



Projects

Em Johnson Interest Real Estate Development

Fillmore Heritage Center Mixed Use Project

Date: 2002 to 2008

Location: San Francisco, CA

Concept: Mixed-use project including 40,000 square feet of commercial/entertainment space (featuring a new Yoshi's San Francisco Jazz Club & Japanese Restaurant, the new 1300 on Fillmore Restaurant & Lounge, and the Jazz Heritage Center), 80 residential condo units (68 market rate; 12 affordable), and a 112 car public parking garage to be owned by the San Francisco Redevelopment Agency/City of San Francisco.

Land Use: Mixed-Use Commercial and Residential; total building area of approximately 200,000 square feet.

Project Costs: \$85.0 million, including tenant improvements

Role: Em Johnson Interest was the Managing Member of the Fillmore Development Associates, LLC (FDA), the developer selected by the San Francisco Redevelopment Agency. EJI managed all aspects of the development project from concept to completion of construction. Devroux & Purnell is the design architect; LDA Architects is the Executive Architect; and Webcor Builders is the General Contractor. Marketing and Sales has been done by a joint venture of Pacific Marketing Associates and Haight Street Mortgage, together with the EJI Brokerage Division.

Project Status: FDA started construction in September 2005, with completion on-time and within budget in April 2007. EJI managed the tenant improvements for the build-out of Yoshi's and 1300 on Fillmore, both of which opened successfully in November 2007. EJI has also managed the sales of the 80 condos and has achieved over 95% sellout as of August 2008, with the gross sales revenue exceeding the proforma.

Contacts/References:

Ricky Tijani - San Francisco Redevelopment Agency: (415) 749-2400

Mark McAllister – National Electrical Benefit Fund (NEBF): (202) 496-1275

Peter Mugar – Mugar Enterprises: (617) 267-3000

SAN FRANCISCO OFFICE

Em Johnson Interest, Inc.

Michael E. Johnson, President

442 Grove Street

San Francisco, CA 94102

TEL 415 + 255-8634

FAX 415 + 255-8635

ATLANTA OFFICE

Em Johnson Interest - Atlanta, LLC

Sherman Golden, Executive Vice President

747 Ralph McGill Boulevard, Suite 338

Atlanta, GA 30303

TEL 404 + 577-7500

FAX 404 + 577-7535

WASHINGTON, D.C OFFICE

DP - Em Johnson, LLC

Paul Devroux, Co-Managing Member

717 D Street, NW

Washington, D. C. 20004

TEL 202 + 483 2878

FAX 202 + 347 5829