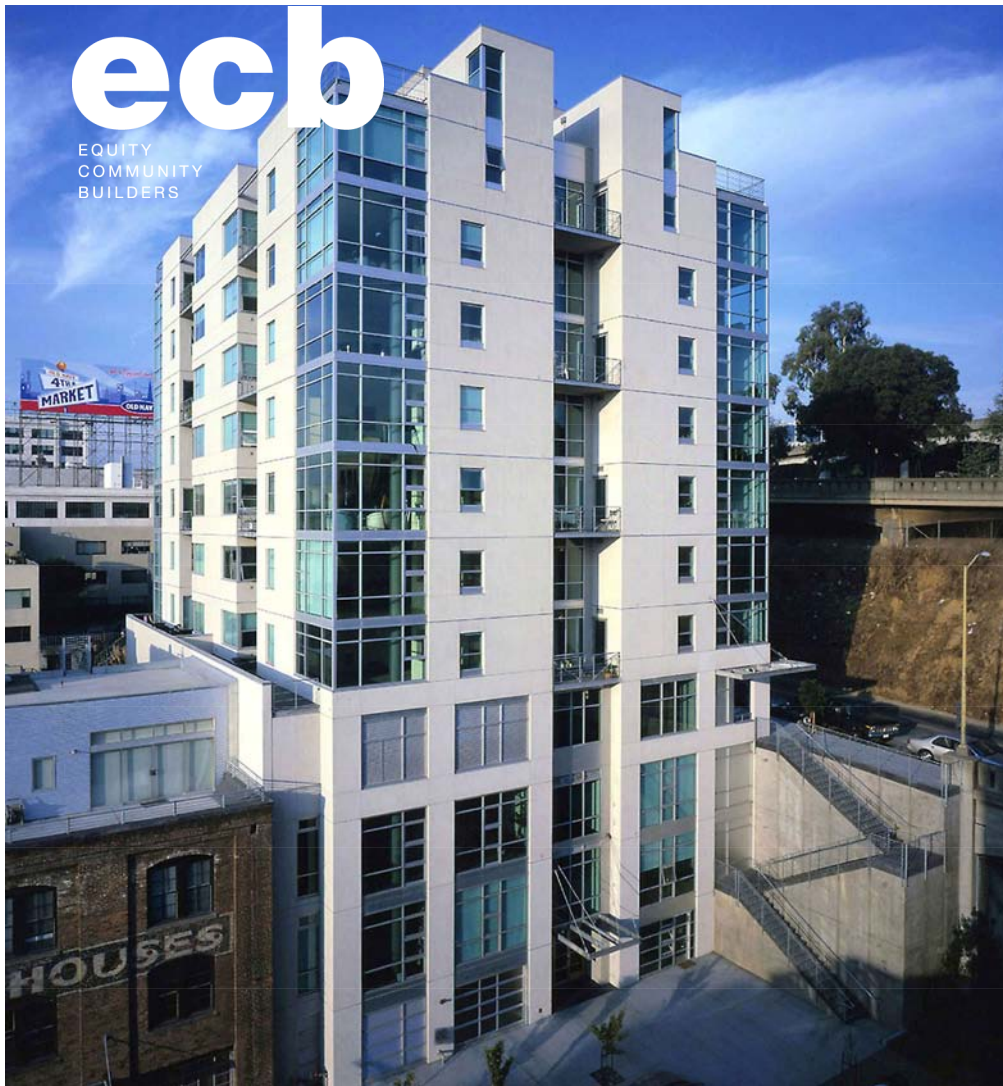


ecb

EQUITY
COMMUNITY
BUILDERS



In-fill
development on a
small,
extremely
constrained site



▶ 301 BRYANT STREET

Location

South Beach in San Francisco

Project

30 Residential Units

Value

\$16 Million

Completion

Fall of 1998

Architect

Tanner Leddy Maytum
Stacy Architects in association with
Behm Hoffman Architects

Contractor

Oliver & Company

Financing

Bank One

This high rise condominium project in San Francisco's South Beach Redevelopment Area includes 39 residential units in an 11-story structure on an 8,000 square foot site. The project's value upon completion in August of 1998 was \$16.4 million. The Project is a model of in-fill development on a small, extremely constrained site that was considered by the redevelopment agency to have limited value as a development site.

ECB won a developer competition for the "billboard site" that was sponsored by the San Francisco Redevelopment Agency in 1994, and subsequently created a separate entity, Rincon Point Development Company, LLC to undertake the project. The project was financed with \$2.4 million in equity from private investors and \$7.8 million in loans from Bank One.

ECB worked closely the San Francisco Redevelopment Agency to overcome many of the obstacles created by the site's difficult location and topography.

The creative design for the building by Tanner Leddy Maytum Stacy Architects provides sweeping views of the Bay from the majority of the units. The project was completed and the units were sold by the end of 1998.