



WILDOMAR LAND DEVELOPMENT PROJECT AND JURUPA LAND SALE PROJECT

A homebuilder relinquished its joint venture interests to an institutional investor. Capstone was retained by the investor to provide asset management services. The project was comprised of (i) land in Wildomar, California with tentative map approval for 96 homes and (ii) land in Jurupa, California with tentative map approval for 51 homes.

Capstone created and implemented an asset management plan that included the following:

- Completed the final engineering on the Wildomar project
- Cleared all permit requirements and finalized the map on the Wildomar project
- Bid out the lot development costs and hired subcontractors to grade the property
- Marketed and sold the project without a broker
- Structured a sale with the requirement that the buyer take over the grading and provide an indemnification to the owner
- Undertook value engineering the Jurupa project to reduce the development costs and improve the land residual
- Marketed and sold the property to a homebuilder without employing an outside broker
- Placed adequate and appropriate insurance
- Generated profits substantially in excess of the investor's basis