



# BORSTEIN ENTERPRISES

## BORSTEIN ENTERPRISES IS A LEADING SOUTHERN CALIFORNIA REAL ESTATE INVESTMENT COMPANY.

Since its inception in 1980, Borstein has financed, developed and/or constructed over 100 residential subdivisions and more than 3.6 million square feet of industrial and commercial property. In its joint venturing activities, Borstein Enterprises has been responsible for the development and construction of over 4,900 houses, renovation and sale of over 2,300 units has financed the acquisition and sale of an additional 26,200 lots, in projects ranging from 35 to 3,500 units per subdivision. Borstein is privately held and has no outside investors.

### DEAL STRUCTURES

- Joint Venture Equity Financing to Land Developers and Home Builders
- Co-Invest Equity on Large Transactions and/or Cross Collateralized Properties
- Land, Development and Construction Loans for Residential Subdivisions

### INVESTMENT SIZE & TIMING

- Equity Transactions: \$2.0 Million to \$20.0 Million Per Project
- Debt Transactions: \$5.0 Million to \$30.0 Million Per Loan
- Short and Medium Term Investments of 1 to 3 Years

### PRODUCT & PROPERTY TYPES

- Single Family, Small Lot and Townhome Product
- Finished Lots, Partially Finished Lots, Tentative Maps and Unentitled Land in Infill Markets

### TARGET MARKETS

- Southern California & Select Areas in Central and Northern California
- First-time and Move-up Homebuyers

### OTHER

- Ability to Commit to Deals Quickly
- No Investment Committee
- No Investment Fund Expiration Date
- No Minimum Multiple for Ongoing Builder Relationships

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#### PLEASE SUBMIT JOINT VENTURE OPPORTUNITIES TO:

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