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**Bedford/Promenade
Fact Sheet**

Project:

Bedford Promenade at Baldwin Hills and Bedford Parc Mixed-Use Development.

Location:

3736-3738 Santa Rosalia Drive, between Stocker and Marlton streets, Los Angeles, California, across from the Baldwin Hills Crenshaw Plaza shopping center.

Project Overview:

Located in South Los Angeles' Crenshaw-Baldwin Hills neighborhood, the community includes 172 condominium homes in two six story residential buildings with approximately 9,500 square feet of retail/commercial space above a parking garage. The Promenade includes 102 market-rate condominiums (30 one-bedroom and 72 two-bedroom units) ranging from 730 to 1,040 square feet. Bedford Parc has 70 condos (45 two- bedroom and 25 three-bedroom units) ranging from 1,160 to 1,680 square feet.

Pricing:

Condominium pricing ranges from the low \$300,000s to \$700,000s.

Interior Amenities:

Stainless steel appliances, granite countertops, hand-stained cabinets, state-of-the-art visual intercom system and large balconies offering "city lights" views.

Community Amenities:

Swimming pool, Jacuzzi, fitness center, community lounge area, concierge services, multiple guest parking and controlled garage entry.

Neighborhood Amenities:

Within easy reach of mid-city Los Angeles, Hollywood, Beverly Hills, major beaches, Downtown Los Angeles, and LAX, Baldwin Hills is home to newly revitalized shopping, dining and entertainment options. The Exposition Line, currently under construction, will eventually connect the neighborhood to downtown Los Angeles by rail. Nearby Kenneth Hahn State Park offers more than seven miles of nature trails, a walking path, a lake for fishing, and picnic facilities.

Developer:

For over twenty years, The Bedford Group has specialized in revitalizing urban landscapes. The Bedford Group has been an integral part of urban development throughout Southern California. As one of Los Angeles' most active urban infill development firms, Bedford has developed a reputation as a builder of uncompromising quality and style. The company's flexibility in the marketplace has allowed it to develop in accordance with cyclical real estate markets. Whether building exclusive custom estates, affordable housing communities, market-rate townhomes, luxury condominiums or mixed-use projects. The Bedford Group is committed to building safe, attractive homes and developing communities with lasting value.

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