



YOU DESERVE EXTRAORDINARY INVESTMENT OPPORTUNITIES

SilverStone is here to explore those opportunities with you.

Commercial Projects for Opportunistic Investors

SilverStone commercial development and renovation investments prioritize **maximizing investor returns** through increasing net operating income throughout the investment holding period. We employ a **hands-on management style** that targets prime opportunities and we follow through with all-encompassing services and aggressive lease-up.

Why Renovation?

It's consistently one of the best real estate investment options for developers and investors looking to **maximize commercial property value**. Transforming aging properties into modern designs unlocks tremendous opportunities for property value growth.

SilverStone commercial investments have generated **the highest rate of return** by industry standard. Our investor partners have been first to discover new investment opportunities that create market leading value. We can do the same for your portfolio.

SilverStone Real Estate Investment Services

Our experienced and motivated team consults with you and manages the details every step of the way:

- Project initiation & conceptualization
- Acquisitions
- Planning
- Permitting
- Financing
- Construction services
- Subdivision negotiations
- Lease-up
- Market-to-sale

We use our leading market experience to target projects with extremely high potential for return and limited risk. Our ability to discern and manage those benchmarks is the result of our highly effective process. Our team is intensely involved from start to finish, developing properties in a way that increases consumer draw and motivates participation from premium tenants.

About SilverStone

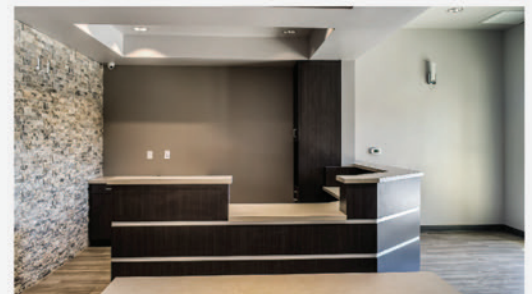
SilverStone Property Management Company is a licensed brokerage and real estate investment services provider. Our services include real estate acquisition, development, exchange and market-to-sale.

We are active regionally throughout Southern California and specialize in new real estate development and renovation projects, including:

- Capital improvement planning
- Building improvements
- Business planning
- Budget development
- Leasing & sales

Services and opportunities are customized to your needs: consult with the SilverStone team about your real estate investment goals and we will provide you with options that best suit what you are looking for.

The SilverStone team is a leader in industry experience and market knowledge. We have opportunities ready that are perfect for your investment portfolio.



Please contact us to set up an appointment for a **free consultation**:

Tel: **(626)458-6262**

Fax: **(626)529-1712**

visit our website at

www.SilverStonePM.com

SilverStone Property Management Co.

388 E. Valley Blvd., Suite 105, Alhambra, CA 91801

Cloe Learn, CPM®

Director of Management

cloe@SilverStonePM.com



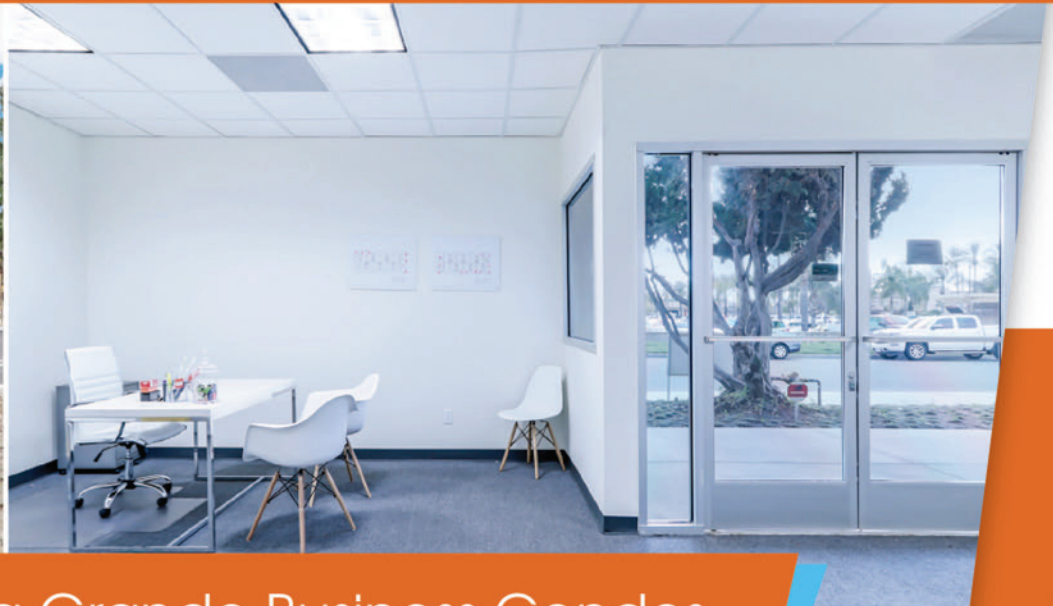


SilverStone Success Stories

VILLA GRANDE BUSINESS CONDOS



Villa Grande Business Condo, located at **17100-17150 Norwalk Boulevard, Cerritos**, is the first business condominium project in the City of Cerritos. This project upgrades a **2.52 acre business property** with over **38,000 square foot** hosted in a modern and attractive commercial condominium building. Valued at **15 million dollars** after renovation.



Overview of Villa Grande Business Condos

Address: 17100-17150 Norwalk Blvd., Cerritos, CA 90703

Units: 36 Business Condo

The SilverStone team brought **the Villa Grande project** to our investor clients and provided **consulting** and **project management services** from start to finish. Increasing return on investment was a primary goal, and we

accomplished this by **strategically planned the process**, including design, subdivision process, permitting, hiring of contractors, renovation supervision, marketing and sales.

Before renovation
and subdivision
Estimated value

\$6.5
Million



Renovation Cost

✓ **\$3.4 Million***

After renovation
and subdivision
Market Value

✓ **\$14.8 Million***

Rate of return

✓ **49%***

*Based on projections



For additional information please call at:

(626)458-6262

or

visit our project website at:

www.business-condo.com

Presented by:

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388 E. Valley Blvd. Suite 105, Alhambra, CA 91801

✉ **info@business-condo.com**

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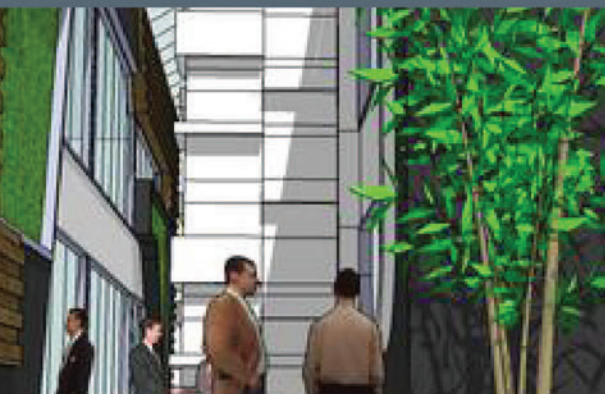
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SilverStone Success Stories

DIAMOND BAR OFFICE CONDO



Diamond Bar Office Condo, located at **1470 Valley Vista Drive, Diamond Bar**, is the first office condominium development in City of Diamond Bar Corporate Center. This project renovated an existing office building over **50,000 sq. ft.** and subdivide it into **22 modern, high demand office** condos. Valued at **21 million dollars** after renovation.



Overview of Diamond Bar Office Condo

Address: 1470 Valley Vista Drive., Diamond Bar, CA 91765

Units: 22 Business Condo

SilverStone was in charge from the beginning of this complex project on behalf of our investors. We initiated **the feasibility study** and **prepared the project plan for review**. We also assembled and led a team of architects, engineers,

designers, attorneys, lenders, and contractors. We also participated in major decisions and processes, including **site and zoning use documentation**, **provision negotiation**, **contractor selection**, and **construction management**.

Before renovation
and subdivision
Estimated value

**\$ 9
Million**



✓ Renovation Cost
\$ 4 Million*

✓ After renovation
and subdivision
Market Value
\$ 21 Million*

✓ Rate of return
62%*

*Based on projections



For additional information please call at:

(626)458-6262 or

visit our project website at:

www.1470ValleyVista.com

Presented by:

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388 E. Valley Blvd. Suite 105, Alhambra, CA 91801

✉ **info@1470ValleyVista.com**

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Director of Management

cloe@SilverStonePM.com

www.SilverStonePM.com

Fax: (626)529-1712

