

INVESTOR NEWSLETTER



NICK HADIM
GROUP OF COMPANIES

ASB Real Estate Investments has acquired Watermarke Tower, a 35-story trophy residential property in the South Park neighborhood of downtown Los Angeles, for \$160.5 million.

The purchase was made on behalf of ASB's Allegiance Real Estate Fund, a \$3.5 billion core investment vehicle. The building was 97 percent occupied at the time of purchase.

SEPTEMBER HIGHLIGHTS:

DOWNTOWN LA:

ASB Real Estate Purchases LA
Residential Tower

REAL ESTATE:

LACMA Curator's Dramatic Hills
House Asking \$5.75 Million

Located at 705 W. Ninth St., the 214-unit luxury high-rise was originally constructed in 2010 and is recognized as one of downtown's premier rental apartment buildings. It boasts superior amenities and finishes, including a state-of-the-art fitness center, cardio room, catering kitchen, private dining room, wine cellar, private conference rooms, heated swimming pool and spa, billiards lounge, media room, dog park, Zen garden and parking for more than 350 vehicles.



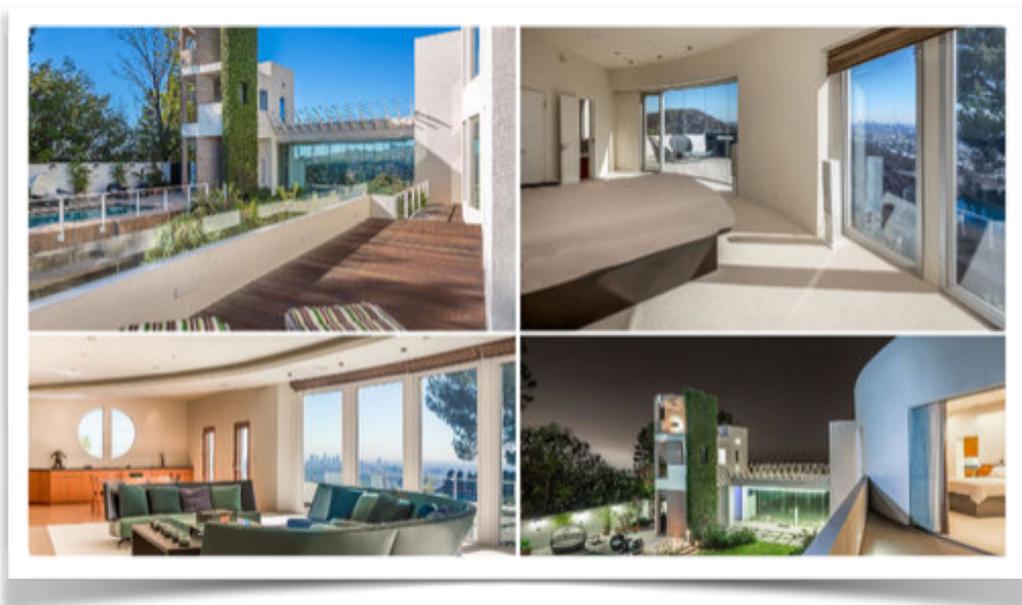
"It is the only place in Southern California where you can have a legitimate urban experience, both in sophistication and the character you get from these historic buildings and new buildings," Robert Bellinger, ASB Real Estate Investments' president & CEO, told Commercial Property Executive. "It's a vibrancy you don't get anywhere else in L.A."

The building offers commanding views of the Los Angeles skyline and the Hollywood Hills and is located within walking distance of prime downtown attractions.

A recent study by the Downtown Center BID shows downtown's population has nearly tripled to more than 52,000 residents since the turn of the 21st century, and the current median age of residents is 34 years old, with a median income of \$98,700.

<http://nickhadim.com>

LACMA Curator's Dramatic Hills House Asking \$5.75 Million



Designed in 1995 by museum installation architect Brent Saville for curator emeritus Maurice Tuchman, this unique and rather stunning residence on the east side of the Trebek Open Space in the Hollywood Hills offers some predictably incredible views from its "curved walls of windows," the bridge that connects the main house to an "office tower," and the lounge space overlooking the pool. Per the LA Times, the 5,582-square-foot house has custom furniture, a "tile mural depicting the ruins of the Capitol Records Building overtaken by nature and time," and an entryway made of "ancient fossil flooring." The three-bedroom residence has also appeared on film as the home of Peter Fonda's record-producing, drug-trafficking character in Steven Soderbergh's *The Limey*. It can fill the role of your home for the asking price of \$5.75 million.