

ONE BROADWAY PLAZA

TRANSFORMATION

SHAPING THE FUTURE IN A POST-PANDEMIC WORLD



THE TALLEST, GREENEST, MOST TECHNOLOGICALLY ADVANCED, LUXURY URBAN COMMUNITY IN THE HISTORY OF ORANGE COUNTY

Gensler

SHAPING THE FUTURE IN A POST-PANDEMIC WORLD

One Broadway Plaza’s 468 apartment homes, 50,000 SF Grand Plaza Amenities and 100,000 SF of high-rise office, feature designs and floorplans by world renowned architect **Gensler**. Gensler’s design approach created a contemporary, urban living and working environment with unprecedented in-community amenities.

PRIME ACCESS TO EMPLOYERS

Located across the street from the Orange County Civic Center Plaza, including the 1.6 million square feet of new, state-of-the-art Orange County government headquarters, One Broadway Plaza is **ADJACENT TO 5,000 EMPLOYEES** in the government and private sectors and **25,000 EMPLOYEES WITHIN 1 MILE** in over 3,000 businesses. In addition, over 22,000 people per day visit the Orange County Civic Center Plaza. Residents will also enjoy a 5-minute walk to the OC Streetcar Light Rail that connects them directly with the entire Orange County employment base.

JOB AND WAGE GROWTH

Total OC employment has **INCREASED BY 21%** since 2010, adding a total of 286,700 jobs to the local economy. As of October 2019, Orange County’s **TOTAL NONFARM EMPLOYMENT WAS 1,682,800**, one of the highest in the nation. (Globe Street). The job market in Orange County is diversified and attracts well educated professionals and high income-earning individuals.

In 2019, Orange County led the Southern California region in wage growth (JLL). Orange County also has the highest median income in the region (\$88,4543) and the lowest unemployment rate (2.5%).

STRONG DEMOGRAPHICS

With an average of 4.4 people per household, Santa Ana is the **10TH MOST POPULOUS CITY** in the United States and represents the densest household per capita in Orange County. The area population continues to grow with a projected **5-YEAR 5.1% INCREASE**, demonstrating **ADDITIONAL APARTMENT DEMAND**. The average household income within five miles of One Broadway Plaza is \$92,319 which is 24.6% higher than Orange County as a whole. 2020 Population Projection: 1-Mile: 60,659; 3-mile: 358,820; 5-mile: 706,363; Santa Ana: 344,289 (2019 Neilsen).

IMPRESSIVE APARTMENT FUNDAMENTALS

The large undersupply of housing in Orange County is well known. Demand for apartment units in Orange County has been persistently high over the past 20 years. In addition to the **COLOSSAL BARRIERS TO ENTRY**, Orange County remains a strong apartment investment market due to its economic strength, population growth, and expensive housing. According to a Q3 2019 report by the Orange County Association of Realtors, **JUST 21% COULD AFFORD A \$713,000 MEDIUM-PRICED HOUSE**. Orange County ranks nationally in the **TOP 20 FOR RENTER GROWTH**, averaging 4.1% annually since 1996. Over that same period, **OCCUPANCY WAS 96.5%** and has not dropped below 93.6%. Driven by strong demographics, proximity to jobs and lack of new development in the pipeline, the submarket should remain robust for years to come.



HIGHER QUALITY = HIGHER RENTS & LOW VACANCY

Construction of mid-to-high rise apartment buildings in infill locations has been a noticeable trend throughout Orange County over the past 10 years. Buildings with a 4-5 star CoStar rating, those with **HIGHER-QUALITY CONSTRUCTION, HAD HIGHER BASE RENTS AND LOWER VACANCY**, with a current stabilized vacancy of 4.7% (2019 CoStar).

With the onset of the OC Streetcar Light Rail and the OC Civic Center Master Planned new 900,000 SF of new Orange County Headquarters, the Downtown Orange County Santa Ana submarket for upscale, luxury apartment communities has been growing. The following developments are within walking distance of One Broadway Plaza:

- **888 ON MAIN** is the first adaptive reuse development in Santa Ana’s 150-year history. This **148 UNIT, 10-STORY LUXURY, URBAN APARTMENT COMMUNITY** features an onsite cultural art museum, underground parking, high ceilings and live-work units on the first floor. 888 sold as outlined below:

- o **\$54,000,000**
- o **\$565 PER SQUARE FOOT**
- o **\$365,000 PER UNIT**

- **TOLL BROTHERS** is breaking ground on 4th & Main, just around the corner from One Broadway Plaza. This upscale **220 UNIT, 7-STORY, LUXURY APARTMENT** development features a rooftop deck, sidewalk retail and underground parking.

- **3RD & BROADWAY**, recently approved by the City Council, is a **171 UNIT, 16-STORY, MIXED-USE LUXURY APARTMENT, BOUTIQUE HOTEL AND OFFICE DEVELOPMENT** that features restaurants, onsite pool and spa, **ROBOTIC PARKING**, rooftop deck and alfresco dining located in the heart of the renown Artist Village.

“WALKERS PARADISE”

One Broadway Plaza currently earns a **WALK SCORE OF 91** deeming it a “Walkers Paradise”, pointing to the ease with which residents can access nearby amenities and manage daily errands without ever getting into a car including **20 ZAGAT RATED** restaurants (2019 Zagat).

COOLEST CITY IN SOUTHERN CALIFORNIA

- Top 20 **COOLEST CITY** in USA (Forbes)
- Center of **VERTICAL URBANIZATION** for Orange County (ULI)
- Top 5 **GREAT NEIGHBORHOODS** in USA (American Planning Association)
- Top 10 **HEALTHIEST CITIES** for Women (Self Magazine)

THE \$400,000,000 OC STREETCAR LIGHT RAIL

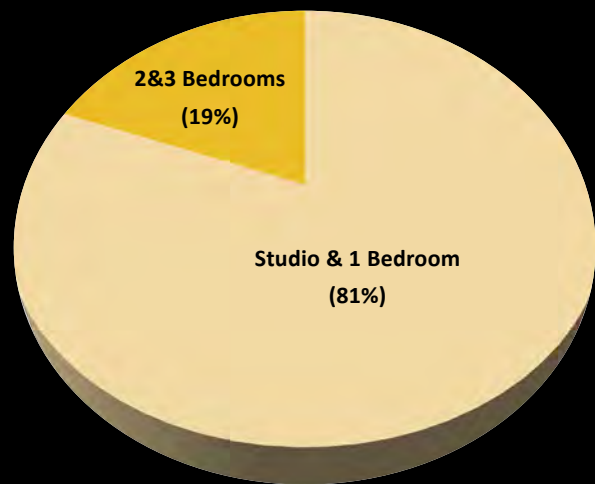
One Broadway Plaza is a Transit Oriented Development with a **5-MINUTE WALK** to the OC Streetcar Light Rail connecting the site to the Santa Ana Regional Transportation Center, Orange County’s central hub for Metrolink and Amtrak to Los Angeles’ Union Station, Downtown San Diego and Riverside and San Bernardino Counties. Residents can **WALK TO WORK OR COMMUTE TO VIRTUALLY ANYWHERE IN SOUTHERN CALIFORNIA** by train and never drive a car.

COMMUTER HAVEN

One Broadway Plaza is **BORDERED BY 5 FREEWAYS** and is located within minutes of **INTERSTATES 5** and the **405** and the **55, 22** and **57** Freeways for easy access to Orange County and into Los Angeles or San Diego. In addition, there are **4 AIRPORTS** within 30 miles of the site.

APARTMENT HOME PER UNIT ANALYSIS

UNIT TYPE	SF PER UNIT	#/FLOOR	TOTAL UNITS	PERCENTAGE
19 FLOORS				
STUDIO	600 - 650	16	304	65%
1 BEDROOM	750 - 800	4	76	16%
TOTAL STUDIO + 1BEDROOMS		20	380	81%
8 FLOORS				
2 BEDROOMS	1,150 - 1,250	9	72	15%
3 BEDROOMS	1,350 - 1,450	2	16	4%
TOTAL 2 & 3 BEDROOMS		11	88	19%
TOTAL UNITS			468	100%



ADDRESS	1001 NORTH BROADWAY SANTA ANA, CA 92701
RESIDENTIAL	468 UNITS 366,876 TOTAL SF 784 AVE SF/UNIT
GRAND PLAZA RETAIL AMENITIES	50,000 SF
HIGH-RISE OFFICE	100,000 SF
LOT SIZE	5.63 ACRES
PARKING	RESIDENTIAL: 562 SPACES (1.2 PER UNIT) RETAIL: 350 SPACES (7 PER 1,000 SF) OFFICE: 400 SPACES (4 PER 1,000 SF)
CONSTRUCTION	37-STORY TYPE I HIGH-RISE 7-STORY STRUCTURED PARKING
SF (+GRAND PLAZA)	688,940
TOTAL PARKING	2,472

ONE BROADWAY PLAZA is a mixed-use development consisting of residences, offices, and retail amenities in the heart of downtown Orange County at the **CONFLUX OF THE CITIES OF SANTA ANA, ANAHEIM, ORANGE, TUSTIN, IRVINE AND COSTA MESA.** Residents will have direct access to a large employment base, Southern California's best shopping and entertainment venues, a growing number of area amenities and some of the most desirable attractions in Southern California, such as Disneyland, the Anaheim Ducks, the California Angels and the Pacific Ocean.

— **CARIBOU INDUSTRIES**

ONE OF A KIND LUXURIOUS AMENITIES



SANTA ANA INSTITUTIONAL URBAN TRANSFORMATION



MAINPLACE REGIONAL MALL

- 1.4 Million SF
- 1,900 Rental Units
- 6-Story Parking Garage
- 400-Room Hotel, 750K SF Office



2700 N MAIN STREET

- 7-Story Residential Development
- 243 Rental Units
- Underground Parking



ALLIANT CAPITAL

- 148 Luxury Apartments in New 10-Story Adaptive Reuse
- Onsite Cultural Arts Museum
- Underground Parking
- \$54,000,000 - \$565/SF - \$365,000/unit



ONE BROADWAY PLAZA

- 468 Luxury Apartments in 37-Story Mixed-Use Vertical Icon
- Unprecedented In-Community Amenities
- Tier 1 Grocery Store
- Gigabit Internet, Military Grade Security
- Dog Walk Park
- NBA/USTA/AVP Court
- Wellness/Fitness/Spa/Olympic Pool
- Amazon Locker/Uber Room with Transit Screen
- Elegant Rooftop Alfresco Dining and 3 Fast Casual Restaurants
- State-of-the-Art Advanced Innovation and Digital Technology Space



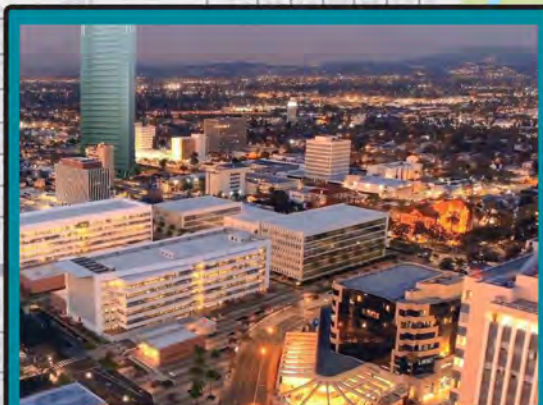
625IVE

- 15-Story Mixed-Use Development
- 453 Rental Units
- 6-Level Parking Garage
- 25,000 SF Retail
- Across the street from Santa Ana Regional Transportation Center and the \$408M OC Streetcar Light Rail
- Next Door to Amazon Last Mile National Prototype



ARNEL RESIDENTIAL

- 5-Story Mixed-Use Development
- 644 Rental Units
- 15,130 SF of Retail
- 7-Level Parking Structure



\$1 BILLION ORANGE COUNTY CIVIC CENTER MASTER PLAN

- New 1.6 million SF Orange County HQ
- 5,000 Employees
- 25,000 Employees within 1 mile



OC STREETCAR LIGHT RAIL

- \$408 Million Light Rail Connects the Orange County Civic Center with Amtrak and Metrolink for Direct Statewide Mass Transportation Access

Santa Ana Regional Transportation Center
Center of Orange County Mass Transportation



THE MADISON

- 6-Story Mixed-Use Development
- 260 Rental Units
- 6,600 SF of Retail
- Below-Ground Parking



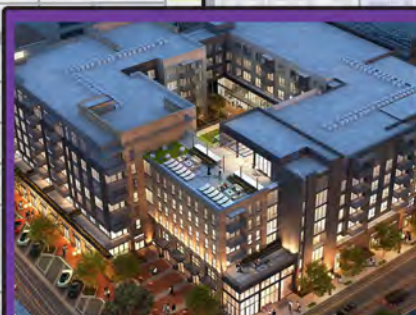
RONALD REAGAN FEDERAL BUILDING

- 11-Story, Award Winning, Iconic Building
- 603,000 SF Tower Named "Best New Federal Building in Western US"



3RD & BROADWAY

- 220 Luxury Apartments in New 16-Story Mixed-Use Development
- 75-Room Boutique Hotel with Restaurants, Office & Reservable Exercise/Yoga Rooms
- Robotic Parking



TOLL BROTHERS

- 220 Luxury Apartments in New 7-Story Development
- Sidewalk Retail and Rooftop Terraces
- Underground Parking



4TH AND MORTIMER

- Mixed-Use Development
- 7-Stories & a 4-Story Parking Garage
- 169 Rental Units
- 11,361 SF of Retail



KB HOMES AT LACY CROSSING

- 84 Single Family Homes
- 3-Story Detached Homes
- \$820,000 Starting Price
- 2,000 - 2,400 SF

DOWNTOWN ORANGE COUNTY TRANSIT ORIENTED DISTRICT WITH OPPORTUNITY ZONE BENEFITS



WERMERS COMPANIES

- 7-Story Mixed-Use Development
- 603 Rental Units
- 20,000 SF of Retail
- Below-Ground Parking



ORANGE COUNTY'S FIRST GIGABIT TOWER



Gigabit Mixed-Use Apartment Community

With the pandemic highlighting the need for faster and more reliable bandwidth, this state-of-the-art amenity offers a **FULLY MANAGED ONSITE DATA CENTER** providing gigabit speed internet with military grade security compliant to health care, credit cards and government specifications.




Military Grade Security

The resident's security is our highest priority. The onsite data center uses diverse routes passing through **REDUNDANT FIREWALLS** and multiple carriers to deliver data. One Broadway Plaza also provides disaster recovery and backup all on dedicated bandwidth for each resident. Each resident's **DATA NEVER TOUCHES THE PUBLIC INTERNET**: it moves straight from the data center's dedicated, private server space to the resident's office, home or laptop computer without ever leaving the building.



Fastest Speeds on Earth

People today rely on highly accessible internet at the speed they need. Our on-site data center can deliver **OVER 1,000 MBPS**. Each resident can customize speed to fit the need and never again be concerned with performance speed. They will gain lightning fast responsiveness due to direct, diverse connectivity to each apartment home.


Hewlett Packard
Enterprise
\$52 Billion

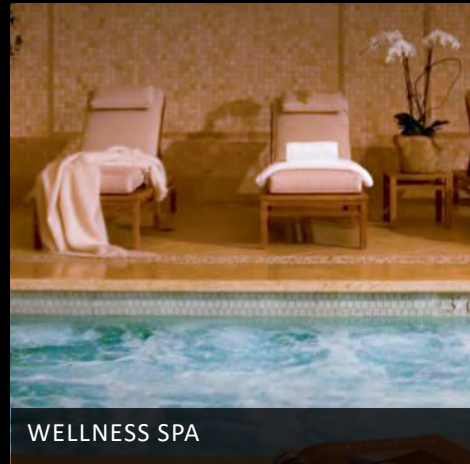

CISCO
\$49.3 Billion

ORANGE COUNTY'S FIRST TIER-1 GROCERY STORE ANCHORED COMMUNITY

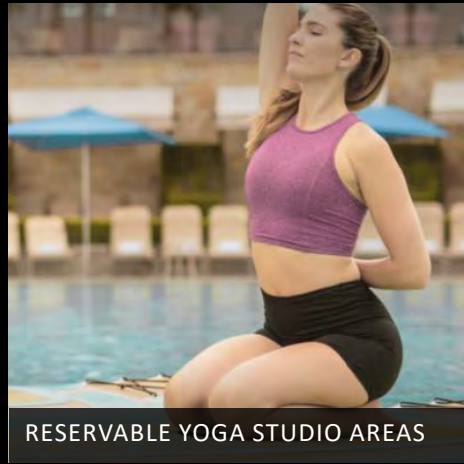


While many in the industry have long known that grocery stores are a valuable amenity for apartment renters, recent data shows that apartment properties with proximity to new grocery stores can achieve **HIGHER RENTS AND GREATER RENT GROWTH** than their peers that are not as proximate. More telling is the data that clearly supports that grocery-anchored apartment communities or mixed-use developments enjoy greater tenant demand and a **9.7% - 23.4% RENT PREMIUM** in their market (NKF 2019).

UNPRECEDENTED IN COMMUNITY AMENITIES



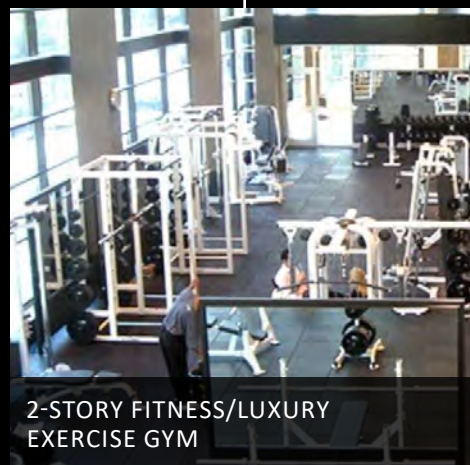
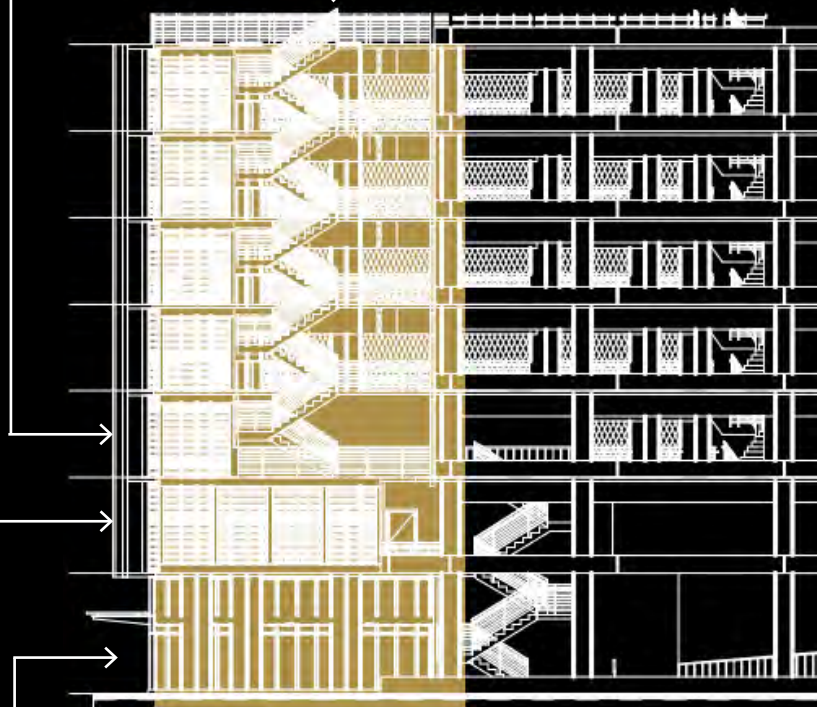
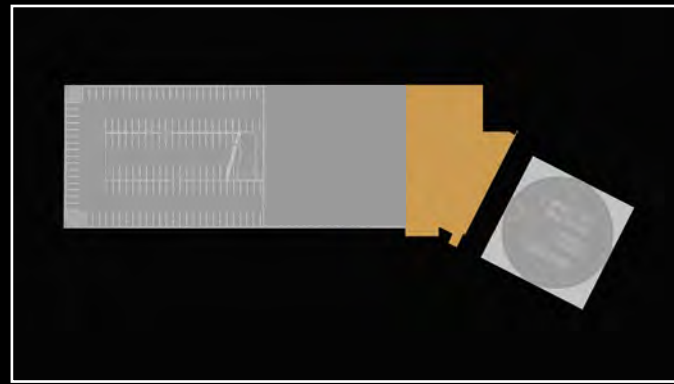
WELLNESS SPA



RESERVABLE YOGA STUDIO AREAS



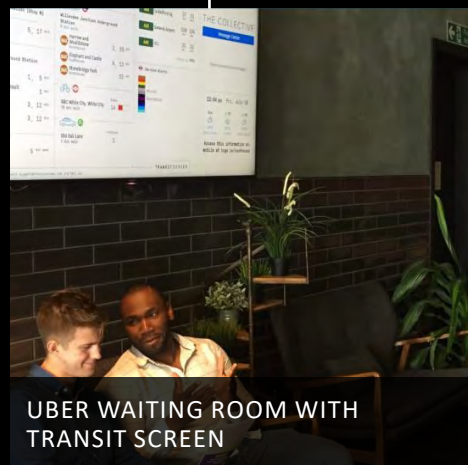
DOG WALK PARK



2-STORY FITNESS/LUXURY EXERCISE GYM



AMAZON LOCKER ROOM, PICKUP, DELIVERY AND OFFLINE LOCATION

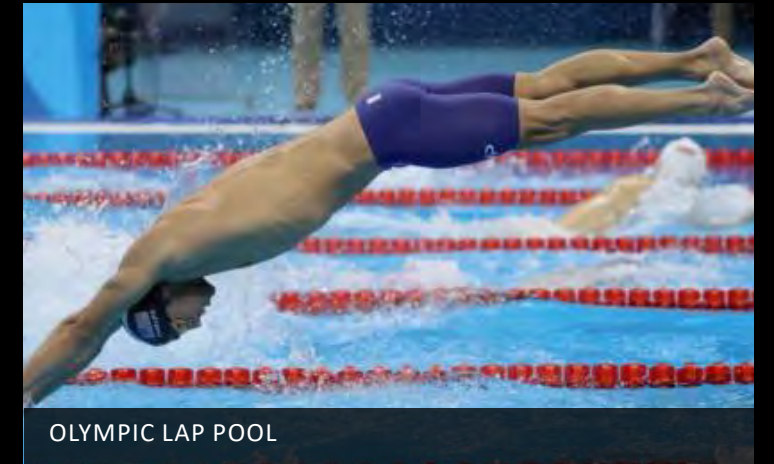


UBER WAITING ROOM WITH TRANSIT SCREEN

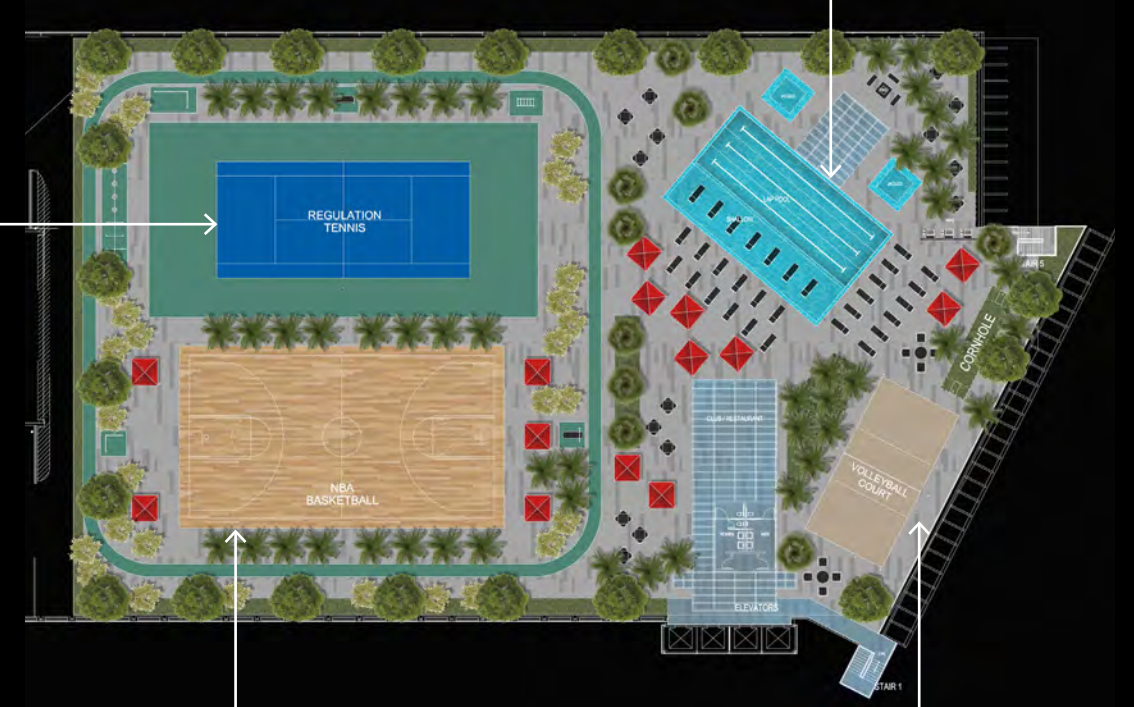
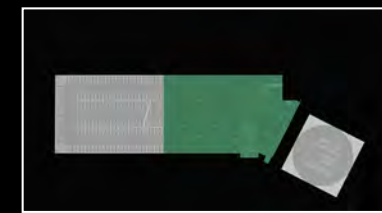
GRAND PLAZA ROOFTOP MULTI-PURPOSE SPORTS / RECREATION CENTER



USTA TENNIS COURT



OLYMPIC LAP POOL



NBA BASKETBALL COURT



AVP VOLLEYBALL COURT

DESIGN BY GENSLER WORKING FROM HOME



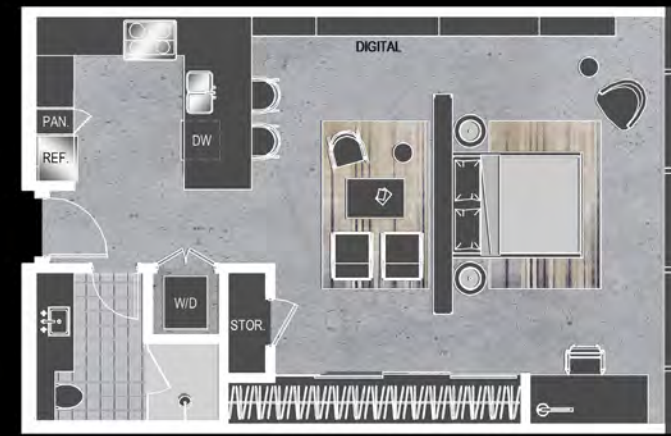
DOWNTOWN ORANGE COUNTY APARTMENT HOME LIVING



UNIT 6 - CORNER UNIT
3 BEDROOM/2 BATHROOM- 1,456 SF



UNIT 5
2 BEDROOM/2 BATHROOM - 1,222 SF



UNIT 8
STUDIO/1 BATHROOM - 668 SF



UNIT 11 - CORNER UNIT
1 BEDROOM/1 BATHROOM - 787 SF

Home Office in Every Apartment Home. Pandemic-friendly apartment homes that have flexible, **HOME OFFICE SPACE IN EACH UNIT.**

Professional Kitchen Design. Each apartment home was designed to have a gourmet kitchen with **OVERSIZED ENTERTAINING ISLANDS AND BUILT-IN PANTRIES.**

Largest In-Home Closets in Southern California. Because people are spending more time at home, Gensler designed **EXTRA-LARGE AND WALK-IN CLOSETS INTO EACH UNIT.**

Extra High Ceilings. **10' HIGH CEILINGS** with full height glass maximize **PACIFIC OCEAN VIEWS.**

Smart-Home Technology Package

One Broadway Plaza's cutting-edge technology package includes **USB PLUGS** throughout, **DIGITAL THERMOSTATS**, lighting controls, **KEYLESS DOOR ENTRY** and **DOORBELL CAMERA**, all controlled via a smart phone and tablet app. The technology package property management interface system also allows residents to pay rent and schedule service.

Green, Frictionless Multi-Family Development.

One Broadway Plaza is LEED Silver Certified, is pandemic-friendly and will feature **VOICE OR MOTION CONTROLLED INTERFACES** and touch or motion controlled operations to maximize convenience, safety, and value.

ADVANCED INNOVATION AND DIGITAL TECHNOLOGY SPACE



TECHNOLOGY BASED DIGITAL CONTROL ROOM

The One Broadway Plaza Digital Tech Space is providing a special environment where the technology needs of science, business, government and education meet.

It is undisputed that high performance computing and the speed of digitalization will be at the forefront of innovation and technological advancements. **ONE BROADWAY PLAZA'S DIGITAL TECH SPACE FOCUSES** on the importance of R&D space in the financial and healthcare digital economies and the transformation of digital technologies such as **"IN SILICO" HEALTHCARE SIMULATIONS, BLOCKCHAIN, FINTECH, FRONT OFFICE, BACK OFFICE, MIDDLE OFFICE AND OMNI-BUSINESS.**

SUBSTANTIAL INVESTMENT IN DIGITAL TECH SPACE INFRASTRUCTURE:

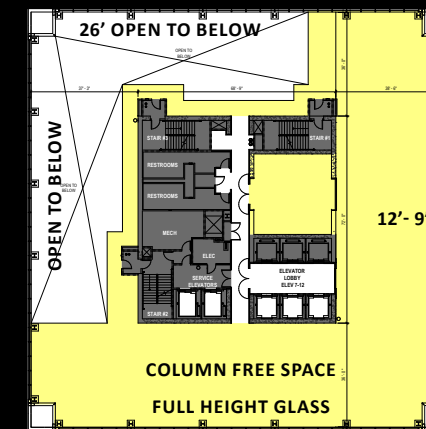
- Increased **HVAC**
- Increased **LIVE LOAD** capacity
- Onsite **BACK-UP GENERATOR** power
- **100% COLUMN-FREE** space reduces exit egress
- Premium height floors of **12' 9" TO 26' FLOOR-TO-DECK** height
- **FULL HEIGHT GLASS** provides daylighting across entire space
- **PREMIER TECHNOLOGY PLATFORM:**
 - **ONSITE DATA CENTER**
 - **MILITARY GRADE SECURITY** compliant to health care, banking and government specifications
 - Fastest speeds on earth: **+10 GIGABITS PER SECOND**
 - **PRIVATE DATA NETWORKING** with burstable bandwidth and a dedicated **ENTERPRISE-CLASS Wi-Fi** for ultimate IP security

DIGITAL TECHNOLOGY SPACE TOP 4 FLOORS

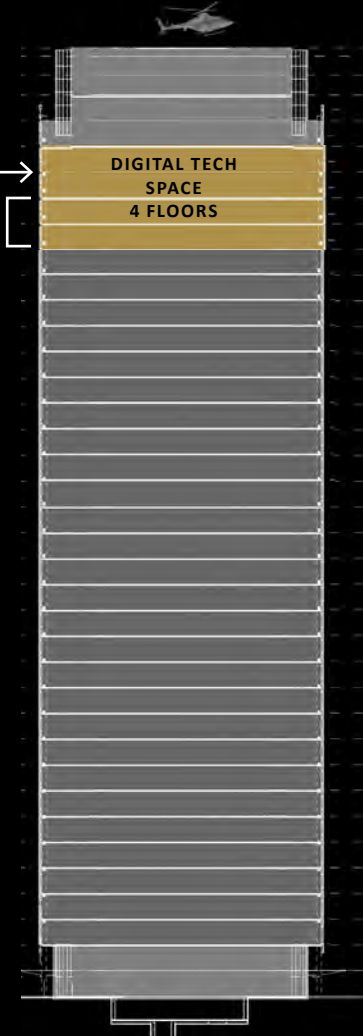
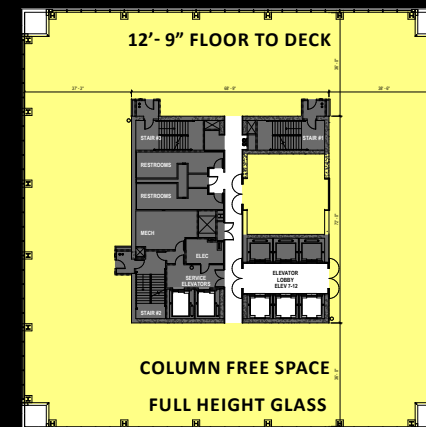


QUANTUM COMPUTING TECHNOLOGY CENTER

FLOOR 34 PLAN



FLOOR 31 - 33 PLAN



ORANGE COUNTY LIFE SCIENCE CLUSTER CHARACTERISTICS (OCBC 2021)



ARTIFICIAL INTELLIGENCE COGNITIVE COMPUTING TECHNOLOGY LAB

- **DEMOGRAPHICS - A LEADING GLOBAL ECONOMY**
 - 3RD HIGHEST PER CAPITA INCOME IN THE WORLD
 - 6th largest county in the US
 - Lowest overall crime rate in the nation
- **OC RESIDENTS ARE AMONG THE MOST EDUCATED IN THE NATION**
 - 350,000 students are college and university educated each year
 - 41% OF POPULATION EARNED BACHELOR'S DEGREE OR HIGHER
 - 48% of bachelor's degrees or higher are in science and engineering
 - 16,361 STUDENTS RECEIVED STEM DEGREES AND CERTIFICATIONS IN 2019
- **TOP-RATED UNIVERSITY AND COLLEGE INSTITUTIONS**
 - UC IRVINE
 - CHAPMAN UNIVERSITY
 - CAL STATE UNIVERSITY FULLERTON
 - SANTA ANA COLLEGE
- **SANTA ANA NATIONALLY RANKED URM EDUCATION + ESG**
 - SAMUELI ACADEMY
 - NICOLAS ACADEMIC CENTERS
 - ORANGE COUNTY SCHOOL OF THE ARTS
 - THINK TOGETHER
 - KIDWORKS
 - MATER DEI HIGH SCHOOL
 - SANTA ANA UNIFIED SCHOOL DISTRICT
- **GLOBAL IMPACTING START-UP ENVIRONMENT**
 - Broadcom – Avago Technologies
 - Anduril – Defense Technologies
 - Blizzard Activision
 - loanDepot
 - Oculus VR – Facebook
 - Cylance
 - iHerb
- **CUTTING-EDGE RESEARCH INSTITUTIONS**
 - UC Irvine Medical Center
 - Children's Hospital of Orange County
 - Hoag Hospital
 - Providence St. Joseph Hospital
 - OptumRx
 - Edwards Lifesciences
 - Medtronic
 - Johnson & Johnson
 - Alliance HealthCare Services

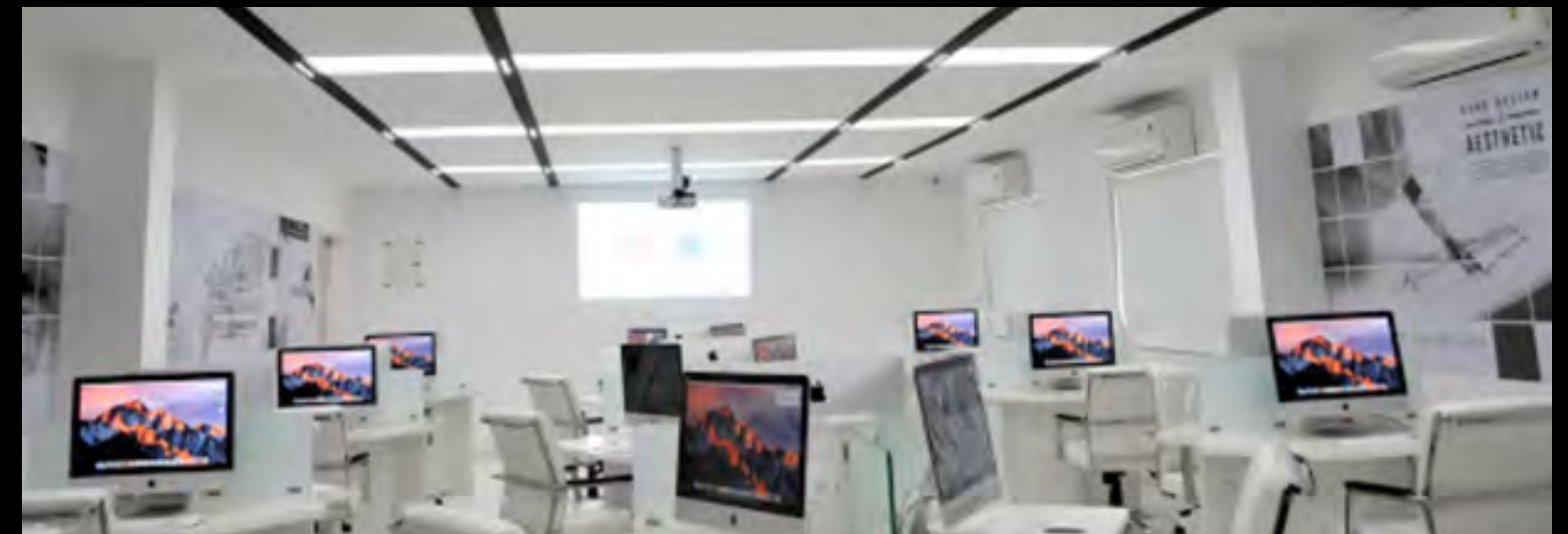
INCOMPARABLY MATCHED DIGITAL TECH INDUSTRIES FOR TOP 4 FLOORS



HITECH CONTROL ROOM

10 EMERGING TECHNOLOGIES THAT WILL CHANGE OUR WORLD (EV2020)

- **ARTIFICIAL INTELLIGENCE**
- **TECHNOLOGY-BASED SECURITY AND DEFENSE PLATFORMS**
- 6g and the Internet Of Things
- Serverless Computing
- Biometrics
- **AUGMENTED/VIRTUAL REALITY**
- **BLOCKCHAIN**
- Robotics
- Natural Language Processing
- Quantum Computing



APPLE SPACEMATICS DESIGN LAB

IN SILICO MATHEMATICAL & COMPUTER-BASED BIOLOGICAL SCIENCES:

- **IN SILICO MOLECULAR DESIGN PROGRAMS**
- In Silico Medicine
- **IN SILICO COMPUTER EXPERIMENTATION**
- Organ-On-A-Chip
- Virtual Screening
- Computational Biology
- **COMPUTATIONAL BIOMODELING**
- Cellular Model
- Nonclinical Studies
- Dry Lab

*“As the high-tech industry at-large progresses, there’s an ever-increasing demand for talent and innovation and Southern California as a whole, and **ORANGE COUNTY IN PARTICULAR, FOR YEARS HAS BEEN THE BEDROCK FOR THESE KNOWLEDGE-BASED HUMAN RESOURCES—FROM THE DEFENSE INDUSTRY TO HEALTHCARE TO THE SPACE AND TELECOM INDUSTRIES.**” (OCBJ 2021)*

ORANGE COUNTY'S VERTICAL ICON. Given its location in the heart of the multi-billion dollar Orange County Civic Center Master Plan, **ONE BROADWAY PLAZA**, the tallest building in the history of Orange County, will become a vertical icon and significant feature of the cityscape that embodies a unique character as **THE VISUAL ANCHOR OF DOWNTOWN ORANGE COUNTY.**

CONTRACTOR ▲ DEVELOPER



PRESERVING THE PAST ▼ ENSURING THE FUTURE

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Gensler