



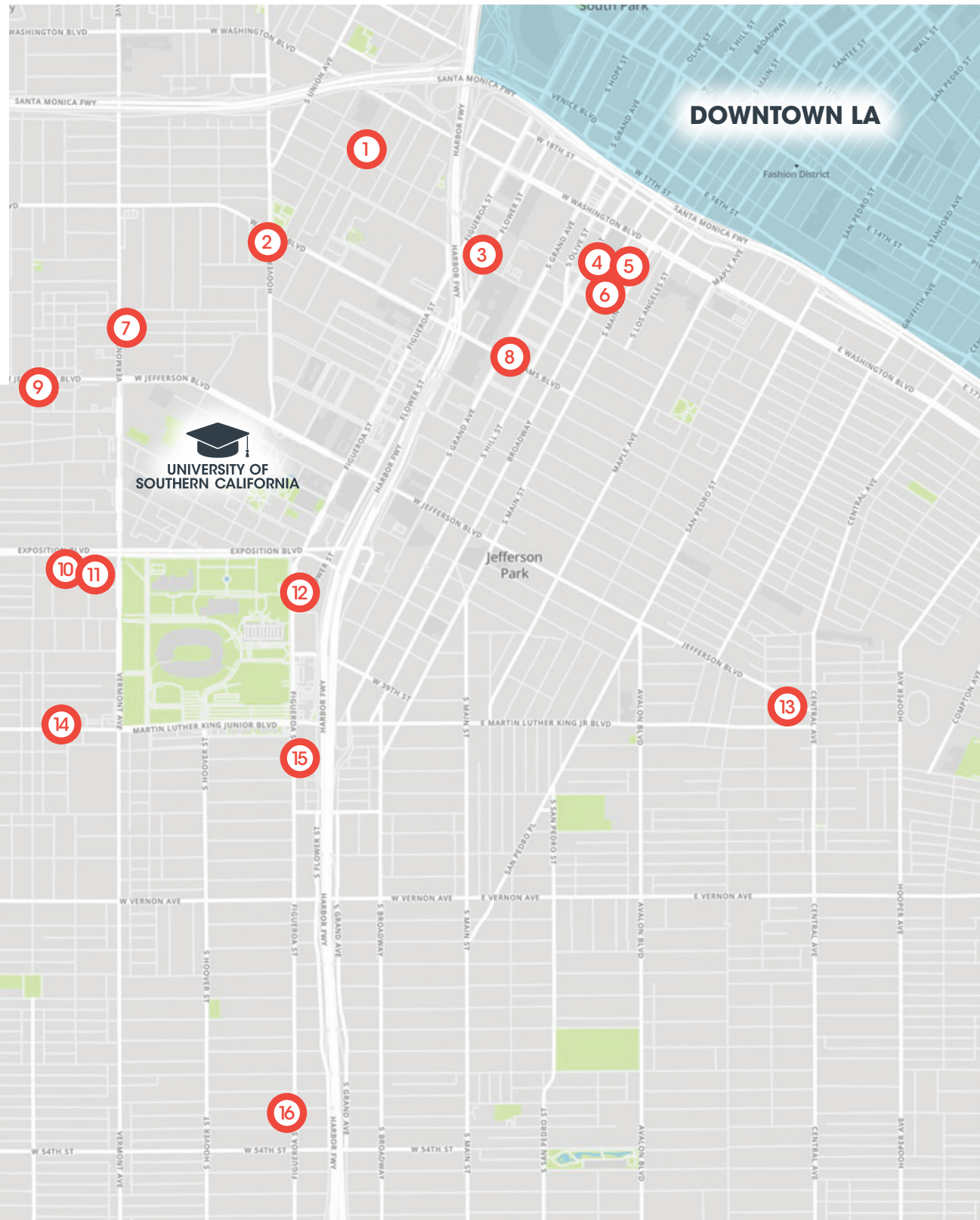
**190+**

UNITS CURRENTLY UNDER CONSTRUCTION



**2,900**

UNITS IN THE PIPELINE



## NEW DEVELOPMENT UNIVERSITY PARK AREA

	PROPERTY	UNITS	STATUS	COMPLETION DATE
<b>1</b>	Norwood Learning Village	29	U/C	September 2017
<b>2</b>	Element	48	U/C	October 2017
<b>3</b>	2222 Figueroa	1,009	Proposed	2021
<b>4</b>	The Reef I	100	Proposed	2021
<b>5</b>	The Reef II	549	Proposed	2021
<b>6</b>	The Reef Condos	895	Proposed	2021
<b>7</b>	Victory on 30th	60	Delivered	August 2017
<b>8</b>	2528 S. Grand	50	Proposed	2020
<b>9</b>	1320-1324 W. Jefferson	79	Proposed	2020
<b>10</b>	1077 W. 38th	140	Proposed	2020
<b>11</b>	Rolland Curtis Gardens	48	U/C	October 2018
<b>12</b>	Tuscany	120	Delivered	August 2017
<b>13</b>	Paul Williams Apartments	40	U/C	2020
<b>14</b>	King 1101	26	U/C	October 2017
<b>15</b>	4050 S. Figueroa	57	Proposed	2021
<b>16</b>	5215 S. Figueroa	20	Proposed	2020

Selected multifamily projects are not inclusive of every development in the submarket but include some of the submarket's most significant and potentially transformative projects.

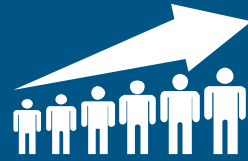
Development data provided by CoStar & REIS (current as of Q2 2017).



# NEIGHBORHOOD IN FOCUS: UNIVERSITY PARK

## DEMOGRAPHIC/ECONOMIC HIGHLIGHTS

**5.3%**



Population growth since 2010  
(45,381 residents as of 2017)

**89.5%**



Housing units occupied by  
renters - up 6.8% since 2010

**24.8**



Median age of University Park  
residents due to prevalence  
of students

**54.6%**



of University Park residents  
are between the ages of 25  
and 44

## STUDENT POPULATION

Enrolled in College:  
**17,101 (37.7%)**

Total University Park Population:  
**45,381**

## RESIDENT PROFILE

**31.1%** are Student Renters

**LifeMode:** Dorms to Diplomas



"Although school and part-time work take up many hours of the day, the remainder is usually filled with socializing and having fun with friends"



"80% of housing in *Dorms to Diplomas* neighborhoods are apartments; many older homes have been converted into multifamily units"



"This is the first online generation having had lifelong use of computers, the Internet, and cell phones"

**22.9%** are renters of international origin

**LifeMode:** International Marketplace



"Approximately 72% of *International Marketplace* residents live in multiunit apartment structures, 30% in 2-4 unit structures"

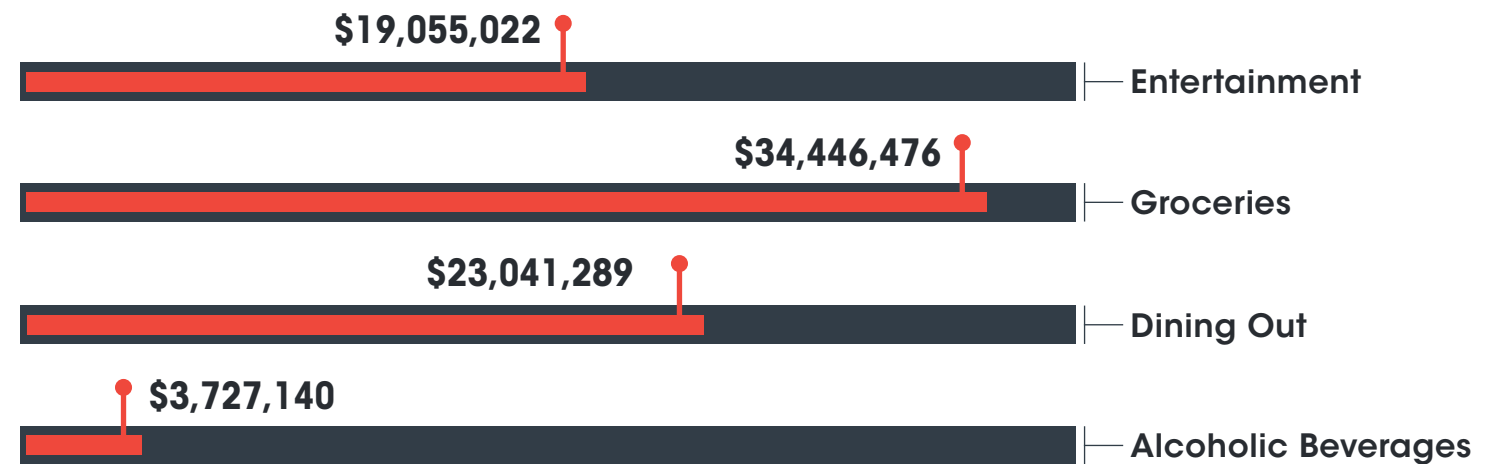


"Labor force participation rate is 68% and higher than the US average; unemployment is also higher at 10.9%"



"Nearly 40% of the population were born abroad; almost 1 in 4 households have residents who do not speak English"

## RETAIL EXPENDITURES IN UNIVERSITY PARK (ANNUAL)



Demographic and economic data provided by Esri and the Bureau of Labor Statistics; LifeModes and Tapestry Segmentation are trademarks of Esri in the United States, the European Community, or certain other jurisdictions. All data is obtained from sources recognized as reliable but Greysteel makes no guarantees as to the accuracy thereof.

For more information:

**JOHN MULLEN**  
Managing Director

**T:** 310.439.5788  
**E:** jmullen@greysteel.com  
CalBRE# 02008656

**MARK PETTIBONE**  
Director

**T:** 310.889.0641  
**E:** mpettibone@greysteel.com  
CalBRE# 01793171

**EVERETT WONG**  
Investment Associate

**T:** 310.439.5790  
**E:** ewong@greysteel.com  
CalBRE# 01991247

**ANTHONY JOHNSTON**  
Investment Associate

**T:** 310.573.8893  
**E:** ajohnston@greysteel.com  
CalBRE# 01944047

**ZACHARY ROCKTASHEL**  
Investment Associate

**T:** 310.651.8483  
**E:** zrocktashel@greysteel.com

### GREYSTEEL RESEARCH

Ryan Hill  
Senior Research Analyst

Michael Choi  
Lead Designer

Jared Emery  
Lead Research Analyst

\*\*For more information or to inquire about Greysteel, please contact Ari Firoozabadi, CEO & President  
(af@greysteel.com | 202.417.3873)

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