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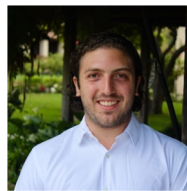
## Who We Are



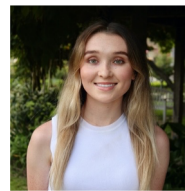
**Kenny Berg**  
Senior  
MIS, Real Estate  
San Diego, CA



**AJ DeCristoforo**  
Senior  
Economics, Real Estate  
Sacramento, CA



**Aristotle Douglas**  
Senior  
Finance, Real Estate  
Woodside, CA



**Natalie Flynn**  
Junior  
Finance, Real Estate  
Los Gatos, CA



**Michael Perry**  
Senior  
Economics, Real Estate  
Los Gatos, CA

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## “Siempre Adelante”

Siempre Adelante is a proposed mixed-use development located in the Moffett Park submarket of the City of Sunnyvale, which is home to some of the most well-known technology companies in the world such as Google, Facebook, and Amazon. The project features a walkable retail-centered promenade, situated below 690 luxury residential units. Totaling 682,500 square feet of rentable space.



### Luxury Apartments

690 private residential units, 60% one-bedroom (750 sqft) and 40% two-bedroom (1000 sqft). Apartments total 586,500 square feet.



### High-End Retail

One large anchor tenant, 9 smaller retail units. 56,500 square feet of rentable space split between two buildings. Walkable, central promenade.



### Green / Sustainable

LEED Gold Certified. Excess greenery. 35% green roof for added insulation and decreased heat gain.



### World Class Amenities

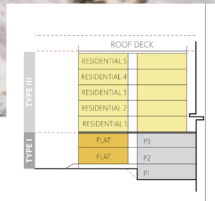
56,500 square feet of amenity space for residential tenants. Private central courtyard for tenant use. Large Gym, tenant lounge, media room, pool, and more.

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## Our Vision

- 1 5-Level Apartment Buildings
- 2 Private Amenity Courtyard
- 3 Parking Structure
- 4 Street-Level Retail
- 5 Walkable Promenade



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# Financial Charts

Residential & Retail Units					
<b>COST</b> High-End Finishes, Parking Structure, Site Improvements, Tenant Improvements, Total Cost	\$250 psf	\$15,000 per stall	\$40 psf	\$80 psf	\$386,159,770
<b>ASSUMPTIONS</b> 1 Bedroom Rent, 2 Bedroom Rent, Parking Per Stall, Vacancy, Yearly Revenue	\$3200 1 Bed	\$4000 2 Bed	\$200 per stall	5%	\$32,250,600
<b>RETURNS</b> Loan-to-Cost Ratio, Equity Multiple, IRR, Hold Period, Total Profit	65% LTV	1.52x 1.79x	18.4% 26.04%	36 Month	\$215,152,671

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# Community Benefits

Rapidly increasing rents and housing prices have exacerbated the need for affordable housing across the region. Siempre Adelante project's mission statement is particularly focused on urban ecology, sustainability, transportation, housing, and climate change.



## Affordable Housing

15% inclusionary requirement on new multifamily rental properties.



## Transportation

Crossman Light Rail Station, Caltrain, Borregas Station as well as South Bay Freeway.



## Sustainability

Sustainable urban spaces that allow humans and nature to coexist.

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## Amenities

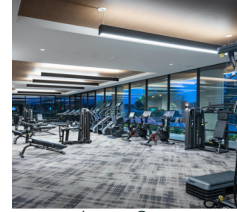
Our development features 56,500 sqft of private amenity space for residential tenants.



Interior Courtyard



Tenant Lounge



Large Gym



Catering Kitchen



Media Room



Office Space

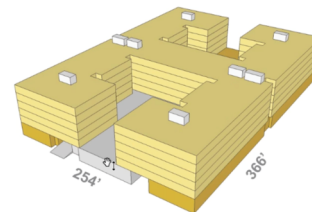
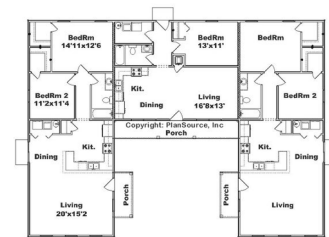
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## Process

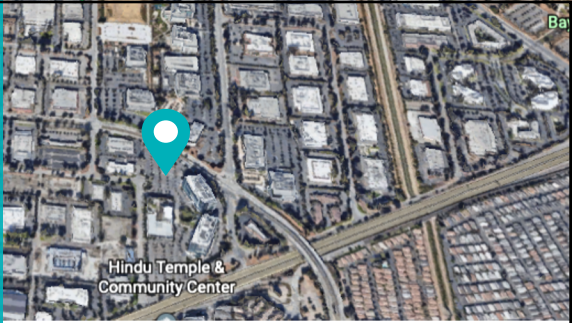

A break-down of our approach to this proposed development

- 1 Initial Visit
- 2 Brainstorm
- 3 Highest & Best Use
- 4 Met with Industry Professionals
- 5 Final Project



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Questions?

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