to the entertainment hubs of Hollywood, West Hollywood, Beverly Hills and Culver City. 4401 Wilshire has a residential/office design for 4,086 SF penthouse; plus a pristine roof deck.

VIDEO LINK

The Property presents owner-users and investors with a rare opportunity to acquire an ideally located, high quality office building with a unique office/residence penthouse that is centrally located and highly improved.

OFFERING PRICE: \$26,500,000, ALL CASH

(Delivered free & clear of debt)

BUILDING SIZE 41,730 RSF

STORIES 5

FLOOR PLATE 12,548

YEAR BUILT 1963

RENOVATED 2000 & 2010

PARKING 94 marked stalls (2.2/1000)
*+/- 3.5/1000 w/ attendant

SITE AREA 23,000

APN 5055-021-005

ZONING LA-CR (PKM)

- **Immaculate Condition**
- **Fully Gated & Secured**
- **Modern HVAC**
- **Renovated Elevators**
- **Full Height Glass Windowline**
- **State-of-Art Security System**
- **Move-in Ready**
- **Customize to Suit**
- **Up to 90% SBA Financing Options**



INVESTMENT HIGHLIGHTS







FINANCIAL SUMMARY

SANTA MONICA BAY

CENTURY CITY

BEVERLY HILLS

CULVER CITY

MIRACLE MILE

PARK LA BREA

WILSHIRE EBELL
THEATER

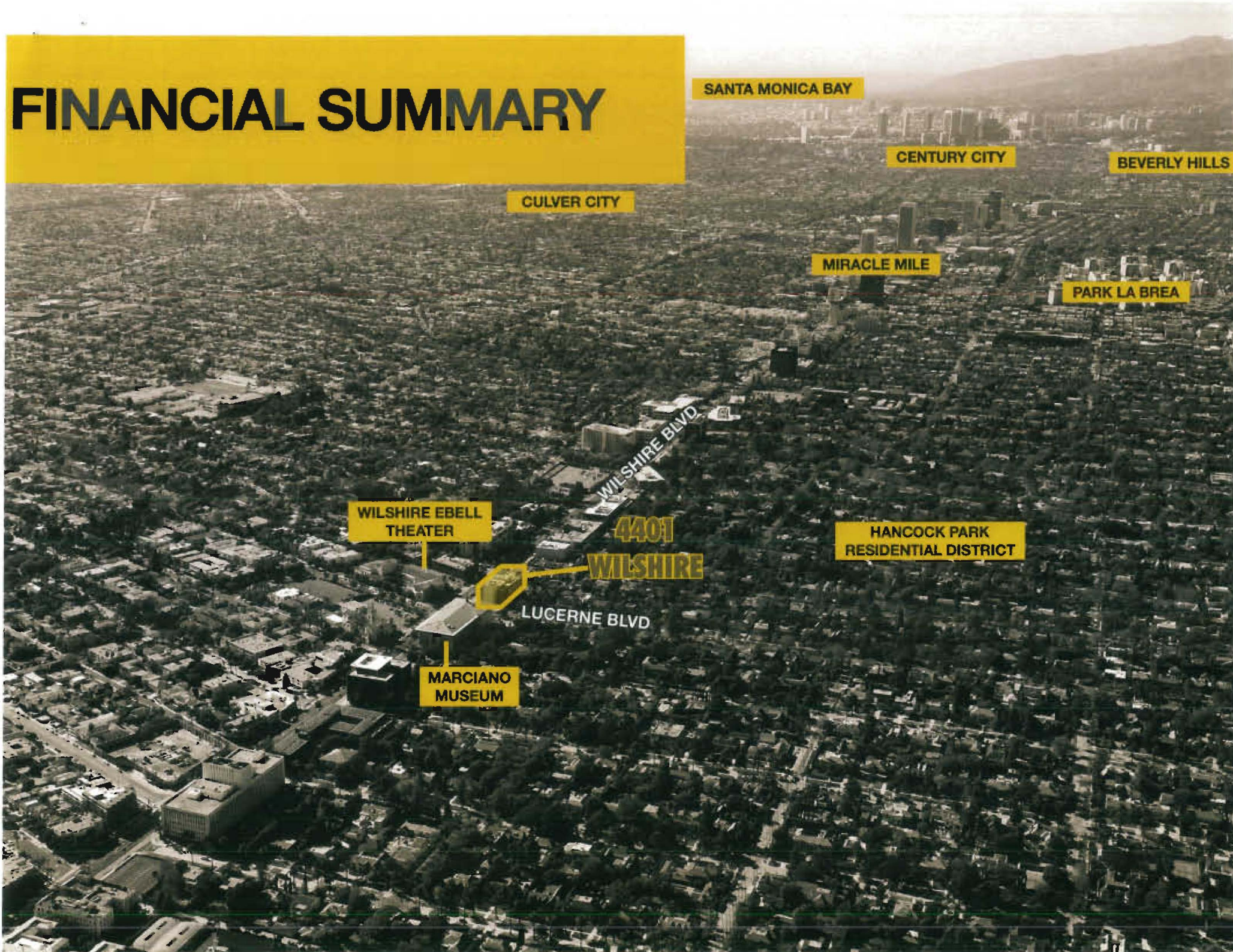
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WILSHIRE

HANCOCK PARK
RESIDENTIAL DISTRICT

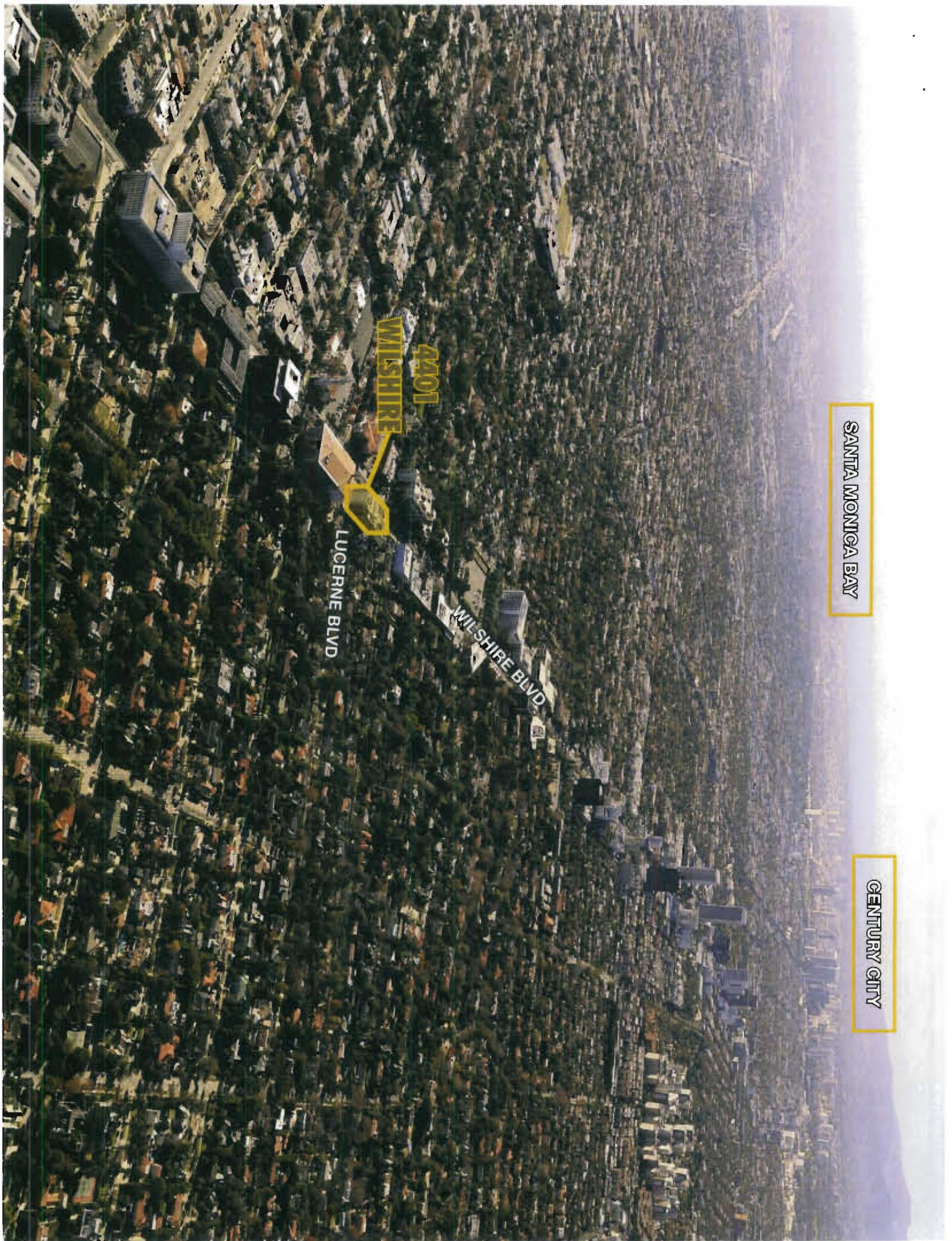
LUCERNE BLVD

MARCIANO
MUSEUM



SANTA MONICA BAY

CENTURY CITY



4401
WILSHIRE

LUCERNE BLVD

WILSHIRE BLVD

4401 WILSHIRE BLVD

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REPLACEMENT COST ANALYSIS

	Description	Consideration
Land Purchase		
Land Area	23,400 sf	
"Market" Value/SF (1)	\$350	
Total Land Purchase		\$8,190,000
Construction - Building		
Building Area	41,730	
Number of Floors	5	
Shell Cost	\$225.00/SF	\$9,389,250
Contingency	5%	\$469,462.50
Tenant Improvements	\$65.00/SF	\$2,712,450
Housing Linkage Fees	\$6.00/SF	\$250,380
Architecture & Engineering		\$250,000
Permits, Fees & Traffic		\$200,000
Construction - Parking		
Total Square Feet	34,780	
Total Parking Costs	\$70/SF	\$2,434,600
Total Hard Costs		\$23,896,143
Soft Costs (assumes 30 month lease-up)		
Legal & Accounting		\$200,000
Construction Loan		
Interest Rate 6% ²		\$2,150,653
Loan Fees 1%		\$238,961
Developer Fee (4%)		\$955,845
Leasing Commissions ³		\$876,330
Total Soft Costs		\$3,959,465
TOTAL REPLACEMENT COSTS		\$28,317,932
		(\$679/SF)

FOOTNOTES:

1. Land sales comparables are approximately \$300/sf-\$400/sf along Wilshire Boulevard
2. It is assumed that it will take 30 months to construct and lease-up the project to stabilization. Interest paid on 1/2 of the total hard costs. Loan amount = Total Hard Costs.
3. Using blended rate of \$3.50/sf/mo. X 10 yrs x 41,730 sf x 5%



PROPERTY DESCRIPTION



BUILDING SPECIFICATIONS 19

PLAT MAP 21

SITE PLAN 21

BUILDING PLANS 22-25



4401 WILSHIRE BLVD

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| 19 |

4401 WILSHIRE BUILDING SPECIFICATIONS

Ownership	Fee Simple	Building Measurement Detail			
Lot Size	0.537 acres	Floor	Usable (SF)	Add On	Rentable (SF)
Building Size	41,730 SF	2	9,915	22.83%	12,548
Stories	5	3	10,469	19.86%	12,548
Year Built	1963, renovated 2000-2010	4	9,618	30.22%	12,548
Zoning	LA-CR (PKM)	PH	3,607	13.28%	4,086
APN	5505-021-005	Total	33,609	24.15%	41,730
Parking	94 marked stalls on two levels. Subterranean level accessible via Wilshire Blvd and Lucerne Blvd, above grade level accessible via Lucerne Blvd. Both levels are secured and have direct building access.				
Frontage	180 feet on Wilshire Blvd and 130 feet on Lucerne Blvd				
Construction	Reinforced concrete curtain wall and concrete block construction with a poured reinforced concrete foundation and floor slabs				
Exterior Walls	Glass curtain walls in north, south, east and west facades. Partial curtain wall is concrete block. Full height glass in most perimeter areas provides expansive views				
Roof Cover	Composition roofing (2002)				
Windows	Single-glazed non-opening windows in aluminum frames				
Pedestrian Doors	Lobby has double tempered glass doors from the street side and a single glass door from the rear parking levels				
HVAC	Replaced in 2001, combines heating and cooling equipment on the roof. Is a forced air system that serves each floor individually. There are two 40-ton units and one 50-ton unit for the 3 main floors. The 50-ton unit also serves the first floor lobby. The penthouse has two 5-ton units.				
Elevators	Two elevators serve the building. The equipment and cabs were overhauled and refurbished in 2001. The electronics were fully modernized in 2009-2012				
Wall Covering	Circulation areas and office spaces have marble, ceramic tile, wood or carpet floor covering. Production studios feature wood or industrial grade carpet.				
Walls	Interior walls are finished in painted sheetrock or vinyl wall covering				
Ceilings	Ceilings in the elevator lobbies are painted dry wall				
Lighting	Recessed fluorescent light fixtures serve most of the interior spaces. Incandescent fixtures augment these as needed				
Restrooms	The building has restrooms for men and women on each floor				
Security	"State-of-the-Art" security system including surveillance cameras, digital recording system, and key card access to elevators				



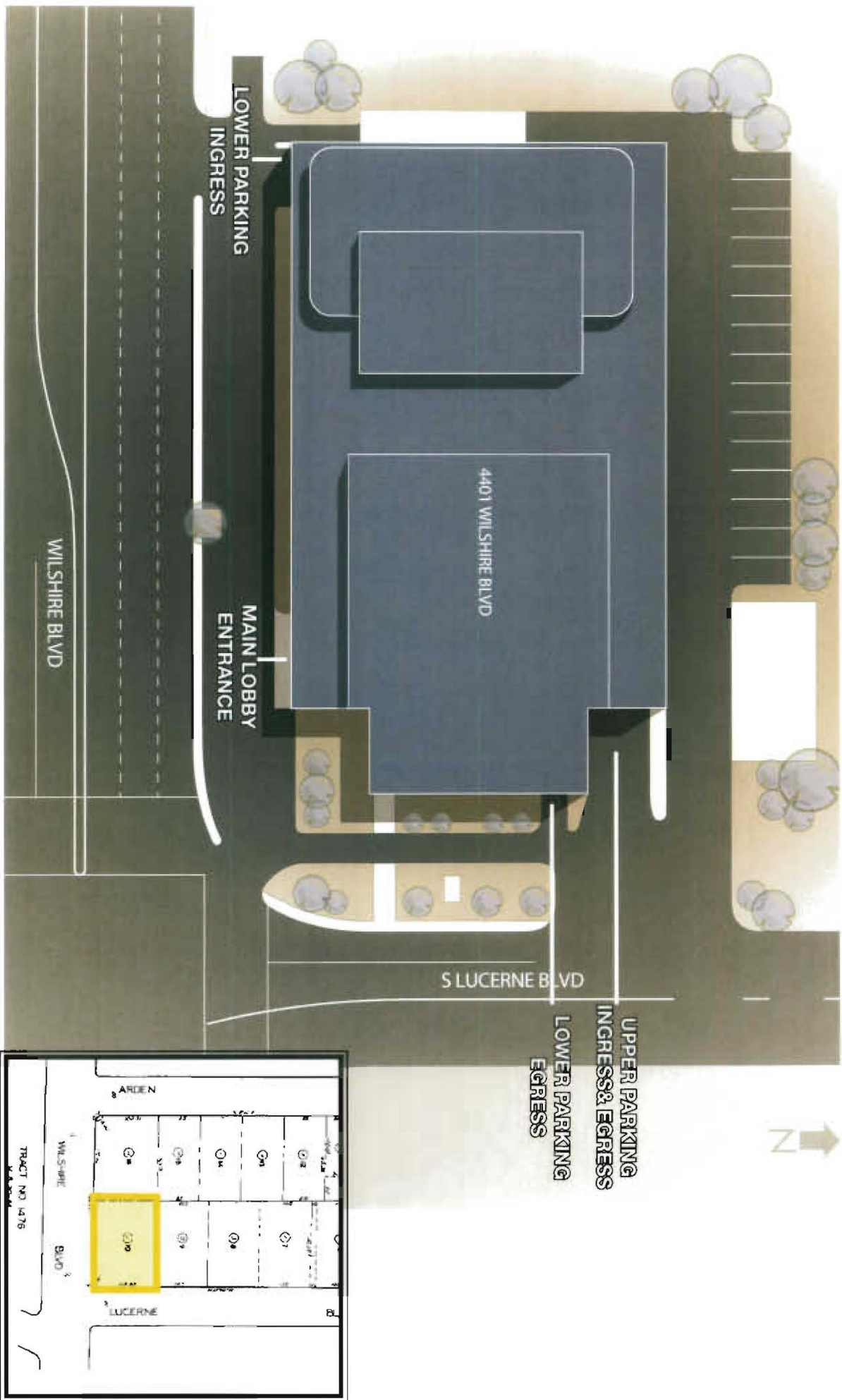


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1211

4401 WILSHIRE SITE PLAN

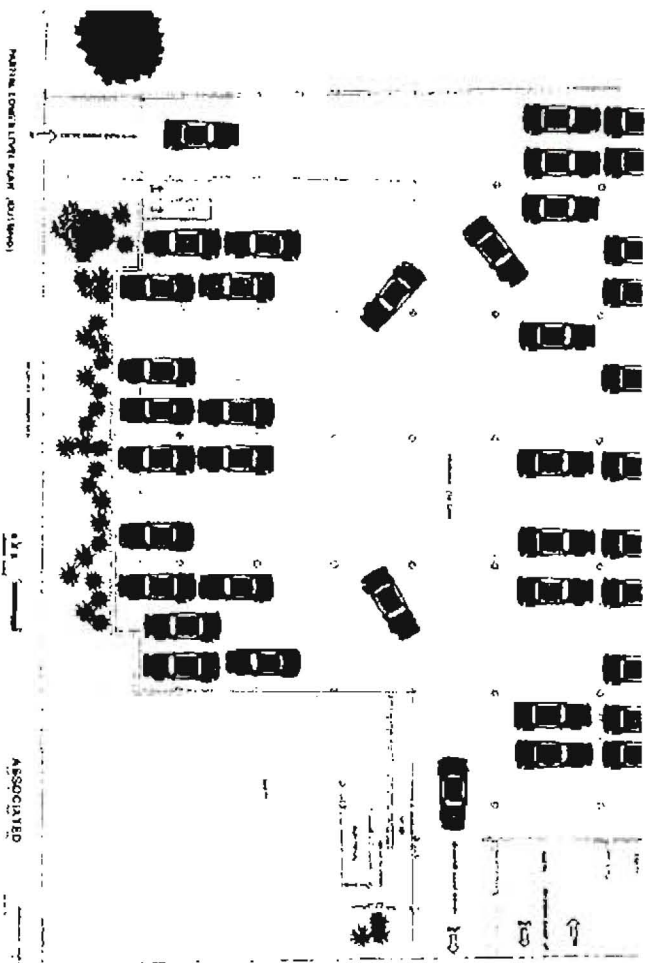


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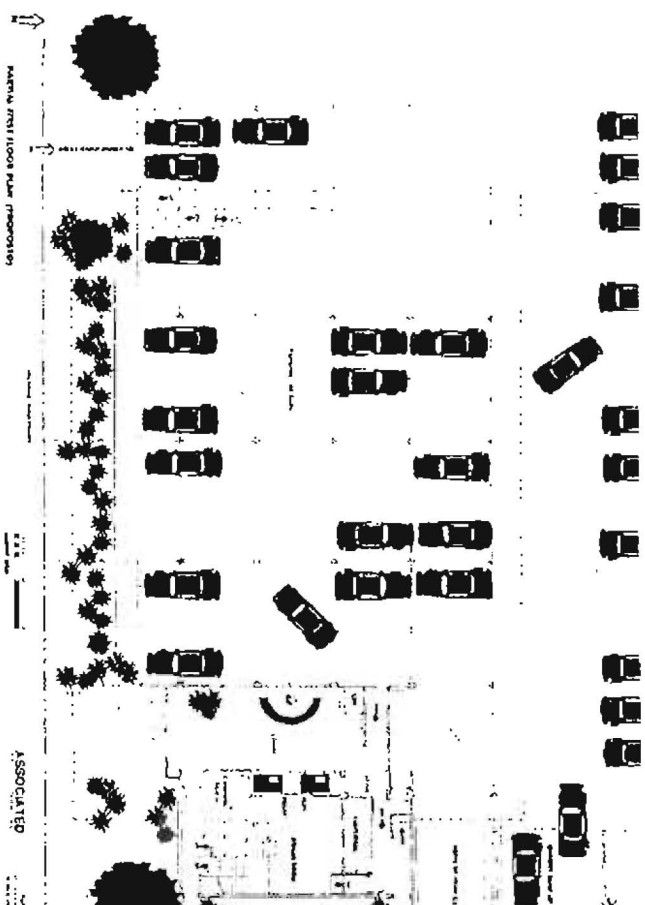
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4401 WILSHIRE BUILDING PLANS

Lower Level Parking



First Floor Parking

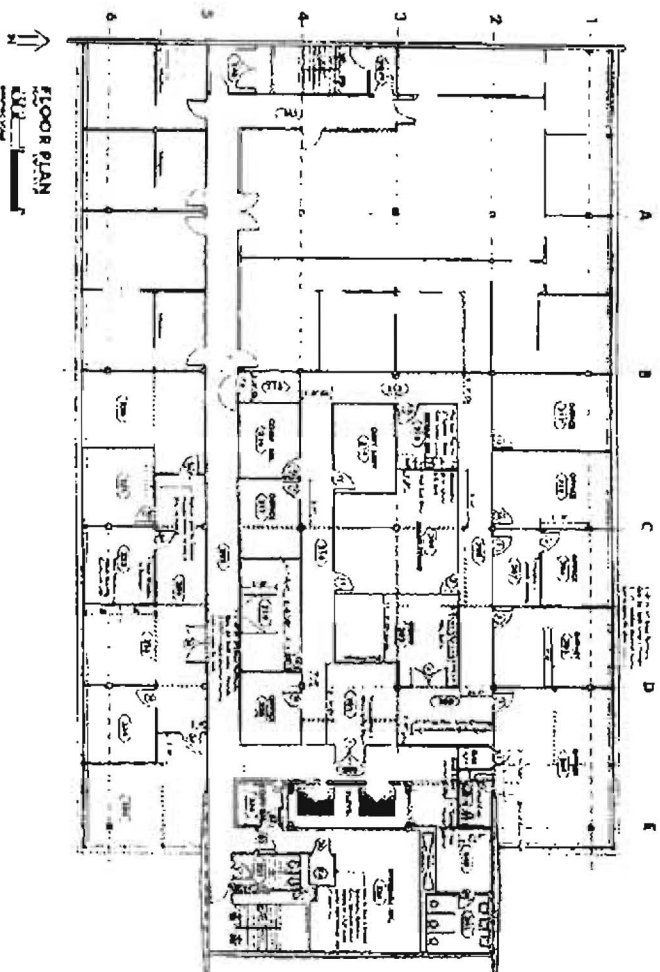


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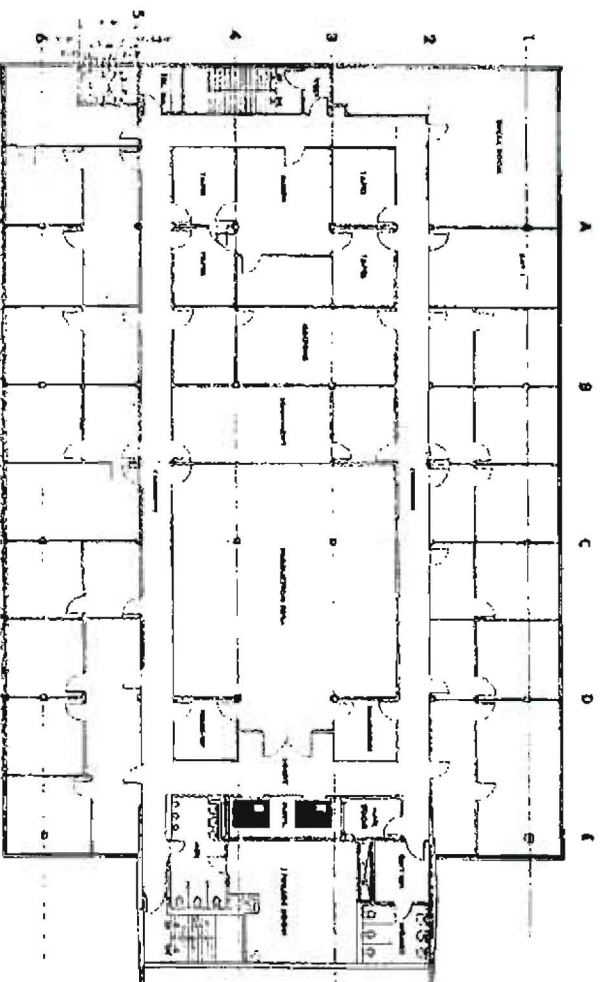
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4401 WILSHIRE BUILDING PLANS

Second Floor



Third Floor

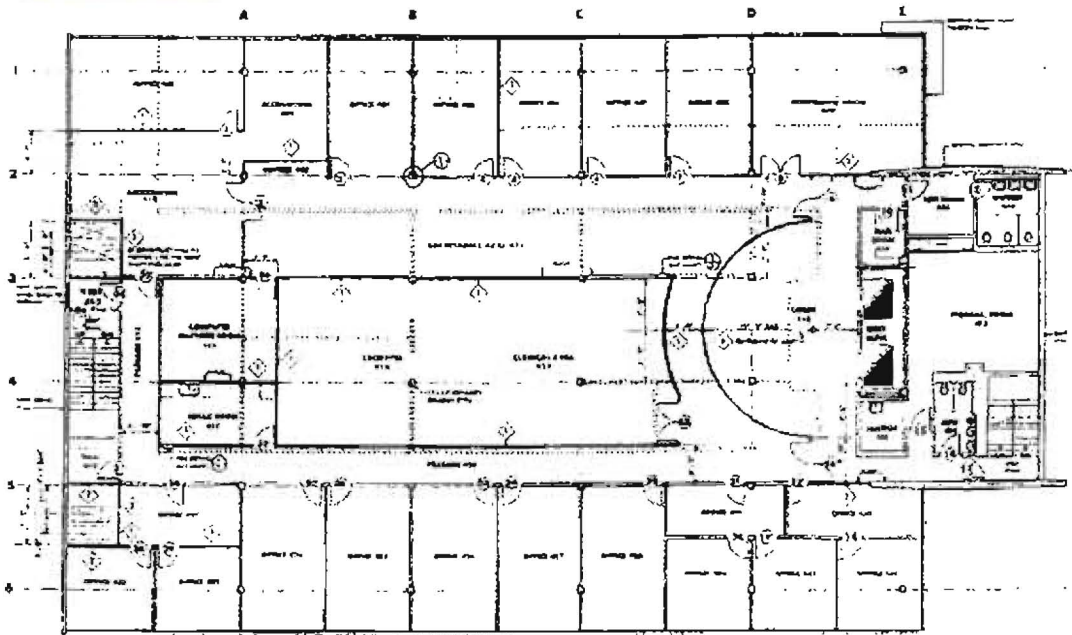


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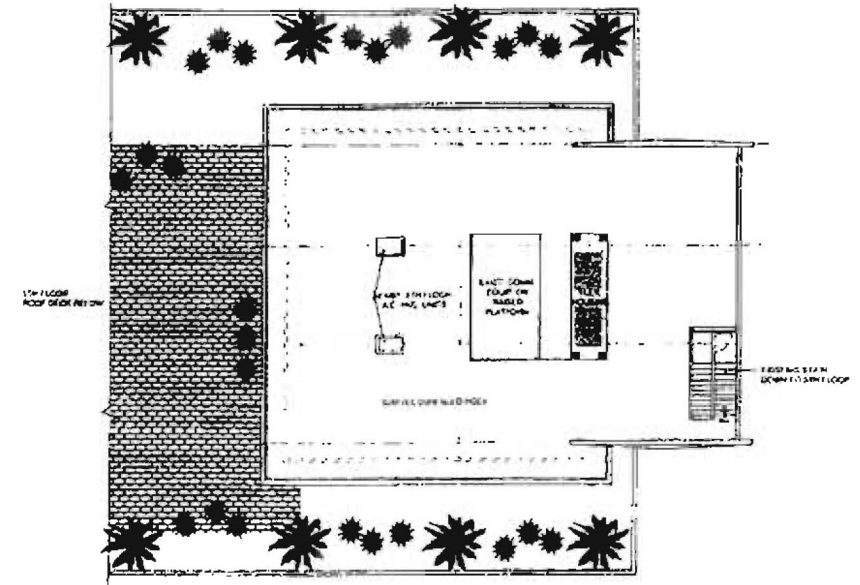
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4401 WILSHIRE BUILDING PLANS

Fourth Floor



Upper Roof Plan



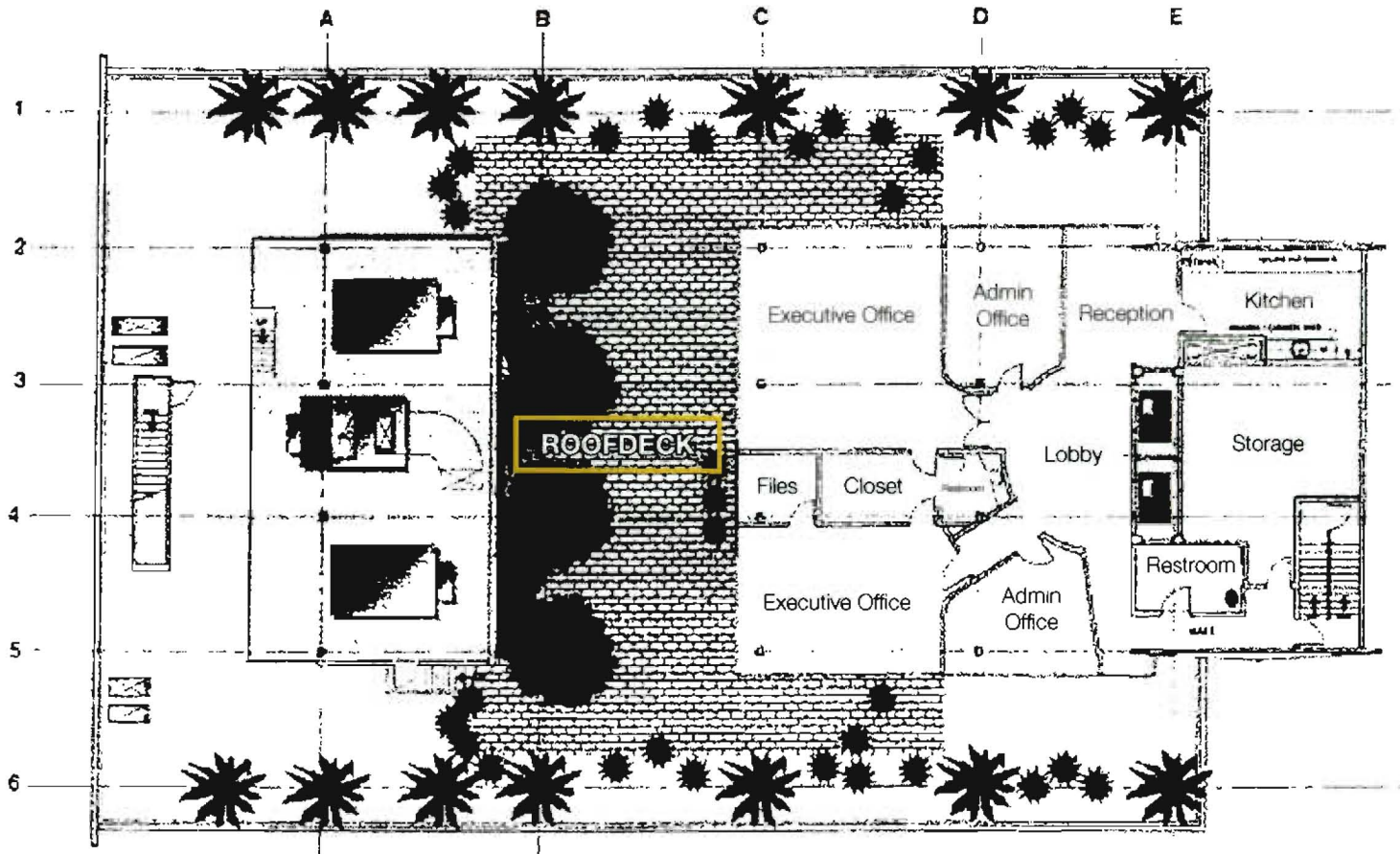
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| 25 |

4401 WILSHIRE BUILDING PLANS

Penthouse Plan





LOCATION ANALYSIS

DOWNTOWN L.A.

KOREA TOWN

PARK MILE

WILSHIRE UNITED
METHODIST CHURCH

MARCIANO
MUSEUM

WILSHIRE EBELL
THEATER

4401
WILSHIRE

WILSHIRE BLVD



BEVERLY HILLS

WEST HOLLYWOOD

HOLLYWOOD HILLS
RESIDENTIAL

HOLLYWOOD



LARCHMONT
VILLAGE

4401
WILSHIRE

LUCERNE BLVD

MARCIANO
MUSEUM

WILSHIRE BLVD

FREMONT PLACE
ESTATES

WILSHIRE EBELL
THEATER

WILSHIRE UNITED
METHODIST CHURCH



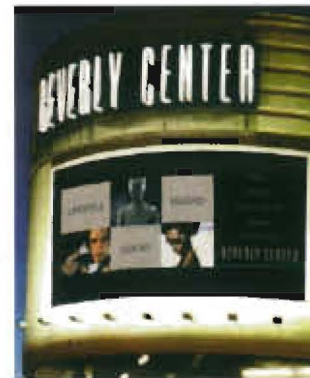
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| 29 |

LOS ANGELES MID-CITY LANDMARKS

- **Paramount Studios**— Is the longest operating major studio in Hollywood. The studio is located on it's original 65 acre lot on the corner of Melrose and Gower. The company is a subsidiary of Viacom and has produced countless box-office hits.
- **Melrose Avenue Shopping District**— Just north of the Property is the trendy Melrose shopping and dining district which spans from La Brea to the Beverly Center. This street is one of the most vibrant, organic dining, shopping, and entertainment districts in Los Angeles. The street features an eclectic mix of boutique and high-end design retailers.
- **The Grove**—The Grove is a 575,000-square foot revolutionary outdoor marketplace that opened in 2002. It welcomes a staggering 18 million visitors a year, outpacing even Disneyland, and features numerous high-end dining establishments, a 14 screen cinema, and flagship stores by Nordstrom, Cate & Barrel, Topshop, Barnes & Noble, Apple, Anthropologie, Barneys, and American Girl Place. The project is owner and operated by Caruso Affiliated and is intermingled with the busling and artisan Farmer's Market.
- **Beverly Center**—This 871,000 square-foot, eight-story regional shopping center is located between San Vicente and La Cienega Blvd and anchored by Macy's and Bloomingdales. The project also offers a Cineplex Odeon Theatre Complex as well as 160 specialty shops and over 20 restaurants and eateries.
- **Museum Row**— Located at the intersection of Wilshire and Fairfax and stretching to La Brea Blvd are four of Los Angeles' most celebrated musuems. The LA County Museum of Art (LACMA), the La Brea Tar Pits (Page Museum), Peterson Automotive Museum, and the Craft and Folk Art Museum are the major tourism and entertainment driver for this strip of Wilshire Blvd. LACMA is the anchor on the strip with it's 22-acre campus housing over 150,000 modern and historic works. This now extends to Lucerne Boulevard with the opening of the Marciano Museum.
- **CBS Studios**— Located on the corner of Fairfax Avenue and Beverly Boulevard adjacent to The Grove, CBS Studios is one of the most famous and historically significant television studios in the world. Today, the network tapes many of America's favorite television programs, including soap operas such as "The Young & the Restless, occasional sitcoms, talkshows including "The Talk" and "Entertainment Tonight". as well as the classic "The Price is Right" and the new hit "Let's Make a Deal".



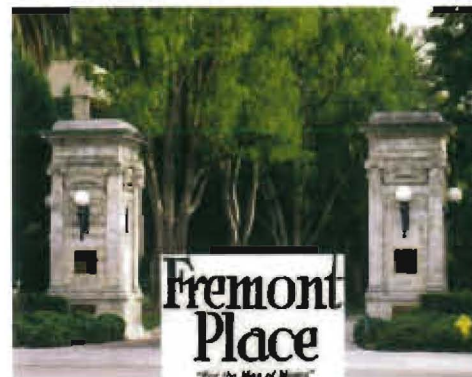
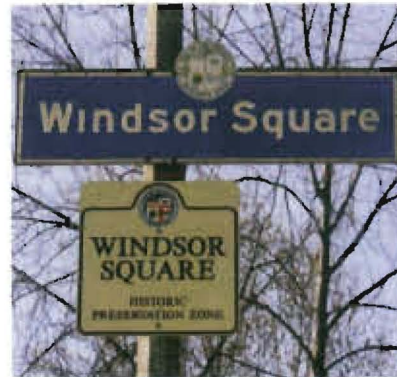
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[30]

PARK MILE/HANCOCK PARK - DISTRICT OVERVIEW

- **Hancock Park**—Hancock Park is located directly behind 4401 Wilshire and consists of approximately 1,200 homes sitting on 2.2 acres. In the early 1900's, the area was home to some 70 oil wells, until it's owner, Major Henry Hancock, chose to subdivide the property into residential lots. The houses were designed by famous local architects and became homes to many of this cities most recognizable families.
- **Windsor Square**—Windsor Square runs from Wilshire to Beverly Boulevards and from Arden Boulevard to Van Ness Avenue and was the vision of a 19th century developer to replacte a tranquil English countryside in the heart of Los Angeles. Windsor Square consists of approximately 1,100 homes, and it is one of the oldest and most well preserved neighborhoods in Los Angeles.
- **Wilshire Country Club**—Included only a golf stroke away from 4401 Wilshire is the Famed Wilshire Country Club, which was founded in 1919 and is one of the foremost private golf and social clubs in Los Angeles. The club was deisgned by Norman Macbeth as a links golf course with a natural steam running throughout. Over the years, the club has hosted many great tournaments including the LA Open, the Senior PGA, and the LPGA.
- **Fremont Place Estates**—Fremont Place is a privately owned park originally developed by three gentlemen, Charles Ingram, David Barry and George Briggs who intended to build an exclusive district of homes on the fifty acres site. Like nearby Windsor Square, Fremont Place was promoted as a park-like refuge of sedate mansions. Currently there are 73 homes whose owners represent the diversity of Los Angeles. And, just as it was over 90 years ago, Fremont Place is home to movie stars, government officials, civic leaders and entrepreneurs.
- **Larchmont Village**—Due north of 4401 Wildhire and less than 1 mile away is Larchmont Village; a quaint and friendly shopping district in the center of one of the oldest and most historically significant neighborhoods in Los Angeles. Larchmont serves as a main street retail district to Hancock Park, Windsor Square, and nearby Paramount Studios. The Village maintains a small town feel with a variety of locally farmed and ethnic restaurants, sidewalk cafes, and upscale boutiques.



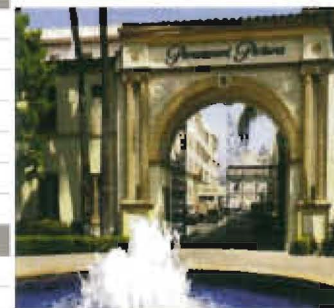
4401 WILSHIRE BLVD

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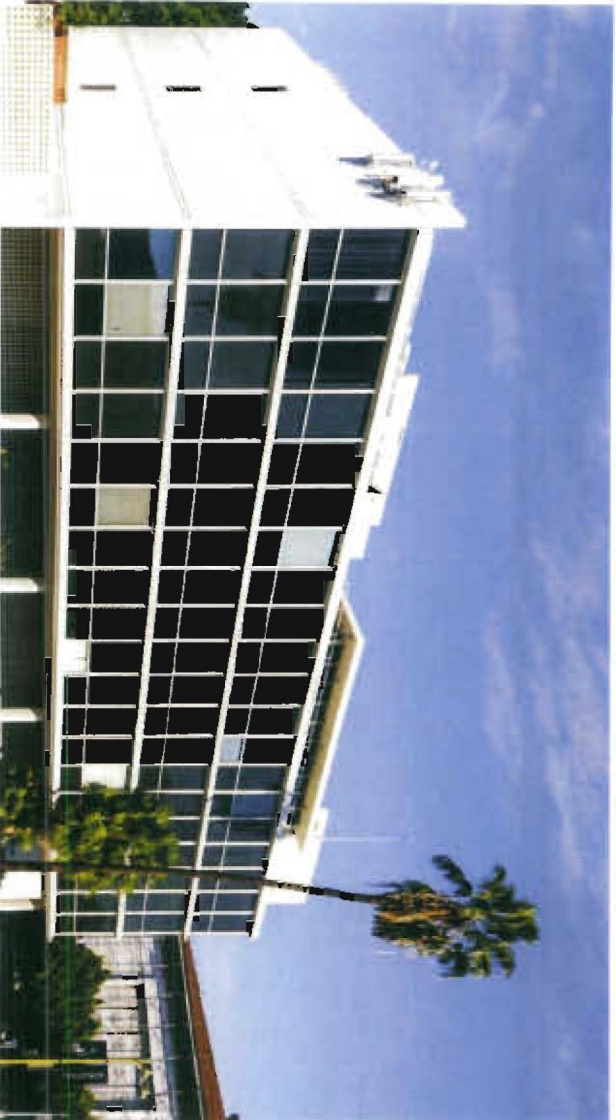
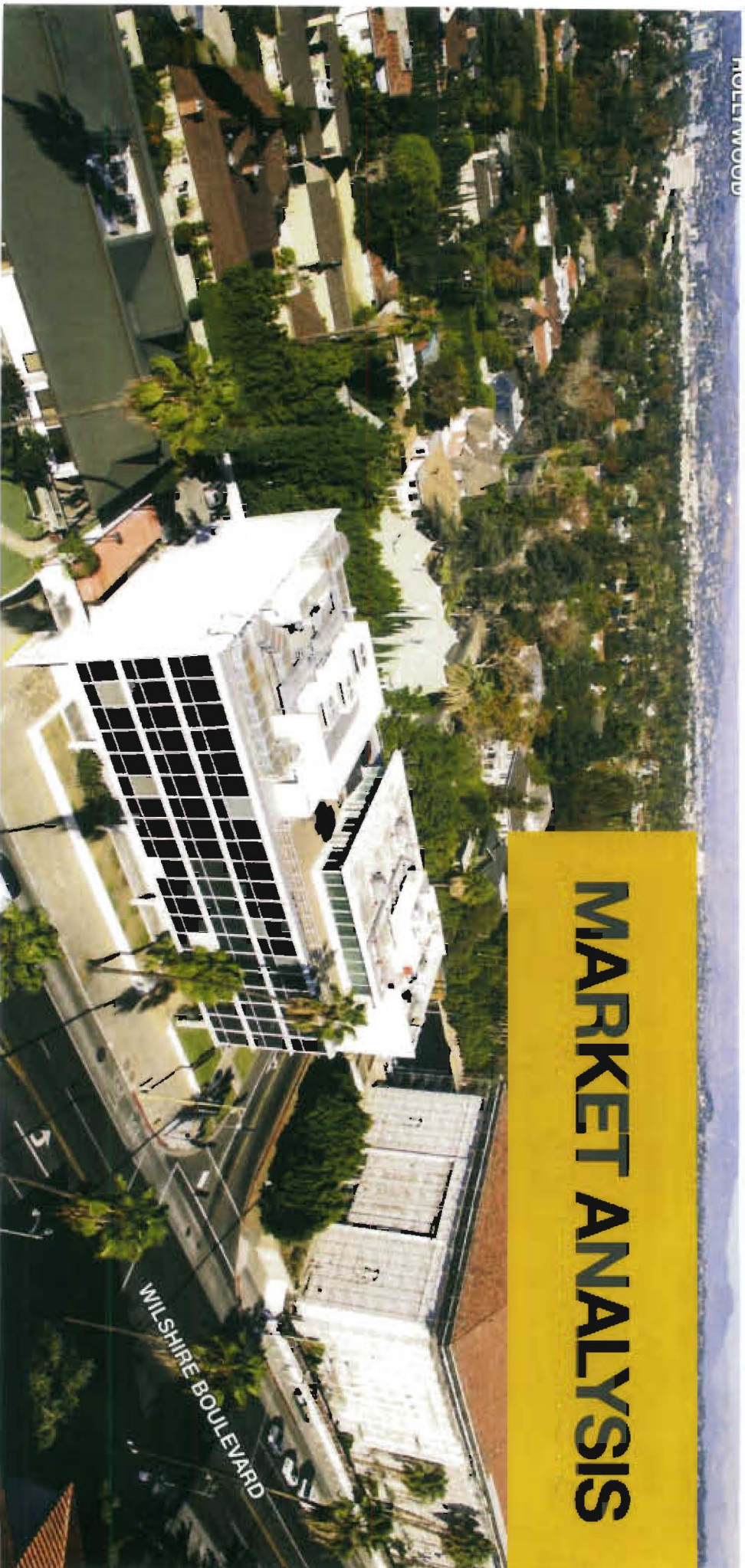
DEMOGRAPHICS

Demographic Brief	1 Mile	3 Miles	5 Miles
Population			
2015 Population	42,898	600,178	1,180,334
2020 Population	43,740	617,342	1,222,096
2010 Population	42,443	586,992	1,144,681
2000 Population	45,460	611,477	1,155,602
Percent Pop Change: 2010 to 2015	1.07%	2.25%	3.11%
Percent Pop Change: 2015 to 2020	1.96%	2.86%	3.54%
Age			
2015 Median Age	39.84	36.06	36.34
2015 Average Age	40.13	37.62	38.01
Households			
2015 Households	17,128	236,019	473,252
2020 Households	17,558	244,433	492,922
2010 Households	16,810	228,466	455,048
2000 Households	16,850	227,434	443,472
Percent HH Change: 2010 to 2015	1.89%	3.31%	4.00%
Percent HH Change: 2015 to 2020	2.51%	3.56%	4.16%
Average Household Size	2.49	2.49	2.42
Income			
2015 Median Household Income	\$43,612	\$36,853	\$39,207
2015 Average Household Income	\$73,833	\$56,140	\$63,602
2015 Per Capita Income	\$29,480	\$22,077	\$25,501
Housing Units			
2015 Housing Units	18,452	255,197	513,204
Occupied Units	17,128	236,019	473,252
Vacant Housing Units	1,324	19,178	39,953
2015 Owner-Occupied Housing Units	4,997	36,706	103,727
2015 Renter-Occupied Housing Units	12,132	199,313	369,524
Education			
2015 Population Age 25 and Over	31,383	427,834	841,714
High School thru Associates	12,420 39.58%	177,101 41.39%	341,260 40.54%
Bachelor's Degree	9,271 29.54%	96,727 22.61%	194,730 23.13%
Graduate Degree	3,588 11.43%	36,307 8.49%	87,669 10.42%
Place of Work			
Total Businesses	2,561	31,478	82,661
Daytime Employment (Total Employees)	21,834	249,685	679,446



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MARKET ANALYSIS

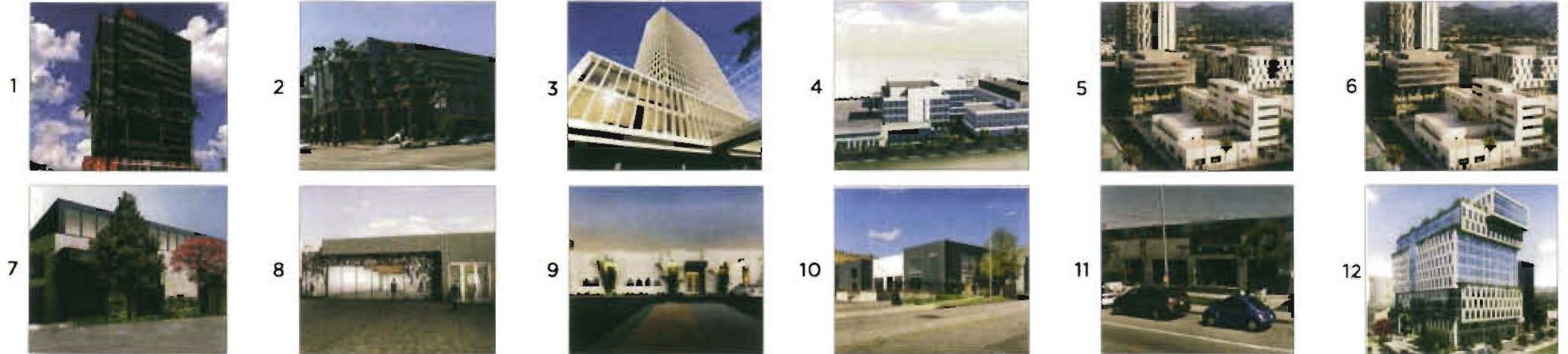


4401 WILSHIRE BLVD

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| 34 |

OFFICE BUILDING LEASE COMPARABLES



	Address	Tenant	Transaction Date	\$/SF	Square Feet	Term	Free Rent	TIA	Annual Increases	Parking
1	6430 Sunset Blvd, Los Angeles	Oxford Road	2015-08-15	\$4.00 FSG	15,295	63 mo's	3 mo's	\$65/SF	3%	2.5/1000
2	5700 Wilshire Blvd, Los Angeles	The Third Floor	2015-08-14	\$3.80 FSG	18,686	136 mo's	10 mo's	\$60/SF	3%	3/1000
3	5670 Wilshire Blvd, Los Angeles	Verifi	2015-06-01	\$3.70 F5G	30,000	66 mo's	6 mo's	\$35/SF	3%	3/1000
4	6555 Barton Ave, Los Angeles	Broad Green Pictures	2015-03-15	\$3.10 NNN	36,296	129 mo's	9 mo's	\$65/SF	3%	3.2/1000
5	6121 W Sunset Blvd, Los Angeles	Viacom	2015-01-01	\$4.47 FSG	180,000	144 mo's	12 mo's	\$60/SF	3%	2.66/1000
6	6121 W Sunset Blvd, Los Angeles	NeueHouse	2014-07-01	\$3.50 NNN	93,000	180 mo's	6 mo's	\$60/SF	3%	3/1000
7	8550 Higuera St, Culver City	Beats By Dre	2014-01-01	\$2.60 NNN	110,000	120 mo's	10 mo's	\$65/SF	3%	5.0/1000
8	5901 Blackwelder St, Culver City	DigiTour	2015-06-01	\$3.10 NNN	8,000	60 mo's	1 mo	BTS	3%	2/1000
9	9950 Jefferson Blvd, Culver City	Mashable	2015-04-17	\$3.25 NNN	10,927	62 mo's	4 mo's	\$15/SF	3%	3/1000
10	8500 Higuera St, Culver City	Apple	2015-04-15	\$3.30 MG	30,000	120 mo's	5 mo's	\$40/SF	3%	3/1000
11	8876 Venice Blvd, Los Angeles	Trunk Club	2015-03-01	\$2.55 NNN	38,500	36 mo's	0 mo's	As-is	3%	3/1000
12	5808 Sunset Blvd, Los Angeles	Netflix	2015-08-22	\$3.65 NNN	200,000	120 mo's	10 mo's	\$80/SF	3%	4/1000



4401 WILSHIRE

4401 WILSHIRE BOULEVARD
LOS ANGELES • CALIFORNIA

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[LINK TO PROPERTY VIDEO](#)

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TENANT EQUITY OWNERSHIP OPPORTUNITY

5657

WILSHIRE BLVD.

IN THE HEART OF MIRACLE MILE



A BOUTIQUE STAND ALONE BUILDING OPPORTUNITY

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TABLE OF CONTENTS

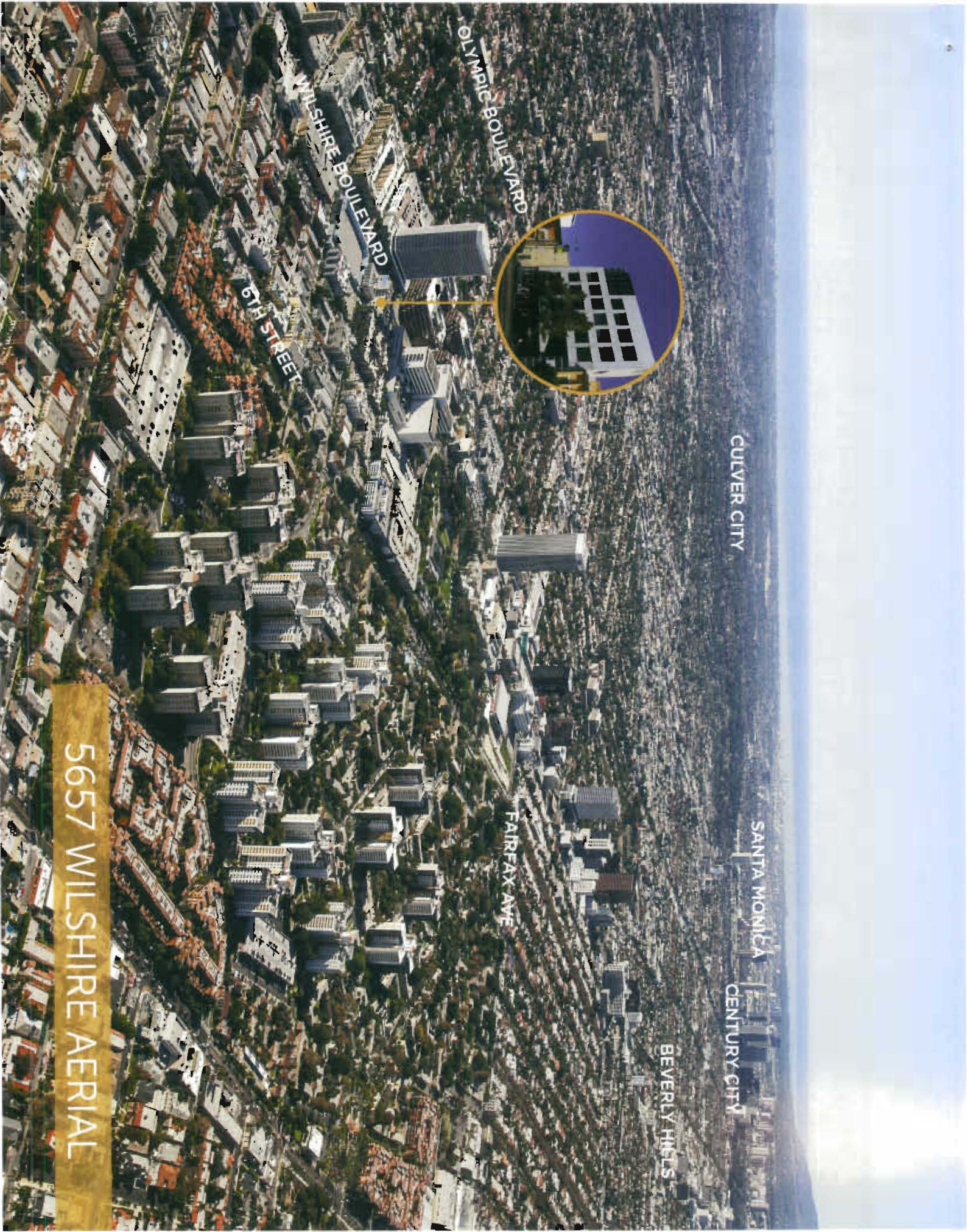
EXECUTIVE SUMMARY // 04

PROPERTY OVERVIEW // 07

AREA OVERVIEW // 09

FINANCIALS // 14

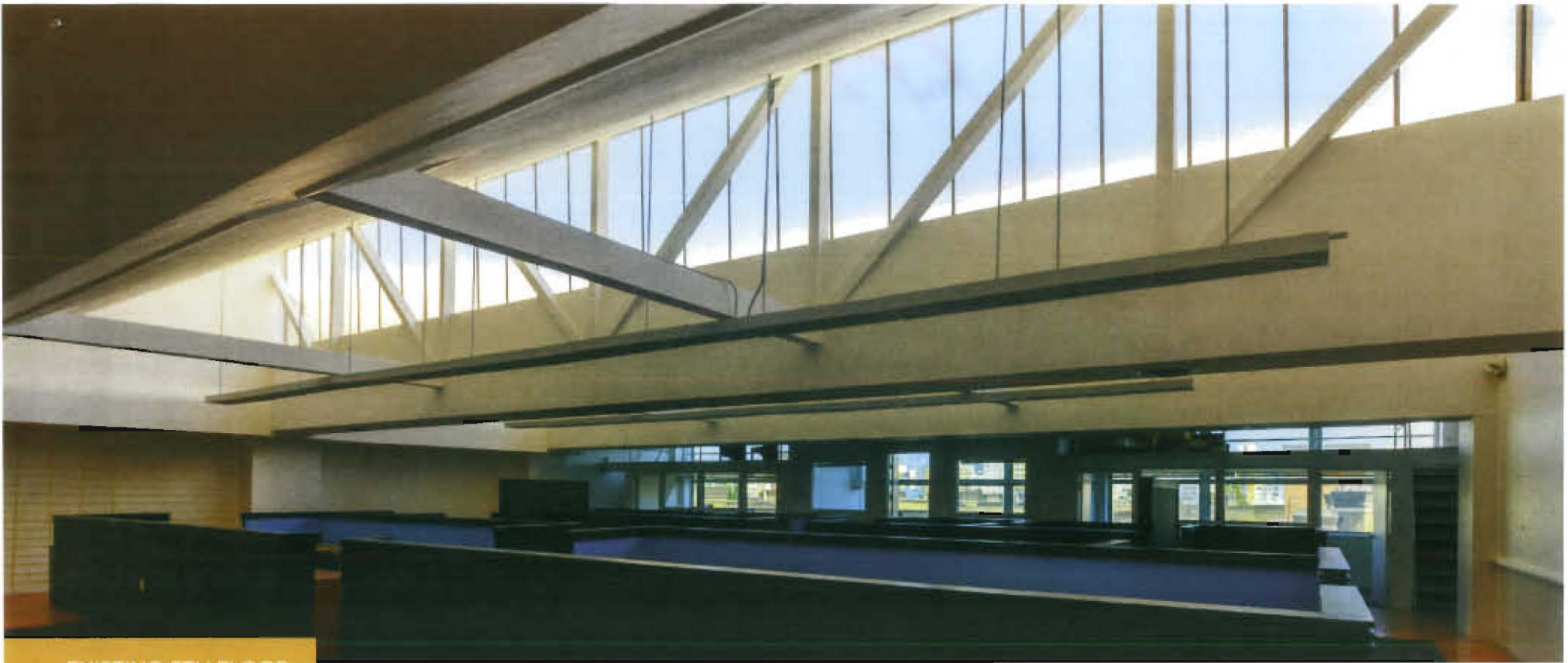
EXHIBIT A // RENOVATION PROPOSAL



5657 WILSHIRE AERIAL



EXECUTIVE SUMMARY



EXISTING 5TH FLOOR

EXECUTIVE SUMMARY

The ownership of 5657 Wilshire Boulevard is offering a unique equity opportunity to a tenant or investor partner. 5657 Wilshire is a concrete and steel building located in the heart of Miracle Mile across from the Wilshire Courtyard and adjacent to the Screen Actors Guild building. The building consists of approximately 42,880 rentable square feet (BOMA 2010 has not been established yet). The tenant partner may purchase up to 65% of the building for a price of \$10,000,000. This contemplates an "as-is" price of \$359 per square foot based on the building's approximate square footage. The project contemplates a significant rehabilitation budget (which is negotiable between the existing ownership and tenant/investor partner) and an 11 year lease at market rents with a tenant partner.



**65% OWNERSHIP EQUITY STAKE
FOR \$10,000,000 (\$359 PSF)**

THE OFFERING

OPTIONAL:

\$5MM CASH DOWN PAYMENT

**\$5MM LOAN CARRY AT 6%
INTEREST DUE IN 10 YEARS**

*Estimated total hard and soft renovation costs = \$12,147,534 (\$271.65/SF). This includes \$67.50/SF in a Tenant Improvement contribution above base building renovations.

* Full renovation proposal include as Exhibit A



PROPERTY OVERVIEW

PROPERTY SUMMARY

5657 Wilshire Boulevard, Los Angeles, CA

ADDRESS	5657 Wilshire Boulevard, Los Angeles, CA 90036
APN	5508-014-002
LOT SIZE	10,810 SQ FT
BUILDING SIZE	*42,880 SQ FT
ZONING	LAC4
PARKING	85 Spaces on site Additional estimated 35 spaces available with valet assistance

*Per Costar, Building has not been measured to BOMA 2010 standards.

BACKGROUND

The 5657 Wilshire building, also originally known as the Mar-Fay or Martey Building, was built in 1949 in the historic Miracle Mile district by the Martay Development Company. The building is linked to several of the most important figures in the 20th century architectural Modernism movement. It was designed by the firm of Walter Wurdman and Welton Becket who had their firm's offices in the top floor. The design exemplified the clean look of the International Style, an important aspect of the architectural Modernism movement. The saw tooth roof lines provided constant northern light to the firm's large drafting room. Their top floor lobby included a skylight with a tree in it. Most of the early photos of the building were taken by Julius Shulman, probably the most famous Architectural photographer of the last 100 years. Shulman only took photos of the most notable examples of architecture and was a friend of Welton Becket for many decades. Welton Becket & Associates kept its Los Angeles office here through the end of the 1950's. The space was then leased by another notable architectural firm, William L. Pereira & Associates whose firm eventually occupied the entire building until the passing of the founder in 1985. It was likely at the point that the original International Style facade was removed and replaced by the current Postmodern facade.



ORIGINAL FACADE



CURRENT FACADE



*PROPOSED FACADE



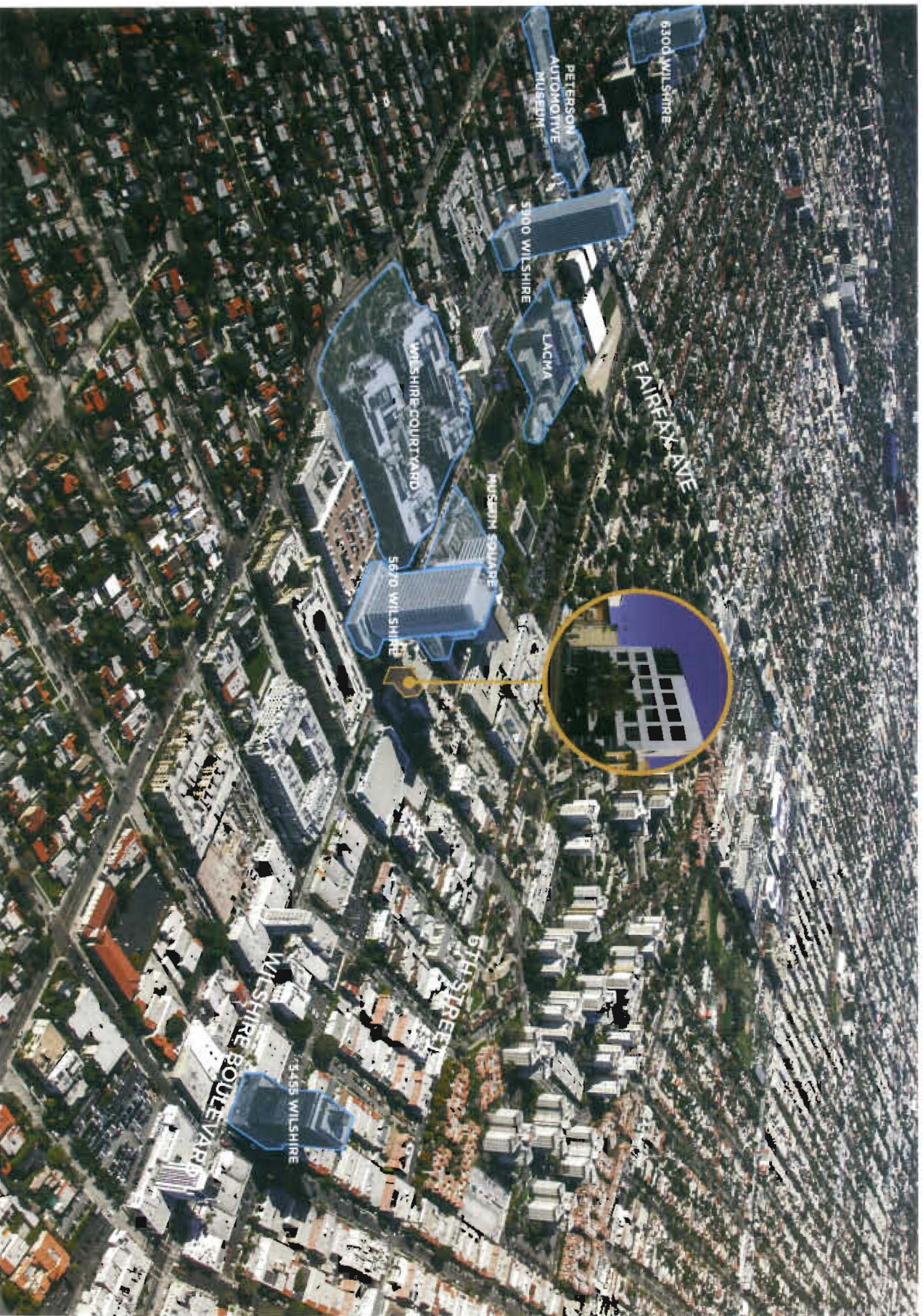
*PROPOSED LOBBY

*Proposed renderings are per the attached proforma (Exhibit A).



AREA OVERVIEW

AERIAL OF MIRACLE MILE



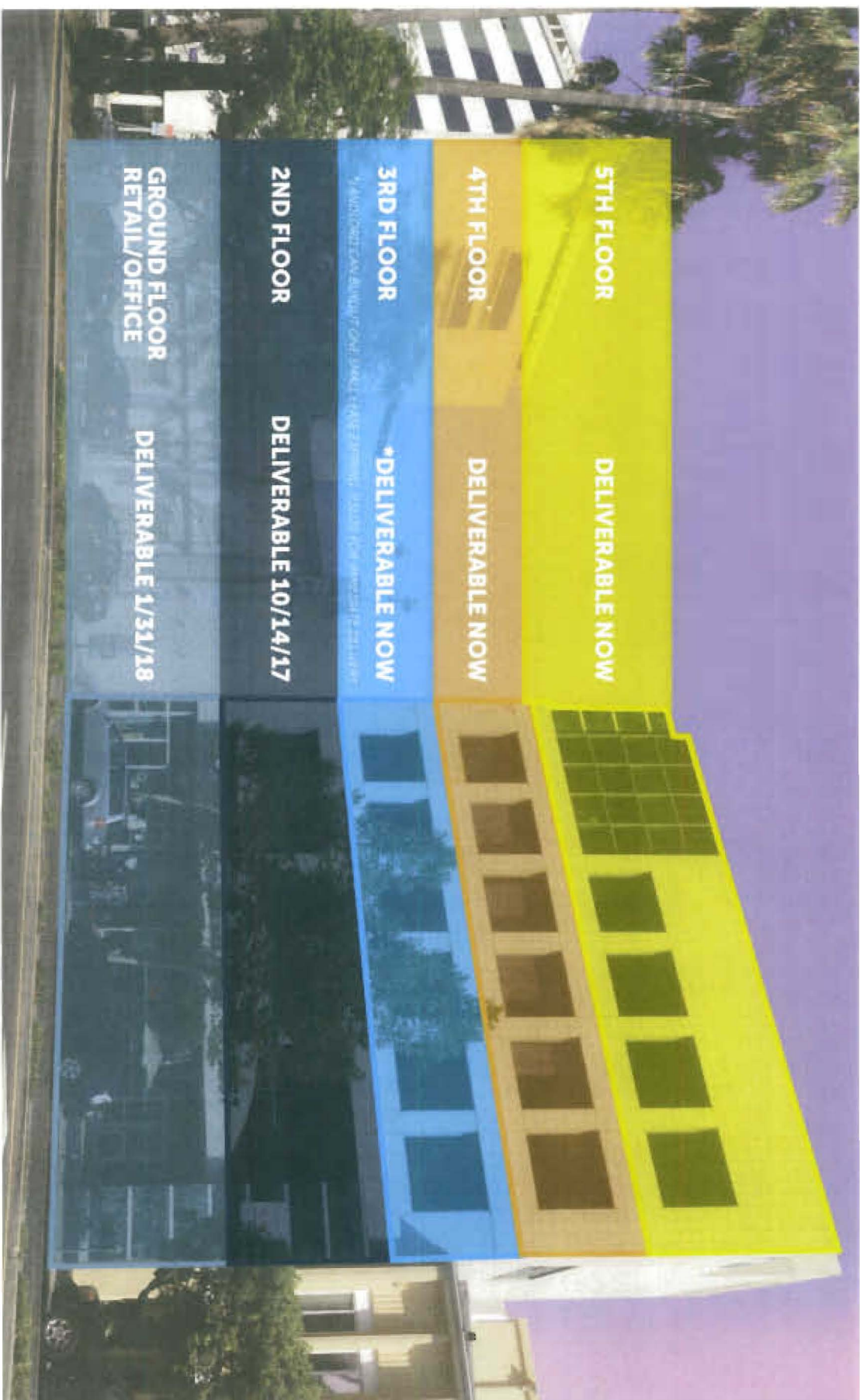
THE NEW PURPLE LINE



From the current terminus at Wilshire/Western, Metro's Purple Line Extension will extend westward for about nine miles with seven new stations. It will provide a high-capacity, high-speed, dependable alternative for those traveling to and from LA's "second downtown," including destinations such as Miracle Mile, Beverly Hills, Century City and Westwood.

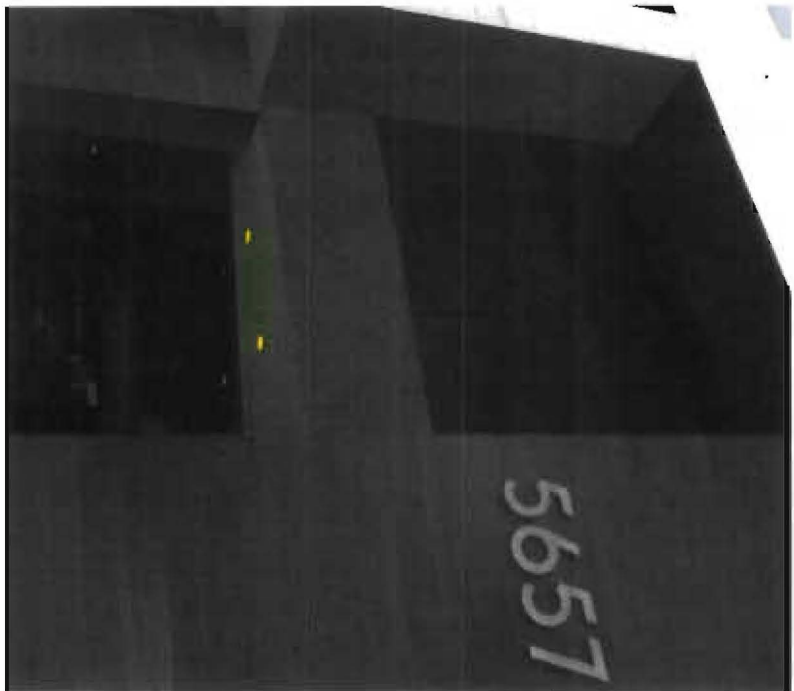
5657 Wilshire is located within 1/4 mile of the Wilshire/La Brea extension and 1/5 miles from the Wilshire/Fairfax extension. Estimated completion is 2023.

5657 WILSHIRE — FLOOR BY FLOOR AVAILABILITY





FINANCIALS &
RENOVATION COST
ESTIMATE



COMPLETED BUILDING ESTIMATE VALUE

GROSS REVENUE

MONTHLY ANNUALLY

42,890 RSF x \$3.35 NNN (avg) =

\$143,648 x 12 = \$1,723,776

120 parking spaces (60 tandem stalls @ \$100/spacing) =

\$12,000 x 12 = \$144,000

*includes 35 additional value assist spaces

\$1,867,776

VACANCY

\$1,867,776 x 5% vacancy =

\$93,389

ADJUSTED NET INCOME

\$1,774,387

BUILDING VALUE

\$1,774,387

\$1,774,387 + 5.25% cap =

\$33,797,851 (\$788/SF)

\$1,774,387 - 5.75% cap =

\$30,858,907 (\$720/SF)

Investment Return (all cash) =
65% of NNN cash flow

\$1,153,351 (65%) = \$10,000,000 investment =
11.53% return on equity (unleveraged)



A photograph of a modern interior space. The wall is composed of vertical wooden slats. In the foreground, a person is sitting on a dark surface, reading a book. The floor is light-colored and reflective. In the background, there are green plants and a person's legs standing near a dark structure.

EXHIBIT A
RENOVATION
PROPOSAL

5657 Wishire Rehabilitation Budget
Los Angeles, CA

No	Description	\$ Cost	\$/SF NIA	Notes
1	Land			
2	Blaze Blasting Value	0	\$0.00	per SF of Land
3	Due Diligence and survey Costs	65,000	1.45	Phase I Survey, Property Condition, legal, etc.
4	State Commission for Tenant Purchase	400,000	8.94	
5	Subtotal Land Value	465,000	10.40	
6				
7	Hard Costs			
8	Deputy Inspection Services	1,000	0.04	
9	Contractor & Final Clean-Up	17,800	0.40	
10	Scaffolding & Protection Complexes	23,400	0.52	
11	Saw Cutting & Coring Services	15,000	0.34	
12	Demolition	162,500	3.63	
13	Hot Mat, Surveying, Asbestos Testing & Abatement	6,500	0.15	ACM Survey Allowance - need to do immediately
14	Site Furnishings, Site Rucks, Tool Bins and Benches	3,500	0.08	
15	Landscape and Irrigation	12,000	0.27	
16	Site Concrete	6,000	0.14	
17	Masonry and CMU	4,500	0.09	
18	Stone & Masonry Veneer	54,092	2.10	
19	Flush Framing Wood	225,000	5.03	Flooring Take and access to underly slab for a 2nd reader of egress
20	Finish Carpentry	19,600	0.44	
21	Countertops	12,000	0.27	
22	Milwork, Cabinetry and Stair Fining	46,250	1.03	
23	Waterproofing	12,376	0.28	
24	Fireproofing & Spray on Monoxide	27,500	0.61	
25	Flashing and Sheet Metal	16,000	0.40	
26	Synthetic	43,000	0.96	
27	Caulking and Sealants	24,150	0.54	
28	Doors, Frames and Hardware	43,800	0.98	
29	Elevator Smoke Glass Doors	18,500	0.41	
30	Glass, Glazing and Windows	71,500	1.59	Entry Terrace and Bathroom Mirrors
31	Lifts, Ramps and Stairs	1,900	0.27	
32	Drywall Assemblies	202,500	4.53	Bathrooms plus rated corridor on 1 floor
33	The 1st Store Fixing	204,900	6.81	
34	Acoustical Ceilings	14,050	0.32	
35	WCT, Vinyl Flooring and Rubber Base	2,194	0.05	
36	Carpet	8,340	0.19	Lobby and 1 corridor
37	Painting	105,000	2.30	
38	FFR Wall Finishing	4,500	0.10	
39	Visual Display Boards	7,850	0.18	
40	Building and ADA Signage	9,300	0.21	includes \$5,800 for Building address numerals
41	Fire Extinguishers and Cabinets	3,750	0.08	
42	Final Specifications and Mail Boxes	2,500	0.06	
43	Total Partitions and Toilet Accessories	76,500	1.70	Staircases often partitions \$48/SF for painted ones
44	Warranty Treatments	36,225	0.81	Mech's Shade Knock CM
45	Evacotes and Elevator Cab Restoration	256,000	5.72	two new elevators - machinery and cables
46	Towel Carts, Mail/Lifts and Hoists	6,200	0.14	
47	Fire Staircases - non network only	9,000	0.20	rework two knee brackets only - no sprinklers
48	Painting	265,000	5.89	
49	HVAC - Air Conditioning	844,000	18.67	
50	Electrical	342,000	7.52	
51	Audio, Visual and Communicator's Systems	5,000	0.11	
52	Tel Data & Low Volt Services	20,000	0.45	
53	Building Security & Burg. Entry Systems	25,000	0.56	
54	CCTV	-	-	included
55	Fire, Life & Safety	-	-	
56	Hardware, Signage (rent) to program design with a balance including full width windows and operate glass doors including 1st floor canopy	70,000	1.56	
57	Demolition	12,500	0.28	
58	Framing	85,000	1.90	
59	Structural Steel	22,500	0.50	
60	Case, Churn and Glass Doors	60,000	2.01	
61	Waterproofing/Decking	22,900	0.50	
62	Gutters/Downspouts	6,500	0.14	
63	Drywall	15,000	0.34	
64	Shoock	22,500	0.50	
65	Masonry - Block	32,000	0.72	
66	Painting	32,000	0.72	
67	South Facing Insulation - Subtotal hours 2-5	221,000		
68	Hardware South facade (rent) to program design Metal Canopy at 1st floor			
69	Insulation	3,500	0.08	
70	Painting	18,500	0.41	

71	Structural Steel	\$ 75,000	\$ 1.68	
72	Sheet Metal	\$ 28,000	\$ 0.63	
73	Roofing	\$ 3,500	\$ 0.08	
74	Gutters/downspouts	\$ 2,000	\$ 0.04	
75	Stucco	\$ 1,800	\$ 0.04	
76	Painting	\$ 2,500	\$ 0.06	
77	Electrical	\$ 10,000	\$ 0.22	
78	South Façade Restoration - Cantilevered Canopy at first Floor	\$ 144,800		Great signing opportunity on Canopy plus shade for Outdoor Dining
79	DDC for Tenant over standard power backcharge and HVAC Controls	\$ 104,000	\$ 2.33	
80	Subtotal	\$ 4,320,664	\$ 96.62	
81	General Conditions	\$ 228,666	\$ 5.11	14 month construction schedule
82	General Liability Insurance	\$ 29,996	\$ 0.67	
83	Subtotal	\$ 4,579,326	\$ 102.40	
84	Gross Receipts Tax	\$ 11,826	\$ 0.26	
85	Subtotal	\$ 4,591,154	\$ 102.67	
86	Overhead & Fee	\$ 229,558	\$ 5.13	
87	Total Shell Hard Costs	\$ 4,820,711	\$ 107.80	
88	TI Allowance for Future Tenant Improvements	\$ 2,806,540	\$ 65.00	44,718 sf NRA square footage used
89	Subtotal Hard Costs - Shell and TI	\$ 7,727,251	\$ 172.80	
90	Hard Cost Contingency	\$ 579,544	\$ 12.96	Assume 7.5%
91	Total Shell and Future Tenant Improvement Hard Costs	\$ 8,306,795	\$ 185.76	
92				
93	Soft Costs			
94	Architect - shell	\$ 165,000	\$ 3.69	Assumes redoing south façade
95	Engineering - shell	\$ 50,000	\$ 1.12	
96	Structural Engineering - shell	\$ 50,000	\$ 1.12	
97	Waterproofing Consultant - shell	\$ 30,000	\$ 0.67	
98	Landscape Architect - shell	\$ 6,000	\$ 0.13	
99	Interior Architect - Interior TI development	\$ 140,000	\$ 3.13	
100	Material Testing & Inspections	\$ 50,000	\$ 1.12	
101	Building Permit Allowance for shell and TI	\$ 124,602	\$ 2.79	1.75% of hard costs
102	Builder's Risk Insurance	\$ 91,375	\$ 2.04	1.1% of hard costs - shell and TI
103	Taxes During Construction	\$ 276,762	\$ 6.19	
104	Legal	\$ 85,000	\$ 1.90	
105	Marketing	\$ 35,000	\$ 0.78	
106	Subtotal Soft Costs	\$ 1,103,739	\$ 24.68	
107				
108	Financing Costs (Estimated)			
109	Construction Loan Fee	\$ 100,000	\$ 2.24	to be recalculated - just put in CBRE numbers
110	Construction Loan Closing Costs	\$ 75,000	\$ 1.68	to be recalculated - just put in CBRE numbers
111	Construction Lender Inspections	\$ 25,000	\$ 0.56	to be recalculated - just put in CBRE numbers
112	Construction Loan Interest	\$ 450,000	\$ 10.06	to be recalculated - just put in CBRE numbers
113	Other	\$ -	\$ -	to be recalculated - just put in CBRE numbers
114	Subtotal Financing Costs	\$ 650,000	\$ 14.54	to be recalculated - just put in CBRE numbers
115				
116	Other Costs			
117	Dev & Construction Mgmt. Fees	\$ 540,000	\$ 12.08	Assumes 36 months at \$15,000/month - includes 2 years for design, permit and construction plus 1 year lease up construction
118	Leasing Commissions	\$ 1,082,000	\$ 24.20	6% / 10 years / \$4.50 months 1-60, \$5.50 months 61-120 average rates 7 months free rent
119	Subtotal Other Costs	\$ 1,622,000	\$ 36.27	
120				
121	Total Renovation Cost	\$ 12,147,534	\$ 271.65	
122				
123	Total Cost - After Renovation (Excluding Bldg)	\$ 12,147,534	\$ 271.65	plus alternates chosen below
124				
125				
126	Hard Cost Additive Alternates			
127	New Roof including demo of old roof	\$ 98,460	\$ 2.20	if found to be necessary
128		\$ -	\$ -	
129	Install Fire Sprinkler system including hot tap	\$ 165,000	\$ 3.69	
130	Clean, Acid Wash, re-grout and seal South (front) tile façade	\$ 35,000	\$ 0.78	
131	Add rated corridor to 3 floors	\$ 230,564	\$ 5.16	
132				
133	Allowance cost to abate asbestos containing Monokote - scrape deck and beams if asbestos contained in monokote is in a non-	\$ 357,728	\$ 8.00	Need to have monokote tested to see if it is ACM and if so, what abatement method is applicable
134	Allowance cost to abate asbestos containing Monokote - scrape deck and beams if asbestos contained in monokote is in a	\$ 1,117,900	\$ 25.00	Need to have monokote tested to see if it is ACM and if so, what abatement method is applicable
135				
136	Above costs are Sub costs only and do not include O&M			
137				
138		NRA = 44,718		from CBRE budget
139		USF = 31,448		Assumed USF (excludes multi-tenant corridors)



GLOBAL BUILDING

1330 W 12th Street, Suite B Los Angeles CA 90015
 TEL: 213.748.2400
 www.globalbuildingcorp.com | LIC# 959892

ORIGINAL PRELIMINARY BUDGET

PROJECT:
Building Upgrades
 5657 Wilshire Blvd
 Los Angeles, CA

Prepared for: Joe Peterson Exceleration Project Management	Building SF:	48,000	9800 SF FP
	Date Prepared:	6/3/16	
	Drawings Dated:	N/A	
	Revised Date:	7/11/16	
	Revised Drawings Dated:		
Proposed Construction Duration:	14	(Months)	

TRADE DESCRIPTION:	TRADE COST:	COST PER S.F.:
01420 DEPUTY INSPECTION SERVICES	\$1,900.00	\$0.04
01800 FINAL CLEANING	\$17,900.00	\$0.37
02002 SCAFFOLDING & PEDESTRIAN CANOPIES	\$23,400.00	\$0.49
02020 SAW CUTTING & CORING SERVICES	\$15,000.00	\$0.31
02050 DEMOLITION	\$162,500.00	\$3.39
02080 HAZ. MAT SURVEY & ABATEMENT	\$6,500.00	\$0.14
02870 SITE FURNISHINGS, BIKE RACKS, TRASH BINS & BEN	\$3,500.00	\$0.07
02900 LANDSCAPE & IRRIGATION	\$12,000.00	\$0.25
03100 SITE CONCRETE	\$8,000.00	\$0.17
04200 MASONRY & CMU	\$3,500.00	\$0.07
04400 STONE & MASONRY VENEER	\$94,092.00	\$1.96
06100 ROUGH FRAMING - WOOD	\$225,000.00	\$4.69
06200 FINISH CARPENTRY	\$19,600.00	\$0.41
06300 COUNTERTOPS	\$12,000.00	\$0.25
06400 MILLWORKS, CABINETS & STAIRS	\$48,250.00	\$0.99
07100 WATERPROOFING	\$12,376.00	\$0.26
07250 FIREPROOFING / SPRAY ON MONOKOTE	\$27,500.00	\$0.57
07500 ROOFING	\$98,460.00	\$2.05
07600 FLASHINGS & SHEET METAL'S	\$18,000.00	\$0.38
07800 SKYLIGHTS	\$43,000.00	\$0.90
07900 CAULKING & SEALANTS	\$24,150.00	\$0.50
08100 DOORS, FRAMES & HARDWARE	\$43,900.00	\$0.91
08300 GARAGE & OVERHEAD DOORS	\$18,500.00	\$0.39
08800 GLAZING, STOREFRONTS & WINDOWS	\$71,000.00	\$1.48
09200 LATH, PLASTER & STUCCO	\$11,900.00	\$0.25
09250 DRYWALL ASSEMBLIES	\$202,500.00	\$4.22
09300 TILE & STONE FLOORING	\$304,600.00	\$6.35
09500 ACOUSTICAL CEILINGS	\$14,250.00	\$0.30
09650 VCT & VINYL FLOORING & RUBBER BASE	\$2,193.75	\$0.05
09680 CARPET	\$8,340.00	\$0.17
09900 PAINTING	\$105,687.50	\$2.20
09985 FRP WALL PANELING	\$4,500.00	\$0.09
10100 VISUAL DISPLAY BOARDS	\$7,850.00	\$0.16
10400 BUILDING & ADA SIGNAGE	\$9,300.00	\$0.19
10520 FIRE EXTINGUISHERS & F.E. CABINETS	\$3,750.00	\$0.08
10550 POSTAL SPECIALTIES & MAIL BOXES	\$2,500.00	\$0.05
10800 TOILET PARTITIONS & TOILET ACCESSORIES	\$78,500.00	\$1.64
12500 WINDOW TREATMENTS/MECHO SHADES	\$36,225.00	\$0.75
14200 ELEVATORS & ELEVATOR CAB RESTORATION	\$250,000.00	\$5.33
14600 TOWER CRANES, MAN LIFT'S & HOIST'S	\$6,300.00	\$0.13
15300 FIRE SPRINKLERS	\$9,000.00	\$0.19
15400 PLUMBING SERVICES	\$265,000.00	\$5.52
15500 HVAC - AIR CONDITIONING	\$644,000.00	\$13.58
16000 ELECTRICAL PACKAGE & TITLE 24 COMPONENTS	\$542,000.00	\$11.29
16700 AUDIO, VISUAL & COMMUNICATIONS SYSTEMS	\$5,000.00	\$0.10
16710 TEL./DATA, LOW VOLT SERVICES	\$20,000.00	\$0.42
16720 BLDG. SECURITY / ENTRY SYSTEMS	\$25,000.00	\$0.52
16730 CCTV	\$0.00	\$0.00 EXCLUDED
16900 FIRE, LIFE & SAFETY SYSTEM	\$75,000.00	\$1.56

Prepared for :	Building SF:	48,000	9600 SF FF
Joe Peterson	Date Prepared:	6/3/16	
Excelleration Project Management	Drawings Dated:	N/A	
	Revised Date:	7/6/16	
	Revised Drawings Dated:		
	Proposed Construction Duration:	14	(Months)

TRADE DESCRIPTION:	TRADE COST:	COST PER S.F.:
<i>Subtotal</i>	\$3,847,324.25	\$80.15
GENERAL CONDITIONS	\$200,839.46	\$4.81
BUILDING PERMIT - ALLOWANCE	\$0.00	\$0.00 REIMBURSABLE
GENERAL LIABILITY INSURANCE	\$29,996.00	\$0.62
<i>Subtotal</i>	\$4,108,159.71	\$85.59
GROSS RECEIPTS TAX	\$11,828.00	\$0.25
<i>Subtotal</i>	\$4,119,987.71	\$85.83
OVERHEAD & FEE	\$205,999.39	\$4.29
Total Budget	\$4,325,987.09	\$90.12

GLOBAL BUILDING CORP.

GBC Qualifications & Standard Exclusions:

1. The following qualifications are included in this bid:

- A. The following bid is based on the Bid Documents dated: _____
- B. The attached bid is valid for a total of 90 calendar days.
- C. This bid is based on all work being performed during normal working hours and does not include any after-hours, weekends, holidays or accelerated schedules. U O N
- L. The proposed project schedule shall only include durations for work clearly identified on the contract bid documents. All impacts to the project schedule as a result of scope changes, code corrections, owner's vendor delays, etc. will be assessed and shall extend the overall project duration.
- D. This bid shall be based on one single phase. All additional mobilizations/phases will be an added cost and priced accordingly.
- P. This bid is based on using only non-union subcontractors & vendors.
- Q. This bid assumes that CAD files will be readily available for preparation of submittal shop drawings and As-Built Drawings at no additional cost to the Contractor.
- R. This bid includes the submission of a proposed project schedule and project directory a minimum of 10 working days from award.
- T. The following bid may include ALLOWANCES. Actual costs will be adjusted once verified and submitted as an Owner Change Order - OCC.
- U. The MEP trades are based on the Contract Drawings provided but the Fire Sprinkler & FLS Scopes of Work shall be Design-Build. U O N
- V. This bid has taken into account that the project site and building will be strictly managed by the Contractor and due to safety concerns all access to site and building shall be brought to the Contractor's attention with a 24-hour notice.
- W. This bid shall include cost's associated with the daily clean up of the construction site.
- X. This bid incorporates the use of temp. facilities, water and power during the course of the project.

2. The following standard exclusions are included in this bid:

- A. This bid excludes any cost's associated with permits, plan check fees, engineering, after-hours inspections, deputy inspections & testing lab fees.
- B. This bid excludes major floor prep work, leveling, patching or grinding.
- C. This bid excludes all Owner FF&E furniture(assembly/dissassembly/relocation), artwork, signage, water lines for countertop coffee, water or beverage dispensers unless specifically included in this bid proposal. U O N
- D. This bid excludes any DDC controls. U O N
- E. This bid excludes the survey, abatement and/or removal of any hazardous material.
- F. This bid excludes the cost for code corrections to existing building conditions, unforeseen conditions, re-lamping, re-ballasting existing, repair modifications to any existing equipment, fixtures, re-strapping existing conduit or cabling, relocation of existing fire sprinkler main lines, panels, etc.
- G. This bid excludes the cost of telephone, data, audio/visual and security systems. U O N
- H. This bid does not include the cost of final keying.
- I. This bid excludes all costs associated with x-raying, coring and/or sonic testing of floors or walls. U O N
- J. This bid shall exclude all acoustical underlayment beneath flooring. U O N
- K. This bid does not include the cost for certified air balancing or Title 24 inspections. U O N
- L. This bid excludes any City related fees, Utility tie-in fees, street use permits and/or fees. These costs/fees shall be direct reimbursements.
- M. This bid does not include costs for off-hours, weekend or holiday site/building security services.
- N. Costs for parking, power usage, HVAC, water or landlord transfer fees.
- O. Space planning / architectural / structural design and calculation fees.
- P. Items not specifically listed in the following bid.
- Q. City Development Fee's and School Taxes/fees.
- R. Window coverings or cleaning of existing window coverings unless noted otherwise.
- S. New electrical panels, breakers and / or transformers unless noted on the bid documents.
- T. Fire smoke dampers unless as required per the Contract Documents.
- U. Security and Ringing Systems unless as directed per the Contract Documents.

<i>Item</i>	<i>Estimated Quantities</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Item Total</i>	
BID ALTERNATES / ALLOWANCES:					
1	New TI Budget - Cost of \$65 per SF for floors 2-5 Add AIT to install Sprinkler system in the building. Cost includes hot tap to City water, saw cut, demo, patch back as needed. Full coverage per floor - branch lines concealed heads, building loop, FOP	44,718	SF	\$65.00	\$2,906,670.00
2	Cost to pressure wash, acid wash, patch grout and seal existing tile at the front facade	1	LS	\$165,000.00	\$165,000.00
3	Cost to add common corridor on three floors	1	LS	\$35,000.00	\$35,000.00
4	Cost to add balconies to existing front facade (South Elevation) Total of 4 balconies	1	LS	\$230,564.00	\$230,564.00
	Demo	1	LS	\$12,500.00	\$12,500.00
	Framing	1	LS	\$85,000.00	\$85,000.00
	Structural Steel	1	LS	\$22,500.00	\$22,500.00
	Glass/Glazing	1	LS	\$90,000.00	\$90,000.00
	Waterproofing/Decking	1	LS	\$22,500.00	\$22,500.00
	Gutters/downspouts	1	LS	\$8,500.00	\$8,500.00
	Drywall	1	LS	\$15,000.00	\$15,000.00
	Stucco	1	LS	\$22,500.00	\$22,500.00
	Masonry - Brck	1	LS	\$32,000.00	\$32,000.00
	Painting	1	LS	\$12,500.00	\$12,500.00
	Total for Balcony Work:				\$323,000.00
5	Cost to add Metal Canopy at front facade (South Elevation)				
	Demo	1	LS	\$3,500.00	\$3,500.00
	Framing	1	LS	\$18,500.00	\$18,500.00
	Structural Steel	1	LS	\$75,000.00	\$75,000.00
	Sheet Metal	1	LS	\$28,000.00	\$28,000.00
	Roofing	1	LS	\$3,500.00	\$3,500.00
	Gutters/Downspouts	1	LS	\$2,000.00	\$2,000.00
	Stucco	1	LS	\$1,800.00	\$1,800.00
	Painting	1	LS	\$2,500.00	\$2,500.00
	Electncal	1	LS	\$10,000.00	\$10,000.00
	Total for Canopy Work:				\$144,800.00
6	Allowance Cost to abate monokote - scrape deck and beams if asbestos containing monokote is in a non-friable state	44718	SF	\$8.00	\$357,744.00
7	Allowance Cost to abate asbestos containing Monokote if the asbestos is in a friable state. This will require an abatement company to do all above ceiling demolition including acoustical ceiling, drywall hard lid, light fixtures, HVAC ductwork etc	44718	SF	\$25.00	\$1,117,950.00
8	DDC Controls for HVAC zones - Budget for 80 zones	1	LS	\$104,000.00	\$104,000.00
9	Note: Alternates listed above to not include GBC O&P.				

GLOBAL BUILDING CORP.	5657 Wilshire Blvd Los Angeles, CA
<i>Item</i>	<i>Estimated Quantities</i> <i>Item Total</i>

DIVISION - 1: DEPUTY INSPECTION SERVICES

Deputy Inspection Services			
#01420	Dept. Inspections - Per Hour	20 HR	\$1,900.00
		Total:	\$1,900.00

DIVISION - 1: CONTINUOUS AND FINAL CLEAN UP

Continuous & Final Clean-Up			
#01800	During the project timeline - Weekly allowance	52 EA	\$14,300.00
	Final Cleaning	1 LS	\$3,500.00
		Total:	\$17,800.00

DIVISION - 2: SCAFFOLDING & PEDESTRIAN CANOPIES

Scaffolding & Pedestrian Canopies			
#02002	Scaffolding - front and back as needed	1 LS	\$20,000.00
	Safety Canopy - Monthly	4 MN	\$3,400.00
		Total:	\$23,400.00

DIVISION - 2: SAW CUTTING & CORING SERVICES

Saw Cutting & Coring Services			
#02020	Lump Sum allowance	1 LS	\$15,000.00
		Total:	\$15,000.00

DIVISION - 2: DEMOLITION

Demolition			
#02050	Interior demo - Ground FL Lobby/Common Area	1 LS	\$15,000.00
	Interior demo - 2nd FL TI's	1 LS	\$28,500.00
	Interior demo - 3rd FL TI's	1 LS	\$28,500.00
	Interior demo - 4th FL TI's	1 LS	\$28,500.00
	Interior demo - 5th FL TI's	1 LS	\$28,500.00
	Exterior Demo - Back courtyard	1 LS	\$8,500.00
	Exterior Demo - Tile façade	1 LS	\$25,000.00
		Total:	\$162,500.00
	Interior TI Demo total budgeted cost: \$	\$129,000.00	

DIVISION - 2: HAZ. MAT. SURVEYING, ASBESTOS TESTING & ABATEMENT

Haz. Mat. Surveying, Asbestos Testing & Abatement			
#02082	Survey Allowance	1 LS	\$6,500.00
		Total:	\$6,500.00

DIVISION - 2: SITE FURNISHINGS, BIKE RACKS, TRASH BINS AND BENCHES

Site Furnishings, Bike Racks, Trash Bins and Benches			
#02870	Allowance for back courtyard furniture	1 LS	\$3,500.00
		Total:	\$3,500.00

DIVISION - 2: LANDSCAPE & IRRIGATION

Landscape and Irrigation			
#02900	Allowance for back courtyard improvements	1 LS	\$12,000.00
		Total:	\$12,000.00

DIVISION - 3: SITE CONCRETE

Site Concrete			
#03100	Allowance for back courtyard improvements	1 LS	\$8,000.00
		Total:	\$8,000.00

DIVISION - 4: MASONRY & CMU

Masonry and CMU			
#04200	Allowance for planter additions in back courtyard	1 LS	\$3,500.00
		Total:	\$3,500.00

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<i>Item</i>	<i>Estimated Quantities</i> <i>Item Total</i>

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Site Concrete			
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Masonry and CMU			
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GLOBAL BUILDING CORP.	5657 Wilshire Blvd Los Angeles, CA
<i>Item</i>	<i>Estimated Quantities</i>
	<i>Item Total</i>

DIVISION - 4: STONE & MASONRY VENEER

Stone & Masonry Veneer

#04400	New Stone Veneer Front Elevation - including columns walls, flooring Labor and material	1 LS	\$94,092.00
		Total:	\$94,092.00

DIVISION - 6: ROUGH FRAMING

Rough Framing

#06100	Allowance to install 1800 SF roof top deck along with the addition/alteration of the existing stairwell in order to add a second means of egress Cost includes: demo, framing, structural steel, stucco, drywall, painting, roofing and paint	1 LS	\$225,000.00
		Total:	\$225,000.00

DIVISION - 6: FINISH CARPENTRY

Finish Carpentry

#06200	DFH installation labor - Ground FL	8 EA	\$2,800.00
	DFH installation labor - 2nd FL	12 EA	\$4,200.00
	DFH installation labor - 3rd FL	12 EA	\$4,200.00
	DFH installation labor - 4th FL	12 EA	\$4,200.00
	DFH installation labor - 5th FL	12 EA	\$4,200.00
		Total:	\$19,600.00

DIVISION - 6: COUNTERTOPS

Countertops

#06300	Bathroom Countertops - Quartz or Equal	10 EA	\$12,000.00
		Total:	\$12,000.00

DIVISION - 6: MILLWORK, CABINETS AND STAIRS

Millwork, Cabinets and Stair Railing

#06400	Bathroom Sub tops	10 EA	\$3,750.00
	Allowance for wood slat wall and ceiling at lobby	1 LS	\$35,000.00
	Allowance for Main Lobby Desk	1 LS	\$7,500.00
		Total:	\$46,250.00

DIVISION - 7: WATERPROOFING

Waterproofing

#07100	Hydro Ban - Front elevation only	1 LS	\$12,376.00
		Total:	\$12,376.00

DIVISION - 7: FIREPROOFING & SPRAY ON MONOKOTE

Fireproofing & Spray on Monokote

#07250	Allowance for 2000 SF per floor	10,000 SF	\$27,500.00
		Total:	\$27,500.00

DIVISION - 7: ROOFING

Roofing

#07500	TPO 3ply Modified System - 20 year warranty	120 SY	\$78,000.00
	Old Roof tear off	11,000 SF	\$20,460.00
		Total:	\$98,460.00

DIVISION - 7: FLASHING & SHEET METAL

Flashing and Sheet Metal

#07600	Allowance to repair sheet metal at front elevation	1 LS	\$15,000.00
	Sheet metal enclosure for Smoke guard curtains	10 EA	\$3,000.00
		Total:	\$18,000.00

GLOBAL BUILDING CORP.		5657 Wilshire Blvd Los Angeles, CA	
<i>Item</i>	<i>Estimated Quantities</i>	<i>Item</i>	<i>Total</i>

DIVISION - 7: SKYLIGHTS

Skylights			
#07800	Allowance for minor repairs to skylights, add lining	1 LS	\$15,000.00
	Cost to replace glazing at existing skylights with new dual glazed low E glass with tint. Includes allowance for minor framing repairs to the structure	1 LS	\$28,000.00
	Total:		\$43,000.00

DIVISION - 7: CAULKING AND SEALANTS

Caulking and Sealants			
#07900	Caulking at each exterior window	161 EA	\$24,150.00
	Total:		\$24,150.00

DIVISION - 8: DOORS, FRAMES AND HARDWARE

Doors, Frames and Hardware			
#08100	Single non-rated, SG, SC door w/ Wl clear Anno frames	20 EA	\$36,000.00
	Schlage Mortised Locksets, HW Package	20 EA	\$7,900.00
	Total:		\$43,900.00

DIVISION - 8: GARAGE & OVERHEAD DOORS

Garage and Overhead Doors			
#08300	New Smoke guard doors at elevator doors each FL	10 EA	\$18,500.00
	Total:		\$18,500.00

DIVISION - 8: GLASS, GLAZING AND WINDOWS

Glass, Glazing and Windows			
#08800	Mirrors at bathrooms - 5' x 4'	10 EA	\$5,800.00
	New Herculite doors - Ground floor	4 EA	\$15,200.00
	Allowance to upgrade existing ground floor storefront	1 LS	\$50,000.00
	Total:		\$71,000.00

DIVISION - 9: LATH, PLASTER AND STUCCO

Lath, Plaster and Stucco			
#09200	Misc repair Main Building - 200 SY allowance	200 SY	\$10,400.00
	Misc repair - courtyard planters	1 LS	\$1,500.00
	Total:		\$11,900.00

DIVISION - 9: DRYWALL ASSEMBLIES

Drywall Assemblies			
#09250	Framing and drywall allowance - Ground FL lobby	1 LS	\$25,000.00
	Framing and drywall for bathrooms - 10 total	10 LS	\$150,000.00
	Common area corridor - Tunnel, 6' wide 8'6" ceiling ht 100LF per floor	100 LF	\$27,500.00
	Total:		\$202,500.00

DIVISION - 9: TILE FLOORING

Tile and Stone Flooring			
#09300	Tile at main lobby - 24 x 24 stone tile	1,800 SF	\$39,600.00
	Ceramic tile bathrooms - Floor, cove base, Wainscot 48"	10 EA	\$250,000.00
	Tile area at Elevator lobbies - 150 SF Ea	600 SF	\$15,000.00
	Total:		\$304,600.00

DIVISION - 9: ACOUSTICAL CEILINGS

Acoustical Ceilings			
#09500	Common area corridors 2nd	875 SF	\$5,250.00
	Ground FL lobby	1,500 SF	\$9,000.00
	Total:		\$14,250.00

DIVISION - 9: VCT & VINYL FLOORING AND RUBBER BASE

VCT, Vinyl Flooring and Rubber Base			
#09650	Rubber base at common Areas - Corridors	325 LF	\$893.75
	Reducer Strips	20 EA	\$1,300.00
	Total:		\$2,193.75

DIVISION - 9: CARPET

Carpet			
#09680	Common Area Corridors - CPT over Pad - \$30 SY	113 SY	\$3,390.00
	Ground FL Carpet Allowance - \$45 SY	110 SY	\$4,950.00
	Total:		\$8,340.00

DIVISION - 9: PAINTING

Painting			
#09900	Interior Painting - Common Areas - Corridors	3,250 SF	\$3,412.50
	Interior Painting - Bathrooms	10 EA	\$15,000.00
	Interior Painting - Stain/Seal new doors	20 EA	\$4,000.00
	Interior Painting - Ground FL lobby	1 LS	\$12,000.00
	Painting of existing windows - inside and out	161 EA	\$20,125.00
	Pressure wash, Scrape and caulk cracks at exterior stucco	1 LS	\$18,500.00
	Paint Exterior Stucco, flashing	26,120 SF	\$32,650.00
	Total:		\$106,687.50

DIVISION - 9: FRP WALL PANELING

FRP Wall Paneling			
#09985	At Janitors Closets	10 EA	\$4,500.00
	Total:		\$4,500.00

DIVISION - 10: VISUAL DISPLAY BOARDS

Visual Display Boards			
#10100	TouchSource MRR-40H-TD	1 LS	\$7,850.00
	Total Visual Display Boards:		\$7,850.00

DIVISION - 10: BUILDING & ADA SIGNAGE

Building and ADA Signage			
#10400	Allowance for ADA raised letter plastic signage - Standard colors	1 LS	\$3,500.00
	Allowance for building address numerals/signage	1 LS	\$5,800.00
	Total:		\$9,300.00

DIVISION - 10: FIRE EXTINGUISHERS AND CABINETS

Fire Extinguishers and Cabinets			
#10520	Fire Extinguishers in Cabinets	10 EA	\$3,750.00
	Total:		\$3,750.00

DIVISION - 10: POSTAL SPECIALTIES & MAIL BOXES

Postal Specialties and Mail Boxes			
#10550	Mailboxes - Allowance	1 LS	\$2,500.00
	Total:		\$2,500.00

DIVISION - 10: TOILET PARTITIONS AND TOILET ACCESSORIES

Toilet Partitions and Toilet Accessories			
#10800	Partitions - Stainless Steel	10 EA	\$78,500.00
	Total:		\$78,500.00

DIVISION - 12: WINDOW TREATMENTS / MECHO SHADES

Window Treatments/ Mecho Shades			
#12500	Rollistar Manually operated Phifer Sheerweave 1000 25% Openness factor, color TBD	161 EA	\$36,225.00
	Total Window Treatments:		\$36,225.00

DIVISION - 14: ELEVATORS AND ELEVATOR CAB RESTORATION

Elevators and Elevator Cab Restoration			
#14200	Cost to replace the elevators with new - 5 stop 2500LB rated equipment room attached or within 5' of shaft	2 EA	\$256,000.00
	Total:		\$256,000.00

DIVISION - 14: TOWER CRANES, MAN LIFTS AND HOIST'S

Tower Cranes, Man-Lift's and Holst's			
#14600	Man Lift for working in Elevator shafts	1 LS	\$2,500.00
	Man Lift for working on the exterior of the building	1 LS	\$3,800.00
	Total:		\$6,300.00