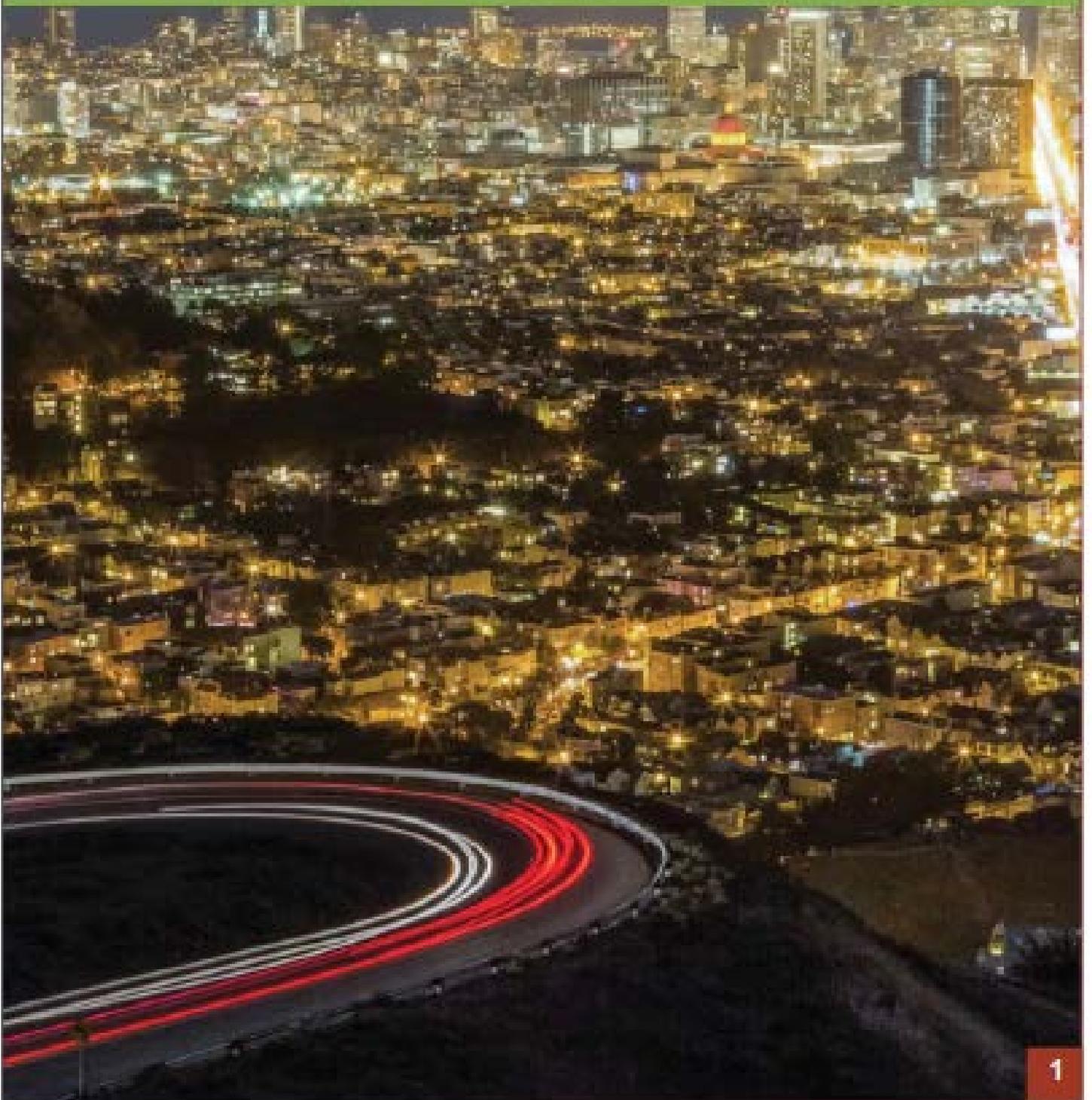


BAY + AREA

Property Developers



PART I |
About Bay Area
Property Developers



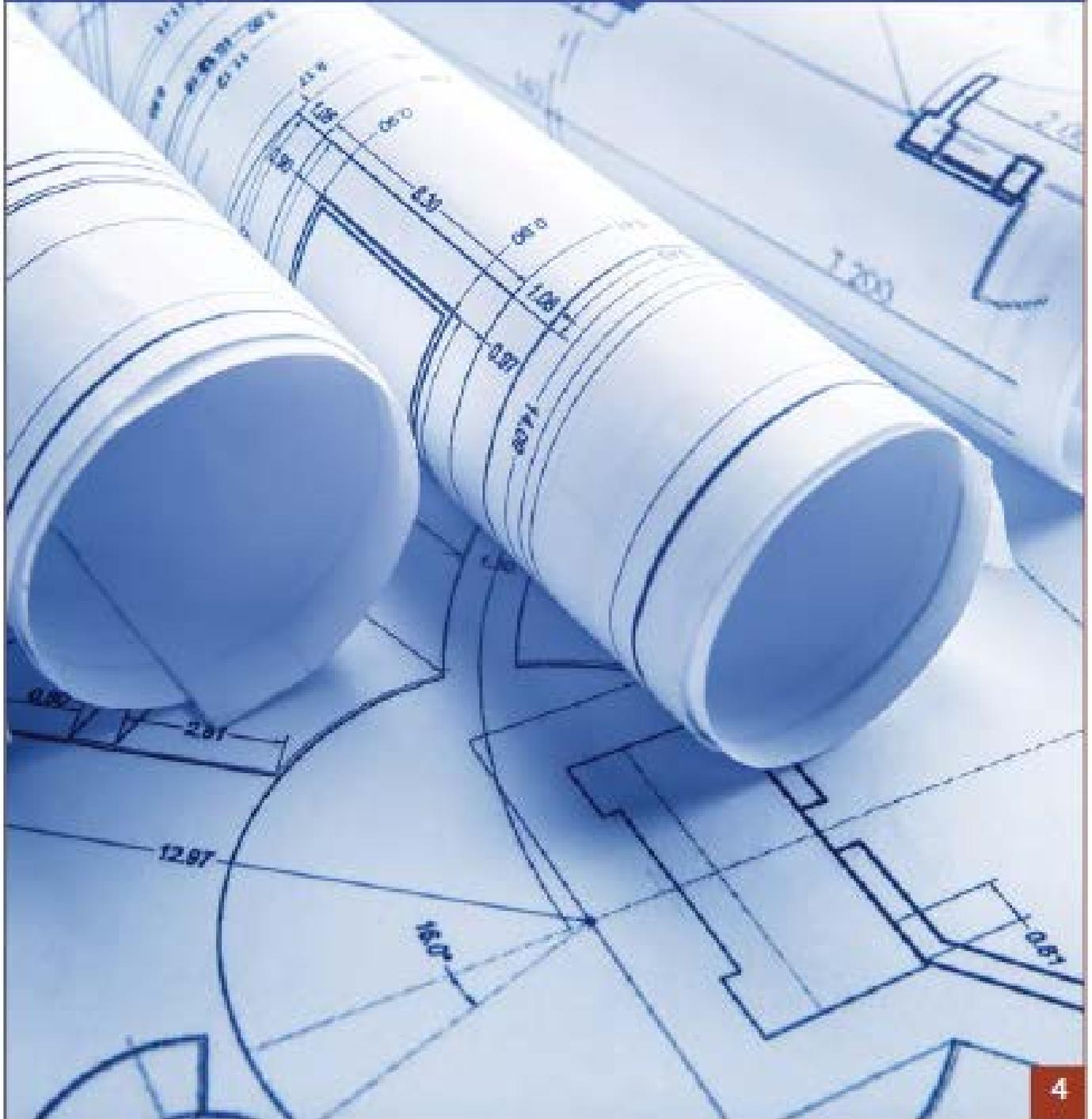


777 West Carlos Street, San Jose, CA



Ivy Hill Apartments, Walnut Creek, CA

PART II |
Portfolio



SETTING THE STANDARD

The principals of Bay Area Property Developers have successfully undertaken residential development projects totaling over 20,000 acres and 30,000 lots, homes and apartments, as well as 4 million square feet of commercial and industrial developments located throughout the Monterey Peninsula, San Francisco Bay Area, the Central Valley, Western Nevada and Idaho. Bay Area Property Developers' extensive development experience encompasses a wide range of residential housing types. In summary, the team has utilized its development expertise on a wide variety of residential

and commercial projects over the last 35 years. Their approach to development relies on the day-to-day management by its principals, who are actively involved in every facet of the development process. A few examples are highlighted in the following pages.



Almaden Lake Village Apartments, San Jose, CA

Almaden Lake Village Apartments

San Jose, CA

Almaden Lake Village Apartments located in San Jose, California, is a 250 unit, mixed income, luxury podium-style apartment built on land leased from the Santa Clara Valley Transit Authority pursuant to a long-term subordinated land lease. Financing, in addition to the subordinated land lease, for this public-private partnership development consisted of Multi-family Revenue Bonds issued by the City of San Jose, California Finance District Bonds, Nine Percent Federal Tax Credits and Developer Equity. Almaden Lake Village Apartments remains one of the premier apartment communities in the City of San Jose consistently commanding top of the market rents with little vacancy.



Ivy Hill Apartments Walnut Creek, CA

Ivy Hill Apartments located in downtown Walnut Creek, California, is a 118 unit, mixed income, four-story luxury podium style apartment built on 1.1 acres of land. Financing for this public-private partnership development consisted of Multi-family Revenue Bonds issued by CSCDA, California Finance District Bonds, Capital Appreciation Bonds, Nine Percent Federal Tax Credits, City of Walnut Creek Development Subsidy Funds, City of Walnut Creek Eminent Domain, Developer Construction of Adjacent City Park and Developer Equity. Ivy Hill Apartments continues to be one of the premier apartment communities in the city of Walnut Creek consistently commanding top-of-the market rents, and is a singular example of urban redevelopment in its finest form.



Plaza Club Apartments

Salinas, CA

Plaza Club Apartments, located in the Harden Ranch Planned Community in Salinas, California, is a 208 unit, mixed income, luxury, two-story garden apartment. Financing for this development consisted of Multi-family Revenue Bonds issued by CSCDA, Capital Appreciation Bonds, California Finance District Bonds, Nine Percent Federal Tax Credits, Harden Ranch Planned Community Finance District Bonds and Developer Equity. Plaza Club Apartments, selected in 2014 by the Californian Newspaper as the best apartment in Salinas, California, consistently commands top-of-the market rents with little vacancy.



Silver Creek Apartments Reno, Nevada

The Silver Creek luxury apartment homes project consists of 376 resort-style apartments and an upscale Clubhouse and Leasing Office situated on a gently sloping 26.9 acre site in Northwest Reno. The high construction quality, country club-style architecture and interior features give the two-story units a comfortable and non-institutional look. The 5,200 square foot Clubhouse and Management Center assures the residents they are not making lifestyle sacrifices with apartment living, as the Clubhouse and luxuriously landscaped grounds are loaded with amenities.



The Village & Vue at Somerset

Reno, Nevada

The Village and Vue at Somerset has 501 Courtyard and Duet homes, a community building and pool, and is located on 60 acres of in-fill parcels in a master-planned Tom Kite Golf Community.



PART III |
Future Projects



LOOKING FORWARD

To meet the needs of the Bay Area housing demand, Bay Area Property Developers is currently in control of 14 high density residential properties, with more to come, located throughout the four county region including: San Mateo County, Santa Clara County, Alameda County and Contra Costa County.



740 West Carlos Street, San Jose, CA



Maple & Main Apartments, Hayward, CA

MAPLE & MAIN APARTMENTS

BAY AREA PROPERTY DEVELOPERS



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May 18, 2015

MAPLE & MAIN APARTMENTS
BAY AREA PROPERTY DEVELOPERS

HAYWARD CA

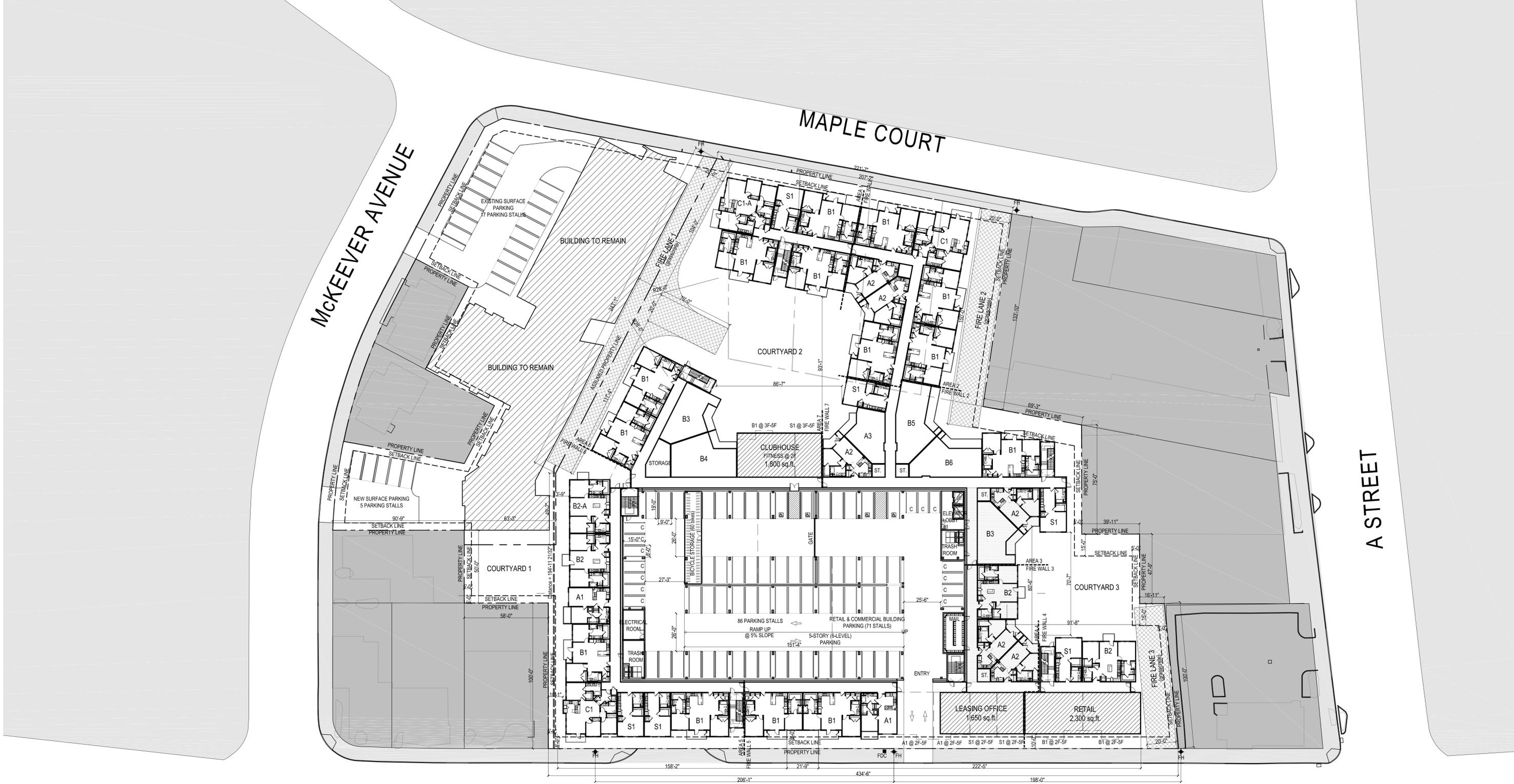
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- FDC PROPOSED FIRE DEPARTMENT CONNECTION
- FH PROPOSED FIRE HYDRANT
- POSSIBLE ROOFTOP TERRACE

MAIN STREET

SITE PLAN & GROUND LEVEL PLAN

SCALE: 1" = 30'-0" (ON 24"X36" SHEET)



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MAPLE & MAIN APARTMENTS

BAY AREA PROPERTY DEVELOPERS

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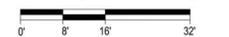
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MAIN STREET ELEVATION

SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)



MAPLE COURT ELEVATION

SCALE: 1/16" = 1'-0" (ON 24"X36" SHEET)





TANGRAM 3DS



INDOOR AMENITIES



TANGRAM 3DS

A-7

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MAPLE & MAIN APARTMENTS
BAY AREA PROPERTY DEVELOPERS

HAYWARD CA

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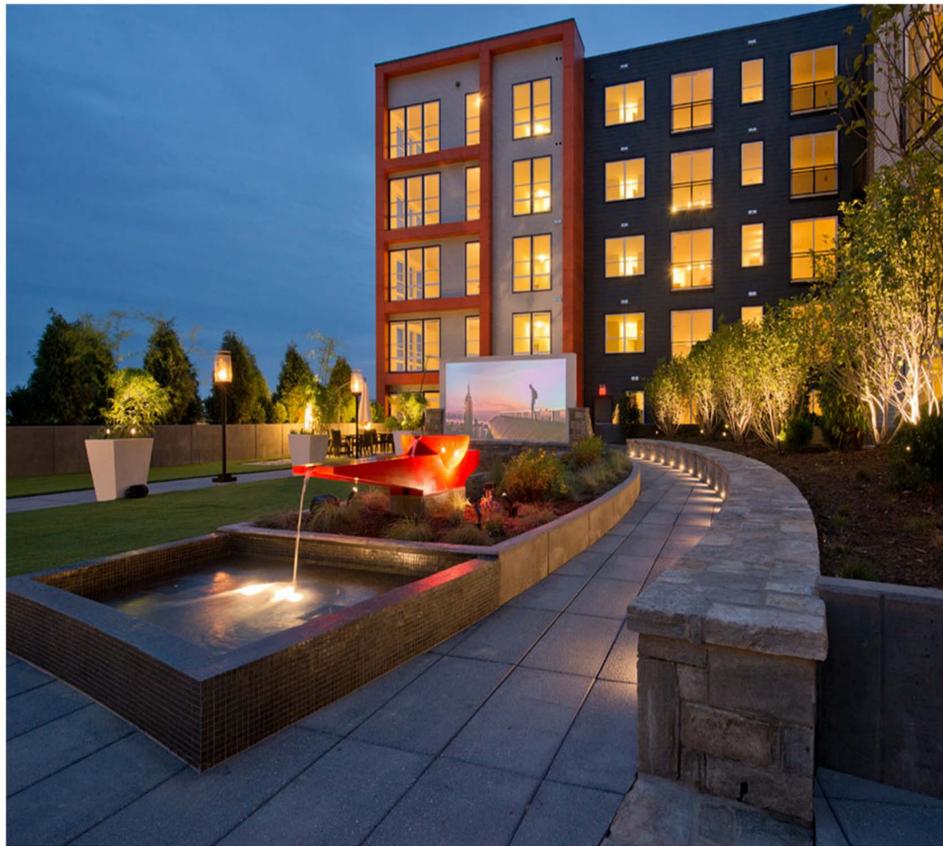


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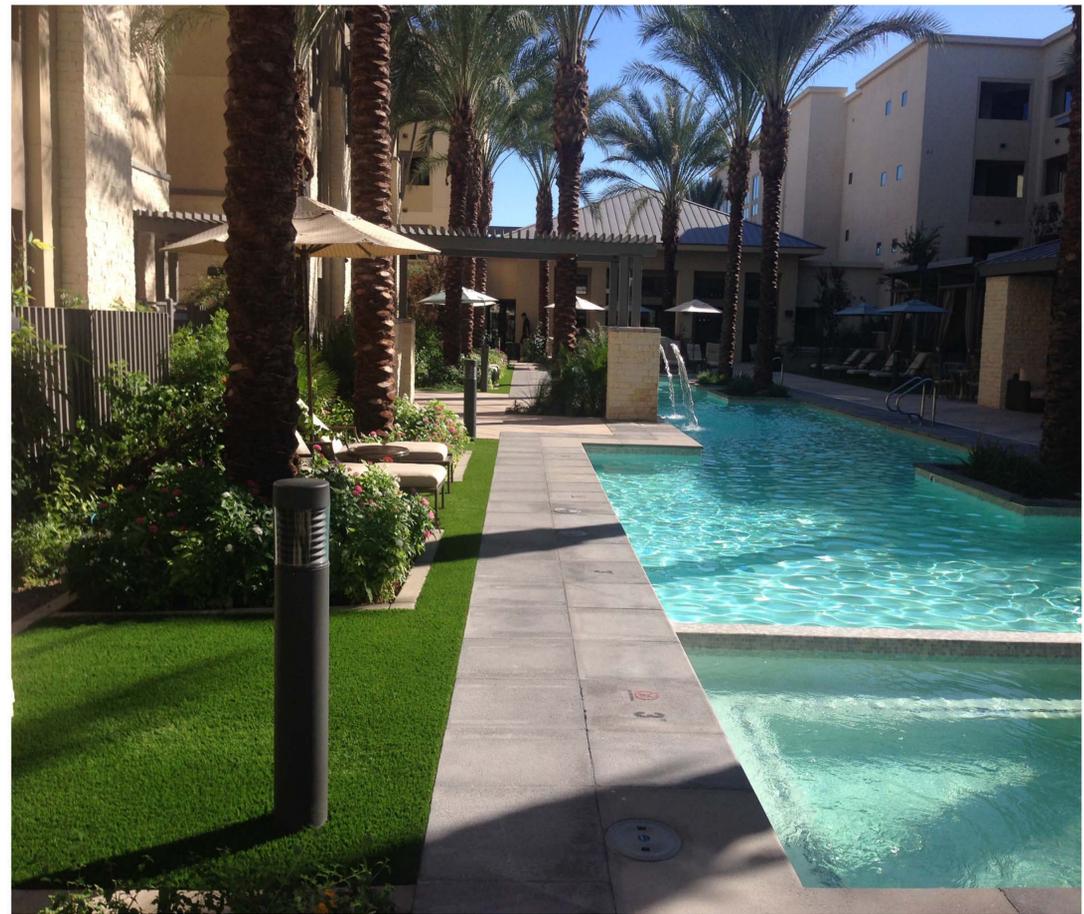
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OUTDOOR AMENITIES



MAPLE & MAIN APARTMENTS BAY AREA PROPERTY DEVELOPERS

May 15, 2015

HAYWARD CA

HPA#14746



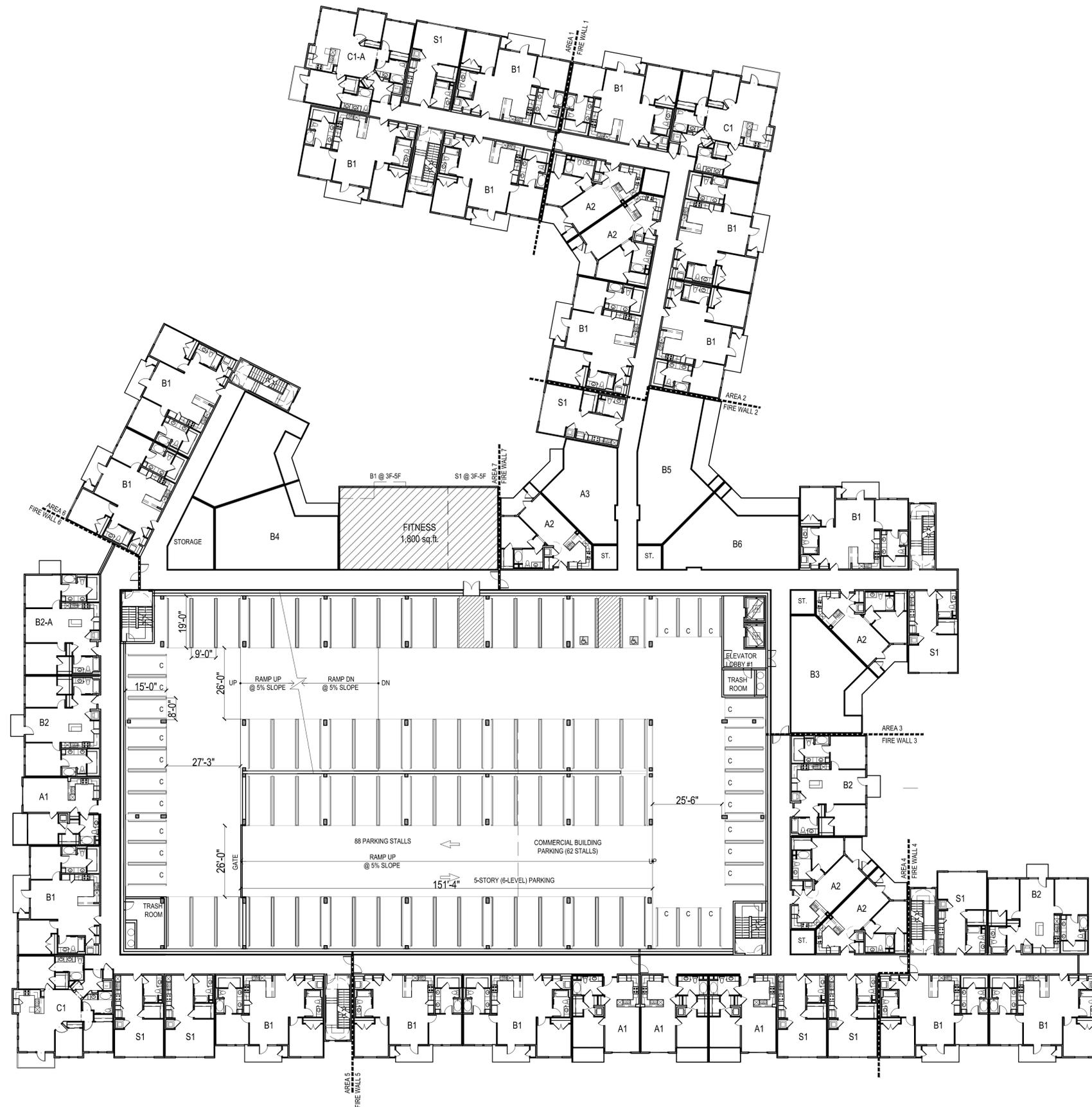
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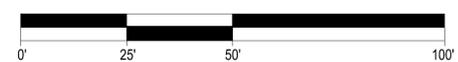
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SECOND LEVEL PLAN
SCALE: 1" = 20'-0" (ON 24"x36" SHEET)



A-2

MAPLE & MAIN APARTMENTS
BAY AREA PROPERTY DEVELOPERS

May 18, 2015

HAYWARD CA

HPA#14746



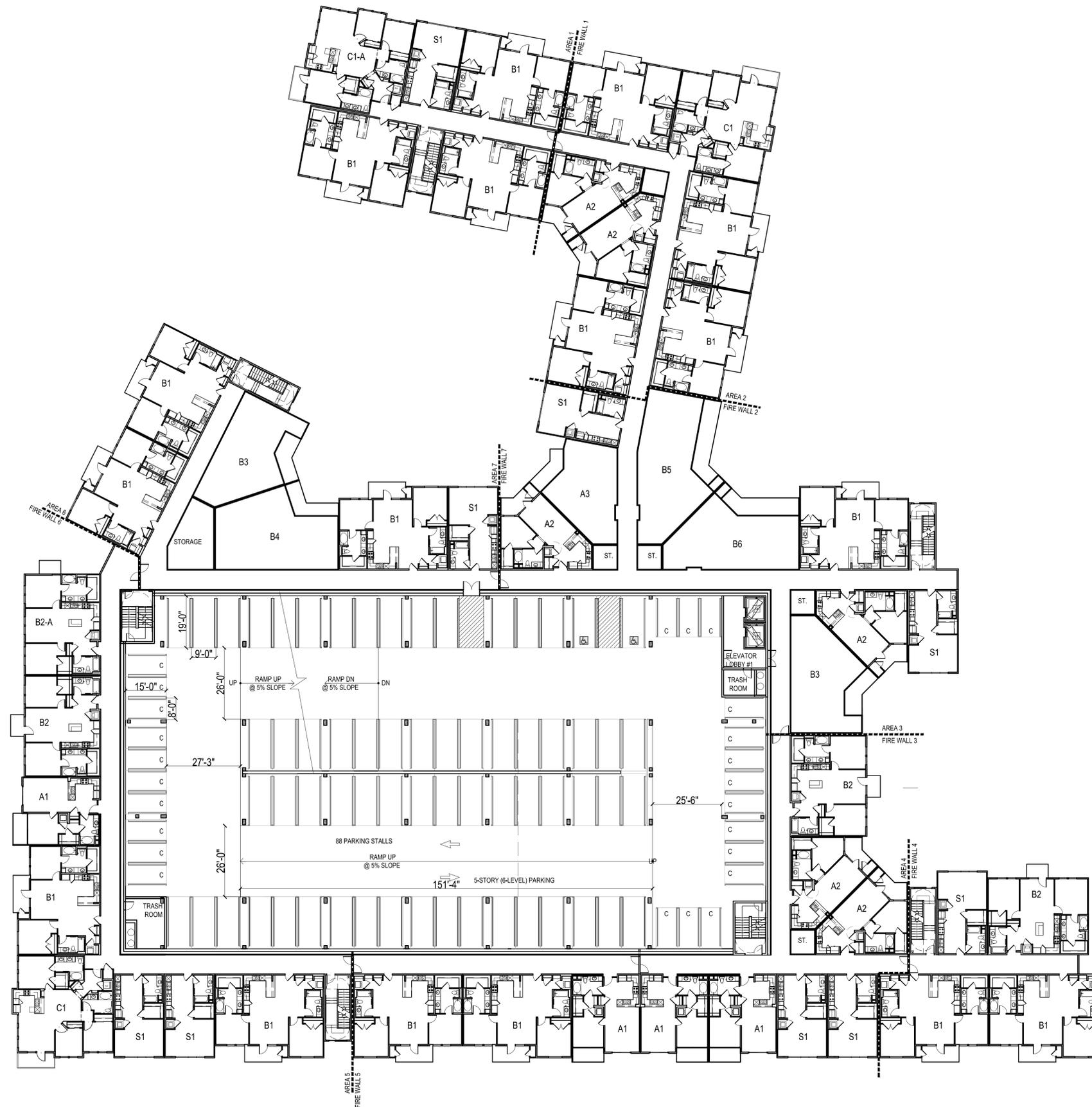
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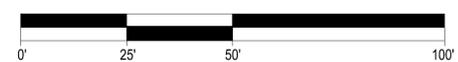
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THIRD THRU FIFTH LEVEL PLAN
 SCALE: 1" = 20'-0" (ON 24"X36" SHEET)



A-3

MAPLE & MAIN APARTMENTS
 BAY AREA PROPERTY DEVELOPERS

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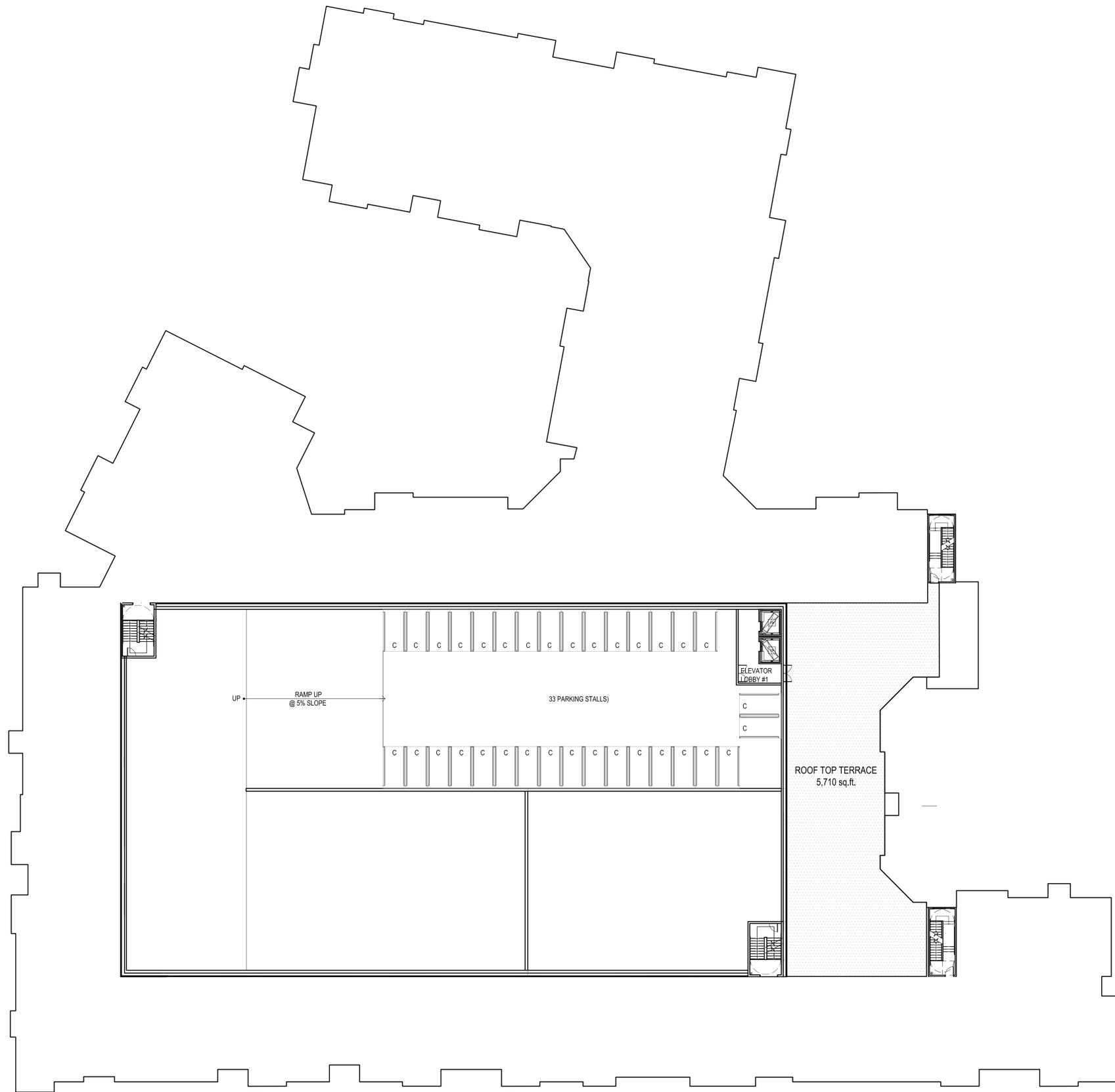
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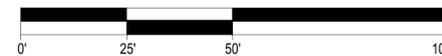
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ROOFTOP PLAN
SCALE: 1" = 20'-0" (ON 24"X36" SHEET)



A-4

MAPLE & MAIN APARTMENTS
BAY AREA PROPERTY DEVELOPERS

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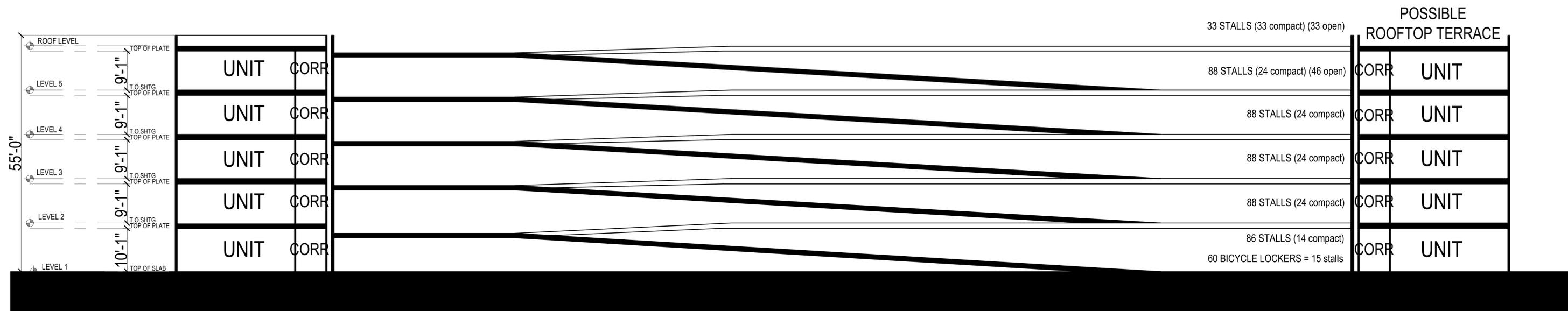
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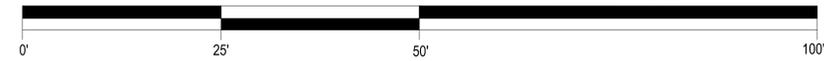
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PARKING SECTION DIAGRAM

SCALE: 3/32" = 1'-0" (ON 24"X36" SHEET)



MAPLE & MAIN APARTMENTS

GROSS LAND AREA: **3.93 (+/-ACRES)** **171,061** **sq.ft.**
 TOTAL UNITS: **235 UNITS**
 GROSS DENSITY: **59.8 DU/AC**

(1) 5-STORY WRAP											JOB # 14746	
UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	NO.	TL. NET	TL. GROSS	%	% CAT	REQUIRED PARKING		
S1	1BR/1BA	552	0	552	41	22,632	22,632	17.4%	17.4%	1.50	62	
A1	1BR/1BA	698	62	760	18	12,564	13,680	7.7%	22.6%	1.70	31	
A2	1BR/1BA	688	91	779	30	20,640	23,370	12.8%		1.70	51	
A3	1BR/1BA	725	91	816	5	3,625	4,080	2.1%		1.70	9	
B1	2BR/2BA	1,108	94	1,202	81	89,748	97,362	34.5%		2.10	170	
B2	2BR/2BA	1,037	40	1,077	15	15,555	16,155	6.4%		1.70	26	
B2-A	2BR/2BA	1,037	40	1,077	5	5,185	5,385	2.1%		2.10	11	
B3	1BR+DEN/1BA	925	108	1,033	10	9,250	10,330	4.3%		2.10	21	
B4	2BR/2BA	1,112	120	1,232	5	5,560	6,160	2.1%		2.10	11	
B5	2BR/2BA	1,151	212	1,363	5	5,755	6,815	2.1%		2.10	11	
B6	2BR/2BA	1,020	176	1,196	5	5,100	5,980	2.1%		53.6%	2.10	11
C1	3BR/2BA	1,202	65	1,267	10	12,020	12,670	4.3%	6.4%	2.10	21	
C1-A	3BR/2BA	1,202	65	1,267	5	6,010	6,335	2.1%		2.10	11	
TOTAL					235	213,644	230,954	100%	100.0%	RES.	442	

AVERAGE NET UNIT SIZE : **909** **S.F.**
AVERAGE GROSS UNIT SIZE : **983** **S.F.**

CLUBHOUSE/FITNESS: **3,600 S.F.**
LEASING OFFICE: **1,650 S.F.**
RETAIL: **2,300 S.F.**

COMMON OPEN SPACE ANALYSIS:

COURTYARD 1 **3,720 S.F.**
COURTYARD 2 **11,460 S.F.**
COURTYARD 3 **6,200 S.F.**
PERIMETER OPEN SPACE **12,480 S.F.**
TOTAL: **33,860 S.F.**
 144 S.F. / UNIT

PRIVATE OPEN SPACE **74 S.F. / UNIT (AVERAGE)**

R E Q U I R E D	RESIDENTIAL (includes 10% guest)	442	1.88 STALLS/UNIT; 30% COMPACT ALLOWED (1 per 175 sq.ft.) (1 per 200 sq.ft.; 51,000 sq.ft.)
	RETAIL	13	
	COMMERCIAL BUILDING	255	
	TOTAL REQUIRED	710	
	COVERED PARKING FOR RESIDENTIAL	235	(1 per unit)

P R O V I D E D	RESIDENTIAL (includes 10% guest)	338	1.50 STALLS/UNIT; 29% COMPACT (4 bikes = 1 stall) (1 per 175 sq.ft.) (1 per 359 sq.ft.; 51,000 sq.ft.)
	BICYCLE PARKING (60 bikes)	15	
	RETAIL	13	
	COMMERCIAL BUILDING (including surface parking)	142	
	TOTAL PROVIDED	508	

