

WJK DEVELOPMENT



**REAL ESTATE INVESTMENT
AND ADVISORY**

MISSION



8 Units Townhome, Los Angeles, CA

Rebuild Southern California neighborhoods with high quality, functional, beautiful housing and multifamily for individuals and families.

We build sustainable communities while providing the highest returns and quality construction to our Investors, Clients and Partners.

Since its inception in 2015, WJK has become one of the fastest expanding development and construction companies in Southern California. We specialize in ground-up Spec SFR, Townhome, and Multifamily Construction and Development in Orange County and Los Angeles.

We believe that our success and expansion is due to our uncompromising commitment to our clients, partners and vision for the future.

VISION

Message from our CEO

WJK is a hard working family firm with a vision to build legacy properties and lasting relationships with clients and Investors.

In the capacity of real estate development Investment managers we seek to provide our investors with high yielding risk adjusted returns. We consistently add value to our clients and always act in their best interest.



“We’re providing our Investors an alternative, diversified investment vehicle”

Grant Keene
CEO

Services

- Full Service Real Estate Development
- General Contracting
- Construction Management
- Entitlement Consulting
- Site Supervision and Management
- Project Lifecycle Analysis
- Integrated Development Planning
- Townhome Development
- Single Family Residential Development
- Multifamily Development



13 Unit Townhome, Los Angeles, CA

Development

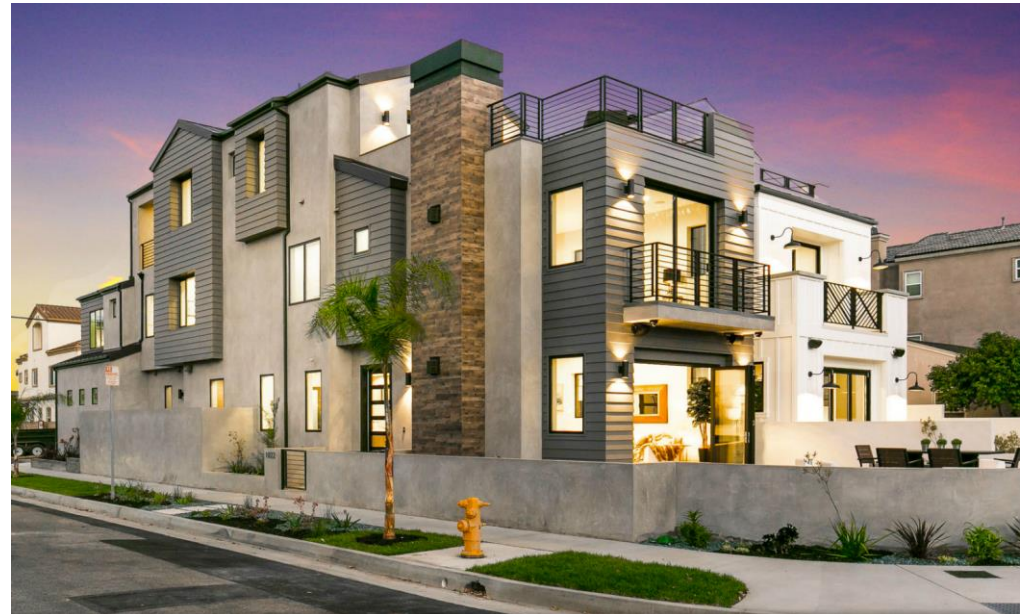
WJK Development provides Real Estate Development services to Joint Venture, Private Equity and High Net Worth Investor Partners.

In this role, WJK Development services include:

- Source and negotiate property acquisition
- Manage Investor reporting
- Navigate and obtain entitlements and approvals
- Obtain construction financing
- Manage all construction activities
- Finalize disposition or hold strategy of the completed project



9 unit townhome, Los Angeles CA

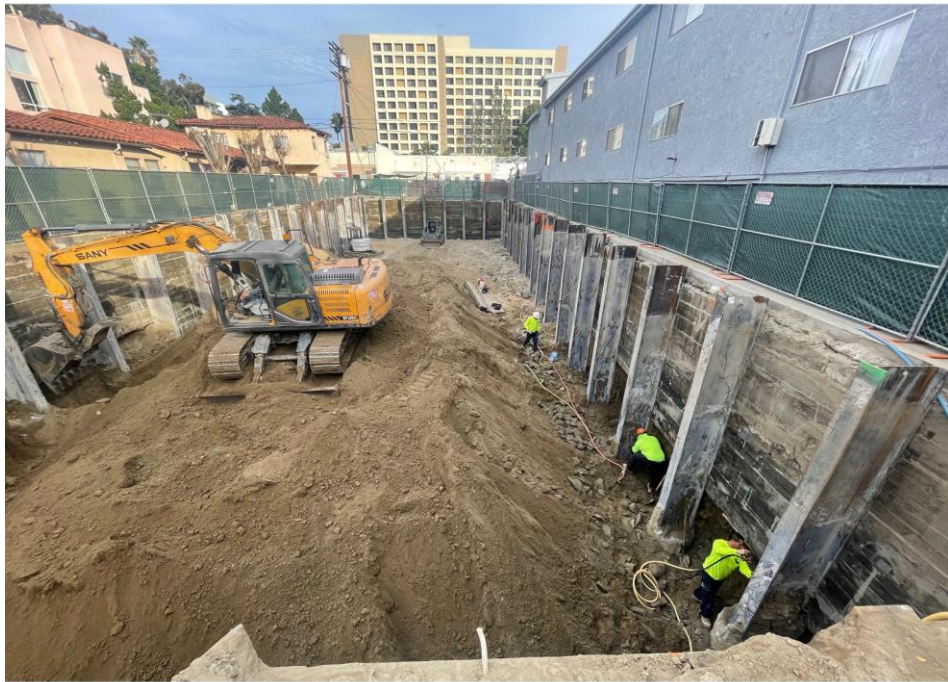


2 of 28 homes, Huntington Beach, CA

General Contracting

WJK Development offers full service General Construction of SFR, Town Home, Commercial and Multifamily building types-- WJK Development is a CA Licensed General Contractor (License # 1005728)

WJK Development Is an approved GC/builder for First Republic, First Foundation, Pacific Premier, Housing Capital, Ventura County Credit Union, Banc of California and other banks and financial institutions.



25 Unit Multifamily, Los Angeles, CA



28 Unit Multifamily, Laguna Beach, CA



WJK DEVELOPMENT CO.

WJK and Associated Development Entities Track Record

	Asset Address	Acquisition Cost	Development	Sales Price ***	Equity Partner Yield %*	Current Status	Date Sold	SF	Constr. Cost Per SF
1	2947 Kelton Ave, West LA	\$750,000	\$738,040	\$1,850,000	12.43%	Sold	4/8/2016	2854	\$258.60
2	2931 Military Ave, West LA	\$801,634	\$874,637	\$2,295,000	16.70%	Sold	4/27/2016	3703	\$236.20
3	4119 Bellingham Ave, Studio City	\$1,000,000	\$985,000	\$2,500,000	17.30%	Sold	7/15/2016	3800	\$259.21
4	4105 Bellingham Ave, Studio City	\$1,030,000	\$950,000	\$2,895,000	22.00%	Sold	9/27/2016	4800	\$197.92
5	12007 National Blvd, West LA	\$725,000	\$900,500	\$2,195,000	12.40%	Sold	11/7/2016	3150	\$285.87
6	12120 Sardis Ave, West LA	\$900,000	\$680,000	\$2,195,000	18.50%	Sold	11/17/2016	3317	\$205.00
7	2480 Amherst Ave, West LA	\$827,000	\$640,000	\$2,095,000	27.60%	Sold	11/30/2016	3309	\$193.41
8	12530 Kling St, Studio City	\$980,000	\$973,500	\$2,600,000	24.55%	Sold	12/9/2016	5494	\$177.19
9	2523 Amherst Ave, West LA	\$825,000	\$860,000	\$2,195,000	23.40%	Sold	1/10/2017	3303	\$260.37
10	516 11th St, Huntington Beach	\$727,500	\$735,000	\$1,850,000	23.80%	Sold	1/27/2017	2875	\$255.65
11	2590 Amherst Ave, West LA	\$875,000	\$950,346	\$2,389,000	21.99%	Sold	3/22/2017	3700	\$256.85
12	2511 31st St, Santa Monica	\$1,367,000	\$1,329,500	\$3,310,000	40.20%	Sold	5/26/2017	3300	\$235.38
13	514 11th St, Huntington Beach	\$727,500	\$735,000	\$1,850,000	23.80%	Sold	7/25/2017	2875	\$255.65
14	125 34th St, Newport Beach	\$1,025,000	\$1,150,000	\$2,910,000	34.10%	Sold	7/27/2017	3022	\$245.83
15	2701 Armacost Ave, West LA	\$850,000	\$674,639	\$2,350,000	25.66%	Sold	10/31/2017	3155	\$213.83
16	130 E Balboa Blvd, Newport Beach	\$1,285,000	\$561,637	\$2,915,000	33.09%	Sold	12/20/2017	2681	\$209.49
17	301 12th St, Huntington Beach	\$752,500	\$747,700	\$2,125,000	18.49%	Sold	3/28/2018	2875	\$260.07
18	303 12th St, Huntington Beach	\$752,500	\$747,700	\$2,125,000	18.49%	Sold	3/28/2018	2875	\$260.07
19	2801 Bayside Dr, Corona Del Mar	\$675,000	\$725,000	\$3,050,000	83.50%	Sold	4/6/2018	2800	\$258.93
20	2803 Bayside Dr, Corona Del Mar	\$675,000	\$725,000	\$3,050,000	83.50%	Sold	4/6/2018	2800	\$258.93
21	114 27th St, Newport Beach	\$1,250,000	\$1,116,063	\$2,998,500	32.17%	Sold	4/19/2018	1911	\$265.00
22	1020 Huntington St, Huntington Beach	\$550,000	\$900,000	\$1,980,000	20.50%	Sold	4/26/2018	3325	\$244.84
23	1022 Huntington St, Huntington Beach	\$550,000	\$900,000	\$1,950,000	20.50%	Sold	4/26/2018	3325	\$239.74
24	2489 Amherst Ave, West LA	\$810,000	\$995,000	\$2,388,000	26.50%	Sold	5/10/2018	3600	\$241.07
25	2493 Amherst Ave, West LA	\$810,000	\$995,000	\$2,100,000	26.50%	Sold	6/27/2018	3600	\$243.09
26	2946 Kelton Ave, West LA	\$820,000	\$730,000	\$1,787,500	18.00%	Sold	1/11/2019	2860	\$255.24
27	1002 Huntington St, Huntington Beach	\$552,500	\$608,000	\$2,035,000	17.48%	Sold	1/23/2019	3117	\$195.06
28	2546 Wellesley Ave, Los Angeles	\$945,000	\$810,000	\$2,125,000	9.50%	Sold	4/10/2019	3000	\$270.00
29	1004 Huntington St, Huntington Beach	\$552,500	\$808,000	\$2,100,000	27.00%	Sold	5/28/2019	3285	\$245.97
30	132 Via Yella, Newport beach	\$1,865,000	\$1,050,000	\$3,875,000	16.30%	Sold	7/25/2019	3000	\$264.98
31	613 13th St, Huntington Beach	\$750,000	\$950,000	\$2,095,000	17.60%	Sold	6/5/2019	2900	\$260.34
32	615 13th St, Huntington Beach	\$750,000	\$950,000	\$2,075,000	15.80%	Sold	5/8/2019	2900	\$261.92
33	623 13th St, Huntington Beach	\$765,000	\$948,000	\$2,149,000	19.80%	Sold	2/26/2020	2900	\$255.62
34	625 13th St, Huntington Beach	\$765,000	\$963,000	\$2,050,000	15.00%	Sold	5/4/2020	2900	\$260.00
35	814 Huntington St, Huntington Beach	\$700,000	\$915,000	\$2,100,000	22.00%	Sold	5/8/2020	3200	\$255.00
36	816 Huntington St, Huntington Beach	\$700,000	\$915,000	\$2,195,000	22.00%	Sold	7/7/2020	3200	\$255.00
37	445 32nd, Manhattan Beach	\$2,025,000	\$1,200,000	\$4,530,000	15.00%	Sold	9/9/2020	4243	\$310.00
38	2340 30th, Santa Monica	\$1,450,000	\$1,185,090	\$3,940,000	21.00%	Sold	11/4/2021	3656	\$290.00



22 Homes, Laguna Niguel



28 Units, Laguna Beach

Track Record Continued

38	2340 30th, Santa Monica	\$1,450,000	\$1,185,090	\$3,940,000	21.00%	Sold	11/4/2021	3656	\$290.00
39	2021 Redondo, Los Angeles (5 Homes)	\$905,000	\$455,000	\$1,650,000	13.50%	Sold	8/30/2019	Entitled	Land
40	4423-4431 Tujunga, Studio City (8 homes)	\$3,200,000	\$5,700,000	\$11,800,000	17.55%	Sold	Varies	16800	\$245.00
41	6855 Figueroa, Los Angeles (8 Homes)	\$1,255,000	\$3,050,000	\$7,182,000	13.00%	Sold	5/6/2021	Entitled	Land
42	742 Parkman, Los Angeles (9 Homes)	\$3,250,000	\$4,300,000	\$10,900,000	9.00%	Sold	Varies	16650	\$235.00
43	622 1st st., Hermosa Beach (2 unit condo)	\$1,475,000	\$1,350,000	\$4,000,000	23.00%	Sold	Varies	5850	\$285.00
44	609 Broadway, Venice CA (2 Unit Condo)	\$1,750,000	\$5,450,000	\$6,600,000	0.00%	Rental Hold			
45	1341 W. Gardena Blvd., Gardena (15 Unit)	\$621,000	\$6,450,000	\$7,130,000	0.00%	In Construction			
46	3421 Fletcher, Los Angeles (17 Homes)	\$2,700,000	\$16,430,000	\$20,825,000	0.00%	In Construction			
47	4037 Eagle Rock Blvd, Los Angeles (17 Homes)	\$3,100,000	\$16,061,829	\$20,991,000	0.00%	In Construction			
48	1010 Commercial Row, Reno NV (200 Units land)	\$7,000,000	\$7,000,000	\$12,000,000	0.00%	In Planning			
49	4344 Eagle Rock, Los Angeles (13 Homes)	\$2,700,000	\$12,750,000	\$15,925,000	0.00%	In Construction			
50	30677 Crown Valley, Laguna Niguel (22 Homes)	\$6,150,000	\$24,500,000	\$35,200,000	0.00%	In Construction			
51	1810 PCH, Huntington Beach (10 Homes)	\$10,250,000	\$38,000,000	\$55,000,000	0.00%	In Planning			
52	506 12th St. Huntington Beach (2 Homes)	\$1,650,000	\$4,700,000	\$7,000,000	0.00%	In Construction			
Cumulative:		\$80,166,634	\$179,818,181	\$309,420,000					
Median:		\$822,500	\$931,500	\$2,245,000	20%				\$255.62

*Yield Percentages have already factored in Builder/Developer costs. Yields are annualized, estimated for all projects not exact finalized accounting

***Homes that are active, in construction, and pending acquisition have an estimated Sales Price based on Comparable Analysis

Disclaimer: This contains forward looking material that assume estimated future returns. This is not a offering of an investment. These are representative projects that WJK and/or associated partners and/or entities have completed



3 Units West Los Angeles



10 Homes, Huntington Beach

TEAM

As the CEO of WJK Development, Mr. Keene feels a great responsibility to his community and the communities he develops. At the helm of one of Orange County's fastest growing development companies his duties are many but he considers each one a privilege when he can be of benefit to the neighborhoods he serves.

After graduating with honors from both UCI and UCLA, Mr. Keene began his career in Real Estate as a Director for a Real Estate Investment Group based out of Laguna Beach, CA. In this and other roles, he implemented efficiencies in development processes, acquired and financed new and existing projects, served as project manager for new construction, renovations, and capital improvement projects and fulfilled all government/entitlement processes.

Now the CEO of his own firm, Mr. Keene successfully finances and manages an extensive portfolio of residential real estate development projects in Coastal Southern California. In this role, Mr. Keene has refined his business strategy and team of preferred industry professionals so as to maintain industry leading returns for the company and its investors.

Mr. Keene is a California Licensed real estate representative, Licensed General Contractor and a member of the Residential Purchasing Corporation, among other organizations. He resides in Coto De Caza with his wife Vanessa sons Weston and Liam and Daughters Genevieve, Layla and Ava.



Grant Keene
CEO



Barry Keene
COO



Evan Krasik
VP Design & Development



Sean Calcagnie
VP Acquisitions



Chad Farnan
VP of Operations



Nick Lind
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