

WARMINGTON AT STELLAN RIDGE, RIVERSIDE, CA

# The Warmington group of companies



CHANDLER APARTMENT HOMES, LAS VEGAS, NV



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FIRST PRODUCTION NEIGHBORHOOD, BELLFLOWER, CA (CIRCA 1942)



The first Warmington company began as a custom homebuilder and the group traces its roots to 1926 when William C. Warmington first gained recognition as a “builder to the stars” in and around Hollywood, California.

Today, the Warmington group of companies is a full-service real estate organization that maintains expertise in residential home building, community development, acquisitions, and apartment and commercial property asset management. The group of companies is comprised of Warmington Residential, Warmington Properties and Chateau Interiors & Design.

It is true what they say. It’s the people who make the difference. And Warmington is comprised of a group of people who are passionate, engaged and committed to excellence. Diverse in their expertise, united in their goals, Warmington is a privately-held company that is made strong by its ability to chart its own course.

We are a group of synergistic real estate companies that are strategically aligned, sharing resources and years of combined experience.

**The Warmington group of companies** is a full-service real estate organization that maintains expertise in residential home building, community development, acquisitions, and apartment and commercial property asset management. The group, which is comprised of Warmington Residential, Warmington Properties, and Chateau Interiors & Design, is strategically aligned to share resources and years of combined experience. Its broad knowledge and years of experience allow Warmington's team to excel and offer a cohesive approach to its real estate services that include development, construction, acquisition, entitlement, leasing, asset and property management, and at times, disposition.

Our companies offer a full range of complementary real estate services, allowing Warmington to be well-suited to take a project through its entire life cycle.

Warmington is privately-held and is organized to concentrate its areas of expertise to best serve our homebuyers, tenants, investors and partners.

We are currently active in nine diverse markets within California, Nevada and Arizona. We have regional offices strategically located throughout these areas to serve our operations and provide local management and insight at all times.



THE GOLDWYN, SOUTH EL MONTE, CA

# Warmington Residential



NELA UNION, GLASSELL PARK, CA



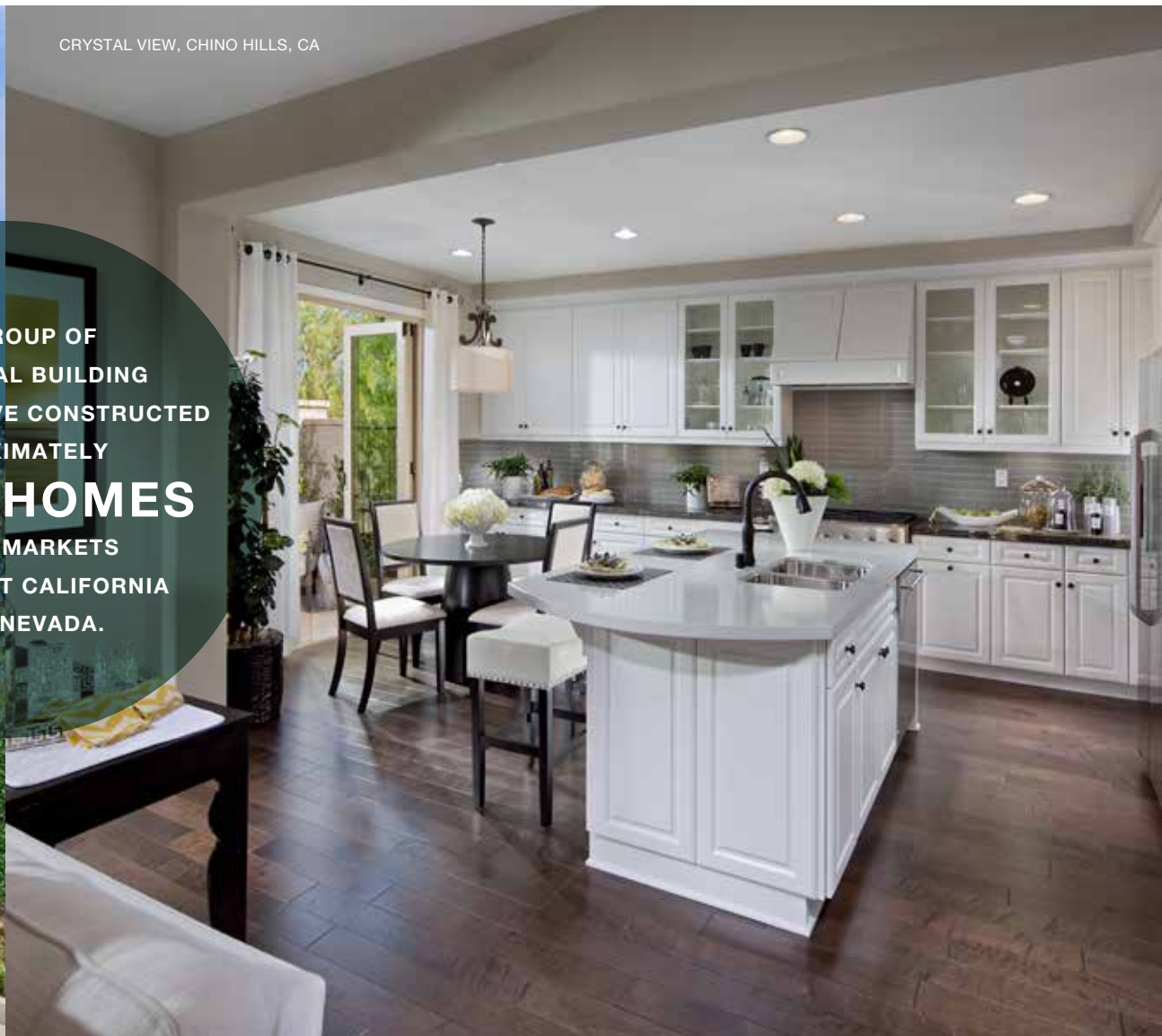
EAST HAVEN, COSTA MESA, CA



EAST HAVEN, COSTA MESA, CA



CRYSTAL VIEW, CHINO HILLS, CA



THE GROUP OF  
RESIDENTIAL BUILDING  
COMPANIES HAVE CONSTRUCTED  
APPROXIMATELY  
**40,000 HOMES**  
IN CORE MARKETS  
THROUGHOUT CALIFORNIA  
AND IN NEVADA.

This flagship company is focused on residential construction and develops and builds a variety of housing types including single-family and multifamily communities.

The Warmington name has been recognized for excellence in new home building for nearly 90 years. It is estimated that during this time, the group of residential building companies have constructed approximately 40,000 homes in core markets throughout California and in Nevada.

With its reputation for quality and providing beautiful architecturally-significant homes, Warmington is a recognizable and well-respected name in the home building industry. Now in its fourth-generation, many of the first Warmington custom and estate homes maintain historical significance and are highly sought-after, while a variety of new homes are being designed and built to accommodate modern tastes, trends and technology.

A foundational strength of Warmington Residential is its reputation and long-standing relationships with many of its key partners and investors. The group of home building companies' longevity and many years of experience provide a key advantage in the marketplace.

In addition to its corporate headquarters and Southern California division offices that are located in Costa Mesa, California, Warmington Residential has division offices in San Ramon, California and Las Vegas, Nevada.





WARMINGTON AT STELLAN RIDGE, RIVERSIDE, CA

With its roots in custom home building, Warmington Residential has long been associated with high-quality and diverse architecture.

While the first company began building custom estates, the home building operation evolved over the years to first include large scale single-family production homes primarily to meet high demand after WWII. In the ensuing decades, as tastes, trends, land and economic factors influenced the market, Warmington offered single-family homes for first-time and move-up buyers, as well as for sale and rental multifamily communities in locations throughout California from San Diego to Sacramento, and Las Vegas, Nevada. Ultimately, the array of product and property types expanded.



### Property Types

- > Master Developer
- > Builder within Master Planned Communities
- > Golf Course and Marina Communities
- > Waterfront Communities
- > Suburban and Urban Infill
- > Redevelopment

### Product Types

- > **Single-family**  
Entry level / Move-Up /  
Luxury and Luxury Niche
- > **Multifamily**  
**For Sale**  
Podium Condominiums / Townhomes
- Rental**  
(University) Student Housing /  
Apartments

### Submarkets and Regions

- > **California**  
Southern California:  
Los Angeles County, Ventura County  
Orange County, Inland Empire (Riverside,  
San Bernardino counties), San Diego County  
Bay Area:  
Alameda County, Contra Costa County  
San Mateo County, Santa Clara County  
Yolo County, San Joaquin County  
Sacramento County
- > **Nevada**  
Las Vegas / Clark County



EVERETT APARMENT HOMES, LAS VEGAS, NV

# Warmington Properties



CHANDLER APARMENT HOMES, LAS VEGAS, NV



PARKSIDE VILLAS APARTMENT HOMES, LAS VEGAS, NV



LOS ALAMITOS BUSINESS PARK, LOS ALAMITOS, CA

RICHMOND BAY MARINA, RICHMOND BAY, CA

WPI HOLDS A TOTAL  
VALUE OF MORE THAN  
**\$650 MILLION**  
IN ASSETS UNDER  
MANAGEMENT

Warmington Properties has developed, acquired and managed commercial, industrial, retail, apartment and marina property assets throughout California, Nevada, Texas and Arizona.

Today, Warmington Properties, Inc. (WPI) is a full-service real estate company specializing in acquisitions and asset management.

With a total value of more than \$650 million in assets under management, WPI's portfolio includes 10 apartment communities and 27 commercial properties. Our expertise covers a wide range of property sizes, asset classes, product types, ages, geographies and demographics.

WPI continues to aggressively seek acquisition and development opportunities in pursuit of expanding its portfolio and is specifically searching for value-add and stabilized core-plus properties. This growth position is in tandem with the overall core strategy of

protecting and increasing value and property cash flow through skillful management of new and existing investment properties.

We are proud to have earned an outstanding reputation as an expert in managing a diverse variety of property assets, and the trust of our clients, which include tenants, private partnerships and financial institutions.



HARRISON AVENUE CENTER, INDUSTRY, CA

**Apartments**

- > 9 Properties
- > 2,057 apartment units
- > California
- > Nevada

**Industrial**

- > 11 Properties
- > 1,350,000 total square feet
- > California
- > Arizona

**Retail/Specialty**

- > 9 Properties
- > 523,000 total square feet
- > Southern California
- > Nevada
- > Arizona

**Office**

- > 4 Properties
- > 141,000 total square feet
- > California

**Marinas**

- > 3 Properties
- > 2,384 slips
- > California

**Submarkets and Regions**

**California**

Los Angeles County / Ventura County  
 Orange County / San Diego County  
 Contra Costa County

**Nevada**

Clark County

**Arizona**

Maricopa County



# Chateau Interiors & Design





WITH AN  
EXPANSIVE  
**7,000 SQ. FT.**  
MAIN SHOWROOM, CHATEAU IS  
REGARDED AS A LEADER IN  
THE INDUSTRY.

Chateau Interiors & Design is an all-inclusive interior design firm. Studio Chateau offers innovative options management.

Established to service new Warmington homebuyers in the coordination, selection and installation of options and upgrades, Chateau Interiors & Design set the standard for excellence in its approach to new home buyer options and upgrades services. Since its inception, the company has evolved into an autonomously operating company with a variety of builder-clients.

With an expansive 7,000-square-foot main showroom located in Irvine, California, an 3,000-square-foot regional showroom in Corona, California, and an 2,100-square-foot regional showroom in Las Vegas, Nevada, and serving approximately 600 new home buyers annually, Chateau Interiors & Design is regarded as a leader in the industry. Offering a complete menu of today's best and most fashionable design possibilities, Chateau Interiors & Design currently serves as the "in-house" design center for Warmington as well other large and mid-size builders in Southern California.

In 2008 Chateau Interiors & Design introduced an innovative builder-specific options management software program, Studio Chateau. This has quickly become an industry standard and has garnered the attention of homebuilders throughout the country. In addition to improving the homebuyer experience and significantly increasing the volume of options and upgrades sold, these builder-clients count on the reliability, ease of use and convenience that Studio Chateau provides.

Serving as a valuable resource to new homebuyers and an important profit center to its builder-clients, Chateau Interiors & Design and Studio Chateau have carved a unique niche in the new home building industry.





Chateau Interiors & Design and Studio Chateau have a long history of partnering with forward thinking homebuilders to provide an outstanding home buying experience.

**Chateau Interiors & Design:**

- More than \$18 million in sales in 2014
- \$20 million in projected sales for 2015
- Clients include Warmington Residential in California and Nevada as well as a number of other regional and national builders
- Currently servicing 14 communities out of 3 showrooms (Irvine, Corona, Las Vegas)
- Multi-year 'Design Center of the Year' award recipient

**Studio Chateau:**

- 40 clients – including four of the top 10 nationwide builders
- Currently servicing 374 communities across the U.S. with more than 10,000 total lots
- Average of 5,250 log-ins per week on the online catalog
- Average 46 minutes session per user
- \$425 million in total options and flooring ordered through the system for all clients



**Corporate Headquarters**

**HQ** Costa Mesa, California

**Regional Offices**

- Costa Mesa, California
- San Ramon, California
- Las Vegas, Nevada

**Core Markets**

**California**

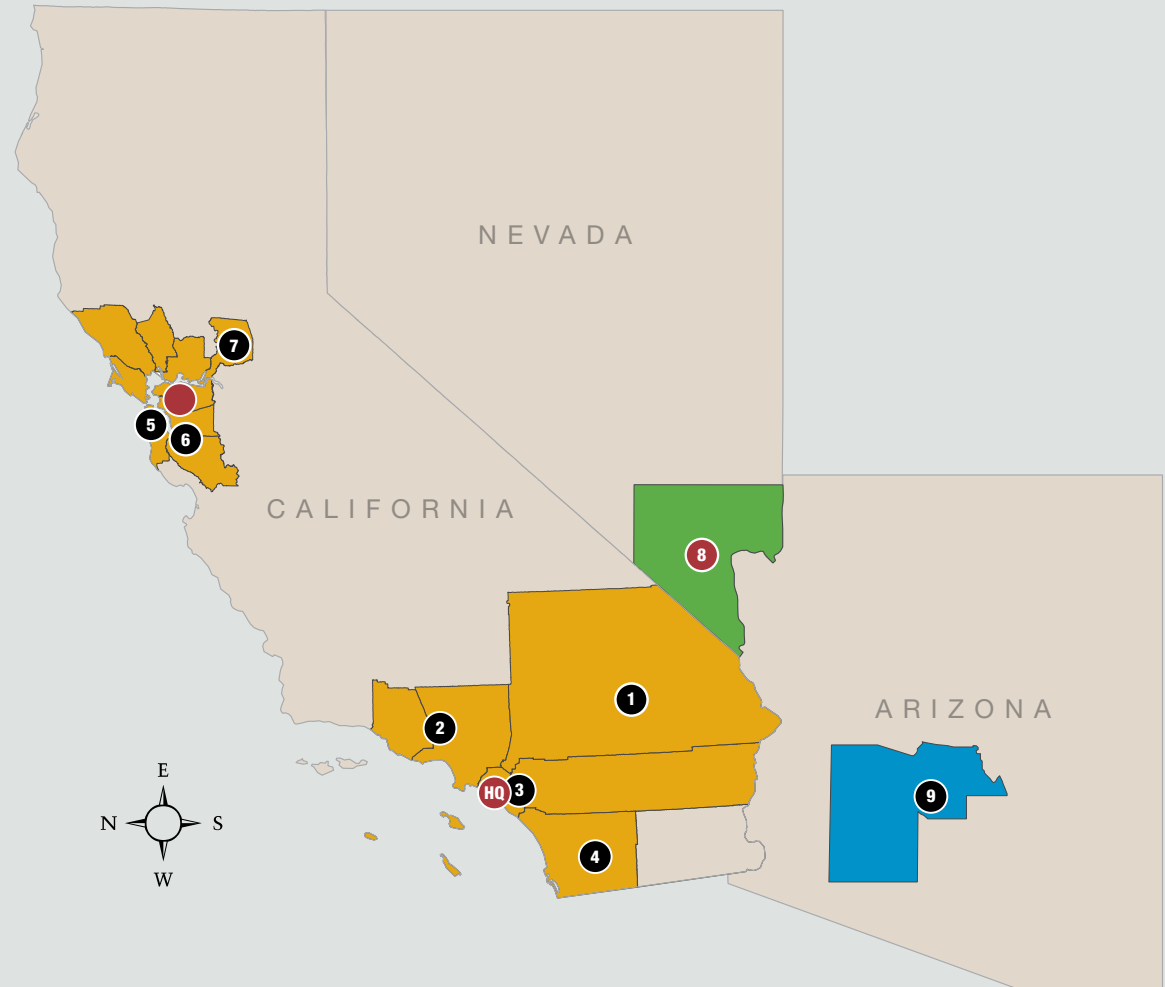
- 1 Inland Empire
- 2 Los Angeles / Ventura
- 3 Orange County
- 4 San Diego County
- 5 Bay Area
- 6 San Jose
- 7 Sacramento

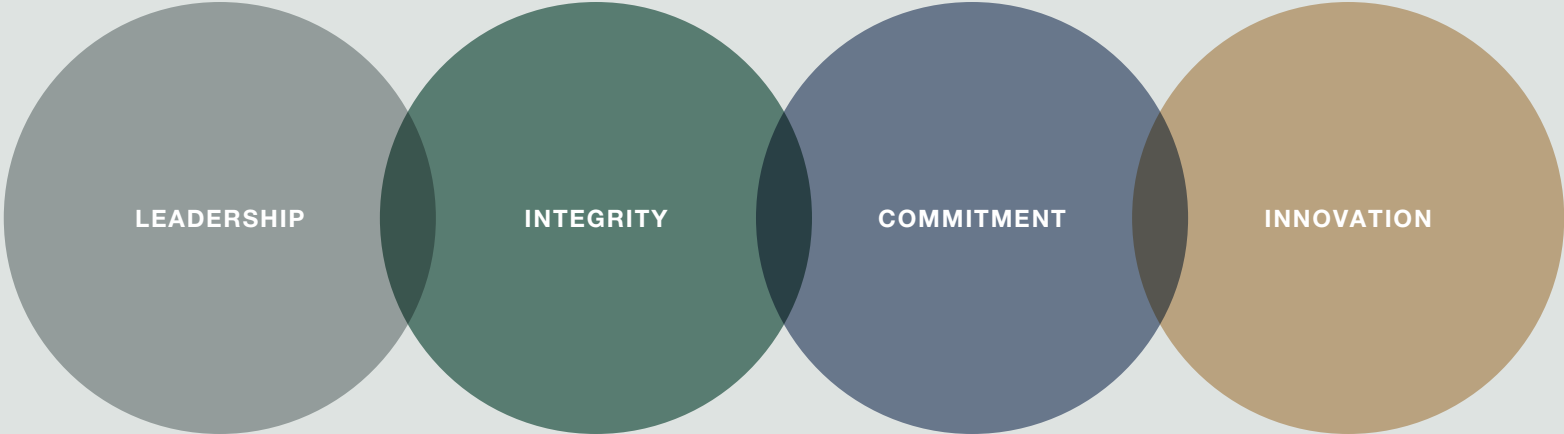
**Nevada**

- 8 Las Vegas / Mesquite

**Arizona**

- 9 Phoenix





Leadership, integrity, commitment and innovation – these are the qualities of the men and women who comprise the management team within the Warmington group of companies.

This experienced staff of executives manages all aspects of Warmington’s homebuilding, property and asset management, and design center operations.



**Jim Warmington, Jr.**  
*President and CEO*  
**Warmington Residential**  
*CEO*  
**Warmington Properties**  
*Chairman*  
**Chateau Interiors & Design + Studio Chateau**



**Mike Riddlesperger**  
*Chief Financial Officer*  
**Warmington Residential**  
**Warmington Properties**  
**Chateau Interiors & Design**  
**+ Studio Chateau**



**Matt Tingler**  
*Executive Vice President*  
*President of Southern California Division*  
*President of Northern California Division*  
**Warmington Residential**



**Greg Oberling**  
*President of Nevada Division*  
**Warmington Residential**  
*Vice President of Multifamily Properties*  
**Warmington Properties**



**Joel Kew**  
*General Counsel*  
**Warmington group of companies**



**Dave Clark**  
*President*  
**Warmington Properties**



**Kim Brehm**  
*President*  
**Chateau Interiors & Design**



**Carolyn Little**  
*President*  
**Studio Chateau**

**Inquiries****Residential Land Acquisitions**

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**Apartment Asset Management and Acquisitions**

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**Commercial Asset Management and Acquisitions**

David Clark, President  
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[David.Clark@WarmingtonGroup.com](mailto:David.Clark@WarmingtonGroup.com)  
 (714) 434-4350

**Investor Relations**

Investor Relations Liaison  
[InvestorRelations@WarmingtonGroup.com](mailto:InvestorRelations@WarmingtonGroup.com)  
 (714) 434-4446

**Locations****Corporate**

3090 Pullman Street  
 Costa Mesa, California 92626  
 (714) 557-5511

**Nevada Division Office**

6725 Via Austi Parkway, Suite 350  
 Las Vegas, Nevada 89119  
 (702) 248-4883

**Northern California Division Office**

2400 Camino Ramon, Suite 234  
 San Ramon, California 94583  
 (925) 866-6700

**Chateau Interiors & Design**

10 Bunsen  
 Irvine, California 92618  
 (949) 679-3100

*Regional Showrooms:*

341 Corporate Terrace Circle, Suite 102  
 Corona, CA 92879  
 6496 Medical Center Street, Suite 101  
 Las Vegas, NV 89148

**Websites****The Warmington group of companies**

[thewarmingtongroup.com](http://thewarmingtongroup.com)

**Warmington Residential**

[homesbywarmington.com](http://homesbywarmington.com)

**Warmington Properties**

[warmingtonpropertiesinc.com](http://warmingtonpropertiesinc.com)

**Chateau Interiors & Design**

[chateauinteriorsanddesign.com](http://chateauinteriorsanddesign.com)

