

Strategies



In this Issue



Page 3. Guest Columnist Tiffany Burns Gherlone of UBS sees a multifamily market that is healthy, well-organized and with improving fundamentals.



Page 6. SRG is playing a sizable role in the rebounding Los Angeles and Orange County apartment scene, developing 11% of apartments slated for delivery in the sprawling two-county region.



Pages 8 & 10. Sares Regis Group of Northern California partners with Pritzker on Los Altos apartment community and wins bid to represent San Francisco in \$500-million Moscone Convention Center expansion.

Photo above: SRG's latest acquisition at Douglas Park at Long Beach Airport includes this hangar with an iconic "Fly DC Jets" neon sign – which is emblematic of the site's aviation past.

SRG Boosts Long Beach Development Plans With 160-Acre Douglas Park Buy

SRG purchased an additional 160 acres at Long Beach Airport and plans to develop the property with a potential for 3.2 million square feet of premier office, industrial and retail facilities. The acquisition closes out land sales at Douglas Park, a 261-acre property that was master-planned by Boeing Realty Corporation.

Meanwhile, two buyers and one tenant already are under contract on three of seven premium corporate-headquarters buildings under way on 33.6 acres at Douglas Park that SRG acquired this year. (See story on P. 4)

"This is one of the largest and most exciting real estate purchases by SARES•REGIS Group. Boeing has created a world-class master plan that has transformed the area into one of the most desirable new business locations in Southern

Continued on page 4



Project rendering shows buildings fronting South San Pedro and East 2nd streets in Little Tokyo.

SRG Acquires Little Tokyo Site, Plans 240 Luxury Apartments

SARES•REGIS Group acquired 1.74 acres in Los Angeles' historic downtown community of Little Tokyo and plans construction of a premium development of 240 apartments. Construction is scheduled to begin in March 2013.

"This enclave in downtown L.A. has undergone a renaissance of improved desirability over the last several years. It's a seasoned neighborhood that is multi-cultural with shopping, a night life and civic pride that is shown in the preservation of so many of its iconic features," said Bill Montgomery, President of SRG's Multifamily Acquisitions Division.

The development at South San Pedro and East 2nd streets will be three blocks from Los Angeles City Hall and four blocks from the downtown Bunker Hill financial district.

Styled To Suit A Proud Community

SRG purchased the property from The Related Companies. SRG plans a seven-story, type-III podium design that provides for

greater contemporary styling in the exterior's architectural design while incorporating elements respecting the heritage of the community.

The apartment community will include townhomes, 17,000 square feet of retail space and three levels of underground parking. The project also incorporates a public parking garage of at least 100 spaces that will be developed and sold to a third-party operator.

Amenities at the new community will include a pool and spa, a two-level fitness facility, club, game and café lounges as well as a rooftop deck and living space.

SRG's financial partner in the development is Pritzker Realty Group. The project is being designed by architects TCA Inc. ■

Guest Column

Apartment Market: Still Burning Bright

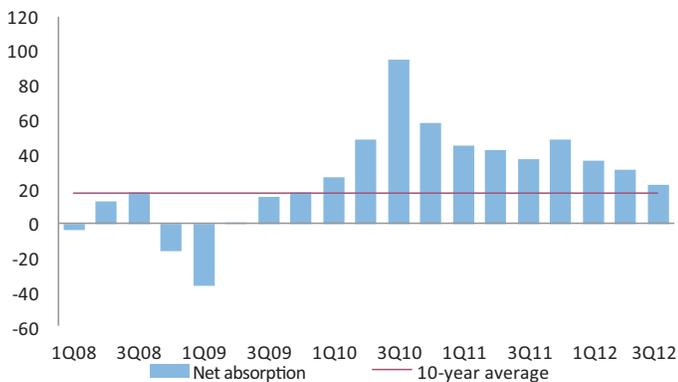
By Tiffany Burns Gherlone

Healthy, functioning markets should seek equilibrium over time. Steep increases in demand should generate attractive income growth and foster new development. The US apartment market is no exception.

The initial pop from recovery may be giving way to a more sustainable scenario, but that is precisely how healthy markets should operate. It is actually prolonged periods of unsustainable growth that should be viewed with the most caution. As with any undertaking, investors should research the sector with diligence and moderate their expectations as the expansion progresses; however, despite increasing supply, conditions in the multifamily market should continue to be favorable for several years.

A confluence of factors continues to support demand for rentals, including improvements in hiring conditions, positive trends in consumer confidence, increased household formation, and declining homeownership. For apartment landlords and developers, there are still plenty of reasons to smile.

As soon as the dust began to settle from the 2008 credit crisis and subsequent recession, apartment demand soared. We have now enjoyed three full years characterized by above-average market absorption of institutional-quality apartment rentals, as shown in the graph comparing quarterly net absorption to its long-term average. The conditions that fostered such a hot market for



Demand for institutional-quality apartment rentals.
 Source: REIS preliminary data as of October 2012

rentals continue, although the pace of growth is cooling a bit. After losing 8.8 million jobs in two years, the US economy regained 4.3 million total jobs in two and a half years of recovery. Early estimates from the Bureau of Labor Statistics imply that the number will be closer to 4.65 million after annual revisions are finalized. Even though the pace of job growth is slow, it has been consistently positive since October 2010, when we saw the



Tiffany Burns Gherlone
 Research
 UBS Realty Investors, LLC

largest spike in absorption of rental units. Slow but positive hiring conditions have been enough to improve the general level of consumer confidence. Hiring and confidence are two major contributing factors supporting potential apartment demand and strong rent growth.

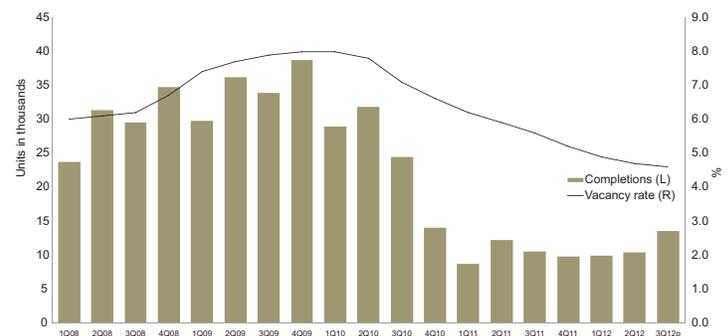
Renters who are more confident in their ability to retain employment have an easier time leaving family homes, unwinding roommate situations, and absorbing rental rate increases. As such, it is not surprising that household formation is increasing in response to the continuing labor market recovery.

In recent years, the depressed housing market encouraged more households to choose to rent rather than buy. Since the recession ended in 2009, the homeownership rate declined by 170 basis points to 65.5%, as reported by the US Census. It may not sound like a large decline, but, since there were just under 117 million households in the US at year-end 2009, a 170 basis point drop translates to 2 million new potential renters. On average, 25% of US renters choose institutional-quality apartment units, providing extra fuel to the large recent increase in demand for units.

We expect the housing market to begin to turn around by year-end 2013. Homeownership should remain near the 64-65% level, but in some areas of the country the affordability of housing will begin to siphon away renters, especially as rents continue to rise.

Apartment landlords are enjoying the third year of increasing income. Occupancy rates began 2012 above 95%, making it easier to push rents and offer lower concessions. Nationally, average effective apartment rent continues to rise by 4-5%. Concessions, which averaged three weeks during the depths of the economic downturn, are burning off quickly. (Reis as of June 2012)

Several years of high demand and low supply, leading to increased opportunity for income generation, should and is fostering renewed demand for construction in a healthy apartment market. New construction reached an unimaginably low level in 2011, as shown in the graph of completions and vacancy. Developers have



Institutional apartment completions and vacancy.
 Source: REIS preliminary data as of October 2012

Continued on page 10



Deals In Place For 51 Percent Of SRG's Long Beach Project

Three of seven premium corporate-headquarters buildings SRG is developing on 33.6 acres at Pacific Pointe at Douglas Park have been spoken for.

Buyers are under contract on two buildings, and another building has been preleased, said Larry Lukanish, Senior Vice President in the Commercial Investment Division. The three buildings total 346,000 square feet and account for 51% of the 677,142-square-foot project.

SRG's first four buildings are complete. The remaining three buildings are set for mid-2013 completion. The buildings range from 33,745 square feet to 150,701 square feet. All buildings are LEED registered and are for sale or lease. SRG acquired the property earlier this year from Boeing Realty.

"We're seeing a great deal of interest from companies because the Long Beach and South Bay area is one of the nation's tightest industrial markets. The buildings are green, mid-sized, functionally superior and in-demand. We recently built the same type of high-design buildings in Anaheim that were LEED Gold and sold them before they were completed," Lukanish said.

Douglas Park is adjacent to Long Beach Airport. It is between Los Angeles and Orange County and close to two of the world's largest seaports.

State-Of-The-Art Buildings

Buyers are under contract on buildings sized 86,772 square feet and 133,821 square feet. The 108,658-square-foot building is preleased.

The South Bay industrial market, which includes Long Beach, has one of the lowest vacancy rates of any major market in the United States, Lukanish said.

Rendering of premium corporate-headquarters facility, one of seven that SRG is building at Pacific Pointe at Douglas Park.

CBRE Senior Vice President Brian DeRevere said, "Very little of the market's total inventory is Class A product, and there's even less that users can purchase." DeRevere is marketing Pacific Pointe with CBRE's John Schumacher and Jordan Rivera.

Each building includes two-story executive office space, 3 percent skylights and load levelers. The buildings will have secure concrete truck courts, dock-high and grade-level loading.

The buildings will have 30-foot clear height and interior T-5 energy-efficient fluorescent lighting fixtures on sensors, dramatically reducing electricity demand. ■

SRG Boosts Long Beach Development Plans

Continued from page 1

California," said Peter Rooney, President of the Commercial Investment Division.

The 160 acres is made up of two 80-acre parcels and includes two former aviation production facilities. The aircraft production hangars were built at the outset of WWII by Douglas Aircraft Co., whose workers turned out some 15,000 airplanes, including the legendary DC-3 transport and B-17 heavy bomber at the site.

"We have a long and gratifying relationship with Boeing and have enjoyed a very good working relationship with the City of Long Beach," Rooney said.

One of the 80-acre parcels includes the two large aircraft hangars and is known as the 717 Facility. One of the hangars is topped by an iconic neon sign that reads "Fly DC Jets." In 1997 McDonnell Douglas merged with The Boeing Company. Aircraft production at the facilities ceased in 2006. ■

Construction Set For 2.1 Million Sq. Ft. Of Buildings In Prime SoCal Logistics Market

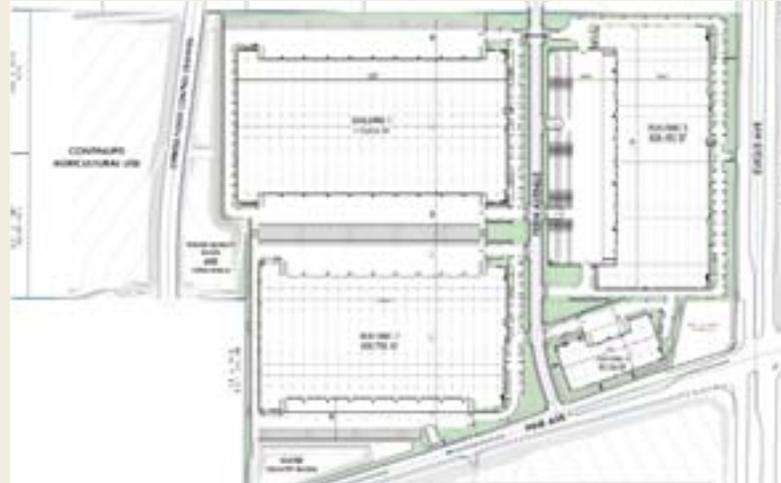
Construction is scheduled to begin in 2013 on four warehouse and distribution buildings totaling 2.1 million square feet that SARES•REGIS Group is developing in Chino, Calif., a prime Southern California location for logistics facilities.

“We’ll have completed buildings in the third quarter of 2014 in a submarket where the vacancy rate for distribution facilities is less than 1%. It is the closest big-box destination to the ports of Long Beach and Los Angeles and is served by three major freeways,” said Patrick Russell, Vice President in SRG’s Commercial Investment Division.

“Watson Land Company and The Carson Companies have similar projects adjacent to our development. They’ve been very successful attracting tenants, including many Fortune 500 companies,” Russell said.

The four buildings will range from 92,000 square feet to 790,000 square feet. The 125-acre site is on the northwest corner of Euclid and Pine avenues. SRG estimates the value on the completed project at \$160 million.

SRG will begin site preparation after the first of the year. Grading is scheduled in earnest in April after the rainy season, Russell said, adding that buildings in the speculative project will be for lease.



Site plan of four large distribution buildings SRG plans to build in Chino.

After a 14-month effort, Russell said SRG recently won city approval increasing the project density from 1.5 million square feet by 40%. SRG is acquiring the land from a family, which operated a dairy farm on the property.

“We had to begin with the city’s design review committee and proceed through the planning process, which included a zone change, a general plan amendment, site plan approval and development agreement. All discretionary approvals have been completed. The project is fully entitled, and we’re halfway through the building permit process,” Russell said. ■



Aerial photo shows 125-acre site for SRG's distribution buildings in Chino, a prime Southern California logistics location.

SRG Is Making The Most Of LA/OC's Surging Apartment Development Scene

SARES•REGIS Group is taking full advantage of Southern California's rebounding apartment market.

The company is building four luxury apartment communities in Los Angeles and Orange counties and a fifth is set to break ground next spring. Two of the developments are third-party assignments. But taken together they account for nearly 11% of all market-rate apartments under construction through 2013 in the two-county region. Even though occupancy has improved since 2009 at rates roughly equal to or better than national averages, new construction lags.

"There's not enough new product to alleviate the pressure on the supply side," said Bill Montgomery, President of SRG's Multifamily Acquisitions Division.

In the two counties of 12.8 million residents, the industry has stabilized with rent growth racing ahead of forecasts. Move-in rates are up in Los Angeles and moderating in Orange County, where for-sale housing affordability has improved dramatically. Regional occupancy rates mirror the national average and demand remains healthy. Land prices for premium locations have reached or exceeded their pre-recession record highs.

"There's a lot that bodes well for apartments. The trends are well-documented. We know that people in the 22 to 34 age range are waiting longer to get married and buy homes. They want to maintain mobility for employment opportunities.

There are annual net increases of people in this demographic segment and that adds to demand," Montgomery said.

Third-quarter reports on Los Angeles and Orange counties by real estate analyst REIS show there are 8,787 apartments under construction through next year: 7,654 are in Los Angeles with 1,132 in Orange County. According to REIS, 3,443 units were completed in the two counties this year through September.

In addition to SRG's recent acquisition of 1.74 acres for the project in Los Angeles' historic downtown community of Little Tokyo (see story on P. 2), the following is an overview of SRG's development and construction activities in the region:

Woodland Hills:

Workers are in the final stages of grading for SRG's 340 luxury apartments on a hillside overlooking the San Fernando Valley.



Aerial photos of Westgate Pasadena (left) and Woodland Hills.

Hundreds of feet of retaining walls and interior walls are being built, and construction of subterranean parking is at the third level of the structure. Framing is set to begin in February. Completion is slated for May 2014.

To take advantage of panoramic views, the four-story apartment buildings

surround and conceal the parking structures, known as a "wrap" design. The 8-acre project is on Ventura Boulevard just south of Highway 101 at DeSoto Avenue.

Apartments will range from one to three bedrooms with generous parking. SRG's partner in the project is UBS.

The clubhouse will have a business center, café bar and sports bar/media lounge and patio. A gourmet kitchen opens to the outdoor swimming pool and cabanas. A two-level fitness



Chinatown Gateway's second story (left) is being framed, and extensive Boardwalk site prep is under way.



Renderings of Chinatown Gateway (top) with iconic Golden Dragons and Boardwalk in Huntington Beach.

center will have spa-like facilities. The property will have courtyards with fireplaces, a children's garden and play area and include retail space and a handful of live-work units.

Westgate Pasadena:

SRG is completing 340 apartments in the final two phases of Westgate Pasadena, a premier transit-oriented and green community of 820 apartment homes on 11.7 acres in the historic commercial district of Old Pasadena. LEED Silver certification was awarded to the 480-unit first phase.

Lumber has been delivered and a parking structure is being completed along with the podium for the 252-unit second phase, set for May 2014 completion. Construction on the final 88 units will start early next year. The apartments average nearly 900 square feet.

Westgate is on two blocks from West Del Mar Boulevard to West Green Street between De Lacey and Pasadena avenues and two blocks from the Del Mar Gold Line Station.

When completed, the Equity Residential-owned community will have 19 buildings of three to five stories. The community will have three levels of underground parking, a density of 70

units per acre with 40% open space and a strong connection to the neighborhood.

Chinatown Gateway:

Building on the success of Westgate for Equity Residential, SRG is under way on Chinatown Gateway. Workers are framing the second level of the six-story, 280-unit community.

The development at North Broadway and Cesar Chavez Avenue is next to the landmark "Golden Dragons" archway. Space constraints of the 2.2-acre infill project, slated for late 2013 completion, make it a construction-management challenge.

The project will have 20,000 square feet of ground-level retail over three levels of subterranean parking for 588 cars. The parking structure took nine months to complete. The project is Type 3 construction, which uses fire-treated lumber and concrete separations.

"It's a complicated project that's being built in a high-traffic area. There's virtually no elbow room on the site," said Mason Williams, Regis Contractors' Senior Project Manager.

Boardwalk, Huntington Beach:

Demolition and rough grading are complete at SRG's Boardwalk in Huntington Beach, a transit-oriented community of 487 luxury apartments. Workers are in the process of completing a soil surcharge. Work is set to begin on utilities in May and the foundation in July.

Boardwalk is in a heavily trafficked area, future mass transit hub and gateway to the coastal city. The project is a joint venture with GID Advisors of Boston.

Plans for the 12-acre development on Edinger Avenue near Beach Boulevard include a half-acre park, 10,000 square feet of retail, a 9,000-square-foot recreation center and 4,500 square feet for resident services and leasing.

Boardwalk will be adjacent to the recently overhauled 800,000-square-foot Bella Terra mall, a Tuscan-themed shopping and entertainment center that landed the city's first Costco. Both developments are close to the San Diego Freeway and a short walk to Golden West College and Golden West Transportation Center. ■

SRGNC, Pritzker Partner To Meet Silicon Valley Housing Demand

Sares Regis Group of Northern California and Pritzker Realty Group have embarked on a partnership to develop Colonnade, a mixed-use luxury apartment community project on 2.6 acres at 4750 El Camino Real in Los Altos.

“Silicon Valley needs more housing for the growing tech workforce,” said Jeff Smith, Vice President of SRGNC. “Colonnade will provide tenants with a high-quality housing option along side great retail amenities in the neighborhood, making this location very desirable.”

SRGNC received city council approval on the development in late June; SRGNC/PRG closed on the land in late September. Demolition and site prep are under way.

Luxury Apartments Over Retail

The four-story building will consist of 167 luxury rental homes built over two levels of parking for 319 vehicles. There will be a mix of 101 one-bedroom units and 66 two-bedroom apartments ranging from 625 to 1,191 square feet. Colonnade will also include 17,260 square feet of ground-floor retail/commercial space including the existing 5,000 square-foot Vitamin Shoppe.

The architecture is designed to reflect a contemporary mission-style with traditional California elements of stucco, tile roof and wood trellises. The apartments will feature hardwood floors, stone countertops, European-style cabinetry, and stainless steel appliances. Additional on-site amenities include a state-of-the-art fitness center with spa, landscaped rooftop deck, a clubroom for residents and guests, as well as ample bike parking.

Leasing will begin in 2014 with completion scheduled later that summer.

The general contractor is Regis Contractors Bay Area, and the architects are San Francisco-based Siedel Architects and Steinberg Architects. JPMorgan Chase is the construction lender on the project. ■

Elevation rendering of Colonnade, a mixed-use community of luxury apartments and ground-level retail planned in Los Altos by a SRGNC partnership with Pritzker Realty Group.

Township Luxury Apartments Taking Shape In Redwood City

Township, a new luxury apartment community being developed at 333 Main Street in Redwood City is starting to take shape with roof joists being installed this month. The four-story building will consist of 132 luxury rental units, with a mix of 70 one-bedroom units, 59 two-bedroom units, and 3 three-bedroom units ranging from 630 to 1,200 square feet.

Situated near the vibrant downtown renaissance of Redwood City and on the banks of picturesque Redwood Creek, the architecture is reminiscent of the grand lodges of the western US. The exterior finishes feature traditional materials including shingle, siding, stone and stucco with high-efficiency oversized windows. Interior design will reflect a more modern and sophisticated feel throughout the units and building amenities. The apartments will feature solid surface countertops, flat-panel wood cabinets, and stainless steel appliances.

Additional on-site amenities include a state-of-the-art fitness center overlooking Main Street, a resident clubroom, and an expansive interior courtyard that will contain a fireplace, sitting area and Zen-themed art and water feature opening up to Main Street. The clubroom features a contiguous outdoor kitchen and seating, and the community has a raised spa overlooking Redwood Creek to capture the site’s natural beauty.

“In the past, development in Redwood City has turned its back to the creek. Working with the City, our design team took a different approach to address the creek and made it an amenity to the project,” said Jeff Smith, Vice President of SRGNC. “As a part of our new community, we will be providing the first phase of a creek trail that, when completed, is designed to connect the bay front to downtown.”

Each unit will have dedicated parking in a semi-subterranean garage. Sares Regis Group of Northern California is partnering with J.P.Morgan on the multifamily project. Comerica

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is the construction lender, and the architect is Christiani Johnson Architects. Of the 132 units, 17 are below-market-rate rental units.

“We are very excited to build new rental housing to meet the increasing housing demand on the Peninsula and contribute

Elevation of Township, a luxury apartment community under construction near downtown Redwood City.

to the metamorphosis of downtown Redwood City,” said Todd Regonini, Chief Development Officer for SRGNC. “Our goal is always to add value to the communities where we develop new projects, and Township enhances the physical and economic landscape of Redwood City.” ■

Plans Advance To Re-Entitle Mountain View Office Campus

Sares Regis Group of Northern California

is working to reposition and entitle the Maude Avenue Campus in Mountain View with a new 1-million-square-foot campus.

The existing 400,000-square-foot office space will be replaced with a modern 24-acre Class-A office campus just off Highway 237 at West Maude Avenue and East Middlefield Road.

The proposed buildings are between six and eight stories high, organized along the perimeter roads. The additional density and height of the site provides significantly more open space, alternative transportation options and other project amenities that will make this office campus an exceptional place to work.

“This property presents a fantastic redevelopment opportunity to provide a large-scale, transit-oriented campus in a prime location,” said Jeff Birdwell, President of SRGNC’s Commercial Development Division.

The project will incorporate sustainable design features in order to reduce the impact on the environment, improve energy use, and improve occupants’ comfort and productivity. The project will pursue LEED Silver certification.

A 21st Century Development

The current zoning ordinance requires a minimum of 20% open space, but, given the office density on the site, the proposed plan significantly exceeds the minimum open space requirement. In addition, there will be a large, usable open-space amenity in the middle of the site for both passive and active uses.

The proposed design will reduce the amount of paved and impermeable surfaces, providing opportunities to restore a natural landscape, reducing the heat island effect, and increasing open space.



Site plan shows proposed 24-acre Maude Avenue Campus in Mountain View that SRGNC is repositioning as a 1-million-square-foot office campus with open space and pedestrian and bike trails.

Many of the existing heritage trees will be retained. Additionally, new trees and landscaping will be provided to create an integrated, landscaped open space amenity.

The development plan also has an emphasis on transit circulation and includes creating additional pedestrian and bike pathways along the three major streets.

The buildings and landscaping have been oriented for easy connectivity to several nearby public transit options and to create a pleasant bicycle and pedestrian experience to and within the site. Onsite amenities, such as gym and recreation areas, are also included to reduce the need for trips to and from the site.

A team from Cornish & Carey will work with SRGNC to create a plan for the Maude campus. The City expects to adopt a new general plan this summer, designating the campus area for greater high-intensity office use than is currently on the site. ■

SRGNC Wins Coveted Moscone Convention Center Expansion

Sares Regis Group of Northern California

has been tapped to represent the San Francisco Tourism Improvement District in the \$500-million expansion of San Francisco's Moscone Convention Center.

Together with the City and County of San Francisco, San Francisco Tourism Improvement District, Department of Public Works, and the architecture and engineering team, SRGNC will develop the expansion, which will be implemented while the convention center stays in operation, and anticipates potential future additions, creating a convention center campus.

"We are excited to help San Francisco keep Moscone Center competitive in the economically important convention marketplace," said Jeff Birdwell, President of SRGNC's Commercial Development Division. "The project managers on our team are skilled engineers, including a specialty in underground construction, which will be important for this unique project."

SRGNC will work with project architects Skidmore, Owings & Merrill and Mark Cavagnero Associates on the five-year development plan which will add up to 400,000 square feet of new and renovated space to the North and South exhibit halls.

The expansion project is currently in the planning and approval process. Construction is expected to start in 2015 with the goal of completing the expansion by the end of 2018. ■

Guest Column: Apartment Market Still Burns Bright

continued from page 3

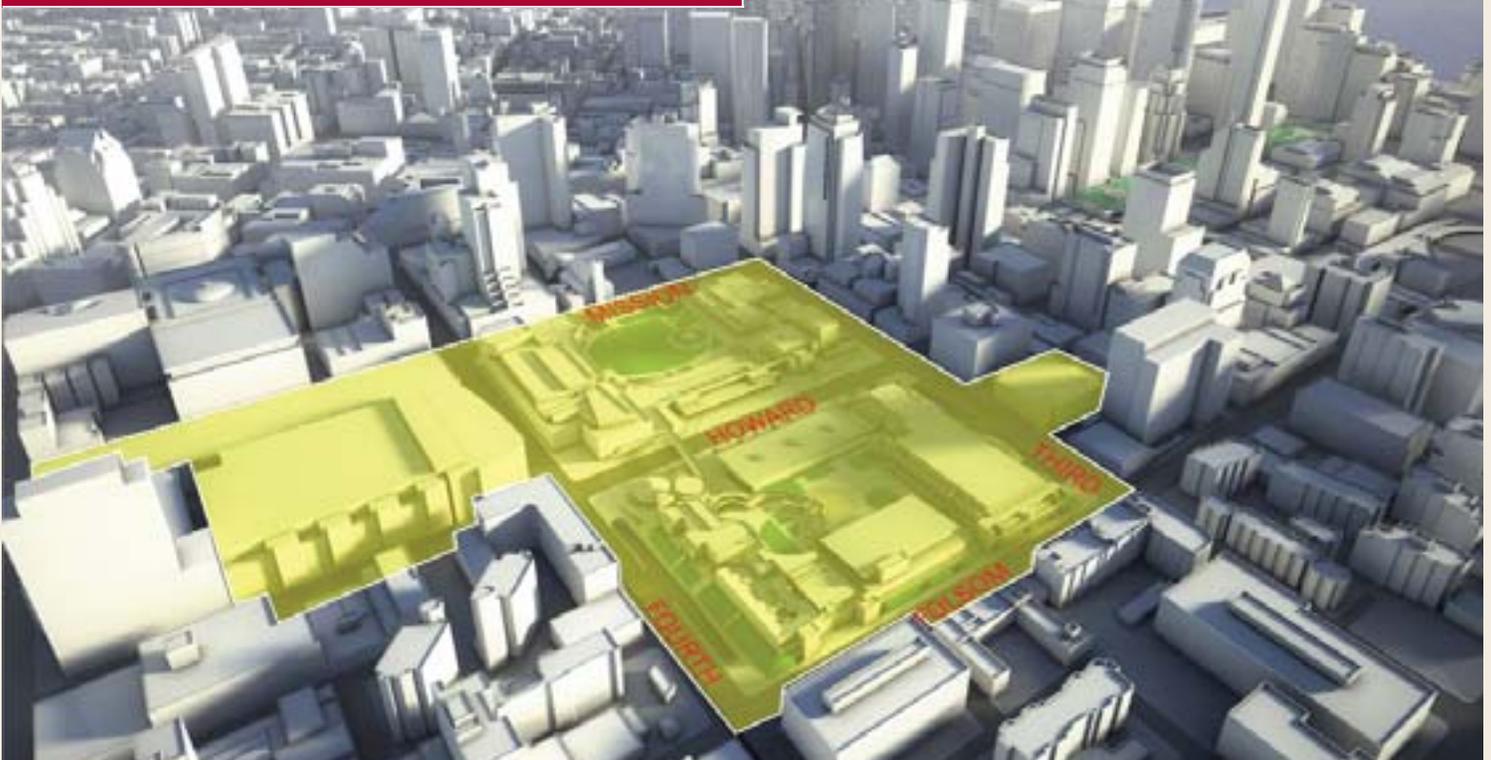
taken notice. After the construction of just 90,000 total institutional-quality units nationwide over the past two years, deliveries are expected to average 150,000 units per year in 2013 and 2014.

Viewed in isolation, an increase of 150,000 units is well above the long-term average of 100,000 completions per year; however, it is a reasonable response to several years of low supply. In the four-year period from 2011 to 2014, we expect completions to average 100,000 units – right in line with historical experience.

The timing of these new deliveries is not uniform across all US markets, although the majority of metros will see an increase in supply by 2014. Markets with barriers to supply, whether they be due to natural topography or zoning restrictions, are best positioned to absorb the increase. Prime locations in strong submarkets boast easy access to employment, amenities and transportation and are most attractive to investors, developers, and sources of debt capital.

Nationwide, with occupancy rates near all-time highs, the apartment sector is expected to moderate from unsustainably high performance as new supply ramps up. The fundamental drivers of apartment demand should continue to grow, supporting the sector. All in all, moderation still leaves the sector in a strong, sustainable and enviable position for years to come. ■

Overlay shows area planned by SRGNC for 400,000 square feet of new and renovated space at Moscone Convention Center in San Francisco.





Walls are tilted up for a 117,000-square-foot industrial building for Whole Foods at Pinole Point Business Park in Richmond by SRGNC.

Perfecting Pinole Point: Aggressive Plan Results In Whole Foods Build-To-Suit

After pursuing an aggressive entitlement and development plan for 40 acres in Pinole Point Business Park, Sares Regis Group of Northern California has landed a major build-to-suit lease with Whole Foods.

Pinole Point Business Park is at Atlas Road and Giant Highway and near the Port of Oakland. SRGNC acquired the property in 2008 and sold three existing buildings totaling 475,000 square feet in the business park's first phase to Industrial Income Trust. SRGNC is developing the second phase and has approvals to build more than 650,000 square feet of warehouse, distribution or manufacturing space.

Whole Foods, an upscale national grocery chain, committed to a 15-year, build-to-suit lease for a 117,000-square-foot storage and distribution building occupying 10 of the 40 acres. Construction is well under way and scheduled for completion in 2013.

"This build-to-suit transaction is the first building in our second phase of development at Pinole Point Business Park. It's a terrific inaugural transaction for this 40-acre phase" said Jeff Birdwell, President of SRGNC's Commercial Development Division.

SRGNC has provided property management services for Industrial Income Trust at Pinole Point since 2010 when IIT purchased the three buildings in the first phase and recently assisted IIT in completing a 200,000-square-foot, 10-year lease with Restoration Hardware. That lease will bring the phase one buildings to 100% occupancy. Restoration Hardware will use the building for storage, sample products and photography space to conduct shoots for online and magazine content. ■

'It's a terrific inaugural transaction for our 40-acre final phase,'

—Jeff Birdwell

A Little Work, A Little Play: Park Nears Completion At The Plaza, Foster City

Kids and adults will soon be able to stretch their legs at the new park at The Plaza, Foster City.

The Plaza, a 307-unit luxury apartment community, is completing a new half-acre park adjoining the property for public use, which will open later this year.

The Plaza park will feature a bocce ball court, a tot lot and landscaped seating and play areas.

The landscape architect is The Guzzardo Partnership, a San Francisco-based firm, and the contractor is Milpitas-based Devcon Construction.

The Plaza is being developed by Sares Regis Group of Northern California for Northwestern Mutual Life and is part of the Foster City Pilgrim/Triton Master Plan. ■

Final touches being made on new park at The Plaza, Foster City, which is being developed by SRGNC as part of the Foster City Pilgrim/Triton Master Plan for Northwestern Mutual Life.



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