



AMCAL *Multi-Housing, Inc.*
Delivering the dream.

Puerta del Sol

LOCATION

Los Angeles

DEVELOPER

AMCAL
 Multi-Housing

CONTRACTOR

AMCAL
 General Contractors

ARCHITECT

Newman Garrison
 Gilmour + Partners



Project Description:

Puerta del Sol is a 165-unit mixed-use condominium /retail project located north-east of downtown Los Angeles in historic Lincoln Heights. The development is part of the ongoing revitalization of the neighborhood.

Puerta del Sol is located on a 2.9-acre site, part of a master development adjacent to the new Avenue 26 / Cypress Park Gold Line station. The homes are designed around a large courtyard and have a mix of studios, lofts, and 2-, 3- and 4-bedroom family flats, most with balconies or patios. Live-work units line the frontage and have street access, creating a pedestrian environment.

Equity funding was provided by the Genesis LA Economic Development Corp.'s "Genesis Workforce Housing Fund." The fund is managed by Phoenix Realty Group, and Puerta del Sol is its inaugural investment in Los Angeles. Occupancy began in November 2006.

Unit Mix:

39 Studios, 13 Studio lofts, 15 Live-Work, 50 2-bedroom, 4 2-bedroom lofts, 28 3-bedroom, 16 4-bedroom.

Year Built: 2006

Type: Family

No. Units: 165

Total Cost:
 \$ 42,000,000

Financing:

Equity:
 \$ 6,000,000
 Phoenix Realty Group

Construction:
 \$ 35,400,000
 Citibank Community
 Development

Affordability:
 Up to 40% of units purchased with LA Housing Dept. Moderate Income Purchase Assistance.

30141 Agoura Road, Suite 10, Agoura Hills, CA 91301
818-706-0694 www.amcalhousing.com