

CRESCENT HEIGHTS®

THE CRESCENT HEIGHTS ADVANTAGE

Crescent Heights stands at the leading edge of a 33-year 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

Pioneering award-winning projects in America's premier urban destinations.

West

Los Angeles
San Francisco
Seattle
San Diego
Honolulu

South

Miami
Atlanta

Central

Chicago
Dallas

East

New York
Boston
Philadelphia

33 YEARS OF BEING FIRST

1989

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.

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.

1989

1994

First and only major for-sale developer to foresee the collapse of for-sale market, exiting in 2005 with zero legacy assets.

First residential rental conversions of historic office buildings in the Wall Street neighborhood of Manhattan, leading to over 30,000 conversions.

2005

2008

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.

First in industry to begin buying large land parcels post financial crisis in premier locations of gateway cities.

2012

2017

First developer to create a national residential lifestyle brand, NEMA, leveraging technology to redefine the concept of predictive service and the art of hospitality.

First to offer über-luxury high-rise rentals with hospitality-style amenities in Los Angeles.

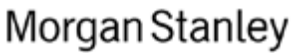
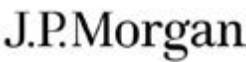
TODAY

LONG-STANDING RELATIONSHIPS

Honored to have access to the most sophisticated and enduring capital providers in the real estate markets, Crescent Heights is uniquely positioned to continuously transform new opportunities into record-setting successes.

Through multiple market cycles, our leadership team has demonstrated a keen ability to foresee game-changing events in the economic landscape and preemptively act on them to our advantage.

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



AWARDS & ACCOLADES

BEST TALL BUILDING - AMERICAS AUDIENCE AWARD 2021

COUNCIL ON TALL BUILDINGS AND URBAN HABITAT

BEST TALL BUILDING - 200-299M AWARD OF EXCELLENCE 2021

COUNCIL ON TALL BUILDINGS AND URBAN HABITAT

47TH ANNUAL LOS ANGELES ARCHITECTURAL AWARD 2017

LOS ANGELES BUSINESS COUNCIL

AMERICA'S MOST TECH-ADVANCED RESIDENTIAL BUILDING 2016

ROBB REPORT

DESIGN AND CONSTRUCTION AWARD FOR STRUCTURAL EXCELLENCE 2016

CONCRETE REINFORCING STEEL INSTITUTE (CRSI)

MOST INTELLIGENT MULTI-FAMILY BUILDING

DIGIE AWARD, IBCON

BEST TECHNOLOGY

THE WALL STREET JOURNAL

BEST INTERIOR DESIGN

CAMME AWARDS

BEST REAL ESTATE DEAL OF THE YEAR

SAN FRANCISCO BUSINESS TIMES

BETTER BEACH CITIZEN AWARD, DEVELOPER

MIAMI NEW CONSTRUCTION SHOW



DEVELOPER OF THE YEAR AWARD

National Association of Home Builders

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

VERTICAL INTEGRATION

Highly skilled and structured internal infrastructure performs every aspect of real estate investments and developments in-house.

LEADERSHIP

Sonny Kahn
Russell Galbut
Bruce Menin
Brian Duchman
Casey Klein

CAPITAL MANAGEMENT SERVICES

STRATEGIC INVESTMENT
FINANCE & STRUCTURING

ACQUISITION SERVICES

EAST COAST
MIDWEST
WEST COAST
SOUTHEAST
INTERNATIONAL INVESTMENTS

DEVELOPMENT SERVICES

ENTITLEMENT
DEVELOPMENT MANAGEMENT
CONSTRUCTION MANAGEMENT
DESIGN MANAGEMENT

PROPERTY MANAGEMENT SERVICES

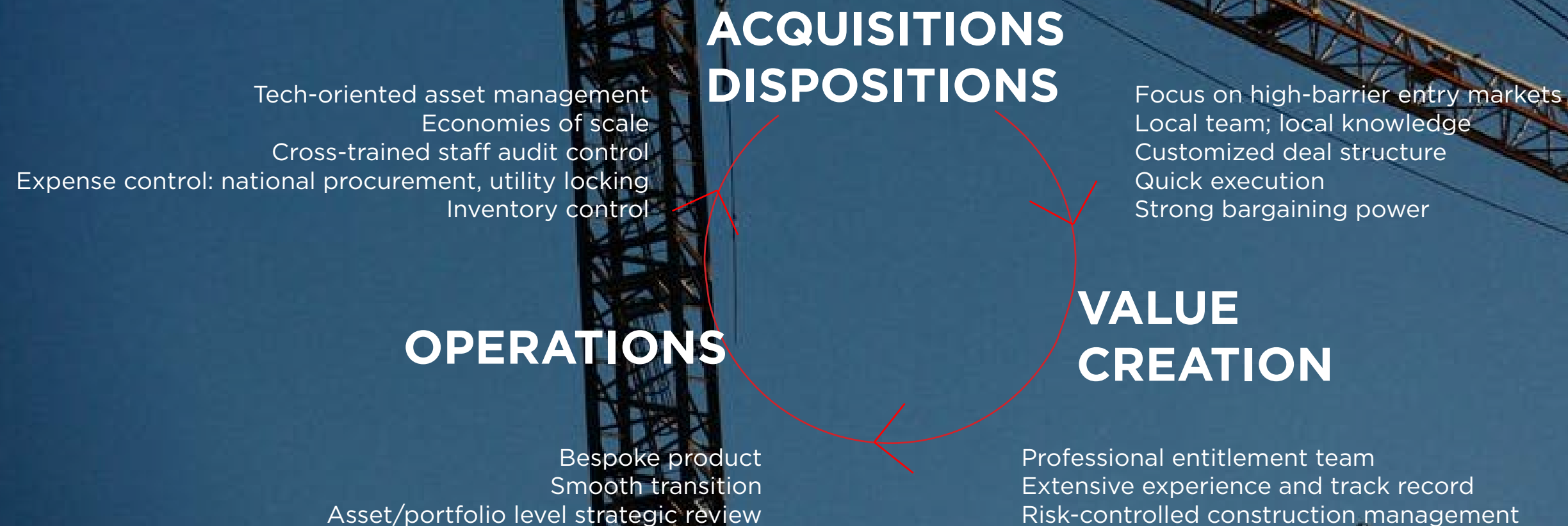
EAST COAST
MIDWEST
WEST COAST
SOUTHEAST

CORPORATE OPERATIONS

ESG
LEGAL
ACCOUNTING & TAX
INTERNAL AUDIT
MARKETING & SOCIAL MEDIA
RISK MANAGEMENT
HUMAN RESOURCES
TECHNOLOGY SUPPORT

VALUE CREATION AND RISK MANAGEMENT

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 PROJECTS





TEN THOUSAND

75,000 square feet of amenities featuring a one-acre private park with landscaped gardens

One employee for every five homes

360-degree unobstructed views spanning from the Pacific Ocean to downtown Los Angeles and Hollywood Hills

Eco-friendly walk-to-work Century City location

LOS ANGELES
281 RESIDENTIAL UNITS





NEMA

SAN FRANCISCO

Now a multi-city lifestyle apartment brand, the original NEMA in San Francisco is recognized as the 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 between 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

SAN FRANCISCO
754 RESIDENTIAL UNITS
8,557 SQ FT RETAIL SPACE



NEMA

CHICAGO

Tallest all-residential building in Chicago and 5th tallest all-residential building in North America

Iconic architecture by Rafael Viñoly, interior design by Rockwell Group

Praised as an “instant landmark” by the Chicago Tribune architectural critic

Prestigious Grant Park location on Michigan Avenue and Roosevelt Road

70,000-square-foot collection of locally inspired amenities complemented by unprecedented views of Lake Michigan and Grant Park

800 RESIDENTIAL UNITS
9,564 SQ FT RETAIL SPACE



NEMA

MIAMI

At the edge of Wynwood and Edgewater, Miami's two most exciting destinations, and close to both the Design District and Brickell Avenue, NEMA Miami is in the center of the city's leading neighborhoods

Designed by Arquitectonica and Rockwell Group and anchored by the highly-anticipated neighborhood Whole Foods Market

Bringing together the best of Miami's art and culture, hospitality, retail, and tech-powered convenience

588 RESIDENTIAL UNITS
50,818 SQ FT RETAIL SPACE



THE CRESCENT HEIGHTS PORTFOLIO

NEW DEVELOPMENT PIPELINE





SAN FRANCISCO

10 SOUTH VAN NESS

10 SOUTH VAN NESS

Located on San Francisco's most trafficked intersection at Van Ness Avenue and Market Street in the 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 that 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





PALLADIUM
11TH & OLIVE
3100 WILSHIRE

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



11TH & OLIVE

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



3100 WILSHIRE

Koreatown has emerged as one of the city's leading submarkets. With the development of 3100 Wilshire tower, L.A.'s traditionally commercial corridor is infused with new residential life and activation.

The vision for 3100 Wilshire connects, reflects, and respects the historic structure on site, as well as the neighboring Bullocks Wilshire building which is the historic-cultural monument of the City of Los Angeles.

297 RESIDENTIAL UNITS
9,344 SQ FT RETAIL SPACE





SEATTLE

4TH AND COLUMBIA

4TH AND COLUMBIA

100-story icon designed by SOM and located 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





MIAMI

PAC

PAC

MIAMI

Architectural icon designed by Rafael Vinoly and neighboring Miami's Adrienne Arsht Center for the Performing Arts

55-story residential tower rising above Miami's highly anticipated Signature Bridge as well as the adjacent 33-acre park development

Downtown Miami's booming Arts & Entertainment District

90,000 square feet of amenities

1,440 RESIDENTIAL UNITS
11,200 SQ FT RETAIL SPACE





CHICAGO

640 W. WASHINGTON

640 W. WASHINGTON

Prominent West Loop location east of the Kennedy Expressway

Transforming a longtime parking lot into an activated residential community featuring a 47-story tower with 413 rental residences, a garage with 137 parking spaces, and 8,600 square feet of ground-floor retail space

Envisioned by West Loop-based Hartshorne Plunkard Architecture, the tower rises above a tiered base with active amenity spaces and landscaped green roof

413 RESIDENTIAL UNITS
8,600 SQ FT RETAIL SPACE



THE CRESCENT HEIGHTS PORTFOLIO

FUTURE PROJECTS



420 NORTH MAY

CHICAGO



MICHIGAN & ROOSEVELT

CHICAGO



3100 WILSHIRE

LOS ANGELES



PAD 8

MIAMI





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