

AUCTION

Thursday, October 22

THE PENTHOUSE AT TEN50
1050 South Grand Avenue, PH2
Los Angeles, CA

Previously \$5,999,000
Minimum Bid \$4,750,000



PARAMOUNT REALTY USA

Luxury Property Auctions
212.867.3333 · prusa.com

Listing Broker

THE RIVERA GROUP

562.380.1177 · 1.888.624.01757
GE Dean & Associates

Zak Kuczynski · 714.725.0244



WELCOME HOME

Penthouse 2 at Ten50 is an exclusive, two-story condominium with over 3,900 square feet of interior space, 3 expansive outdoor spaces including 2 balconies and 1 terrace, 2 bedrooms, and a private rooftop deck with panoramic skyline views from every room. Everything about the flow of the home's floor plan was designed with the spectacular panoramic view in mind. A wrap-around living room balcony, a second balcony off the master bedroom, and an expansive secluded terrace on the home's upper level provide open-air private space that is unprecedented in Downtown Los Angeles high-rises. The exceptional Penthouse with dramatic, double-height ceilings and views is situated on the top 2 floors of the new development. The home has been expertly custom-built by renowned interior design firm Brown Design Group and is ready for immediate occupancy.

Previously asking as much as \$5,999,000, The Penthouse is guaranteed to be sold subject to a minimum bid of \$4,750,000 plus 3% Buyers Premium.



 **PARAMOUNT** REALTY

212.867.3333 · prusa.com

The 3,930 square-foot Penthouse has 2 bedrooms, 3 full bathrooms, 1 half bathroom, and comes with 2 coveted side-by-side parking spaces and 2 storage lockers. Custom-built from an empty shell by Brown Design Group, this absolutely stunning Ten50 Penthouse boasts nearly 30-foot ceilings, 3 expansive and private outdoor spaces, and custom built-ins, cabinetry, and fixtures throughout. Dramatic floor-to-ceiling glass at the north and west exposures of the home afford breathtaking views of the Downtown skyline. The spacious galley kitchen, with modern, custom-designed cabinetry and top-end Wolf and Sub-Zero appliances, opens over a large island into the main living and dining areas.









The massive master suite has expansive northern skyline views with direct access to a balcony and a large secluded terrace. The walk-in closet is fully built-out and features significant storage space and spacious dressing area. The master bath has a custom vanity with double sink, standing shower with waterfall shower head, and separate soaking tub overlooking the terrace.





Bedrooms	2
Bathrooms	3 full, 1 half
Interior Area	3,930 Sq ft or 365 M ²
Exterior Area	Wrap-around balcony, balcony, terrace
Unit Number	2102 (Penthouse 2)
Year Built	2017
Garage	2 side-by-side spaces with 220V charger
Storage	2 (5'x5') private storage rooms in basement
Taxes	\$55,336 (2019) plus \$1,580.27 assessment
HOA Fee	\$2,140 per month

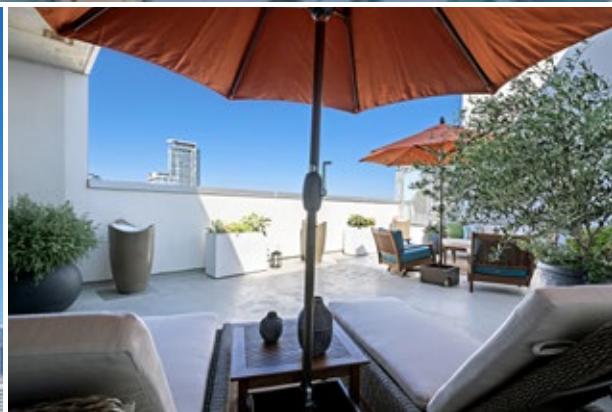
Extras	Custom cabinetry and fixtures Ceilings as high as ~30 feet 3 outdoor spaces Furniture by Brown Design Group (furniture available separately) And much more
As Featured In	HBO's "Westworld" (season 3) Apple TV's "The Morning Show" (season 1) ABC Studios/Hulu's "Dollface" (season 1) Cover Story of Luxe interiors + design LA magazine (June/July 2019)



212.867.3333 · prusa.com

PRIVATE TERRACE





 **PARAMOUNT** REALTY
USA

212.867.3333 · prusa.com

BUILDING AMENITIES

The highly-amenitized Ten50 development is Downtown LA's first luxury condominium built from the ground up in nearly a decade. The 25-story tower's 151 units, mostly comprised of 1 and 2 bedroom units, have all sold out. Amenities include a resort-style pool with spa, ultra-modern fitness studio, secluded yoga deck, screening room, and a indoor/outdoor lounge with private dining room, outdoor barbecues, and outdoor fireplaces. The pioneering development even has delivery-ready landing pads for drone delivery.



BUILDING AMENITIES

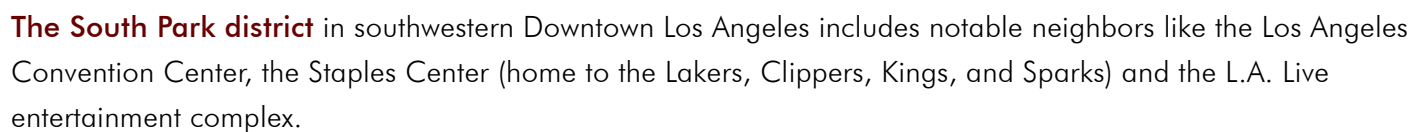


PARAMOUNT

212.867.3333 · prusa.com

BUILDING AMENITIES





– Ryan Brown
interior designer, Brown Design Group



212.867.3333 · prusa.com

HOW TO PARTICIPATE

1. **Obtain Due Diligence Information** by submitting registration form (click [HERE](#) or visit [prusa.com](#) for form). After returning the completed form, you will be emailed access to the Due Diligence Information, which includes photos, HOA CC&R, tax bill, and more.
2. **Tour Property.** Please call 212.867.3333 or email info@prusa.com to arrange a private tour.
3. **SUBMIT WRITTEN BID BY DEADLINE: Thursday, October 22 at 4pm.** You must submit a written bid by the bid deadline and 3% deposit (by bank check or wire) within 3 days' of seller's acceptance. Instructions are included in the Due Diligence Information.

Buyer's premium 3%. Property subject to prior sale. Submit bid at any time. Broker participation invited.



The listing broker for the property is Z Anton Kuczynski (license ID 01966508) with G.E. Dean and Associates, Inc. (license ID 02001757), Gonzalo Gonzalez, Designated Officer (license ID 01474582), 1150 E. San Antonio Drive, Long Beach, CA 90807, 714.725.0244 ("Listing Broker"). PRUSA LLC d/b/a Paramount Realty USA ("PRUSA") is a marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid reflected herein applies only to the day and time of an open outcry auction, which shall conclude upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction. Furniture and other personality is excluded unless explicitly stated as otherwise herein. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by Listing Broker or PRUSA. Equal Housing Opportunity.





LUXURY PROPERTY AUCTIONS

ABOUT PARAMOUNT REALTY USA

Based in New York, Paramount Realty USA is a real estate marketing firm specializing in auctions. The team has 50 years of real estate auction experience, having marketed, sold or advised on over \$2 billion of real estate and mezzanine interests throughout North America by auction. The firm has marketed residential and commercial property for developers, lenders, private equity firms, government agencies, family offices and other owners of real estate. For more information, visit www.prusa.com.