



PROJECT TRIPLE MAIN

11630-11640 S. MAIN STREET

"TRIPLE MAIN" - 11630-11640 S. MAIN STREET



BEFORE: Vacant/used car parking



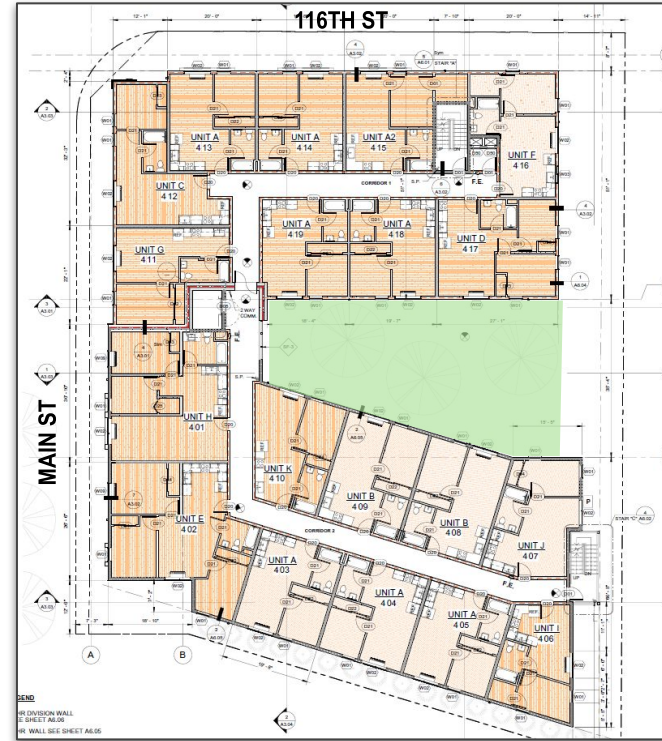
AFTER: New building 84 UNITS
(71 1BR, 9 2BR, 4 3BR)

Attractive facade with enhanced materials and lush landscape creates a safe and pleasant pedestrian experience

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| Standard | TOC Tier 3 Allows | Proposed Project |
|------------|-------------------|------------------|
| Density | 87 units | 84 units |
| Floor Area | 57,078 SF | 47,514 SF |
| Height | 67 feet | 60 feet |
| Parking | 42 spaces | 42 spaces |

- **Attractive facade with enhanced materials and lush landscape**
 - Greenery along the street front and green landscape creates attractive and safe pedestrian experience
 - Attractive facade with enhanced materials, architectural elements, and colors articulates the building on all sides
 - Green landscape including trees along streets plus greenery along the building
 - Landscaped courtyard with trees, and greenery incorporated into the building design
- **Amenities**
 - Energy efficient building with LED lighting, MERV-13 filters in HVAC system, energy-efficient appliances, low-impact development landscape features using recycled water for irrigation
 - Lobby and building mounted lights along the entry enhance safety
 - Rooftop deck that provides dramatic downtown views
 - Bicycle parking, car parking
 - Secure lockers for delivery

HARBOR GATEWAY NORTH NEIGHBORHOOD COUNCIL



Recent SoLa Impact Participation

- Black History Month Event
- 105 Neighborhood Watch Meeting
- Neighborhood Clean-up Event

Support for this SoLa Impact building

- Harbor Gateway North Chamber of Commerce
- 110 neighborhood petition signers in support
- LAPD Senior Lead Officer Angelo Stewart
- Union Pacific Railroad



**HARBOR
GATEWAY
NORTH**
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REVISED DESIGN



AN ENTIRELY NEW WAY OF DELIVERING TRUE SOCIAL IMPACT



SoLa Impact is a real estate developer with the explicit goal of ensuring the local community participates in and benefits from the investments of the Fund.

Accessible Housing

An operating company that builds “accessible” housing for sale at-cost to local residents, creating wealth, home-ownership, and alignment in the communities we invest in



Tenant Mayra Hernandez receives her keys

SoLa Impact Tech Center conducts VR training for South LA kids



Access to Education

“Bridging the digital divide” through scholarships, technology literacy, and entrepreneurship

Nonprofits, Faith-Based Organizations, & Academic Partnerships

Partner with faith-based organizations, academic institutions, and local government to deliver projects that meet community needs



Weekly food drive at 88th Street Church of God

Coffee Del Mundo, current tenant



Jobs & Economic Development

Catalyze minority-led and women-led businesses in the community

Access to Capital

Partner with minority-led local developers, architects, and contractors; enable entrepreneurs to drive job creation and economic activity



“Chewy” Chawinga & Craig Bowers, South LA Brewery (Beehive QOZB)

COVID-19 testing provided by SoLa Impact and St. John's



Health & Wellness

Improve social determinants of health with preventative health education & COVID-19 testing



Thank you!