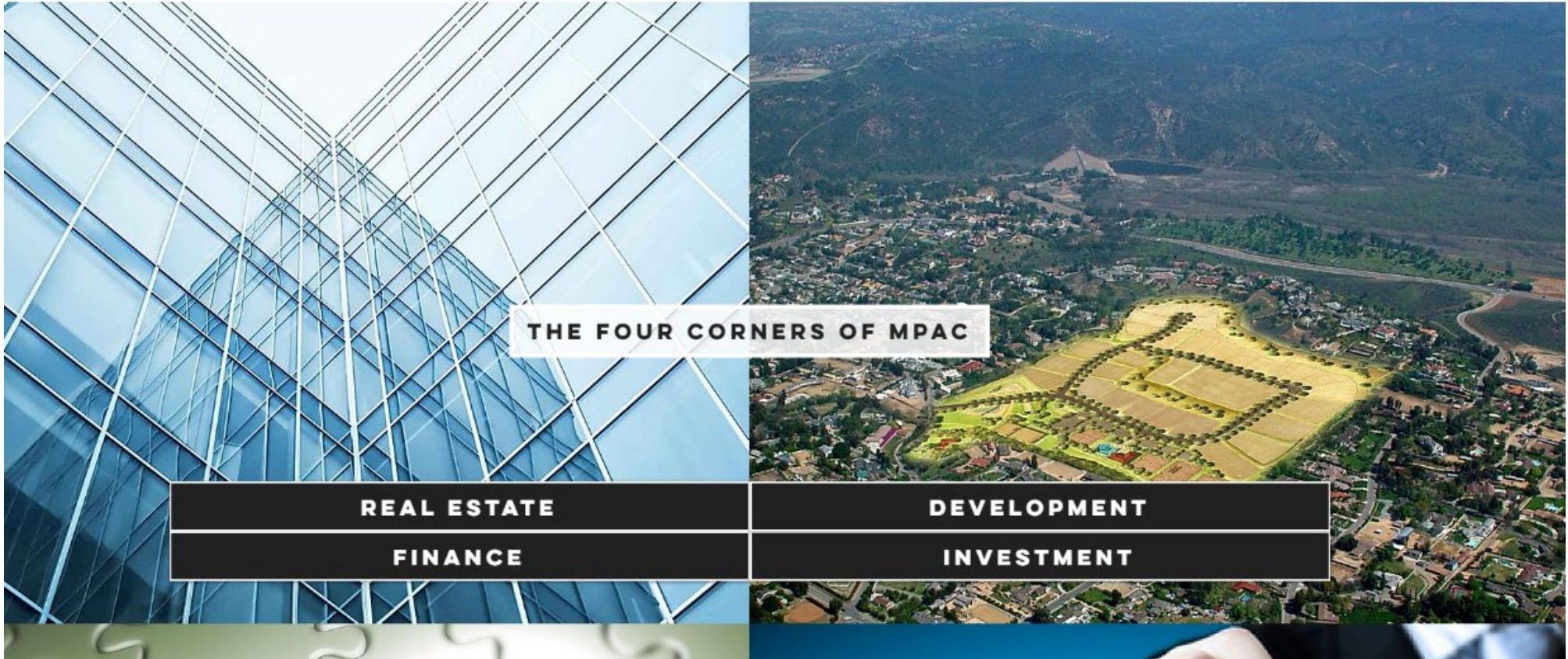


MARTIN PACIFIC

REALTY

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Martin Pacific Realty

- Acquisitions
- Dispositions
- Consulting
- Development
- Investing
- Financing

MPAC has participated in more than \$1 billion in private and institutional real estate transactions over the last 23 years

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Complete this quick contact form to schedule an appointment or request information.



John Martin
Principal
[Bio](#)

Former Principal Experience:
Senior Vice President - Investments



Name *	Message
Email *	
Invest, Buy, Sell, Finance	

Send

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PROJECTS



Development Entitlement
Townhomes

Escondido, California
Seven acres of land entitled and developed as workforce housing.



Condos
Coastal California Residential

Newport Beach Harbor - Ocean Front
Adaptive RE-USE of a 14 unit dilapidated apartment into high-end residential condos. 2 acres ocean front, private beach in Corona Del Mar.




New Builds
Custom Homes

Corona Del Mar
New build custom home in Corona Del Mar.




Land Development
Large Estate Lots

Estate Lot Development in Montecito California
Aquisition and development of 3000 coastal acres located in Santa Barbara California.



Apartments
Renovate

Laguna Beach
Coastal 5 unit apartment building and 2 residential development lots in Laguna Beach



Commercial
Southern California

Medical Office Tower
Conceptual design and feasibility for entitlement 20 story medical office and residential condo tower located on 7 acres in Orange County.

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CONTACT US

Let MPAC Buy or Finance Your Property Today!

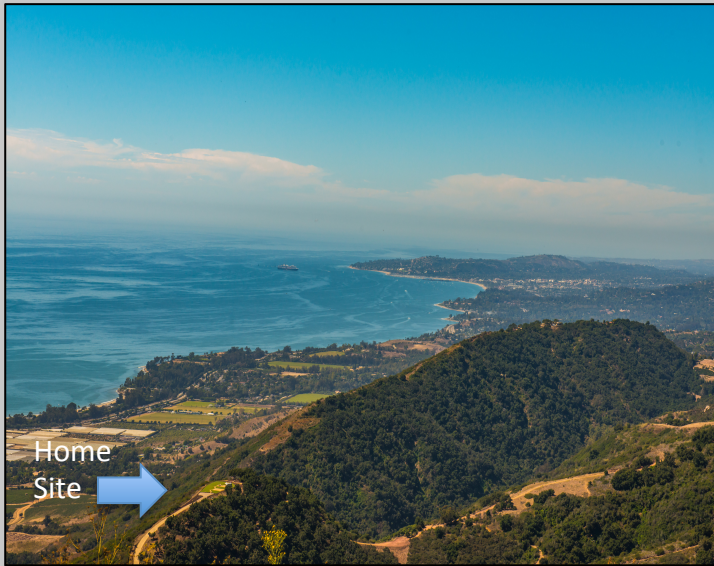
Contact us today to schedule a private consultation OR to request information.

- INVESTORS** Looking to INVEST? Complete the form below to schedule a private consultation.
- PROPERTY OWNERS** Looking to SELL? We can help! Get the most out of your property with MPAC
- NEED A LOAN?** Need financing? We provide in-house private and conventional financing
- BUYERS** Looking to BUY? Complete the form below to request a property list.



Excellent Investment Opportunity

3,000 acres of Coastal Residential– Santa Barbara, CA



Investment Highlights

- **22% annual** estimated returns
- 35% annual avg. cash payback
- \$9.6 million payback = 176%
- \$100,000 min up to \$5,450,000
- Bargain purchase from Lender
- 16 stunning ocean view Lots
- All Utilities underground
- Finished lots ready to sell



MARTIN PACIFIC

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Real Estate | Development | Investment

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Any financial projections contained herein are forward-looking, and are only projections and not guarantees. Future results may differ materially from projections. The investment involves substantial risk, including but not limited to the possibility of a complete loss of principal. The investment strategies presented herein are not suitable for all recipients and it is important that recipients make their own investment decisions based on their own risk tolerance and investment objectives. Recipients are encouraged to consult with their own legal, tax, accounting and other professionals prior to making any determination as to whether to invest or enter into a transaction to which this document relates. While the information contained herein is believed to be reliable, neither the Company nor any member or manager, make any express or implied representation of warranty with respect to such projections and expressly disclaim any and all liability for representations, expressed or implied, contained in, or omissions from the information provided herein

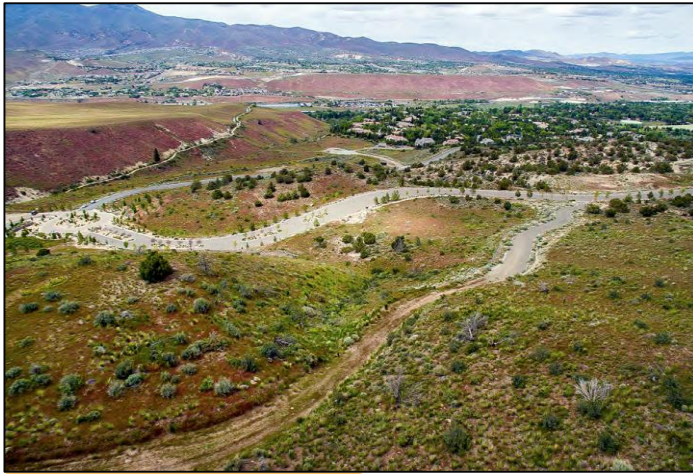
Excellent Investment Opportunity

150 acres of Downtown View lots – Reno, NV



Investment Highlights

- **36.47% annual** estimated returns
- \$19.4 million payback = 226%
- \$100,000 min up to \$9,750,000
- Purchase from Lender
- 69 fully entitled view Lots
- Large Lots .8 to 4 acres approved
- All Utilities underground
- Finished lots ready to sell



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John Martin

CA BRE #01179308

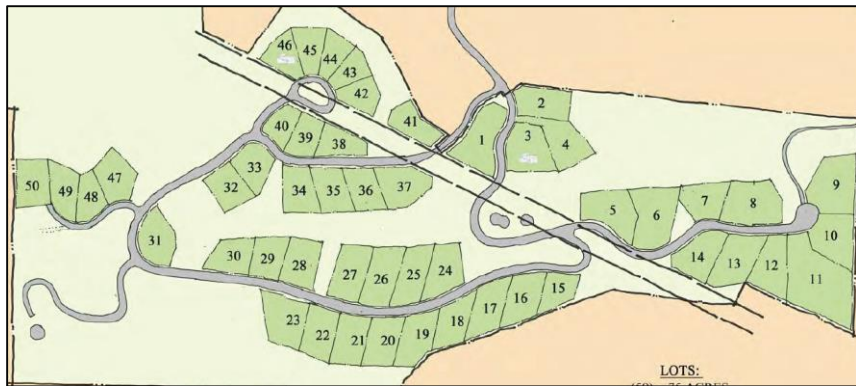
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OFFERING MEMORANDUM



The Ridges at Hunter Creek Reno, Nevada

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RHC Investment Executive Summary- Downtown Reno view property

The project is being purchased at significantly below replacement cost from the lender. The property is fully entitled and includes \$22 million of existing infrastructure. Phase 1 includes 16 finished lots ready for sale with underground utilities and newly paved roads. Phase 2 is comprised of 22 partially completed lots. Phase 3 is 30 lots which require extension of the existing infrastructure. The large lots range from .8 to 4 acres and all have sweeping views of downtown Reno and national park mountain views. The entrance to the property is gated is located less than 5-miles from downtown.

Investment Amount: Minimum **\$100,000** investment amount up to **\$9,750,000**

Returns:

- **36.47%** estimated average annual return over the 4 yr. investment term
- Equity invested paid back of approximately **90% year 2**
- **\$22.2mm** total cash payback over the term = **226%**

Return of Capital:	IRR	Investment	1yr	2yr	3yr	4yr	Total
	36.47%	\$9,750,000	\$2m	\$6.8m	\$7.9m	\$5.3m	\$22.2m
	<i>Cum Cash Payout</i>		<i>21%</i>	<i>90%</i>	<i>171%</i>	<i>226%</i>	<i>226%</i>

The Property: The 69 lots, each with views of the downtown, are situated within the historic 150-acre Nevada ranch “Hunter Ridge”. The property is adjacent to National Park land with vast mountain views and great trails. Add large lots and this makes Hunter Ridge one of the last special places to live in Reno.

The project is fully entitled and an estimated over \$22 mm has been invested in on-site improvements to date.

Next pages please find: Financial proforma, TTM, site plan, and photos. A drop box of due diligence materials and market data available upon request.

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Ridges at Hunter Creek CASH FLOW MODEL January 9 2020

Base Model Lot Pricing	
ASSUMPTIONS	
Purchase Price Basis	\$9,750,000
Total Costs	\$9,750,000
Total Project Profit	\$23,461,540

PROJECTED CASH FLOW @ 2-3 LOTS PER YEAR ABSORPTION		2020	2021	2022	2023	
	Avg	Total	Phase 1	Phase 2	Phase 3	Phase 4
RHC lots gross sales	\$650,014	\$44,851,000	\$8,970,000	\$15,698,000	\$15,698,000	\$4,485,000
Sale Commissions at 6%		(\$2,691,060)	(\$538,200)	(\$941,880)	(\$941,880)	(\$269,100)
RHC lots - net proceeds (pre-tax)		\$42,159,940	\$8,431,800	\$14,756,120	\$14,756,120	\$4,215,900
Land Purchase		(\$9,750,000)				
Phase 2 & 3 infrastructure		(\$4,900,000)	\$0	(\$1,300,000)	(\$3,600,000)	
Permitting / Engineering		(\$200,000)	\$0	(\$100,000)	(\$100,000)	
Landscape / Other		(\$500,000)	\$0	(\$500,000)	\$0	\$0
Total Infrastructure Costs		(\$15,350,000)	\$0	(\$1,900,000)	(\$3,700,000)	\$0
Operating Costs						
Marketing/Advertising/PR		(\$200,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Property Taxes		(\$240,000)	(\$60,000)	(\$60,000)	(\$60,000)	(\$60,000)
Insurance		(\$224,000)	(\$58,000)	(\$58,000)	(\$58,000)	(\$50,000)
Site Maint/Security/HOA		(\$200,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
G & A minimum even if project completed	1.30%	(\$800,000)	(\$200,000)	(\$200,000)	(\$200,000)	(\$200,000)
Travel and Entertainment		(\$200,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)
Trucks and Utility Vehicles		(\$120,000)	(\$30,000)	(\$30,000)	(\$30,000)	(\$30,000)
Accounting and Legal Fees		(\$240,000)	(\$60,000)	(\$60,000)	(\$60,000)	(\$60,000)
Budget management and partner reporting		(\$120,000)	(\$30,000)	(\$30,000)	(\$30,000)	(\$30,000)
Construction Mgmt		(\$700,000)	(\$200,000)	(\$200,000)	(\$200,000)	(\$100,000)
Contingency @ 10%		(\$304,400)	(\$78,800)	(\$78,800)	(\$78,800)	(\$68,000)
Total Operating Expenses		(\$3,348,400)	(\$866,800)	(\$866,800)	(\$866,800)	(\$748,000)
Total Costs		(\$18,698,400)	(\$866,800)	(\$2,766,800)	(\$4,566,800)	(\$748,000)
Cash Flow		\$33,211,540	\$7,565,000	\$11,989,320	\$10,189,320	\$3,467,900
Profit after Purchase Price		\$23,461,540				

PAY OUT - Phase		1	2	3	4	Total
Infrastructure		(\$3,633,600)	(\$4,566,800)	(\$748,000)		(\$8,948,400)
Operating Capital LC	12.00%	(\$120,000)	(\$120,000)	(\$120,000)		(\$360,000)
Prof purchase at 12%	12.00%		(\$930,000)	(\$270,000)		(\$1,200,000)
Purchase Money	\$9,750,000	(\$2,000,000)	(\$5,500,000)	(\$2,250,000)		(\$9,750,000)
Profit Distributions	\$9,750,000	\$0	(\$500,000)	(\$10,800,000)	(\$10,601,540)	(\$21,901,540)
Cumulative Operating Balance		\$2,678,200	\$5,817,520	\$6,385,640		

Cost Calculations used in payouts above						
Purchase Accrual @ 12%			(\$930,000)	(\$270,000)	\$0	\$0
Purchase Balance			\$7,750,000	\$2,250,000	\$0	\$0

Total Project All Cash IRR	82.33%	(\$9,750,000)	\$7,565,000	\$11,989,320	\$10,189,320	\$3,467,900
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INVESTOR Payouts						Total
Preff Purchase		\$0	\$930,000	\$270,000	\$0	\$1,200,000
Purchase Money Payout		\$2,000,000	\$5,500,000	\$2,250,000	\$0	\$9,750,000
Investor Profit Payout		\$0	\$350,000	\$5,400,000	\$5,300,770	\$11,050,770
Profit Participation %		70%	70%	50%	50%	
Investor Cash IRR and Yield	36.47%	(\$9,750,000)	\$2,000,000	\$6,780,000	\$7,920,000	\$5,300,770
waterfall IRR				-5.73%	26.39%	36.47%
			21%	70%	81%	54%
				90%	171%	226%

The above are estimates only and is not to be relied upon as actual investment performance.

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For further inquiry please contact the advisors listed on contact information page.

DEVELOPMENT INFORMATION

Offering Information

The Offering Price of **\$9,750,000** includes the following:

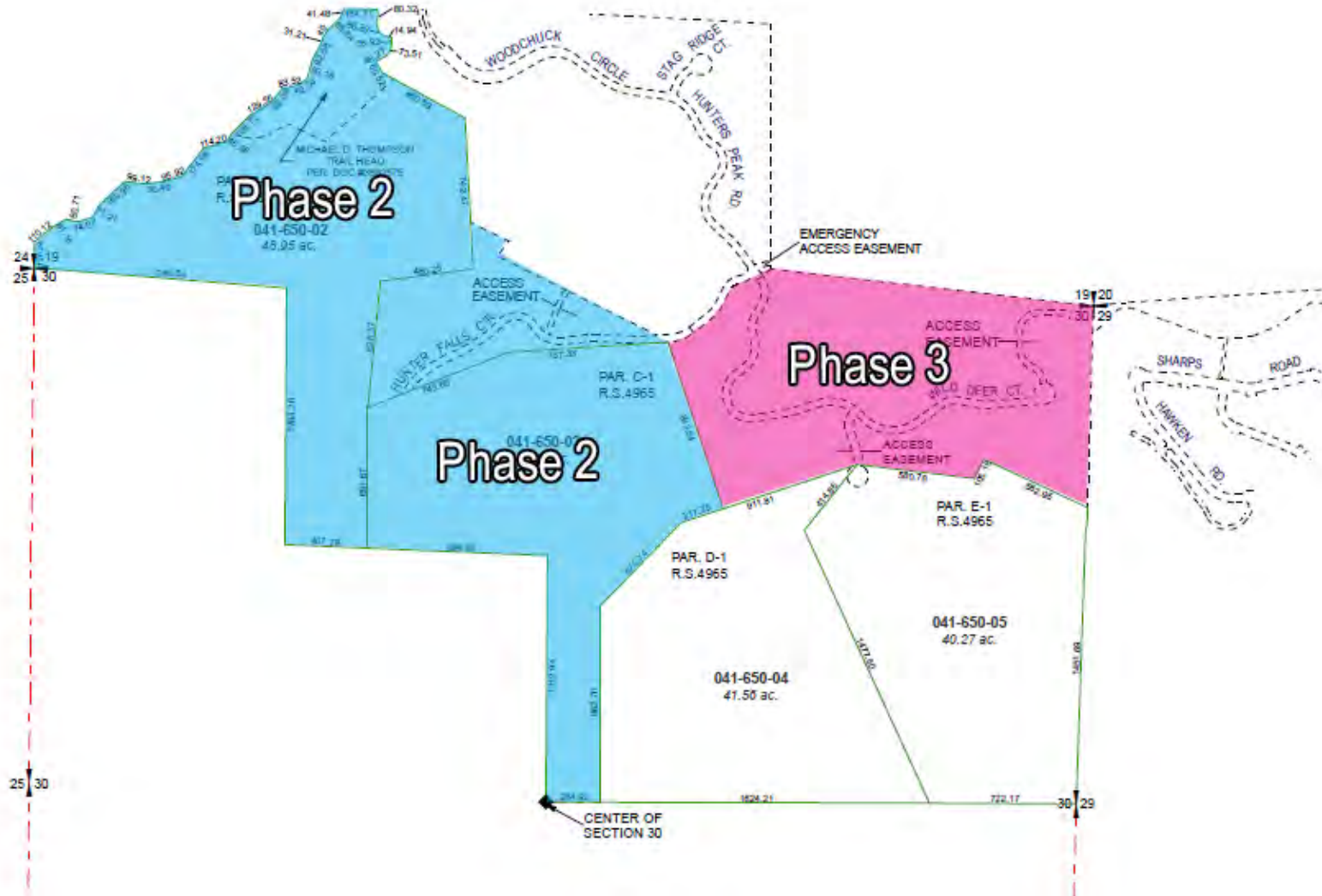
- A gated PUD with **69 home sites**, of which **16 are finished retail home sites** ranging in size from 0.8 acres to 4.0 acres.
- A tentative map for an additional 154 acres and **53 home sites** (Phases 1A, 2, 3).
- An installed 900,000 gallon water tank, dedicated to Washoe County serves the entire project.
- Underground utilities for a portion of Phases 2 and 3.
- Drainage for Phases 2 and 3 in place and approved by Washoe County.
- Graded gravel roads for a majority of Phases 2 and 3.



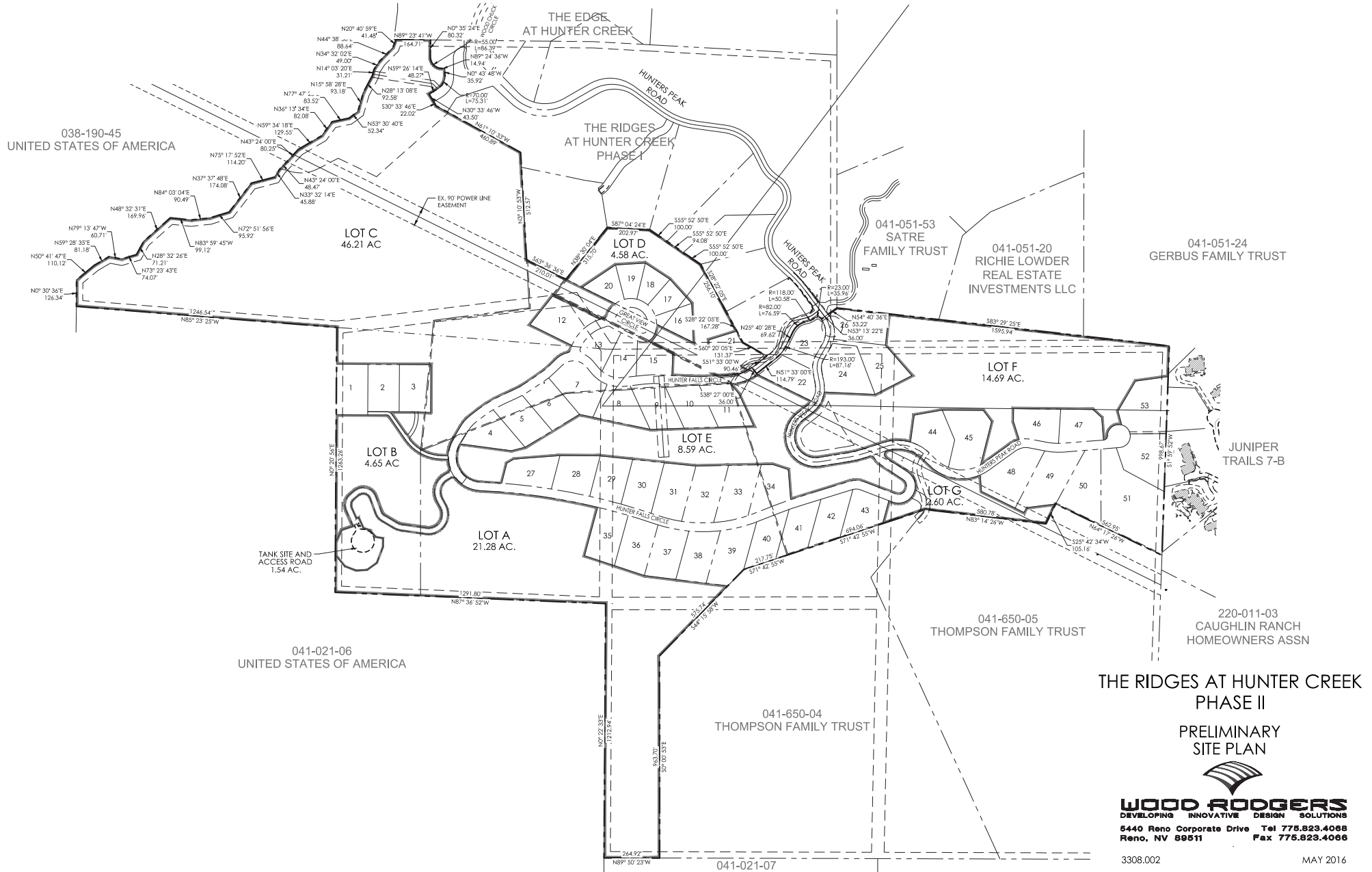
ECONOMIC DEVELOPMENT & RECREATION MAP



PORTIONS OF THE S 1/2 OF SECTION 19 &
THE N 1/2 OF SECTION 30, T19N R19E



TENTATIVE MAP - PHASE 2



THE RIDGES AT HUNTER CREEK
 PHASE II
 PRELIMINARY
 SITE PLAN

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 Reno, NV 89511 Fax 775.823.4086

3308.002 MAY 2016