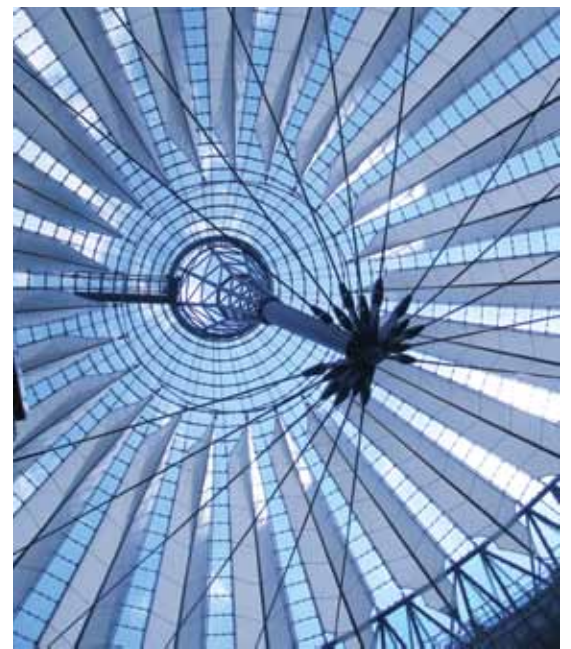




STRATA EQUITY GROUP

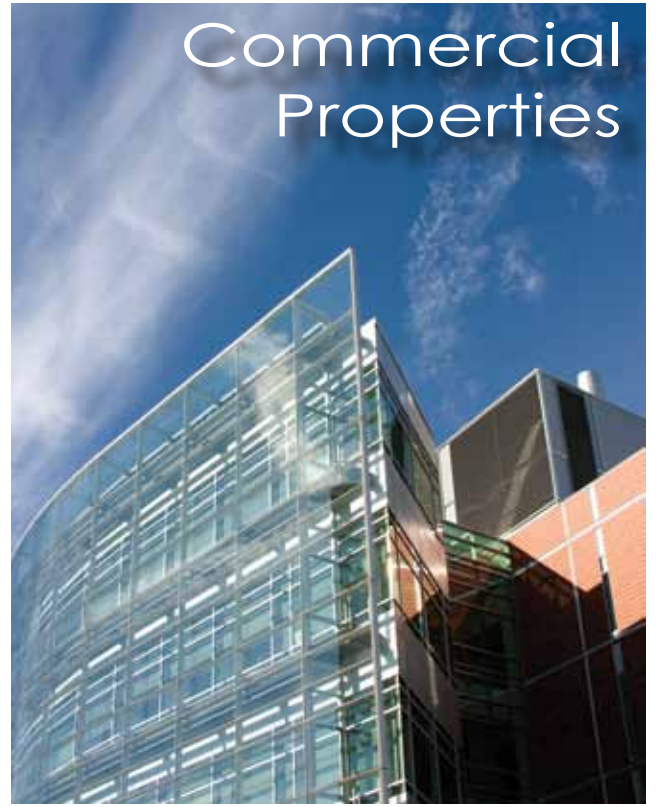
Real Estate Investments

Land Development



Multi Family

Commercial Properties



Renewable Energy



Single Family

Strata Equity Group, Inc., a privately held real estate investment, development and management company in San Diego, California, offers the highest level of service and over thirty years of experience and knowledge in the commercial and residential real estate market.



STRATA EQUITY GROUP

By delivering superior results and demonstrating sophistication in asset management, property management, the real estate entitlement process and legal, tax, financial and administrative matters, Strata Equity Group has earned the respect and trust of investors and the business community in the United States and in Latin America.

VISION

INNOVATION

TRUST



EFFICIENCY

RESULTS

Company History and Philosophy

Founded in 1983 in San Diego, California, by the Michan Family, Strata Equity Group specializes in acquiring land; preparing it for residential, commercial and renewable energy development projects; and acquiring and managing existing multi-family residential and commercial/retail properties. The company's operations are primarily located in the Southwestern US.

For over twenty five years and over \$1 Billion in investments, the Company has consistently delivered superior results to its business partners through thoughtful planning and execution. As a privately held and managed company, Strata Equity Group focuses on maximizing profits and minimizing risk for all stakeholders in a project.

With a clear vision of the future, Strata Equity Group identifies underutilized land and undervalued income properties and converts them into highly desirable developments and investments. Strata Equity Group's record of success is based on a formula predicated on the location of the property, real estate market timing, and the deal structure of the transaction.

Strata Equity Group's experienced professional team has gained the full respect and trust among investors, lenders, municipalities, national builders, consultants, real estate brokers, title companies, escrow companies, law firms, buyers and sellers.



Respected and trusted by its business partners



Project Spotlight



1,000 acres of undeveloped land in San Marcos, **1985**



Rancho Coronado, a residential community of single-family and multi-family homes, and the campus of California State University San Marcos, **2005**

Land Development

As land developers, Strata Equity Group identifies raw or underutilized land, processes the highest and best land use and environmental entitlements, and enhances the land with earth grading, roads, and utility connections. As an integrated full-service company, Strata Equity Group has the expertise and capability to understand and deliver all aspects of large-scale projects.

The company is viewed as an important supplier of buildable land to national home builders and commercial developers. Its excellent reputation and solid working relationships with Federal, State, regional and local governments, and local jurisdictions, enable Strata Equity Group to resolve issues and deliver long-term satisfaction to its business partners.

Strata Equity Group's current and past land development projects include:

- Rancho Coronado, 1,000 acres of residential land for over 3,000 single-family and multi-family homes and California State University San Marcos in San Marcos, CA
- Poinsettia, 92 acres of residential land for over 500 homes in Carlsbad, CA
- Champagne Crest, 132 acres of residential land in Fallbrook, CA
- Rancho Diamante, 852 acres of residential land for a traditional and Active Adult master planned community of 3,500 units in the city of Hemet in Riverside County, CA
- Riverwoods, 250 acres of residential land for a master planned community of 714 units in the city of Perris in Riverside County, CA
- Trailmark, 311 acres of residential land for a master planned community of 702 units in the Menifee area of Riverside County, CA
- Rancho Tierra, 274 acres of residential land for a master planned community of 969 units in the city of Victorville in San Bernardino, CA
- Bridle Path Estates, 640 acres of residential land for an equestrian-themed master planned community of 1,100 units in Apple Valley in San Bernardino, CA
- Hacienda, 1,550 acres of residential land for a master planned community in San Bernardino, CA
- Skyward, over 12,000 acres of commercial and solar land in Kern County, CA

And more....

Experienced in all aspects of large-scale projects





Commercial Properties

Strata Equity Group owns, operates and oversees the performance of income-producing commercial properties and ensures that real estate investments achieve the expected results by providing asset and property management expertise. Services include: market positioning, rent collection, maintenance, financial reporting, tenant relations, rental analysis and supervision of employees. Our success is measured in improved cash flow through service to tenants, cost containment and superior maintenance programs to preserve asset value.

Strata Equity Group's current and past commercial projects include:

COMMERCIAL & INDUSTRIAL

- Sweetwater Town and Country Shopping Center, a 240,400 sq. ft. center on 21.3 acres with national tenants in National City, CA
- Campus Center, an 80,000 sq. ft. retail center in San Marcos, CA
- Center of Santee, a 106,000 sq. ft. retail center in Santee, CA
- 3 Carl's Jr. ® restaurant facilities in Phoenix and Tucson, AZ
- Pantano Escalante, a 63,000 sq. ft. tele-services facility in Tucson, AZ
- 24 Hour Fitness Center, a 47,000 sq. ft. facility in Richardson, TX
- CVS Pharmacy, a 10,880 sq. ft. facility in Chardon, OH
- Storgard Self Storage, an 85,000 sq. ft. facility in Upland, CA
- Rancho Pueblo Self Storage, an 89,000 sq. ft. facility in Temecula, CA

OFFICE AND R&D

- Oxford Office Building, a 65,000 sq. ft. high tech office building in San Diego, CA
- Kodak and General Atomic Building, a 75,000 sq. ft. facility in Sorrento Valley, CA
- R&D Condominium, a 110,000 sq. ft. tech building in Kearny Mesa, CA

And more...

Superior results through thoughtful planning and execution





Multi Family Residential

Strata Equity Group owns, operates and oversees the performance of income-producing residential properties and ensures that real estate investments achieve the expected results by providing asset and property management expertise. Services include: market positioning, rent collection, maintenance, financial reporting, tenant relations, rental analysis and supervision of employees. Our success is measured in improved occupancy through service to tenants, cost containment, and superior maintenance programs to preserve asset value.

Strata Equity Group's current and past multifamily projects include:

- The Timbers, a 208-unit apartment complex in Oceanside, CA
- Bernard Court, a 136-unit apartment complex in Oceanside, CA
- Summit by the Lake, a 168-unit apartment complex in Oceanside, CA
- Grand Rose, a 108-unit apartment complex in Escondido, CA
- Brookhollow, a 100-unit apartment complex in San Marcos, CA
- Barham Villas, a 168-unit apartment complex in San Marcos, CA
- Foothills Courtyards, a 108-unit apartment complex in Vista, CA
- Bella Vista, a 78-unit apartment complex in Vista, CA
- Ashton Meadows, a 272-unit apartment complex in Tucson, AZ
- Tanglewood, a 184-unit apartment complex in Tucson, AZ
- Colonnades, a 224-unit apartment complex in Tucson, AZ
- Arcadia del Sol, a 260-unit apartment complex in Phoenix, AZ
- St. Thomas, a 300-unit apartment complex in Phoenix, AZ
- Arabella, a 120-unit apartment complex in Henderson, NV
- Broadstone Serrano, a 254-unit apartment complex in San Bernardino, CA
- Sunnyside, a 164-unit senior apartment complex in San Dimas, CA
- High Ridge, a 256-unit apartment complex in Albuquerque, NM
- Orchard Hills, a 141-unit apartment complex in Richland, WA

And more...



Single Family Residential

Strata Equity Group owns, operates and oversees a portfolio of single family residential properties. Purchased individually or in bulk through financial institutions, this portfolio is designed to not only benefit our investors, but our end users as well – providing single-family housing for the area residents.

This portfolio is actively managed in-house through a constant cycling process of acquisition, rehabilitation, and sales with a success rate that is measured in efficient and prudent decision making throughout the cycle of each property, maximizing asset value and returns.

Strata Equity Group's current and past single family projects include:

- Park West, 19 new construction single family homes in Victorville, CA
- Desert Knolls Estates , 12 new single family homes and 23 finished lots in Apple Valley, CA
- Strata Auction I & II, single family distressed funds in Southern and Northern California
- Mountain Gate, 7 new single family homes, 116 finished lots and 200 acres in Menifee, CA
- Country View Estates, 13 new single family homes, and 29 finished lots in Menifee, CA

And more...



Renewable Energy

Strata Equity Group is fully committed to the advancement of solar renewable energy. As both emerging investment opportunities, as well as an obligation to better protect our environment and natural resources, our commitment has quickly become a cornerstone of our corporate vision and global responsibility.

With several projects and initiatives already established in our portfolio, ranging from rooftop solar energy plant installations to utility-scale solar projects capable of providing over 300,000 homes with renewable energy, we will continue to explore and develop the viability and benefits of this emerging industry – all designed to better the communities and our investment portfolio.

As we advance into the solar industry, our focus projects will range from land banking and assemblage to providing our expertise to guide projects through the permitting process and ensuring all projects are compliant with state regulations.

Strata Equity Group's current and past renewable energy projects include:

- Storgard Roof Installation, a 17 kw system in Upland, CA
- Rancho Pueblo Roof Installation, a 39 kw system in Temecula, CA
- West Mojave I, a 350 MW utility scale solar generation plant in Kern County, CA
- West Mojave II, a 80 MW utility scale solar generation plant in Kern County, CA

And more...



Philanthropy

Strata Equity Group and its principals have been active supporters of educational institutions and religious organizations for more than 25 years.

We believe communities are better places to live when the lives of its residents, both current and future, are enriched through solid foundations of health, recreation and education.

As a result, we are active sponsors of community organizations and events related to public health, recreation and education within the communities where Strata's investments are located.

Social Responsibility

We believe that real commitment to social and environmental responsibility starts at home or in our case, within our investments and developments.

Our future master planned communities are designed specifically to minimize energy and water consumption and maximize the quality of the community.

Featuring electrical usage designs including solar systems and low level lighting and water efficiency measures that promote low water landscapes and low flow fixtures, our livable communities will not only accommodate the United States' ever growing population but minimize the impact of this growth on the environment.

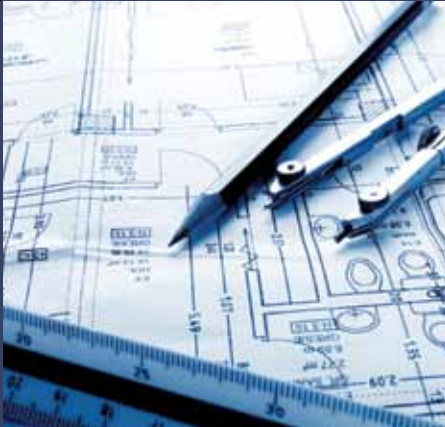




“Identifies underutilized land and income properties and converts them into highly desirable developments and investments.”



“Record of success is based on Location, Market Timing, and the Deal Structure.”



“Our company was built on relationships and trust”



STRATA EQUITY GROUP
Real Estate Investments

858.546.0900
www.strataequity.com