Crescent Heights® stands at the leading edge of a long history of successfully investing, developing and managing real estate assets.
INSPIRED LOCALLY, ESTABLISHED NATIONALLY

38K+ Completed Residences

$12B In Completed Development

150+ Completed Projects
NATIONAL EXPERIENCE IN AMERICA’S LARGEST CITIES

America’s premier urban real estate brand for over 30 years
Pioneering and award-winning projects in America’s urban destinations.

West
Los Angeles
San Francisco
Seattle
San Diego
Honolulu

South
Miami
Atlanta

Central
Chicago
Dallas

East
New York
Boston
Philadelphia
### 30 YEARS OF BEING FIRST

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<tbody>
<tr>
<td>1989</td>
<td>First in nation to introduce condominium conversions to multiple American cities, including Los Angeles, Chicago, Miami, Boston, Philadelphia, Northern Virginia, Dallas, San Diego and New Jersey’s Gold Coast.</td>
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<tr>
<td>1989</td>
<td>First-of-their-kind, iconic, new construction residences in new neighborhoods such as South of Market in San Francisco, Marina del Rey in Los Angeles, Midtown Atlanta and Jack London Square in Oakland.</td>
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<td>1994</td>
<td>First and only major for-sale developer to foresee the collapse of for-sale market, exiting in 2005 with zero legacy assets.</td>
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<td>2005</td>
<td>First in industry to begin buying large land parcels post financial crisis in premier locations of gateway cities.</td>
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<td>2008</td>
<td>First ground-up, high-end, amenity-filled rentals in San Francisco’s Mid-Market, NEMA, breathing life into the neighborhood and considered one of San Francisco’s most dramatically successful real estate stories.</td>
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<tr>
<td>2012</td>
<td>First developer to simultaneously acquire parcels, receive entitlements and propose the tallest towers on the West Coast and Chicago’s South Loop.</td>
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<tr>
<td>TODAY</td>
<td>First developer to leverage technology in an innovative way, redefining the concept of predictive service and the art of hospitality.</td>
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CURRENT STRATEGY

- Multifamily and mixed-use represent the safest asset classes in today’s market
- Capitalize on expanding demographic
- Focus on premium locations in gateway cities
- Improve efficiency utilizing cutting-edge technology
- Provide extensive amenities and high-end finishes
- Target projects of at least 200,000 sq. ft. and a minimum of 150 + units
- Multiple exit strategies: (i) rental sale, (ii) refinancing or (iii) condominium conversion
LONG-STANDING RELATIONSHIPS

Crescent Heights®’ impeccable track record and the considerable asset management experience of our leadership team from the foundation of our relationships with leading business institutions.

Since 2013, Crescent Heights® has closed over $2.5 billion acquisition and construction financing transactions with the Blackstone Group, $1.4 billion permanent loan financing transactions with Bank of China, $500 million land and construction financing transactions with ULLICO, etc.

Crescent Heights® has closed over $1.2 billion of acquisition transactions of both vacant land and existing buildings across the country during the last three years, 70% of which were off-market deals sourced by local teams through long-term business relationships with sellers or brokers.
AWARDS & ACCOLADES

MOST INTELLIGENT BUILDING
SAN FRANCISCO BUSINESS TIMES

BEST LUXURY APARTMENT IN CHICAGO
HOMESCOUT REALTY

BEST OUTDOOR AMENITIES
SF CURBED

BEST MARKET RATE RESIDENTIAL PROJECT
SF CURBED

BEST TECHNOLOGY
THE WALL STREET JOURNAL

MOST NOTABLE MULTIFAMILY PROJECT OF 2013
SF BIZ JOURNAL

BEST INTERIOR DESIGN
CAMME AWARDS

BEST REAL ESTATE DEAL OF THE YEAR
SAN FRANCISCO BUSINESS TIMES

BEST VIEWS IN CHICAGO
SF EXAMINER • READER’S CHOICE AWARD

BEST BEACH CITIZEN AWARD, DEVELOPER
MIAMI NEW CONSTRUCTION SHOW

BEST NEW DEVELOPMENT OF THE YEAR 2014
SF APARTMENT ASSOCIATION AND SF BUSINESS TIMES 2015

BEST NEW DEVELOPMENT OF THE YEAR 2015
2015 SAN FRANCISCO APARTMENT ASSOCIATION

BEST AMENITIES OF 2015 & 2016
2015 SF APARTMENT ASSOCIATION

SMARTEST, MOST LUXURIOUS HIGH-RISE IN SF
FORBES

BEST MULTI-FAMILY PROJECT IN 2017
SF BUSINESS TIMES
VERTICAL INTEGRATION

Highly skilled and structured internal infrastructure performs every aspect of real estate investments and developments in-house.
The thirty-year sustainable growth and innovation of Crescent Heights® is rooted in a combination of value creation and risk management through every major stage of a real estate project.
THE CRESCENT HEIGHTS PORTFOLIO

FEATURED
NEMA
SAN FRANCISCO

Heralded as the pioneering catalyst project for the Mid-Market revival

“Made in San Francisco” focus includes interior design and art inspired by Northern California flora and fauna

Ideally located adjacent to Uber and Twitter headquarters

Public art by Topher Delaney: “The Promised Land” cartographic piece tied to Northern California

Destination retail making a difference in creating a “neighborhood” out of a traditionally challenged location
The architectural vision of Jasper was led by local architect Stanley Saitowitz, drawing inspiration from Film Noir.

Improved Lansing Street as a pedestrian-friendly “shared street”

First residential building in San Francisco with on-site water recycling system and living green walls

SAN FRANCISCO
320 RESIDENTIAL UNITS
TEN THOUSAND

Residential park with more than an acre of landscaped gardens
One employee for every five homes
360-degree unobstructed views
Eco-friendly walk-to-work Century City location

LOS ANGELES
281 RESIDENTIAL UNITS
THE CRESCENT HEIGHTS PORTFOLIO

NEW DEVELOPMENTS
10 SOUTH VAN NESS

Located on San Francisco’s most trafficked intersection at Van Ness Avenue and Market Street in San Francisco’s revitalized Mid-Market neighborhood

High-tech neighbors including Twitter, Uber, Yammer, Square, and Dolby Labs, joined by the hippest restaurants, boutique hotels, and retail stores

Adjacent to numerous public transportation nodes

Adding public art, landscaping and outdoor cafés will revitalize 12th Street

Tribute to the famed Fillmore West concert venue that was once on the site

984 RESIDENTIAL UNITS
30,450 SQ FT RETAIL SPACE
524 Howard

Located directly across the street from the new Transbay Terminal - the 6 billion dollar project dubbed as the “Grand Central Station of the West”.

The 48-story sustainably-designed, mixed-use tower, will be designed by Handel Architects.

334 Residential Units
7,800 SQ FT Retail Space
LOS ANGELES

PALLADIUM
11TH & OLIVE
PALLADIUM

Landmarking the historic Hollywood Palladium® as part of an urban revitalization project

Community-serving retail that will enliven Sunset Boulevard with restaurants, art and entertainment

Sustainably designed to achieve LEED certification from the US Green Building Council

731 RESIDENTIAL UNITS
25,000 SQ FT RETAIL SPACE
Located in South Park, a downtown neighborhood already home to some of the best entertainment in Los Angeles.

Walking distance to the Pico Metro station and the planned LA street car.

Pursuing Environmental Leadership Development Project (ELDP) certification to be the first carbon neutral residential project of its size in Los Angeles.

794 RESIDENTIAL UNITS
12,500 SQ FT RETAIL SPACE
SEATTLE

1901 MINOR
4TH AND COLUMBIA
1901 MINOR

Burgeoning Denny Triangle location, adjacent to Amazon’s new campus

Neighborhood retail to revitalize the area

Designed by Gensler, inspired by Seattle’s history

941 RESIDENTIAL UNITS
15,000 SQ FT RETAIL SPACE
4TH AND COLUMBIA

100-story icon in historic Pioneer Square

Ground floor destination retail

Public art integrated into facade

Accessible resident work space to minimize use of transportation

The scale and complementary mix of uses allows us to create vertical neighborhoods and a vibrant 24/7 community

1,018 RESIDENTIAL UNITS
66,700 SQ FT RETAIL SPACE
NEMA
CHICAGO

Iconic Grant Park location anchoring Daniel Burnham’s vision

Rafael Viñoly designed project to complement classic architecture in Chicago

Inspired by the South Loop hub of civic and cultural life

NEMA features 70,000 square feet of amenities

With stunning views of Lake Michigan and Grant Park

800 RESIDENTIAL UNITS
5,583 SQ FT RETAIL SPACE
500 ALTON

Gateway project on South Beach, designed by Arquitectonica

Located at an intersection that currently welcomes over 130,000 vehicles per day

3 acre world-class community park adjacent to 500 Alton Tower

Turning an abandoned structure into 24/7 work-live-play community

410 RESIDENTIAL UNITS
82,000 SQ FT RETAIL SPACE
3050 BISCAYNE

Located just a few blocks from the Miami Design District and the highly sought-after Wynwood District

3050 Biscayne is comprised of plentiful open spaces complemented by some of the best panoramic city and bay views that Miami has to offer

800 RESIDENTIAL UNITS
134,480 SQ FT RETAIL SPACE
500,000 SQ FT OFFICE SPACE
Located in the heart of Boston’s historic Seaport District, three short blocks to the waterfront and across Fort Point Channel from downtown Boston.

Seaport District is home to museums, hotels, and a burgeoning foodie culture with eclectic restaurants, breweries and tap rooms all within walking distance.

NEMA Boston is host to a diverse unit mix from sprawling three bedrooms to innovative micro apartments. Our residences have something for everyone, with an aesthetic that squarely reflects the brick steel and pier neighborhood.

414 RESIDENTIAL UNITS
3,240 SQ FT RETAIL SPACE
PROJECT ENHANCEMENTS
Proprietary world-class technology with innovation through prolonged, intense research & development

Designed revolutionary application that enables a building to grow occupancy at record pace and maintains close relationships with its residents by leveraging predictive service

Saving time, money, and the environment with entirely paperless leasing offices and touch-point user interactions
Designs are unique and inspired by local culture, climate and context with a view towards creating a community that enhances people’s lives, both in and around the project.

Collaboration with world-class architects, interior designers and landscape artists.

Flexible options to maximize affordability for locals across all lifestyles—from live-work studios tailored to urban creatives to larger family-sized two- and three-bedroom residences.
SUSTAINABILITY

Commitment to building green

Projects designed to achieve LEED certification in various aspects of design

Projects are located near major public transportation nodes, and include extensive accommodations for car share, non-car mobility
ART

Uniquely imagined public art spaces that further enhance cities' prosperity

Paying homage to the history of each location as well as its contemporary life, connecting design and art to the native environment.
RETAIL

Creative spaces tailored to the neighborhood’s identity and character

Convenient and supportive for the community
ADDITIONAL PROJECTS
Crescent Heights® is a service mark used by a group of limited liability companies and partnerships. Crescent Heights® Inspired communities are being developed by single purpose companies, which are solely responsible for their development, obligations and liabilities. Photography may not represent amenities and conditions at all properties. All design, amenities and features depicted by artist’s renderings are subject to change at any time, without notice.