

Merabi Organization Group, LLC

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MOG is proposing the tallest building West of the Mississippi River.

MOG's Proposed 80-Story Glass Tower that Will Be L.A.'s Tallest Building

361 South Hill Street, Bunker Hill Parcel Y-1. It is approximately 2.4-acre site, located at the northwest corner of 4th and Hill Streets. This parcel was originally envisioned as the third tower of the California Plaza development, which went unbuilt due to poor market conditions in the early 1990s.

Our project is imagined with a sleek glass tower 80-story structure fronting Hill. A full buildout of the project would include:

- 300 Condo- rental apartments - with 10 units for individuals earning 80 to 100 percent of area median income
- 411 7 stars-hotel rooms operated by Capella Hotel Group
- 99 retail spaces 50,000 square feet
- 6000 seats concert hall.
- 72 Offices
- 38 Medical suites
- Spa, and fitness center
- Rooftop on the 81st floor.

The project would set aside approximately 40,000 square feet of publicly accessible open space on the 4th floor along the Hill and Angels open Terrace.

MOG TOWER DTLA



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Purchase of the land from the city

\$49,000,000.



Architecture and interiors cost: 17000 SQFT X 80 FLOORS X \$7=\$9,500,000

Structural Engineering cost: 17000 SQFT X 80 FLOORS X \$2= \$2,700,000.

MEP engineering cost: 17000 SQFT X 80 FLOORS X \$1= \$1,400,000.

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Cost per SF on a tower is a bit higher than standard construction - especially in concrete and glass exterior. It's a lot of vertical formwork and we'll assume this is a concrete building (in DTLA is almost always concrete). We'll go with \$500/ft.

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Construction cost: 17000 SQFT X 80 FLOORS X \$500= \$700,000,000.

Non-Construction Costs (General Conditions at 1%, Insurance at 4%, Profit at 5%) at 10% =\$14,000,000.

\$1/ft for misc. disciplines/consultants (LV, telecom, vertical transportation, expediting, code consultant) =\$1,400,000.

Grand total of hard & soft costs =\$731,400,000

Land Acquisition Cost= \$49,000,000.

Grand total of hard & soft costs =\$781,400,000.

The project with 10% down +\$80,000,000.

The project financing costs 4% = \$28,000,000.

Great Grand Budget =\$830,000,000.

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Bank of the Ozarks

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Land Acquisition from the City	\$ 49,000,000.00	
Architecture and interiors cost	\$ 9,500,000.00	
Structural Engineering cost	\$ 2,700,000.00	
MEP engineering cost	\$ 1,400,000.00	
Construction cost	\$ 700,000,000.00	
Non-Construction Costs	\$ 14,000,000.00	
Total of hard & soft costs		\$ 727,600,000.00
Grand Total H+S+ 1826		
Land		\$ 776,600,000.00
The project with 15% down	\$ 120,000,000.00	
The project financing costs 4%	\$ 28,000,000.00	
Great Grand Budget		\$ 804,600,000.00
Financing		\$ 684,600,000.00

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