

# DEAL 1: THE HANCOCK

*In Contract: \$160M Office to Residential Conversion in LA's Prestigious Hancock Park*



## DEAL HIGHLIGHTS

- The Hancock, a 207,924 SF vacant office property, sits on a 2.10-acre site in Hancock Park on Wilshire Blvd, centrally located between DTLA, Beverly Hills & West Hollywood
- Permit Ready site with redevelopment plans and seismic retrofit already approved
- Newly approved Adaptive Reuse Ordinance (ARO) has provided flexibility to expand the residential unit count
- SPG will lower seismic retrofit costs by value engineering existing plans and adding adjacent parking in a new structure
- Units include 20-ft. ceiling townhomes with private patios, & 2,196 SF "homes in the sky" with exceptional light & views

## MARKET HIGHLIGHTS

- Hancock Park consistently ranks as one of the top 3 neighborhoods to raise a family in LA.
- Renowned for its charm, history, and proximity to restaurants, shops, and entertainment venues; Hancock Park commands premium pricing, with average net worth exceeding \$1M within a mile.
- The prime location attracts both local and international demand and offers a refined lifestyle with Wilshire Country Club, The Grove, LACMA, and top dining options.

### PROPERTY HIGHLIGHTS

Location:	Los Angeles, CA
# of Units:	69
Existing GSF:	207,924 SF
Planned Resi NSF:	151,553 SF
Existing Use:	Vacant Office
Planned Use:	Residential
Unit Description:	3-5 Bedrooms
Avg Unit SF:	2,196 SF
Purchase Price:	\$18 million (\$97 psf)

Project Cost:	\$103.3 M
Estimated Exit Value:	\$159.9 M

HOLD PERIOD	48 MONTHS
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### PROJECT RETURNS

Deal Equity	\$35.4 M
Deal Profit	\$56.8 M
Deal-Level IRR	38.0%
Deal-Level MOIC	2.50x

