

JUHL
ENTREPRENEURIAL SIBLINGS BUY AT JUHL

AS VEGAS, NV -Many hip, young professionals, like Liko Smith and his sister E'Lala Frank, are sold on the cutting edge excitement of downtown living and the prospect of owning a home at juhl. They are just two of the more than 170 buyers who have discovered juhl, CityMark Development's hot new residential building in the heart of Las Vegas.

"I couldn't imagine a better condominium purchase than buying at juhl," said Smith, a Las Vegas hotelier who plans to open a coffee shop and smoothie store in Las Vegas this summer. "juhl is perfect for young professionals that want to be in an area that isn't overly commercialized and has convenient access to the artist district, excellent nightlife, great shopping, and the distinctive flavor that is classic downtown Las Vegas. My poolside, two-story loft will be the perfect place to entertain guests, watch the fireworks on the strip, or spend time with my wife and son."

Smith was also sold on the price, location and even more important to him, the reputation of the builder.

"CityMark was one of the main reasons I selected juhl," said Smith. "I was familiar with their work in San Diego and their experience in building urban residential projects."

Smith was so confident with his purchase he recommended juhl to his sister. E'Lala Frank purchased a two-story, street-level town home after her brother forwarded a promotional juhl email to her, showing the versatile floor plans.

Located at the corner of Bonneville and 4th, juhl puts its residents in the center of the excitement of downtown revitalization, and just moments from the area's best boutiques, art galleries, fine restaurants and happening night spots. Featuring six buildings of varying heights and facades, juhl offers buyers over 100 flexible floor plans ranging from 616 to an expansive 2,500 square feet and includes one- and two-story designs in live/work lofts, mid-rise and high-rise lofts, warehouse lofts, townhouses, flats, and penthouses. Customizable loft styling, with optional walls, meets the needs of a variety of homebuyers.

juhl's posh interior appointments include optional walls that allow homebuyers to customize their living space, dramatic floor to ceiling windows with stunning views, energy efficient air conditioning and forced air heating, high-speed Internet access, designer selected Grohe chrome plumbing fixtures, state-of-the-art kitchens with granite counters,



Las Vegas mogul Liko Smith purchased a poolside, two-story loft at CityMark Development's juhl.

maple cabinetry, deluxe stainless steel appliances, and large private patio balconies.

A spacious, fully equipped two-story fitness center, a lushly landscaped rooftop courtyard with a pool and spa, gated underground parking and 24,000 square-feet of retail space have also been planned for juhl. Prices start in the high-\$200,000s.

juhl is just the latest example of CityMark Development's tradition of revitalizing the urban residential landscape. With an instinct for coveted locations, innovative architecture and eclectic living spaces, CityMark has helped transform San Diego's classic Ballpark,

Hillcrest and Little Italy neighborhoods into thriving urban enclaves including its newest project, Pier. Now, Las Vegas is benefiting from the company's visionary approach to modern living with the arrival of juhl, the Las Vegas' hottest new place to live.

To learn more about juhl by CityMark, visit the website at www.juhl-lv.com or stop by the Information Studio. From I-15, exit Charleston and head east; turn left on Grand Central Parkway; turn right on Bonneville Avenue; and end at 255 E. Bonneville Ave. The Information Studio is open from 10 am-6 pm Tuesday - Sunday and from 12-6 pm on Mondays.



With street level entrances, residents can work where they live at Highland & Melrose Lofts

HIGHLAND, MELROSE LOFTS

HIGHLAND & MELROSE TOWNHOME LOFTS OFFER LIVE/WORK RESIDENCES

With few loft residences built or zoned for business use, Highland and Melrose Lofts community offers today's homebuyers a unique residential opportunity. These open and spacious three-story townhome lofts were designed with function and high style for livability along with street level access to conduct business. For those in the creative arts, website design, video editing, architecture, and legal or other related professions, Highland and Melrose Lofts are true "live/work" lofts that are a rare find in today's marketplace.

BEDROOMS:	2
BATHS:	2
PRICES:	FROM \$950,000

the time to take advantage of this extraordinary opportunity before these townhome lofts are completely sold out.

With the look and feel of single-family homes, all the lofts are built three stories above ground level and have private, attached garages and a porch. Large alleys provide direct access into individual garages that are on the ground level. Highland Lofts has a choice of three floor plans and Melrose Lofts has two plans. Prices start from \$950,000.

Both Highlands and Melrose Lofts are further distinguished by their ideal location within the Hollywood and W. Hollywood area and adjacent to Hancock Park. Downtown L.A., Beverly Hills, studios, entertainment hubs, and major business centers are all easy drives. In addition, Paramount Studio is only 2 minutes away and the 101 Freeway is nearby. Residents also have the convenience of using either Burbank or Los Angeles airports.

The newly constructed Highland and Melrose Lofts embodies the essence of loft artistry where owners can work where they live. Large interiors merge bold features, including cinder block walls, vaulted high-beamed ceilings, and enormous size windows, with refined finishes such as stunning hardwood floors, granite counters and sleek cabinetry. The open two-bedroom interiors offer the utmost in flexibility to define living areas and work stations.

"There is simply nothing like this within the greater L.A. area," stated Ray Meron, the builder of LiveWorkLoftsLA at Highland and Melrose Lofts. "With zoning approved for businesses, the astute working professional will realize tremendous savings by giving up the commute and office rent to work from home. The on-street design allows clients to park and walk-in. And the superb location at the corner of Highland and Melrose makes both of these addresses easy to get to."

Now available with June occupancy, only 27 townhome lofts are offered at Highland Lofts, and only four premiere townhome lofts are for-sale at Melrose Lofts. A number of residences are sold. Now is

Around the corner, each of Melrose Lofts measures approximately 3,000 sq.ft. of usable space. There are 2-1/2 baths, a full kitchen with stainless steel appliances, and oversized 16' windows. Each unit has a Melrose Avenue storefront/office entrance, a spacious ground floor work area and a four-car garage.

Bordered by the prestigious Hancock Park, Highland and Melrose Lofts are set in the midst of dynamic, urban energy where walking is the way of life here. Residents can leave the car at home and indulge in the ultimate cosmopolitan lifestyle.

Along Beverly, Larchmont and LaBrea boulevards there are some of the city's most sought-after, trendy shopping and dining. The Grove, a mega-attraction, is just a few short blocks away. Santa Monica, Sunset and Hollywood boulevards, home to the famed Kodak Theater, are directly to the north.

The sales office and two models are open at Highland Lofts Tuesdays and Thursdays from 11 a.m. to 2 p.m., Sundays from 11 a.m. to 4 p.m., and by appointment. Highland Lofts is located at 717 Highland Ave at Melrose. Melrose Lofts is at 6615 W. Melrose at Highland. (310) 277-LOFTS. www.LiveWorkLoftsLA.com.

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- Large, double insulated windows filter the golden LA light
- An attached private 2 or 4 car garage
- Central air and heat
- Dramatic views of the beautiful Hollywood Hills and the local landmark Hollywood Sign.

717 N HIGHLAND AVE LOS ANGELES, CA 90038 (CORNER OF MELROSE)

convenient. urban. architectural. desirable. open.
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GRAND LOFTS

in the heart of downtown

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Only 6 Left

Grand Lofts, formerly the Western Auto Supply building, is now one of downtown LA's premier addresses. This limited collection of two-bedroom flex lofts offers interiors with expansive 10' to 25' high ceilings with exposed ducts, cool kitchens with Italian cabinetry, stone countertops and eating bar, GE stainless steel appliances, and more. Best of all, every loft has two underground parking spaces. Located in the desirable South Park area, you are close to absolutely everything—Staples Center, fine dining including The Palm Restaurant, cultural events, shopping, LA Live and more. Be part of the new downtown.

Immediate Move-In

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From the \$600,000s

Sales office hours: Saturday and Sunday
 11am-5pm or by appointment
 330 W. 11th Street
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grandlofts.com