

CAPITAL IMPROVEMENT. WE DO ALL THE WORK FOR YOU.

Scott Properties Group, Inc (SPG) is a proactive property management firm specializing in **multi-family residential communities, retail, office, and industrial properties**, servicing the **Los Angeles and Southern California** areas.

360-374 E 2nd St. | Little Tokyo, Los Angeles, CA

SPG was contracted to manage the renovation of this 8-story office building constructed in the early 1930s by Brunswick Drug Co., a manufacturer of pharmaceuticals and cosmetics, in the former industrial district on the east side of Downtown. Upon purchase, the building was 40% vacant and used as traditional office space. There was deferred maintenance on building systems; this was a true diamond in the rough.

SPG turned the building into creative office space and created synergies with the ground floor retail space (110,000 SQFT of office space, atop 30,000 SQFT of shops/restaurants). SPG managed the demo of all infrastructure to create the creative vibe, polished concrete floors, upgraded systems and renovated the entire lobby.

Purchase Price: \$33 Million

Sales Price: \$60 Million +

Purchased Date: August 2014

Sold Date: September 2015

Client: GreenOak Real Estate Advisors and Arenda Capital Management



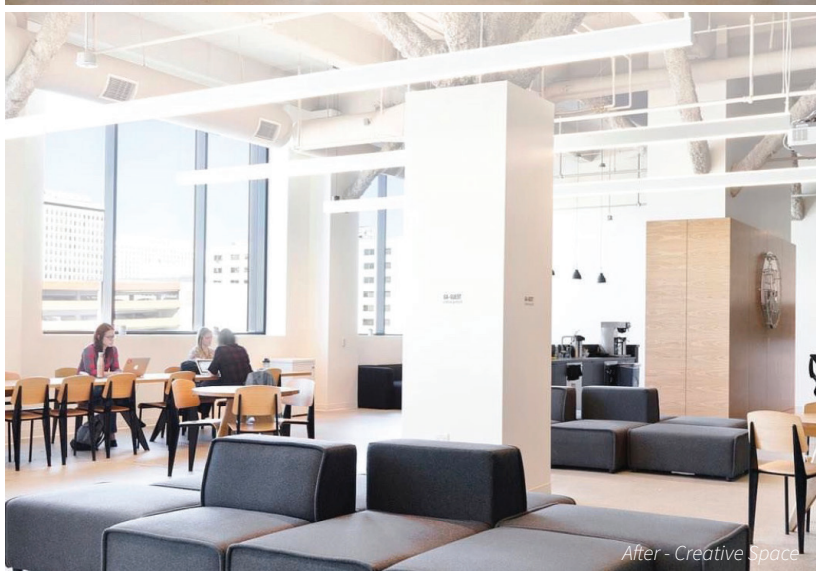
Before - Flooring



After - Flooring



Before - Creative Space



After - Creative Space



After - Flooring/Lobby



After - Flooring/Lobby