



 | Warmington

STRONG FOUNDATION.
DEEP ROOTS.

THE WARMINGTON GROUP OF COMPANIES

We are a group of synergistic real estate companies that are strategically aligned, sharing resources and years of combined experience.

The Warmington group of companies is a full-service real estate organization that maintains expertise in residential home building, community development, acquisitions, and apartment and commercial property asset management.

The group, which is comprised of Warmington Residential, Warmington Properties, and Chateau Interiors & Design, is strategically aligned to share resources and years of combined experience.

Its broad knowledge and years of experience allow Warmington's team to excel and offer a cohesive approach to its real estate services that include development, construction, acquisition, entitlement, leasing, asset and property management, and at times, disposition.

Our companies offer a full range of complementary real estate services, allowing Warmington to be well-suited to take a project through its entire life cycle.

Warmington is privately-held and is organized to concentrate its areas of expertise to best serve our homebuyers, tenants, investors and partners.

We are currently active in nine diverse markets within California, Nevada and Arizona. We have regional offices strategically located throughout these areas to serve our operations and provide local management and insight at all times.



WARMINGTON RESIDENTIAL

This flagship company is focused on residential construction and develops and builds a variety of housing types including single-family and multifamily communities.

The Warmington name has been recognized for excellence in new home building for more than 90 years. It is estimated that during this time, the group of residential building companies have constructed approximately 40,000 homes in core markets throughout California and in Nevada.

With its reputation for quality and providing beautiful architecturally-significant homes, Warmington is a recognizable and well-respected name in

the home building industry. Now in its fourth-generation, many of the first Warmington custom and estate homes maintain historical significance and are highly sought-after, while a variety of new homes are being designed and built to accommodate modern tastes, trends and technology.

A foundational strength of Warmington Residential is its reputation and long-standing relationships with many of its key partners and investors.

The group of home building companies' longevity and many years of experience provide a key advantage in the marketplace.

In addition to its corporate headquarters and Southern California division offices that are located in Costa Mesa, California, Warmington Residential has division offices in San Ramon, California and Las Vegas, Nevada.



THE GROUP OF RESIDENTIAL
BUILDING COMPANIES HAVE
CONSTRUCTED APPROXIMATELY
40,000 HOMES

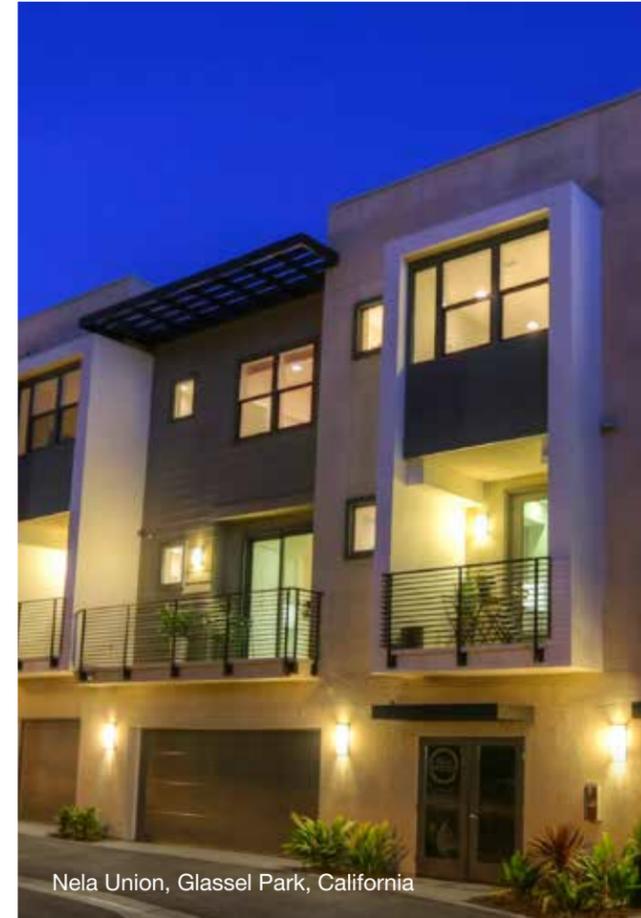
IN CORE MARKETS
THROUGHOUT CALIFORNIA
AND IN NEVADA.



Trellis at Esencia, Rancho Mission Viejo, California



Driftsong at Wallis Ranch, Dublin, California



Nela Union, Glassel Park, California



Vistaview, Las Vegas, Nevada

DIVERSITY OF PRODUCT AND LOCATIONS

With its roots in custom home building, Warmington Residential has long been associated with high-quality and diverse architecture.

While the first company began building custom estates, the home building operation evolved over the years to first include large scale single-family production homes primarily to meet high demand after WWII. In the ensuing decades, as tastes, trends, land and economic factors influenced the market, Warmington offered single-family homes for first-time and move-up buyers, as well as for sale and rental multifamily communities in locations throughout California from San Diego to Sacramento, and Las Vegas, Nevada. Ultimately, the array of product and property types expanded.

PROPERTY TYPES

- > Master Developer
- > Builder within Master Planned Communities
- > Golf Course and Marina Communities
- > Waterfront Communities
- > Suburban and Urban Infill
- > Redevelopment

PRODUCT TYPES

- > **Single-family:**
 - Entry level
 - Move-Up
 - Luxury and Luxury Niche
- > **Multifamily:**
 - For Sale**
 - Podium Condominiums
 - Townhomes
 - Rental**
 - (University) Student Housing
 - Apartments

SUBMARKETS AND REGIONS

- > **California / Southern California**
 - Los Angeles County
 - Ventura County
 - Orange County
 - Inland Empire (Riverside, San Bernardino counties)
 - San Diego County
- California / Bay Area:**
 - Alameda County
 - Contra Costa County
 - San Mateo County
 - Santa Clara County
 - Yolo County
 - San Joaquin County
 - Sacramento County
- > **Nevada**
 - Clark County

A VARIETY OF NEW HOMES ARE BEING DESIGNED AND BUILT TO ACCOMMODATE MODERN TASTES, TRENDS AND TECHNOLOGY.

WARMINGTON PROPERTIES

Warmington Properties has developed, acquired and managed commercial, industrial, retail, apartment and marina property assets throughout California, Nevada and Arizona.

Warmington Properties, Inc. (WPI) is a full-service real estate company specializing in acquisitions and asset management.

With a total value of more than \$800 million in assets under management, WPI's portfolio includes 10 apartment communities, 2 student housing projects and 18 commercial properties. Our expertise covers a wide range of property

sizes, asset classes, product types, ages, geographies and demographics.

WPI continues to aggressively seek acquisition and development opportunities in pursuit of expanding its portfolio and is specifically searching for value-add and stabilized core-plus properties. This growth position is in tandem with the overall core strategy of protecting and increasing value

and property cash flow through skillful management of new and existing investment properties.

We are proud to have earned an outstanding reputation as an expert in managing a diverse variety of property assets, and the trust of our clients, which include tenants, private partnerships and financial institutions.

WPI HOLDS A TOTAL
VALUE OF MORE THAN

**\$800
MILLION**

IN ASSETS UNDER
MANAGEMENT.





Everett Apartment Homes, Las Vegas, Nevada

DIVERSE PORTFOLIO

APARTMENTS

- > 10 Properties
- > 2,345 apartment units
- > California
- > Nevada

STUDENT HOUSING

- > 2 Properties
- > 190 beds (41 units)
- > California

INDUSTRIAL

- > 9 Properties
- > 1,200,100 total square feet
- > California
- > Arizona

RETAIL/SPECIALTY

- > 6 Properties
- > 365,261 total square feet
- > California

OFFICE

- > 2 Properties
- > 87,283 total square feet
- > California

MARINAS

- > 1 Property
- > 850 slips
- > California

SUBMARKETS AND REGIONS

California

Los Angeles County / Ventura County
Orange County / San Diego County
Contra Costa County

Nevada

Clark County

Arizona

Maricopa County



Richmond Bay Marina
Richmond Bay, California



Cerca Student Housing
San Diego, California



Harrison Avenue Centre
Industry, California

**WPI CONTINUES TO AGGRESSIVELY
SEEK ACQUISITION AND DEVELOPMENT
OPPORTUNITIES.**



CHATEAU INTERIORS & DESIGN

Chateau Interiors & Design is an all-inclusive interior design firm and showroom.

Established to service new Warmington homebuyers in the coordination, selection and installation of options and upgrades, Chateau Interiors & Design set the standard for excellence in its approach to new home buyer options and upgrades services. Since its inception, the company has evolved into an autonomously operating company with a variety of builder-clients.

With an expansive 6,000-square-foot main showroom located in Irvine, California, two onsite showrooms in Northern California, and a 2,100-square-foot regional showroom in Las Vegas, Nevada, and two new showrooms coming soon to Los Angeles.

Serving approximately 600 new home buyers annually, Chateau Interiors & Design is regarded as a leader in the industry. Offering a complete menu of today's best and most fashionable design possibilities, Chateau Interiors & Design currently serves as the "in-house" design center for Warmington as well as other large and mid-size builders in Southern California.

In 2008 Chateau Interiors & Design introduced an innovative builder-specific options management software program, Studio Chateau. This has quickly become an industry standard and has garnered the attention of homebuilders throughout the country.

HIGHLIGHTS:

- > More than \$20 million in sales in 2016
- > Over \$20 million in projected sales for 2017
- > Clients include Warmington Residential in California and Nevada as well as a number of other regional and national builders
- > Currently servicing 21 communities out of 4 showrooms
- > Multi-year 'Design Center of the Year' award recipient

WITH AN
EXPANSIVE

6,000
SQ. FT.

MAIN SHOWROOM,
CHATEAU IS REGARDED
AS A LEADER IN
THE INDUSTRY.



CHATEAU
INTERIORS & DESIGN



INSPIRED DESIGN

Chateau Interiors & Design and Studio Chateau have a long history of partnering with forward thinking homebuilders to provide an outstanding home buying experience.

THESE BUILDER-CLIENTS COUNT ON THE RELIABILITY, EASE OF USE AND CONVENIENCE THAT CHATEAU PROVIDES.

PARTNERSHIP

We partner with builders who want to enhance their client's home buying experience and stand apart from the competition.

MANAGEMENT

We understand the importance of managing the selection process for the buyer while maintaining the builder's best interest.

DESIGN CONSULTANTS

Our staff of experienced design consultants assist buyers in creating homes that will include a blend of color, texture and style with an emphasis on the buyer's personal lifestyle preferences and budgets.

TREND LEADER

Chateau is constantly updating its position in the marketplace and is proud to be a design trend leader with the most current materials, colors, and styles.

MANAGEMENT SOFTWARE

We were the first in our industry to institute an array of technologically advanced web and Internet-based methods to assist new homebuyers in the selection of options and interior design features. Studio Chateau, our innovative options management software system supports both the builder and the buyer by managing all the available options.

COMMUNITY

Every community is managed at the lot level, working closely with the builder's purchasing agent, sales team, field superintendents and escrow coordinators for smooth and timely closings. We also work closely with model coordinators assisting with product selections that are appropriate for the buyer profile of a specific community. This creates an opportunity for the homebuyer to realistically afford and purchase what is shown in the model home.



AVERAGE OF OVER
8,000
LOG-INS
PER WEEK ON THE
ONLINE CATALOG.

STUDIO CHATEAU

Studio Chateau is a complete online operating system for builders & design centers.

Studio Chateau is an innovative Internet-based options management software system used by builder design centers to enhance the home buying and home owner experience while providing better information to vendors, subcontractors and construction.

Offering a complete Online operating system for design centers and builder option centers, Studio Chateau is setting a new standard for builder and design center option management and customer service.

We help the new home buyer maximize their design experience by providing an online catalog of the options and upgrades available for their new home while simultaneously providing a complete purchasing, contracting and financial operating environment for the home builder and design center.

As the national leader of online technology, we are dedicated to improving the new home buying and home ownership experience by providing better information and online communication to vendors, subcontractors and construction.

HIGHLIGHTS:

- > 50 clients – including four of the top 10 nationwide builders
- > Currently servicing over 900 communities across the U.S. with more than 43,000 total lots
- > Average of over 8,000 log-ins per week on the online catalog
- > Average 48 minutes session per user
- > Over \$1.7 billion in total options and flooring ordered through the system for all clients





CORPORATE HEADQUARTERS

HQ Costa Mesa, California

REGIONAL OFFICES

- Costa Mesa, California
- San Ramon, California
- Las Vegas, Nevada

CORE MARKETS

California

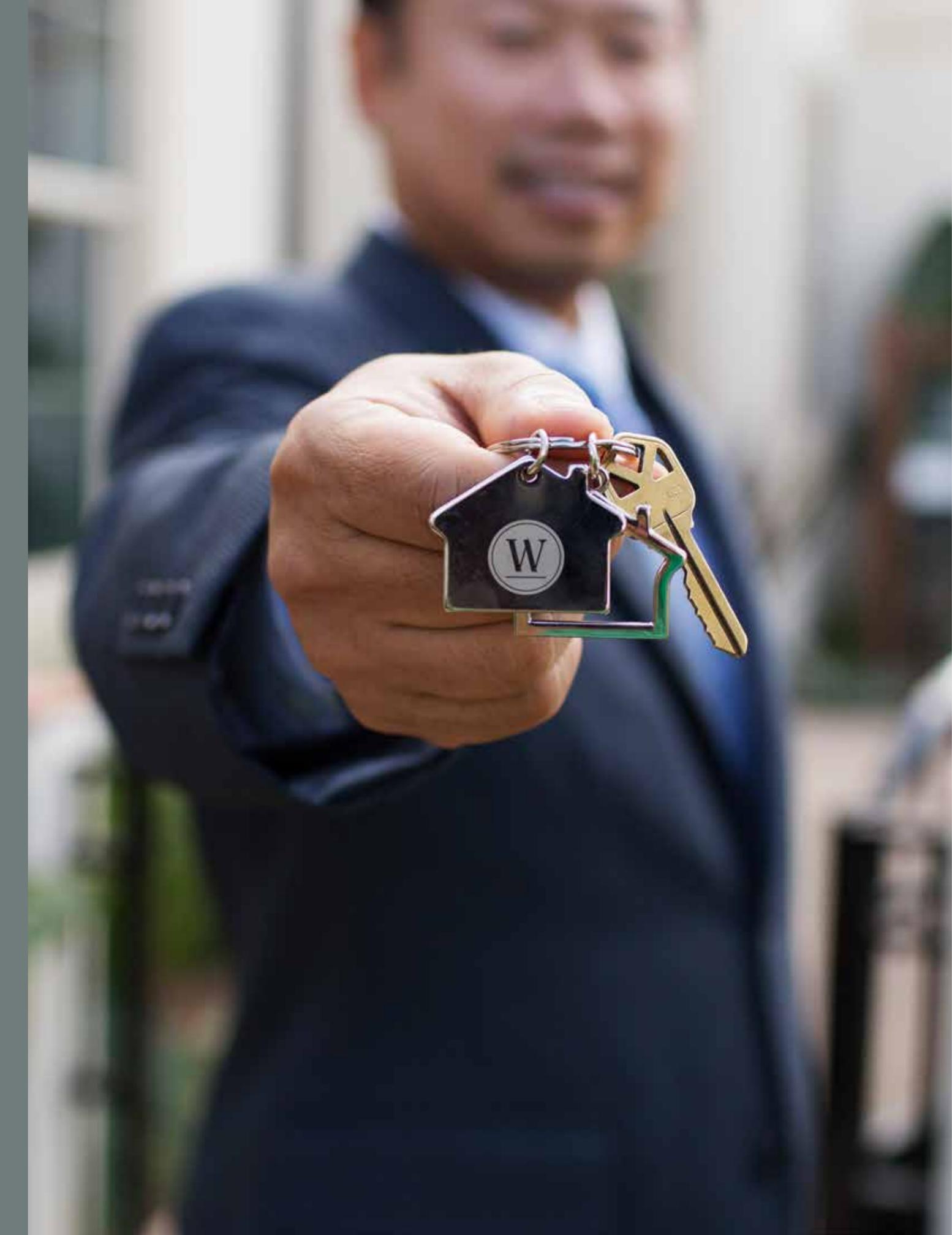
- ① Inland Empire
- ② Los Angeles / Ventura
- ③ Orange County
- ④ San Diego County
- ⑤ Bay Area
- ⑥ San Jose
- ⑦ Sacramento

Nevada

- ⑧ Las Vegas / Mesquite

Arizona

- ⑨ Phoenix



KEY PROFESSIONALS

Leadership, integrity, commitment and innovation – these are the qualities of the men and women who comprise the management team within the Warmington group of companies.



Jim Warmington, Jr.
Chief Executive Officer
Warmington Residential
Warmington Properties
Chairman
Chateau Interiors & Design
Studio Chateau



Matt Tingler
President
Chief Operating Officer
Warmington Residential



Mike Riddlesperger
Chief Financial Officer
Warmington Residential
Warmington Properties
Chateau Interiors & Design
Studio Chateau



Thomas J. Hildebrandt
President of Southern California Division
Warmington Residential



Ryan Gerding
President of Northern California Division
Warmington Residential



Greg Oberling
President of Nevada Division
Warmington Residential
Vice President of Multifamily Properties
Warmington Properties



Dave Clark
President
Warmington Properties



Joel Kew
General Counsel
Warmington group of companies



Kim Brehm
President
Chateau Interiors & Design



Carolyn Little
President
Studio Chateau

CONTACT INFORMATION

INQUIRIES

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LOCATIONS

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3090 Pullman Street
Costa Mesa, California 92626
(714) 557-5511

Nevada Division Office
6725 Via Austi Parkway, Suite 350
Las Vegas, Nevada 89119
(702) 248-4883

Northern California Division Office
2400 Camino Ramon, Suite 234
San Ramon, California 94583
(925) 866-6700

Chateau Interiors & Design
15615 Alton Parkway, Suite 150
Irvine, California 92618
(949) 679-3100

Regional Showrooms:
6496 Medical Center Street, Suite 101
Las Vegas, NV 89148

WEBSITES & SOCIAL MEDIA

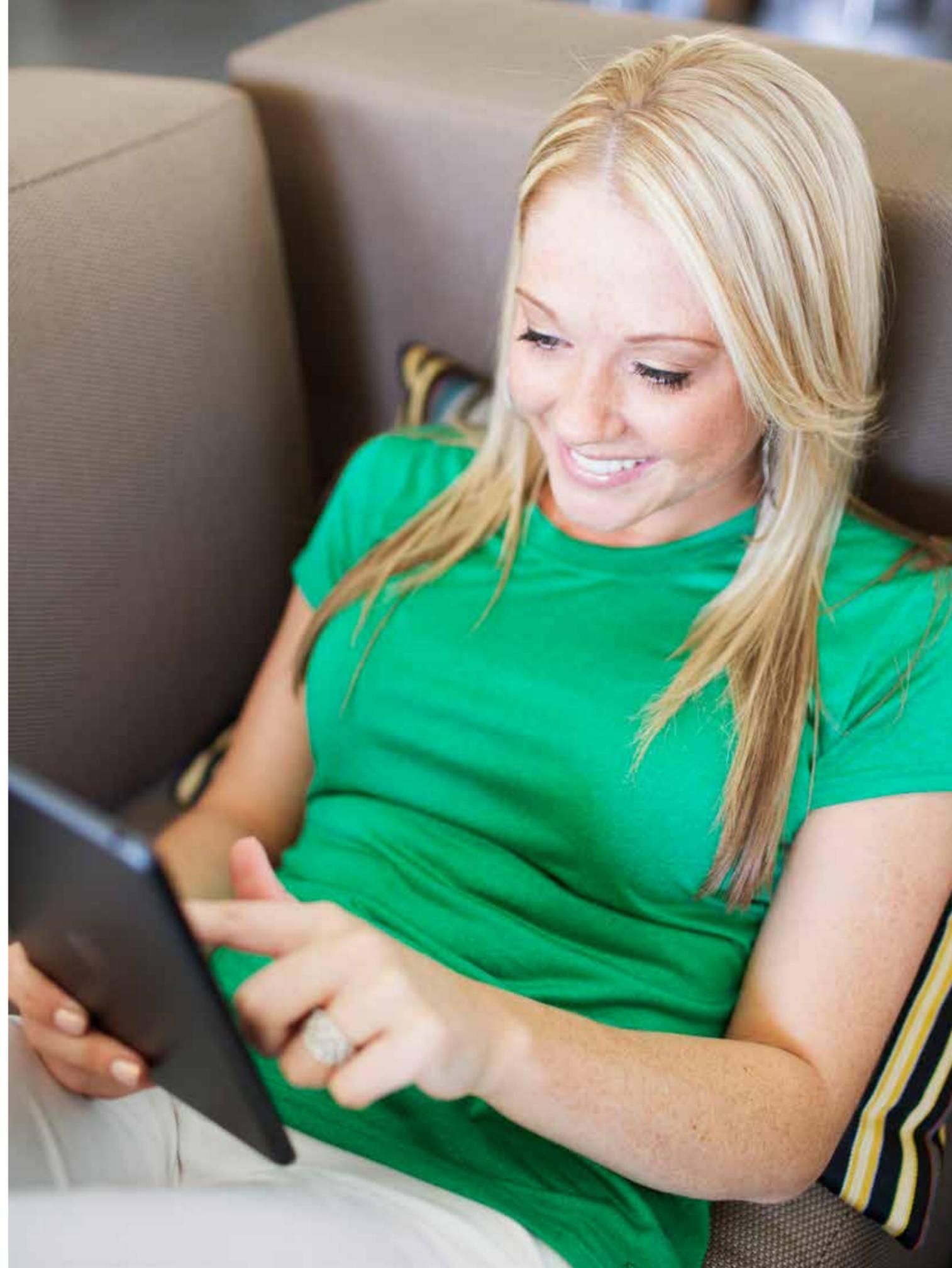
The Warmington group of companies
thewarmingtongroup.com


Warmington Residential
homesbywarmington.com
      

Warmington Properties
warmingtonpropertiesinc.com

Chateau Interiors & Design
chateauinteriorsanddesign.com
  

Studio Chateau
studiochateau.com



TheWarmingtonGroup.com