

WJK DEVELOPMENT



**REAL ESTATE INVESTMENT
AND ADVISORY**

A group of six men in business suits standing outdoors in front of a building and trees. The men are arranged in a line, smiling at the camera. They are wearing dark blue or black suits with light-colored shirts. The background shows a modern building with large windows and some greenery.

INTRODUCTION

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, Small Lot Subdivisions 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.

We exist to *Build a Better Tomorrow for American Families*. That means using Development as a tool to protect quality of life for the next generation.

We care about Family and we care about making ourselves and the world around us a little bit better each day.



VISION



MISSION

Rebuild Southern California neighborhoods with high quality, aesthetically pleasing, affordable houses and multifamily for individuals and families.

We aim to help ease the housing shortage in high density areas by promoting and developing sustainable communities while providing the highest returns to our Investor clients and partners.

SERVICES

- Full Service Real Estate Development
- Construction Financing
- Private Money Investment
- General Contracting
- Construction Management
- Entitlement Consulting
- Site Supervision and Management
- Project Lifecycle Analysis
- Integrated Development Planning
- Small Lot Subdivision Development
- Single Family Residential Development
- Build to Hold Multifamily Development



WJK and Associated Development Entities SFR Spec Deals

	Asset Address	Acquisition Cost	Project Hard Cost	Sales Price ***	Equity Partner Yield %*	Current Status	Date Sold	SF	Constr. Cost Per SF
1	4443 Farmdale Ave, Studio City	\$803,000	\$733,000	\$2,070,000	26.64%	Sold	7/31/15	3888	\$188.53
2	2468 Wellesley Ave, West LA	\$659,000	\$607,900	\$1,735,000	23.73%	Sold	7/31/15	2812	\$216.18
3	13004 Bloomfield St, Studio City	\$996,000	\$950,000	\$2,600,000	26.00%	Sold	10/30/15	4871	\$195.03
4	12426 Landale St, Studio City	\$827,400	\$760,760	\$2,050,000	33.10%	Sold	1/5/16	3875	\$196.33
5	2947 Kelton Ave, West LA	\$750,000	\$638,040	\$1,850,000	12.43%	Sold	4/8/16	2854	\$223.56
6	2931 Military Ave, West LA	\$801,634	\$874,637	\$2,295,000	16.70%	Sold	4/27/16	3703	\$236.20
7	4119 Bellingham Ave, Studio City	\$1,000,000	\$785,000	\$2,500,000	17.30%	Sold	7/15/16	3800	\$206.58
8	4105 Bellingham Ave, Studio City	\$1,030,000	\$950,000	\$2,895,000	22.00%	Sold	9/27/16	4800	\$197.92
9	12007 National Blvd, West LA	\$725,000	\$800,500	\$2,195,000	12.40%	Sold	11/7/16	3150	\$254.13
10	12120 Sardis Ave, West LA	\$900,000	\$680,000	\$2,195,000	18.50%	Sold	11/17/16	3317	\$205.00
11	2480 Amherst Ave, West LA	\$827,000	\$640,000	\$2,095,000	27.60%	Sold	11/30/16	3309	\$193.41
12	12530 Kling St, Studio City	\$980,000	\$973,500	\$2,600,000	24.55%	Sold	12/9/16	5494	\$177.19
13	2523 Amherst Ave, West LA	\$825,000	\$660,000	\$2,195,000	23.40%	Sold	1/10/17	3303	\$199.82
14	516 11th St, Huntington Beach	\$727,500	\$635,000	\$1,850,000	23.80%	Sold	1/27/17	2875	\$220.87
15	2590 Amherst Ave, West LA	\$875,000	\$750,346	\$2,389,000	21.99%	Sold	3/22/17	3700	\$202.80
16	2511 31st St, Santa Monica	\$1,367,000	\$729,500	\$3,310,000	40.20%	Sold	5/26/17	3300	\$221.06
17	514 11th St, Huntington Beach	\$727,500	\$635,000	\$1,850,000	23.80%	Sold	7/25/17	2875	\$220.87
18	125 34th St, Newport Beach	\$1,025,000	\$650,000	\$2,910,000	34.10%	Sold	7/27/17	3022	\$215.09
19	2701 Armacost Ave, West LA	\$850,000	\$674,639	\$2,350,000	25.66%	Sold	10/31/17	3155	\$213.83
20	130 E Balboa Blvd, Newport Beach	\$1,285,000	\$561,637	\$2,915,000	33.09%	Sold	12/20/17	2681	\$209.49
21	301 12th St, Huntington Beach	\$752,500	\$697,700	\$2,125,000	18.49%	Sold	3/28/18	2875	\$242.68
22	303 12th St, Huntington Beach	\$752,500	\$697,700	\$2,125,000	18.49%	Sold	3/28/18	2875	\$242.68
23	2801 Bayside Dr, Corona Del Mar	\$675,000	\$725,000	\$3,050,000	83.50%	Sold	4/6/18	2800	\$258.93
24	2803 Bayside Dr, Corona Del Mar	\$675,000	\$725,000	\$3,050,000	83.50%	Sold	4/6/18	2800	\$258.93
25	114 27th St, Newport Beach	\$1,250,000	\$616,063	\$2,998,500	32.17%	Sold	4/19/18	1911	\$322.38
26	1020 Huntington St, Huntington Beach	\$550,000	\$700,000	\$1,980,000	20.50%	Sold	4/26/18	3325	\$210.53
27	1022 Huntington St, Huntington Beach	\$550,000	\$700,000	\$1,950,000	20.50%	Sold	4/26/18	3325	\$210.53
28	2489 Amherst Ave, West LA	\$810,000	\$695,000	\$2,388,000	26.50%	Sold	5/10/18	3600	\$193.06
29	2493 Amherst Ave, West LA	\$810,000	\$695,000	\$2,100,000	26.50%	Sold	6/27/18	3600	\$193.06
30	2946 Kelton Ave, West LA	\$820,000	\$630,000	\$1,787,500	18.00%	Sold	1/11/19	2860	\$220.28
31	1002 Huntington St. Huntington Beach	\$552,500	\$608,000	\$2,035,000	17.48%	Sold	1/23/19	3117	\$195.06

32	2546 Wellesley Ave, Los Angeles	\$945,000	\$710,000	\$2,125,000	9.50%	Sold	4/10/19	3000	\$236.67
33	1004 Huntington St. Huntington Beach	\$552,500	\$608,000	\$2,100,000	21.00%	Sold	5/28/19	3285	\$185.08
34	132 Via Yella, Newport beach	\$1,865,000	\$1,050,000	\$3,875,000	16.30%	Sold	7/25/19	3000	\$350.00
35	613 13th St. Huntington Beach	\$750,000	\$750,000	\$2,095,000	14.60%	Sold	6/5/19	2900	\$258.62
36	615 13th St. Huntington Beach	\$750,000	\$750,000	\$2,075,000	13.80%	Sold	5/8/19	2900	\$258.62
37	2021 Redondo, Los Angeles (5 homes)	\$905,000	Land Deal	\$1,650,000	9.00%	Sold	8/30/19	N/A	N/A
38	4423-4431 Tujunga, Studio City (8 homes)	\$3,200,000	\$4,500,000	\$11,200,000		On Market			
39	3421 Fletcher, Los Angeles (17 Homes)	\$2,700,000	\$9,000,000	\$17,000,000		In Planning			
40	6855 Figueroa, Los Angeles (8 Homes)	\$1,255,000	\$3,050,000	\$7,182,000		In Planning			
41	742 Parkman, Los Angeles (9 Homes)	\$3,250,000	\$3,300,000	\$9,666,000		In Construction			
42	2340 30th, Santa Monica	\$1,450,000	\$985,000	\$3,500,000		In Planning			
43	445 32nd, Manhattan Beach	\$2,025,000	\$1,200,000	\$5,000,000		In Construction			
44	4037 Eagle Rock, Los Angeles (17 home)	\$3,100,000	\$9,500,000	\$17,000,000		In Planning			
45	1341 W. Gardena Blvd., Gardena (15 Unit)	\$621,000	\$3,510,000	\$7,130,000		In Planning			
46	4344 Eagle Rock, Los Angeles (13 home)	\$2,980,000	\$6,000,000	\$11,700,000		In Planning			
47	622 1st st., Hermosa Beach (2 home)	\$1,475,000	\$1,350,000	\$4,000,000		In Planning			

Cumulative:

\$54,002,034

\$68,441,922

\$179,736,000

Median:

\$825,000

\$705,000

\$2,195,000

22%

3,153

\$214.4

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

***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 entities have completed



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 consultant 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 honed his ability to create efficiencies in the development and construction processes and has refined his team of preferred industry professionals so as to maintain industry leading returns for the company and its investors.

Grant 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 Daughter Genevieve.



Grant Keene
CEO



Barry Keene
COO



Bobby Kashani
VP Finance



Sean Calcagnie
VP Acquisitions



Chad Farnan
VP of Operations



Nick Lind
Strategic Partnerships



Farzan Nezmat
Director of Design



CONCLUSION

WJK is a hard working firm with a vision to build a better tomorrow for American Families.

This vision has propelled us into sustainable housing development and has positioned us as one of the top performing developers in Southern California in the past five years. .



“We’re Rebuilding the American Dream for the next generation.”

Grant Keene
CEO



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