

A modern multi-story residential building with a courtyard and landscaping. The building features a mix of light-colored panels and dark wood accents. Large windows and balconies are visible. The courtyard has a paved walkway, a large tree, and various plants. A blue semi-transparent overlay is on the right side of the image.

ADOBE

LUXURY VILLAS

MESA, AZ

INVESTMENT SUMMARY

WEST COAST OG DEVELOPMENT, AS THE SPONSOR, IS PLEASED TO PRESENT **5950 E ADOBE RD, MESA AZ 94022** ("PROJECT"). THIS DEVELOPMENT OFFERS AN EXCEPTIONAL OPPORTUNITY TO INVEST IN A PREMIER RESIDENTIAL PROJECT IN THE HEART OF MESA AZ.

POSITIONED IN MESA, THIS PROJECT OFFERS UNPARALLELED ACCESS TO THE AREA'S TOP-RATED SCHOOLS, BOUTIQUE SHOPPING, FINE DINING, AND CULTURAL AMENITIES. ITS CENTRAL LOCATION COMBINES CONVENIENCE AND LUXURY, MAKING IT AN IDEAL OPPORTUNITY FOR INVESTORS AND RESIDENTS ALIKE.

EACH RESIDENCE WILL FEATURE:



MODERN HIGH-END ARCHITECTURE



AWARD WINNING INTERIOR DESIGN



10 FEET CEILINGS



PRIVATE 2 CAR GARAGE



GATED SECURE ENTRY

PROJECT RETURNS	
DESCRIPTION	MONTH
INVESTMENT HORIZON	26 MONTHS
CONTRIBUTIONS	\$4,973,023
DISTRIBUTIONS	\$11,448,203
NET PROFIT	56.56%
LP IRR	2.30X

PROJECT PHASES			
DESCRIPTION	MONTH	DURATION	DATE
LAND ACQUISITION	1	1 MONTHS	FEB-2025
CONSTRUCTION START	7	16 MONTHS	AUG-2025
CONSTRUCTION END	21	16 MONTHS	OCT-2026
CONDO SELL OUT	26	11 MONTHS	MAR-2027

RENDERING

5950 E ADOBE RD
MESA, AZ



TEAM



PATRICK KIRKER
FOUNDER / CEO
WEST COAST OG DEVELOPMENT

EXPERIENCED CREATING SUSTAINABLE,
COMMUNITY-FOCUSED SPACES.

WESTCOASTOG.COM/



MIKE WAREING
DECCA BUILDERS INC.

TRUSTED ARIZONA CONTRACTOR
DELIVERING QUALITY, COST-EFFECTIVE
CONSTRUCTION PROJECTS.

DECCABUILDERS.COM



CANDICE QUINN
FOUNDER & PRINCIPAL DESIGNER
LONDON PIERCE DESIGN

SPECIALIZING IN INTERIOR
DESIGN AND LAYOUT.

LONDONPIERCEDESIGN.COM



**PHILLIP WUOLLET CPA , M.
ABDO**

EXPERT IN MULTI-FAMILY INVESTMENTS
AND DEVELOPMENT STRATEGIES.

ABDOSOLUTIONS.COM



ERIC DIXON
REAL ESTATE BROKER / CSO
ON Q PROPERTY MANAGEMENT

FAMILY MAN, REAL ESTATE EXPERT,
AND INDUSTRY INNOVATOR.

ONQPM.COM



MICHAEL C. MARCH
MODERNA ARCHITECT

VISIONARY ARCHITECT BLENDING
CREATIVITY AND PRACTICALITY.

MODERNAARCHITECTS.COM



DENNIS FALLS
EXPERT COMMERCIAL RENDERINGS
HYPERLINE DESIGN

DESIGN AND ILLUSTRATION FOR
COMMERCIAL AND RESIDENTIAL PROJECTS.

FACEBOOK.COM/HYPERLINE-DESIGN

RENDERING

5950 E ADOBE RD
MESA, AZ



TRACK RECORD

WITH OVER 38 YEARS IN REAL ESTATE AND DEVELOPMENT, PATRICK BRINGS A PROVEN TRACK RECORD OF DELIVERING INNOVATIVE, COMMUNITY-FOCUSED PROJECTS. PARTNERING WITH DECCA, AN ARIZONA-BASED BUILDER WITH OVER 40 YEARS OF EXPERIENCE IN COST-EFFECTIVE, HIGH-QUALITY CONSTRUCTION, THIS TEAM COMBINES VISIONARY DEVELOPMENT WITH RELIABLE EXECUTION TO DELIVER EXCEPTIONAL RESULTS.

CASE STUDIES



TRUE NORTH EIGHT ESTATES

COMPLETED SEPTEMBER 2024

COMPLETE DESIGN AND DEVELOPMENT FROM START TO FINISH.

PURCHASE PRICE + HORIZONTAL: \$1,885,000

SALE PRICE: \$4,500,000



ELKWOOD APARTMENTS

1002 N. FOURTH STREET | FLAGSTAFF, AZ

ELKWOOD APARTMENTS IS FLAGSTAFF'S UPCOMING MIXED-USE, MULTIFAMILY DEVELOPMENT, FEATURING 224 RENTAL UNITS, RETAIL SPACES, AND DEDICATED AFFORDABLE HOUSING OPTIONS, DESIGNED TO ENHANCE THE COMMUNITY.



UNITY APARTMENTS

COMPLETED SEPTEMBER 2024

UNITY AT GLENDALE APARTMENTS IS A NEW DEVELOPMENT IN GLENDALE CONTAINING 105 RENTAL APARTMENT UNITS WITH A COMMUNITY CENTER, A SWIMMING POOL AND SITE AMENITIES.

A PROVEN STORY



4220 N 32ND ST

PHOENIX, ARIZONA



LISTINGS IN THE HIGH
\$600KS TO LOW \$800KS



SAME LAND BASIS



40 UNITS



MODERNA
ARCHITECTS



IDENTICAL
FLOOR PLANS



5950 E ADOBE RD

5950 E ADOBE RD, MESA, AZ



UNDERWRITTEN
SALES AT \$725K

MESA, AZ

A THRIVING HUB FOR GROWTH AND INNOVATION

MESA IS RAPIDLY ESTABLISHING ITSELF AS A KEY ECONOMIC HUB IN THE PHOENIX METRO AREA, DRIVEN BY SIGNIFICANT INVESTMENTS AND JOB CREATION. RECENT DEVELOPMENTS INCLUDE OPTUM RX'S 213,000-SQUARE-FOOT FACILITY ADDING 300 JOBS, CMC STEEL'S NEW MICRO MILL EMPLOYING 185 PEOPLE, AND GOOGLE'S PLANS FOR A \$600 MILLION DATA CENTER CAMPUS IN SOUTHEAST MESA. THIS ROBUST GROWTH HIGHLIGHTS MESA'S STRATEGIC APPEAL FOR BUSINESSES AND UNDERSCORES ITS POTENTIAL AS A PRIME LOCATION FOR REAL ESTATE DEVELOPMENT.

The logo for Optum Rx, featuring the word "Optum" in orange and "Rx" in grey with a registered trademark symbol.

OPTUM RX

OPENED A 213,000-SQUARE
FOOT FACILITY, CREATING
300 NEW JOBS.



CMC STEEL

OPENED A NEW MICRO MILL,
EMPLOYING 185 PEOPLE.

The multi-colored logo for Google, with "G" in blue, "o" in red, "o" in yellow, "g" in green, and "l" in blue.

GOOGLE

ANNOUNCED PLANS TO BUILD
A \$600M DATA CENTER
CAMPUS IN SOUTHEAST MESA

FINANCIAL OVERVIEW

SOURCES		USES	
EQUITY - GENERAL PARTNER	552,558	LAND COSTS	892,500
EQUITY - LIMITED PARTNER	4,973,023	HARD COSTS	12,989,650
		SOFT COSTS	1,459,384
CONSTRUCTION DEBT	10,255,124	CARRY COSTS	439,171
TOTAL SOURCES	15,780,705	TOTAL USES	15,780,705

LEVERED RETURNS	\$685K	\$725K	\$750K
INTERNAL RATE OF RETURN	80.38%	90.69%	97.07%
EQUITY MULTIPLE	2.15X	2.30X	2.40X
DISTRIBUTIONS	10,691,522	11,448,203	11,921,796
CONTRIBUTIONS	<u>4,973,023</u>	<u>4,973,023</u>	<u>4,973,023</u>
NET PROFIT	5,718,499	6,475,181	6,948,773
PROFIT MARGIN	53.49%	56.56%	58.29%

DISTRIBUTION AS %			
PROMOTE STRUCTURE		SPONSOR %	LP %
HURDLE 1 (PREFERRED RETURN)	UP TO 10.0% IRR TO LP	10.0%	90.0%
HURDLE 2	UP TO 15.0% IRR TO LP	20.0%	80.0%
HURDLE 3	UP TO 25.0% IRR TO LP	30.0%	70.0%
HURDLE 4		50.0%	50.0%
CALCULATION METHODOLOGY			

EQUITY CONTRIBUTIONS	%	AMOUNT
SPONSOR	10.0%	552,558
LP INVESTORS	90.0%	<u>4,973,023</u>
TOTAL EQUITY		5,525,581

RETURNS ARE BASED ON \$725K TOWNHOMES SALE PRICE.

