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FOR IMMEDIATE RELEASE

WATERTON ACQUIRES 347-UNIT G12 APARTMENT COMMUNITY IN LOS ANGELES

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Combination of High Barrier to Entry Market, Tapering Supply, and Assumable Financing Presented Attractive Opportunity to Grow SoCal Portfolio

(January 7, 2025 – Chicago, IL) – [Waterton](#), a national real estate investor and operator, today announced it has acquired the G12, a 347 unit mid-rise apartment community in downtown Los Angeles (DTLA). Located at 1200 South Grand Ave. in the South Park neighborhood, the community is proximate to the city’s financial district, higher education and medical campuses and is steps away from LA Live, home to many planned 2028 Olympic events. The acquisition brings Waterton’s holdings in Los Angeles to 2,831 units.

“G12 is an excellent addition to our portfolio,” said Jeremy Stern, senior vice president, acquisitions at Waterton. “The high barriers to entry and tapering supply pipeline present an opportunity to execute our signature value add strategy. Given the walkable South Park location and proximity to major employers, we believe G12 offers an attractive option for prospective renters.”



Built in 2017, floor plan options at G12 include studio, one- and two-bedroom apartment homes with loft options. Each residence includes a private balcony and features quartz countertops, stainless steel GE appliances, in-unit washer and dryer and vinyl plank flooring. The renovation scope in the residences includes the addition of mobile kitchen islands and upgraded lighting and plumbing fixtures throughout.

G12 is well-appointed with a variety of amenities that include a lounge with fireplace; a fitness center with a yoga/spin studio and peloton bikes; an outdoor pool and sundeck with grilling stations; a sky terrace with a rooftop dog run offering city views; and private underground parking and bike storage. In addition to cosmetic upgrades throughout the amenity spaces, Waterton plans to bring additional remote work and storage space to residents at G12 and will



update the exterior paint and landscaping. The property also includes 17,000 square feet of street level retail which is expected to attract a variety of retailers in the run up to the 2028 Olympics.

“The location, just a few blocks from the planned Olympic events, will give residents access to growing employment opportunities, while the light rail system expansion already underway will improve access across the metro,” continued Stern.

The South Park neighborhood offers residents a variety of amenities ranging from the nearby entertainment options of Crypto.com arena and the LA Live complex, to myriad art galleries, retail and dining experiences.

The transaction was arranged by [Cushman & Wakefield](#).

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About Waterton:

Waterton is a real estate investment and property management company with a focus on U.S. multifamily and hospitality properties. Founded in 1995, Waterton executes value add and credit strategies and manages a national portfolio of properties on behalf of institutional investors, family offices and financial institutions. Waterton is privately held and is headquartered in Chicago with regional teams throughout the United States. As of September 30, 2024, Waterton’s portfolio includes approximately \$9.9 billion in real estate assets. Visit Waterton’s website: www.waterton.com.

