

FINAL

CONTACT: Kim A. Merrill
Merrill Marketing/
Communications
(858) 547-1865
(619) 857-2782 mobile
kim@merrillmarcom.com

NEWS FOR IMMEDIATE RELEASE

**LEGACY PARTNERS COMPLETES 7950 W. SUNSET LUXURY RENTAL
COMMUNITY FEATURING 183 APARTMENTS, GROUND LEVEL RETAIL
ON FAMED SUNSET STRIP**

LOS ANGELES, CA — (DATE) — Legacy Partners, a leader in residential and commercial real estate for 40 years, has announced the completion of the 7950 W. Sunset, a new \$73 million mixed-use luxury rental community featuring 183 apartments and ground level retail located on the famed Sunset Strip.

Legacy Partners successfully achieved a long-term ground lease agreement with the Director's Guild of America in 2005 to replace an existing parking lot and develop the five-story class A apartment project. Located along the famous Sunset Boulevard at Hayworth Avenue, with views of the Hollywood Hills and downtown Los Angeles, 7950 W. Sunset features dramatically styled single-story flats and town homes ranging in size from 590 to 1,238 square feet. Residents, area locals and visitors have abundant dining and shopping options to choose from in the project's 13,282 square feet of restaurant/retail space on Sunset Boulevard. **(Retail and restaurants include: Wells Fargo, Fresh Bites, Pizza Fusion and San Sai Sushi).** The project also features three levels of parking for future residents, guests, retail customers and Director's Guild patrons as well as two levels of privately controlled access subterranean parking for residents.

Apartments at 7950 W. Sunset range in price from \$2100 to \$4600 per month. There are 28 studios, 81 one bedrooms and 74 two bedroom homes available for lease.

Apartment homes feature custom kitchen with bamboo, zebrawood and brushed nickel cabinetry, freestanding islands, granite kitchen countertops and upgraded uber chic finishes throughout. Bathrooms feature granite counters, oversized tubs with showers in master suites, and oversized vanities. There is stained concrete flooring throughout all first level apartments, second and third level units feature a mix of slate flooring and Karastan Wool carpeting, while fourth and fifth level Penthouses offer a mix of hardwood, slate and Karastan Wool carpeting. All apartments feature stainless steel appliance packages, full-size washer/dryers, refrigerators, dishwashers, gas ranges with microwaves, unique sliding glass and wood barn doors, as well as ceiling fans outlets in living areas and bedrooms. High-tech amenities include a private security alarm option, pre-wiring for high speed Internet access and cable TV. Residences also have outdoor patios and balconies most with dramatic views of downtown Los Angeles, the Hollywood Hills, or the interior Zen Garden offering wi-fi access, tranquil fountains and intimate seating areas.

Community amenities and services include several intimate havens throughout the community for residents to lounge, unwind and relax. The sports lounge with plasma televisions, private bar and stylish banquettes offers the perfect environment to host the chicest gatherings. An elevated infinity edge swimming pool with spa and sundeck featuring wi-fi access and 360 degree views, it is the perfect place to relax and unwind. In addition there are four rooftop sky terraces, one with a roof top sky lounge featuring billiards, private Bar, intimate seating and spectacular views. Residents also will have access to a Business Center, complete with computers, Internet access (WI-FI), fax machine, scanner and a color copier, along with a conference room that can be reserved for business or personal meetings. A 3,100-square-foot Professional Grade Health and Fitness Center offers state-of-the-art fitness equipment featuring advance cardio machines with

individual LCD television monitors, free weights, Yoga/ Pilates loft, and men's and women's lounges offering wet and dry saunas, locker rooms and service bar, all set on backdrop of environmental friendly products so you can truly make the most of your work out. 7950 W. Sunset also features interior landscaped courtyards with fountains, and intimate seating areas for residents to enjoy, as well as original artwork throughout the community, commission by local artists.

7950 W. Sunset is conveniently located to the 101 Freeway, with shopping centers, boutiques, restaurants and entertainment located within walking distance.

The project team for 7950 W. Sunset includes Legacy Partners Residential, Inc., developer and property management; Legacy Partners Builders, Inc., general contractor; AIG Global Real Estate, financial partner; Guaranty Bank, lender; Thomas P. Cox Architects, Inc., architecture; HRP Landdesign, landscape architecture and design; Fuscoe Engineering, civil engineering; Natural Graphics, graphics and signage; and Faulkner Design Group, interior design.

ABOUT LEGACY PARTNERS

Based in Foster City, Calif., Legacy Partners has been an industry leader in residential and commercial real estate for 40 years; acquiring, developing and managing a portfolio valued in excess of \$6.3 billion. The company's expertise spans the industry spectrum to include property acquisition, development, financing, marketing, and property and asset management. From Legacy Partners' roots in Northern California, its portfolio now extends to Southern California, Arizona, Colorado, Washington and Texas. Legacy Partners has more than 800 employees in 12 offices in regions throughout the western United States. For more information, visit www.legacypartners.com.

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