

# **CONTECO, INC.**

Real Estate Development

Construction Management

**HUNTINGTON HOMES  
A NEW 6 HOUSE DEVELOPMENT  
NORTH EAST LOS ANGELES**

## HUNTIGTON VIEW HOMES

### New Residential Development Monterey Hills, El Sereno, Los Angeles California



### Business Plan Contents & Exhibits

Financial Executive Summary  
Proposed Architectural Drawings & Floor Plans - House Descriptions - Amenities  
Construction Proforma & Construction Time Schedule  
Project Plot Map & Aerial & Local Ground Maps



## **EXECUTIVE SUMMARY CONTECO, INC.**

### **Subject Property**

Our goal is to develop and construct 6 new homes in the Monterey Hills area of North East Los Angeles, which is about 5 miles from Downtown Los Angeles. The land is zoned for residential use, and all lots have great city views. The Business Plan Pro-forma Statement shows a selling price of \$599,000, which is a popular price for the area. The Costs in the Pro-forma Statement are for the on-site construction and offsite construction, including the housing construction, and street paving, curbs and gutters, underground utilities, and street lighting.

The strategy is to complete all of the Entitlements for all of the Lots, the balance of which are all nearing completion, and which include the Architecture, Engineering, Soils & Geology, Topographic Maps, and Boundary Surveys.

There are favorable sales comparables in the area including the project known as Oak Hill Homes. Oak Hills completed construction of their first phase, for a total of 46 homes within the first 60 days. Their entire project is for 97 homes. Oak Hills has square footages comparable to our product, as well as our intended amenities. The location of their project is at the border of South Pasadena, near our location.

### **Investment Funds**

Conteco is establishing an Investment Joint Venture project to build and develop six new single family homes in Los Angeles. The Investment Funds required are to purchase the Land and proceed with the Permits, Plans, Entitlements and Construction start with the initial amount of \$720,000, \$360,000 from Investors, and a \$360,000 Contribution by Conteco if the form of cash and services. The balance of funds required shall be procured from the Construction Loan, as well as the Contributions from the Developer as needed to proceed. The Minimum Investment Unit is \$25,000.

The initial funds shall be deposited into an escrow account at WFG Title & Escrow, Los Angeles. These funds shall be distributed as per the Business Plan, copy attached herein. These funds shall be paid for the Land Purchase, as per the Business Plan, and then paid for the Architecture, Engineering, Plan Check, and Permits.

The Investors shall accrue monthly preferred interest payments at 12% per annum for their Investment funds immediately from the time of the close of escrow for the Land Purchase.

The Investors shall receive the Repayment of their original Investment from the Sale of the Single Family Residences, plus the accrued interest, prior to the Conteco / Developers Profit



Distribution. The Repayment and the Profit Sharing shall be in accordance with the Business Plan.

#### **Conteco and Investors**

Conteco, as Developer, has the continuing policy is to form a new single purpose entity LLC which will own the Project. The new LLC will let a Contract to Conteco to provide all the Entitlement and Engineering, and to provide the Construction for the projects. Conteco's pricing for the contracts shall be at market or below. The ownership of the new LLC will be shared 50/50 basis with the Investors and with Conteco.

The 12% preferred Interest accrued shall be paid to the Investors upon the sales of each unit on a pro-rata basis. This preferred interest is part of the Investors 50% share but will be paid before the developer receives his share of the profits. Depending on the speed of the sales, the Investors will have at least an estimated 50%, or more, annual return on their investment funds.

**Construction Loan.** The Construction Loan shall be obtained by the new LLC, and all funds that are to be distributed during construction shall be disbursed by an independent third party. In many cases, this disbursing is done by the Construction Lender, or in some cases, by a Fund Control company.

Disbursements shall be monitored by Conteco, and Conteco will review and approve all Subcontracts, Vendor Invoices, Lien Releases, and Insurances from Subcontractors and Suppliers.

#### **Design and Engineering**

Our firm, Conteco, Inc. has the capability of providing design working drawings through our software systems. We intend to follow the design parameters that exist in the current marketplace. We seek to emulate the styles that are popular, sales worthy, and architecturally appealing. Our firm has the capability to provide Structural Engineering, Soils & Geology, Title 24, and all other consulting engineering necessary for the procurement Planning approval and the Building Permits. Please find the Conteco company brochure attached.



■ DESIGN  
■ ENGINEERING  
■ CONSTRUCTION

1800 CENTURY PARK EAST  
SUITE 600  
LOS ANGELES CA 90067  
310-446-8400 (T)  
CONTECO1800@AOL.COM (E)

## **Business Plan Contents & Exhibits**

Financial Executive Summary

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Construction Proforma & Construction Time Schedule

Project Plot Map & Aerial & Local Ground Maps

# HUNTINGTON VIEW HOMES

## LOTS 1 - 9



- 1 - APN 5307-008-021
- 2 - APN 5307-008-022
- 3 - APN 5307-008-023
- 4 - APN 5307-008-024
- 5 - APN 5307-008-025
- 6 - APN 5307-008-026



# CONTECO, INC.

DESIGN/ENGINEERING/CONSTRUCTION

PRO-FORMA STATEMENT	TAMPICO DEVELOPMENT			9/8/2015	
<b>I. Sales Data</b>					
Number of Units	Price per Unit	Plan Type	Square Feet	Total Sq. Ftg.	Sale per Sq. Ft.
6	\$ 599,000.00	Plan A	1500	9000	\$ 399.33
6	Subtotals			9000	
<b>Total Sales</b>					<b>\$ 3,594,000.00</b>
<b>II. Cost Data</b>		Sq. Ft.	Per Sq. Ft		Costs
Direct Costs:					
Construction Costs - Schedule A		9000	\$ 150.00	\$ 1,350,000.00	\$ 1,350,000.00
Foundation Costs - Schedule B	6	Lots	\$ 30,000.00		\$ 180,000.00
Road Construction - Schedule C	6	LS	\$ 35,000.00		\$ 210,000.00
Supervision					\$ 69,600.00
Overhead/Insurances					\$ 52,200.00
Builder Fee					\$ 174,000.00
<b>Subtotal - Indirect Costs</b>					<b>\$ 2,035,800.00</b>
<b>Indirect Costs:</b>					
Design					\$ 50,895.00
Engineering					\$ 40,716.00
Permits/Fees	6	Lots	\$ 15,000.00		\$ 90,000.00
Permit Processing	6	Lots	\$ 14,000.00		\$ 84,000.00
Interest Reserve	\$ 2,150,000.00	7.5%	70%		\$ 112,875.00
Loan Points					\$ 30,537.00
RE Commissions	6%				\$ 215,640.00
Subtotal - Indirect Costs					\$ 624,663.00
<b>Total Indirect &amp; Direct Costs</b>					<b>\$ 2,660,463.00</b>
<b>Land Cost</b>	<b>6</b>	<b>Lots</b>	<b>\$35,000.00</b>		<b>\$ 210,000.00</b>
<b>Total Costs</b>					<b>\$ 2,870,463.00</b>
<b>III. Profit Data</b>					
Total Net Sales					\$ 3,594,000.00
Direct & Indirect Costs		\$ 2,660,463.00			
Land Costs		\$ 210,000.00			
Total Costs					\$ 2,870,463.00
<b>Total Net Profit</b>		<b>20%</b>	<b>On Sales</b>		<b>\$ 723,537.00</b>



IV. Construction Loan Request						
Total Indirect & Direct Costs						\$ 2,870,463.00
Construction Loan					75%	\$ 2,152,847.25
Equity Required						\$ 717,615.75

V. Sources and Uses						
SOURCES						
Construction Loan						\$ 2,152,847.25
Investor Cash	Equity Required	\$ 717,615.75	50%			\$ 358,807.88
Conteco Contribution	Equity Required	\$ 717,615.75	50%			\$ 358,807.88
Total Sources						\$ 2,870,463.00

USES						
Land Purchase						\$ 210,000.00
Total Indirect & Direct Costs						\$ 2,660,463.00
Total Uses						\$ 2,870,463.00

Project Profit Sharing:						
Project Profit Projection						\$ 723,537
Investors Profit Share	50%					\$ 361,769
Builder Profit Share	50%					\$ 361,769

Project Return on Investment:						
Investor Cash						\$ 358,808
Project Profit						\$ 723,537
Builder Profit Share	50%					\$ 361,769
Return on Ivestment	\$ 361,769	\$ 358,808	- Return	101%	Annualized	
Annual Return - 18 Months	\$ 361,769	\$ 358,808	- Return	76%	Annualized	
Annual Return - 24 Months	\$ 361,769	\$ 358,808	- Return	50%	Annualized	



# PROJECT OVERVIEW AND DESCRIPTION

## Project Overview

The partnership goal is to build and sell 6 new homes, within a 24 month timeline. The property is located in the Los Angeles suburb of El Sereno, just 5 miles northeast of the downtown Los Angeles business district and just 2 miles south of Pasadena, CA. Easy access to 3 major freeways.

## Property Descriptions

This is vacant lot development, in an established neighborhood. This property is located on hilltop land, and the entire street extension will consist of all brand new homes on a Cul-De-Sac. The property is nestled in the local foothills and will provide each home with Grand Vistas of City Skyline to the Pacific Ocean.

These homes will have great buyer appeal, given the local proximity of 15 minutes to the downtown Los Angeles Job Market and Shopping, Cultural & Entertainment Centers, and including Dodger Stadium, Universal Studios, Disney Concert Hall & Los Angeles Music & Performing Arts Center.

## Property Development Status

Conteco, Inc. the Developer, has completed the Initial site engineering and design. The final city construction permit approval is anticipated within the next 3 months.

- 1) All lots are entitled & zoned for residential development.
- 2) Developer has completed the Soils & Geology Report.
- 3) Completed Topographic and Survey Maps.
- 4) Grading Engineering, and Architectural Plans are underway.

## Property Developers Experience

Conteco, Inc. has been in the Commercial Building & Construction Industry in Southern California for over 30 years and has built several Townhomes & Single Family Homes. Conteco operating experience and resume are available on-line at - <http://www.contecoinc.com>.

## Neighborhood Summary

The Huntington View Homes is located in the Los Angeles suburb of El Sereno on Tampico Ave, zip code 90032. The neighborhood consist of 13,000 moderately priced single family homes, ranging from \$500,000 to \$600,000 and built in 1950's & 1960's.

Cost Estimates Include Land, Utilities, Building Materials, Labor, Appliances, Fixtures.

## Huntington View Homes - Premium Price Advantage

Brand new home in the middle of the city with upscale amenities and appliances

Homes located on top of a hill with great views and vistas. 2008 Estimated "New Housing " 5 mile of downtown Los Angeles only 160 Homes. Homes located near shopping, entertainment and recreational areas. Less commuter time spent traveling to and from work.

Less expense for gasoline and car maintenance. Local 4 county SoCa area (50 Miles Radius)

Represents approximately 47% or 16,000,000 people out of California's total 35,000,000 population.

California typically gains nearly 250,000 new households, yet only will build about 200,000 new housing units, creating a shortfall of about 50,000 units.

## Future Market Pricing

Unlike many real estate markets in the United States, Los Angeles has maintained strong real estate value & market demand. Los Angeles provides a wide variety of high paying jobs, along with excellent whether and recreational opportunities. This ideal economic environment has always helps support the real estate demand for housing close to the job market.

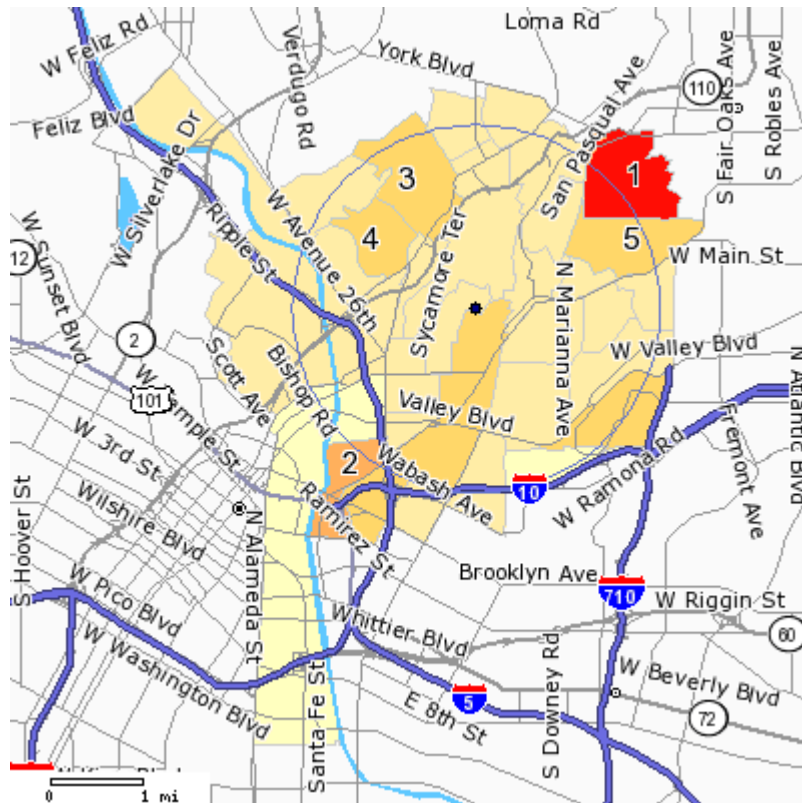
### Conservative Pricing Estimate:

The past sales statistics have supported a considerably higher price than our current conservative estimates. Although the real estate market is somewhat soft the Southern California Real Estate sales community anticipates the demand will be much stronger by the time the Huntington View Homes come on the market for sale. Therefore we could see pricing and profits as much as 10% to 15% higher.

### Local Housing Market -Selling Price - Survey

Please refer to the attached Sold and Active Listings Chart and Set Ups for the immediate area indicating Values between \$525,000 and \$750,000.

The most recent Conteco Development is the \$35,000,000 Condominium Project in West Los Angeles, completed and sold out. Please see the web site at: [www.tremontwestla.com](http://www.tremontwestla.com)



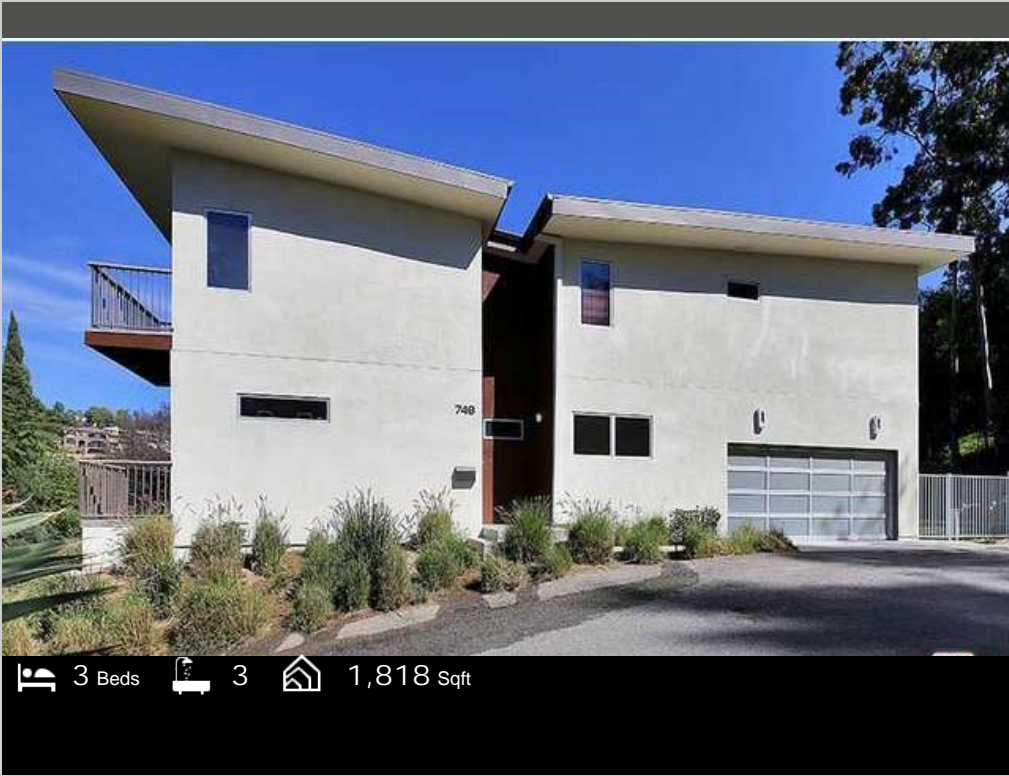
<b>Huntington View Homes</b>		<b>Sales Pricing Data</b>					
<b>CONTECO INC</b>		All 3Bed x 3Bath				<b>9/17/2015</b>	
<b>Property Address</b>	<b>Status</b>	<b>Sale Amount</b>	<b>Sq. Ft.</b>	<b>Per S/F</b>	<b>Year Blt</b>	<b>Sold/Listing</b>	<b>Zip</b>
749 Montecito Dr,	<b>SOLD</b>	\$ 722,500	1,818	\$ 397.41	<b>2007</b>	<b>4/10/15</b>	90031
3744 Roberta St	<b>SOLD</b>	\$ 705,000	1,684	\$ 418.65	<b>2007</b>	<b>5/21/15</b>	90031
4797 Rock Row Dr	<b>SOLD</b>	\$ 640,000	1,454	\$ 440.17	<b>2010</b>	<b>6/17/15</b>	90041
846 Montecito Dr,	<b>SOLD</b>	\$ 647,000	1,736	\$ 372.70	<b>2005</b>	<b>9/1/15</b>	90031
905 Montecito Dr	<b>ACTIVE</b>	\$ 829,000	2,236	\$ 370.75	<b>2009</b>	<b>ACTIVE</b>	90031
1401 N Avenue 56	<b>ACTIVE</b>	\$ 799,990	1,696	\$ 471.69	<b>1910</b>	<b>ACTIVE</b>	90042
6260 Tipton Way	<b>ACTIVE</b>	\$ 764,900	1,851	\$ 413.24	<b>1935</b>	<b>ACTIVE</b>	90042
4845 Marmion Way	<b>ACTIVE</b>	\$ 699,000	1,472	\$ 474.86	<b>1964</b>	<b>ACTIVE</b>	90042
1901 North Avenue 51	<b>ACTIVE</b>	\$ 685,000	1,569	\$ 436.58	<b>2005</b>	<b>ACTIVE</b>	90042
5260 Coney Rd,	<b>ACTIVE</b>	\$ 580,000	1,425	\$ 407.02	<b>2006</b>	<b>ACTIVE</b>	90032
4326 Raynol St,	<b>ACTIVE</b>	\$ 535,000	1,332	\$ 401.65	<b>1921</b>	<b>ACTIVE</b>	90032
4850 OSullivan Dr	<b>ACTIVE</b>	\$ 525,000	1,284	\$ 408.88	<b>1929</b>	<b>ACTIVE</b>	90032
<b>Average Sales Price Per SF - S/F</b>				\$ 417.08			
<b>Huntington View Homes - Projected Price Per SF</b>				\$ 399.33			
\							
Huntington View Homes Project		\$ 599,000	1,500	\$ 399.33	2016	<b>ACTIVE</b>	90032

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Recently Sold  
**749 Montecito Dr**  
Los Angeles, CA 90031

Sold for **\$722,500**  
on Apr 10, 2015

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3 Beds 3 1,818 Sqft

Overview Schools & Neighborhood Property History

Public Records Property Information from local public records.

Beds	3 Bed	Baths	-
House Size	1,818 Sq Ft	Lot Size	6,584 Sq Ft Lot
Year Built	2007	Price	-
Property Type	Single Family Home	Stories	-
Style	Not Available	Garage	-
Units	-	Cooling	Central
Pool	-	Construction	Unknown
Heating	Central	Year Renovated	2007
Rooms	-	Roofing	-

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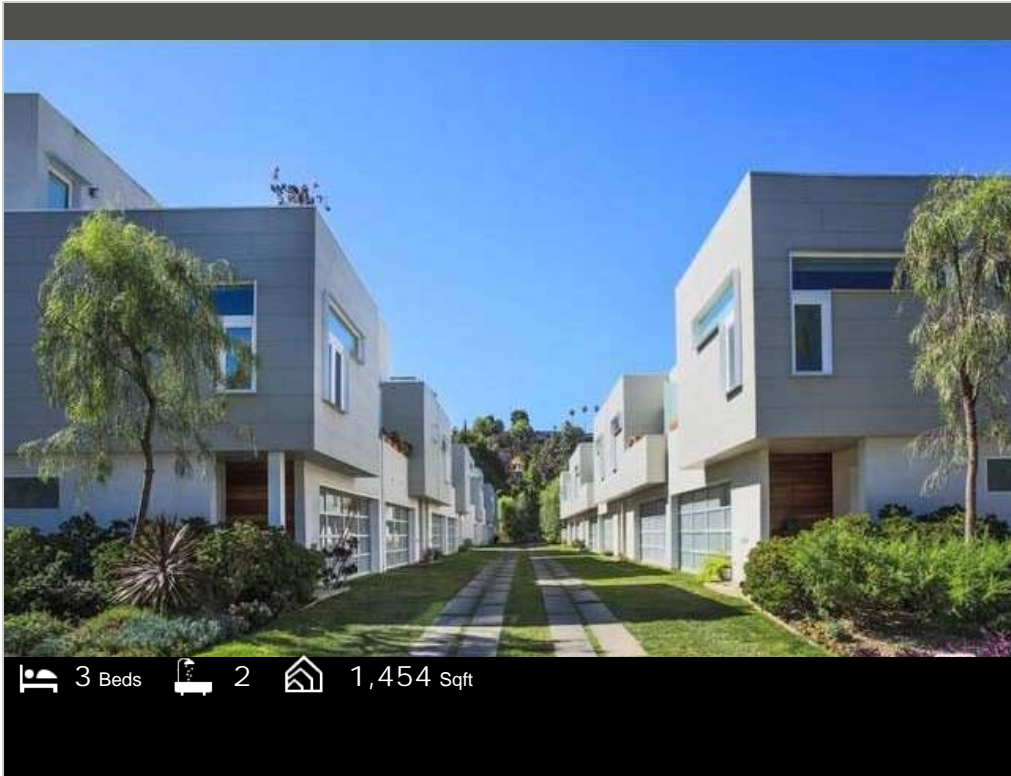
Recently Sold

4797 Rock Row Dr  
Los Angeles, CA 90041

Sold for \$640,000  
on Jun 17, 2015

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3 Beds 2 1,454 Sqft

Overview

Schools & Neighborhood

Property History

Public Records Property Information from local public records.

Beds	3 Bed	Baths	-
House Size	1,454 Sq Ft	Lot Size	1,406 Sq Ft Lot
Year Built	2010	Price	-
Property Type	Single Family Home	Stories	-
Style	Not Available	Garage	-
Units	-	Cooling	Central
Pool	-	Construction	-
Heating	Central	Year Renovated	2010
Rooms	-	Roofing	-

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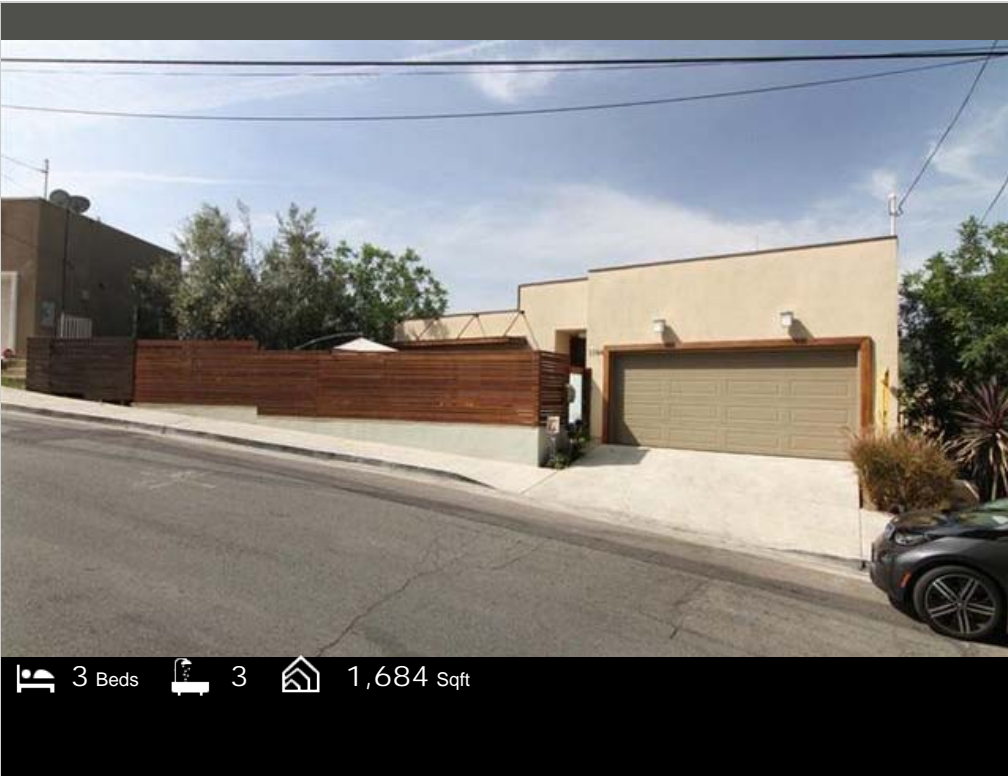
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Recently Sold

3744 Roberta St  
Los Angeles, CA 90031

Sold for \$705,000  
on May 21, 2015

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3 Beds 3 1,684 Sqft

Overview Schools & Neighborhood Property History

Public Records Property Information from local public records.

Beds	3 Bed	Baths	-
House Size	1,684 Sq Ft	Lot Size	3,878 Sq Ft Lot
Year Built	2005	Price	-
Property Type	Single Family Home	Stories	-
Style	Not Available	Garage	-
Units	-	Cooling	Central
Pool	-	Construction	Unknown
Heating	Central	Year Renovated	2005
Rooms	-	Roofing	-

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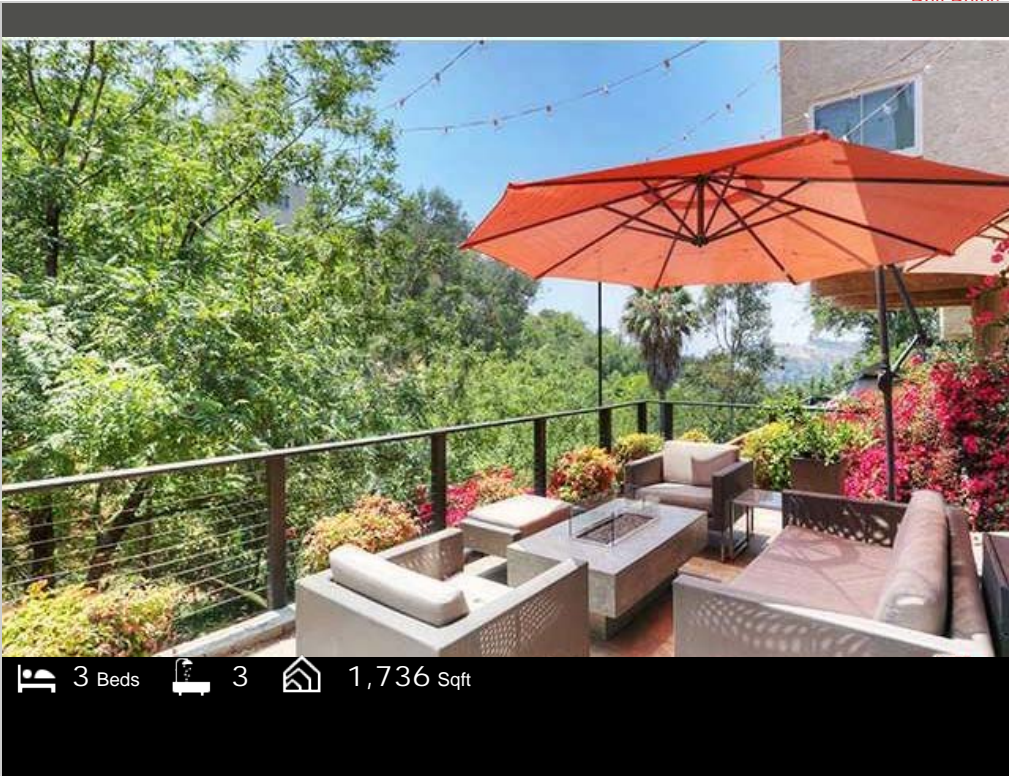
Los Angeles, CA 90031

Sold for **\$647,000**  
on Sep 1, 2015

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3 Beds 3 1,736 Sqft

- Overview
- Schools & Neighborhood
- Property History

## Public Records

Property Information from local public records.

Beds	3 Bed	Baths	-
House Size	1,736 Sq Ft	Lot Size	4,636 Sq Ft Lot
Year Built	2005	Price	-
Property Type	Single Family Home	Stories	-
Style	Not Available	Garage	-
Units	-	Cooling	Central
Pool	-	Construction	Unknown
Heating	Central	Year Renovated	2005
Rooms	-	Roofing	-

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Home For Sale - Active

905 Montecito Dr

Los Angeles, CA 90031

Veterans: [Prequalify for a VA Home Loan](#)

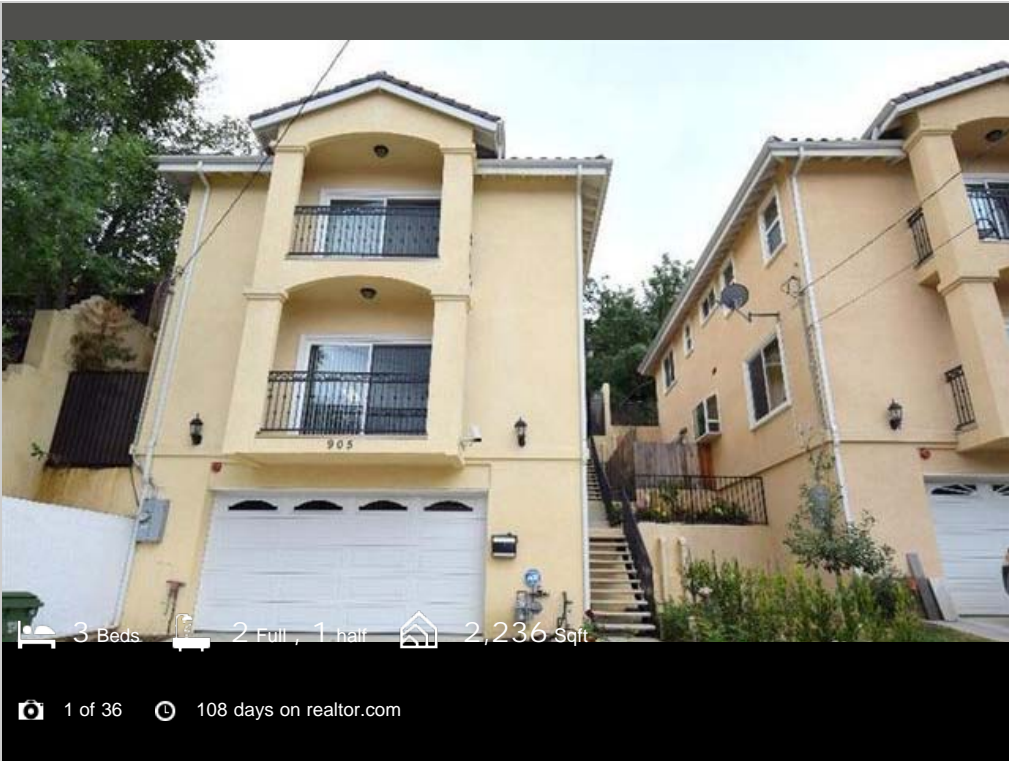
↓ \$829,000

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3 Beds 2 Full, 1 half 2,236 Sqft

1 of 36 108 days on realtor.com

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\*In home speed and range may vary depending on a number of factors



Height View Home nestled in Scenic Hillside Niche Area adjacent to Ernest E Debs Regional Park,Downtown LA. A Short Commute to work & Entertainment Venues. Trendy Area resembles S Pasadena & only minutes-to LA, Dodger Stadium & Glendale/Burbank/Pasadena Serenity transcends nearby City Life in a Multi-Level Double Balcony Home. This Home offers Family room incorporates spacious Dining room. ...[Read More...](#)

General Information

Beds	3 Bed	Baths	2 Full, 1 Half Bath
House Size	2,236 Sq Ft	Lot Size	4,792 Sq Ft Lot
Price	\$829,000	Price/sqft	\$371
Property Type	Single Family Home	Year Built	2009
Neighborhood	East LA	Style	Architectural (N), <b>Modern</b> , <b>Contemporary</b>
Stories	3	Garage	2 car garage
Status	Active		

Bedrooms

- Bedrooms: 3
- Bedroom Features: 2 Master Bedrooms, Master Bedroom, All Bedrooms Up, Master Suite, Walk In Closet, Master Bedroom Blcny(N)

Bathrooms

- Half Bathrooms: 1
- Full Bathrooms: 2
- Bathroom Features: 2 Master Baths (N), Shower and Tub

Kitchen and Dining

- Eating Areas: Formal Dining Rm, Living/DiningCmbo(N), Dining Area
- Kitchen Features: Open to Family Room, Granite Counters (N), Greenhouse Window

Other rooms

- Great Room
- Master Bedroom
- Family Room
- Laundry: Area In Unit (N), Laundry Area, Upper Level
- Jack And Jill Room
- Separate Family Room
- Walk-In Closet
- Living Room
- Entry
- Formal Entry

Interior Features

- Living Rm Entry (N)
- Open Floor Plan
- Surround Sound Wired
- Security/Safety: CarbonMonoDetectr(s), Fire & Smoke Det Sys, Smoke Detector, Fire Sprinklers
- Living Room Balcony
- Recessed Lighting
- Hi-Speed Data Wiring
- Living Room Deck Att
- Crown Moldings
- High Ceilings(9 Ft+)

Building and Construction

- Flooring: Carpet, Ceramic Tile, Hardwood, Travertine, Mixed (N)
- WINDOWS: Double Pane Windows, Vertical Blinds, Window Blinds, Insulated Windows(N)
- Building Style: Architectural (N),Modern,Contemporary
- Total Floors in Bldg: 2
- Foundation: Concrete Slab
- Stories/Levels: 3
- Green Energy Efficient: Insulation, Doors, Roofing, Electical/Lighng, HVAC, Windows
- Common Walls: None Above (N), None Above/Below (N), None Below (N)
- Roofing: Clay Tile, Spanish Clay Tile
- Doors: Insulated Doors, Sliding Glass Dr(s)
- Entry Location: Mid Level, Multi Level (N), Ground Level w/Steps, Living Room (N), Main Level
- Dwelling Stories: 3
- Patio Features: Porch - Rear, Concrete Slab, Slab, Patio Open

Moving Cost Calculator

Move From

Move To

Zip Lookup

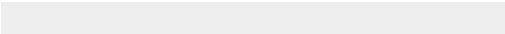
Size of Move

Packing

2-3 Bedroom

None

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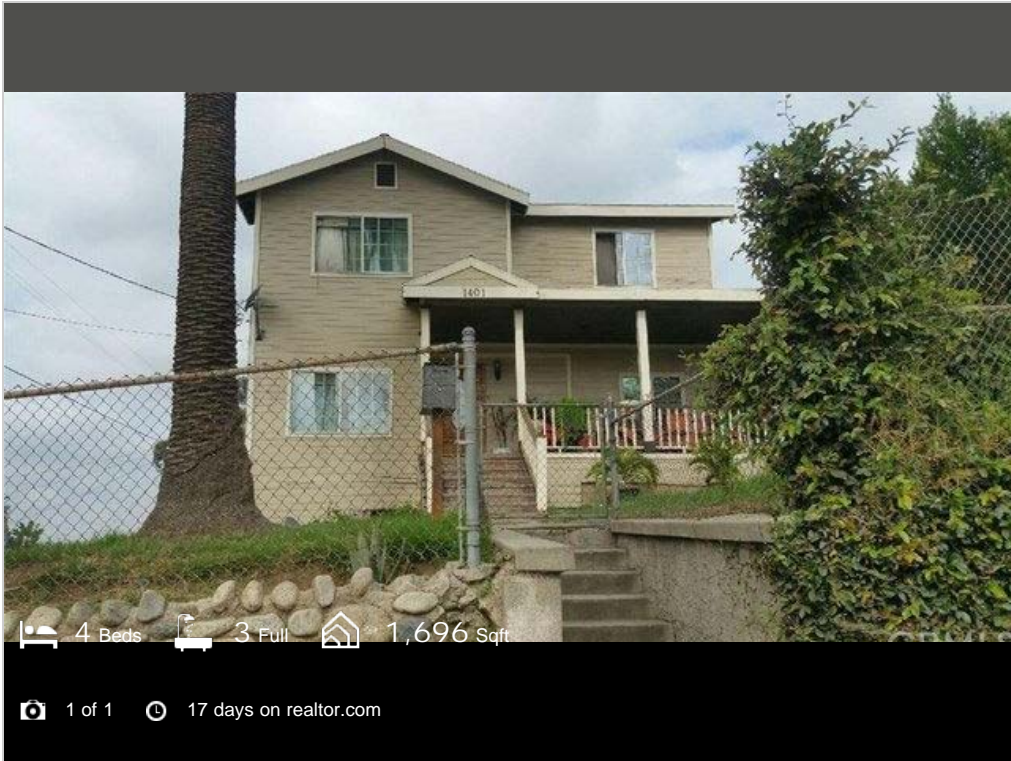
 Home For Sale - Active  
**1401 N Avenue 56**  
Los Angeles, CA 90042

**\$799,990**  
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## Property Details

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## General Information

Beds	4 Bed	Baths	3 Full Bath
House Size	1,696 Sq Ft	Lot Size	6,883 Sq Ft Lot
Price	\$799,990	Price/sqft	\$472
Property Type	Single Family Home	Year Built	1910
Neighborhood	East LA	Style	Contemporary
Stories	2	Garage	1 car garage
Status	Active		

## Bedrooms

- Bedrooms: 4

## Bathrooms

- Full Bathrooms: 3

## Kitchen and Dining

- Eating Area: Area, Breakfast Counter / Bar

## Other rooms

- Laundry: Individual Room, Washer Hookup
- Rooms: Attic

## Interior Features

- 2 Story

## Building and Construction

- Roof: Shingle
- Attached/Detached Structure: Detached
- Levels or Stories: 2

## Exterior and Lot Features

- Lot Square Footage: 6883
- Views: City Lights
- View: Y
- Lot Description: Corner Lot

## Garage and Parking

- Number of Parking Spaces: 1
- Number of Garage Spaces: 1

## Heating and Cooling

- Cooling Features: Wall Window

## Utilities

- Sewer: Sewer In Street
- Utilities: Electricity - On Property
- Water Source: District/Public

## Amenities and Community Features

## Moving Cost Calculator



Move From

Move To

Zip Lookup

Size of Move

Packing

2-3 Bedroom

None

Get a Free Moving Quote

## Real Estate Resources

Los Angeles,CA

## Popular Searches

- Newest Listings

Price Reduced

Waterfront

Basement

RV/Boat Parking
- Open Houses

Swimming Pool

Two Car Garage

Single Story

< [Back to search](#) | viewing: [home](#) > [homes for sale](#) > [california](#) > [los angeles county](#) > [los angeles, ca](#) > [6260 tipton way](#)

Home For Sale - Active

6260 Tipton Way

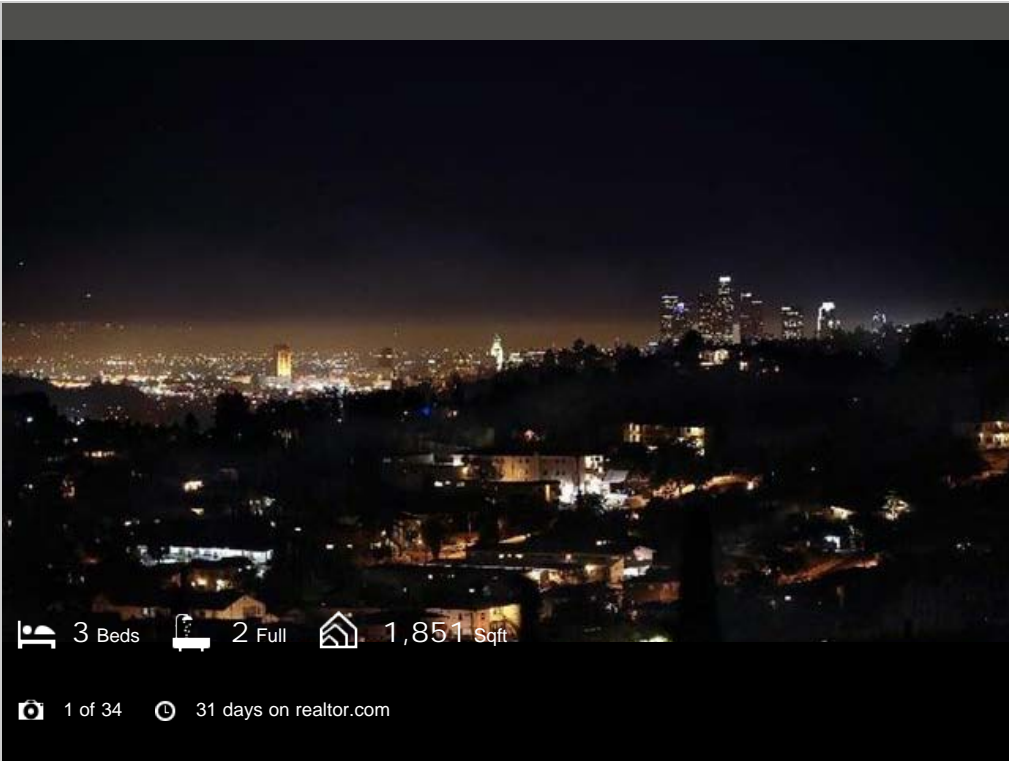
Los Angeles, CA 90042

Veterans: [Prequalify for a VA Home Loan](#)

↓ \$764,900

Estimate Payment | [View Rates](#)

SaveSharePrint



3 Beds

2 Full

1,851 Sqft

1 of 34

31 days on realtor.com

Presented by  
Juliann Gibson

Brokered by  
Keller Williams Realty

[View Your 3 Bureau Credit Scores for \\$0](#)

Open Houses

20

Sunday

September 20, 2:00 PM to 4:00 PM

[see details](#)

[Request a private showing](#)

Overview

Photos (34)

Schools & Neighborhood

Property History

Payment Options

Property Details

Tell Me More About This Property

Message (optional)

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Moving Cost Calculator

Sponsored by

State Farm

Move FromMove To

Zip Lookup

Size of MovePacking

2-3 BedroomNone



Nestled in the hills of Eagle Rock this lovely home sits on a large lot high above the city. The SPECTACULAR views of downtown LA, Glendale and on a clear day, the ocean, will delight the eye. 3 PARKING SPACES BEHIND THE HOUSE ALLOW FOR EASY ACCESS. The main 2 bedroom, 1 bath house features an open floor plan with amazing views from almost every room. The bedrooms offer plenty of storage in the walk in closets. The full bath has dual sinks and a jacuzzi tub. Other great features include: crown m...[Read More...](#)

### General Information

Beds	3 Bed	Baths	2 Full Bath
House Size	1,851 Sq Ft	Lot Size	8,276 Sq Ft Lot
Price	\$764,900	Price/sqft	\$413
Property Type	Single Family Home	Year Built	1935
Neighborhood	East LA	Style	Craftsman_Bungalow
Status	Active	Garage	2 car garage

### Bedrooms

- Bedrooms: 3
- Bedroom Features: Walk In Closet

### Bathrooms

- Full Bathrooms: 2
- Bathroom Features: Double Vanity(s), Tub With Jets

### Kitchen and Dining

- Eating Areas: Dining Area
- Kitchen Features: Ceramic Counters (N), Remodeled (N), Second Kitchen (N), Granite Counters (N), Skylight(s) (N), Laminate Counters

### Other rooms

- Guest-Maids Quarters
- Living Room
- Studio
- In-Law Suite
- Basement-Fully Fnshd
- Walk-In Closet
- Attic - Floored (N)
- Retreat
- Laundry: Inside, In Closet

### Interior Features

- Laundry-Closet Stack
- Storage Space
- Open Floor Plan
- Crown Moldings
- Recessed Lighting
- Security/Safety: CarbonMonoDetectr(s), Smoke Detector

### Building and Construction

- Flooring: Ceramic Tile, Hardwood
- WINDOWS: Screens, Tinted Windows, Double Pane Windows
- Entry Location: Living Room (N)
- Total Floors in Bldg: 2
- Foundation: Raised
- Other Structures: Guest House Att (N)
- Common Walls: 1 Common Wall (N)
- Roofing: Composition
- Doors: Sliding Glass Dr(s)
- Green Energy Efficient: Insulation, Electical/Lighng, Water Heater
- Dwelling Stories: 2
- Patio Features: Porch - Front, Porch - Rear, Concrete Slab, Deck(s), Patio Open

### Exterior and Lot Features

- View: Ocean View, Canyon View, City Lights View, City View, Trees/Woods View, Hills View, Valley View
- Lot Square Footage: 8197
- Lot Measurement: SqFt
- Lot Description: Alley Paved, Shade Trees (N), Fenced, Fenced Yard, Street Asphalt, Street Paved, Street Public (N)

Get a Free Moving Quote

### Real Estate Resources

### Los Angeles,CA

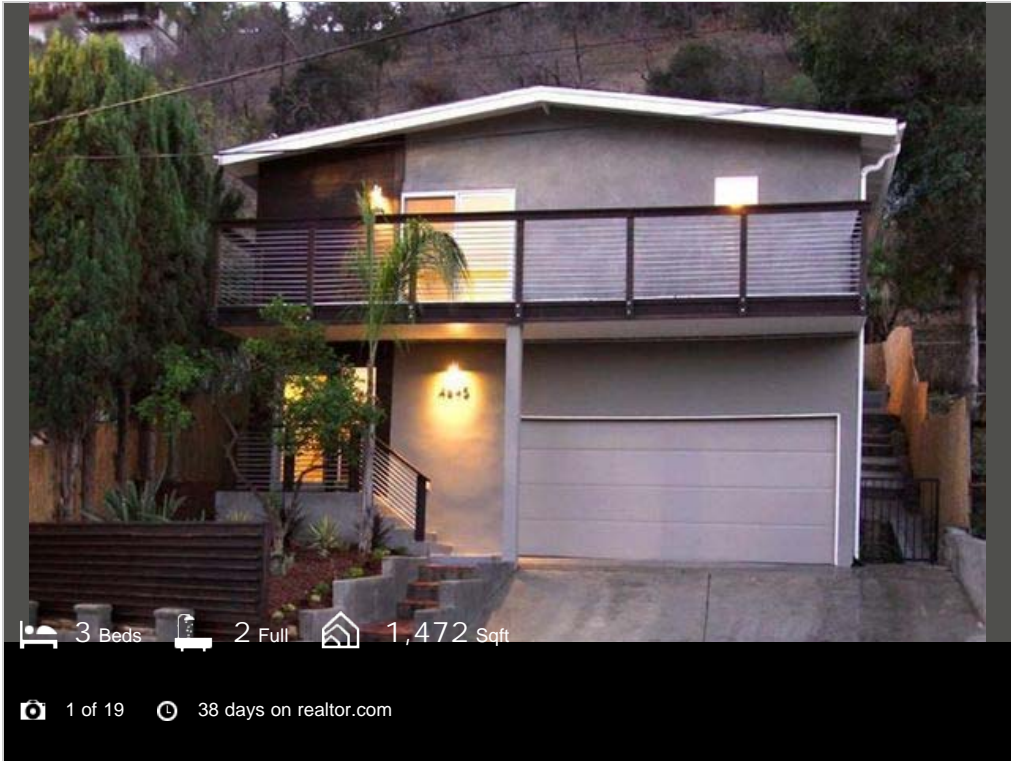
### Popular Searches

- Newest Listings
- Price Reduced
- Waterfront
- Basement
- RV/Boat Parking
- Open Houses
- Swimming Pool
- Two Car Garage
- Single Story

< Back to search | viewing: home > homes for sale > california > los angeles county > los angeles, ca > 4845 marmion way

Home For Sale - Back Up Offer  
**4845 Marmion Way**  
Los Angeles, CA 90042

Veterans: [Prequalify for a VA Home Loan](#)  
**\$699,000**  
Estimate Payment



3 Beds 2 Full 1,472 Sqft

1 of 19 38 days on realtor.com

Presented by Jessica Smith Brokered by Keller Williams Realty

Tell Me More About This Property

Message (optional)

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Open Houses

19 Saturday September 19, 1:00 PM to 4:00 PM [see details](#)

[Request a private showing](#)

- Overview
- Photos (19)
- Schools & Neighborhood
- Property History
- Payment Options

Property Details

Tucked against the hillside on the border of two of LA's hottest neighborhoods - trendy Highland Park and Mt.

Moving Cost Calculator

Sponsored by

Move From Move To Zip Lookup

Size of Move 2-3 Bedroom Packing None

Washington - this totally reinvented 3 bedroom, 2 bath, split-level modern gem has fantastic energy, light and flow. Everything's been redone inside and out, and now it's ready for you to come home and move in: New hardwood floors, custom kitchen and baths, stainless steel appliances, energy efficient windows, drought-tolerant landscaping, central HVAC and more. The amazing master suite ...[Read More...](#)

## General Information

Beds	3 Bed	Baths	2 Full Bath
House Size	1,472 Sq Ft	Lot Size	4,356 Sq Ft Lot
Price	\$699,000	Price/sqft	\$475
Property Type	Single Family Home	Year Built	1964
Neighborhood	Mount Washington	Style	Modern
Status	Back Up Offer	Garage	2 car garage

## Bedrooms

- Bedrooms: 3
- Bedroom Features: Master Retreat, Dressing Area, Walk In Closet

## Bathrooms

- Full Bathrooms: 2
- Bathroom Features: Remodeled

## Kitchen and Dining

- Eating Areas: Breakfast Area, Dining Area
- Kitchen Features: Pantry, Remodeled (N)

## Other rooms

- Master Bedroom
- Dining Room
- Family Room
- Retreat
- Dressing Area
- Laundry: In Garage
- Den/Office
- Entry

## Interior Features

- Turnkey

## Building and Construction

- Flooring: Hardwood
- Entry Location: Foyer (N)
- Ext Construction: Stucco
- Building Style: Modern
- Common Walls: Detached

## Exterior and Lot Features

- View: City Lights View, Hills View
- Lot Square Footage: 4191
- Lot Measurement: SqFt
- Lot Description: Secluded
- View: Yes

## Garage and Parking

- Garage Space: 2
- Parking Type: Garage
- Parking Features: Garage Door Opener
- Parking Space Total: 4

## Heating and Cooling

- Cooling Type: Central A/C

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## Real Estate Resources

### Los Angeles,CA

### Popular Searches

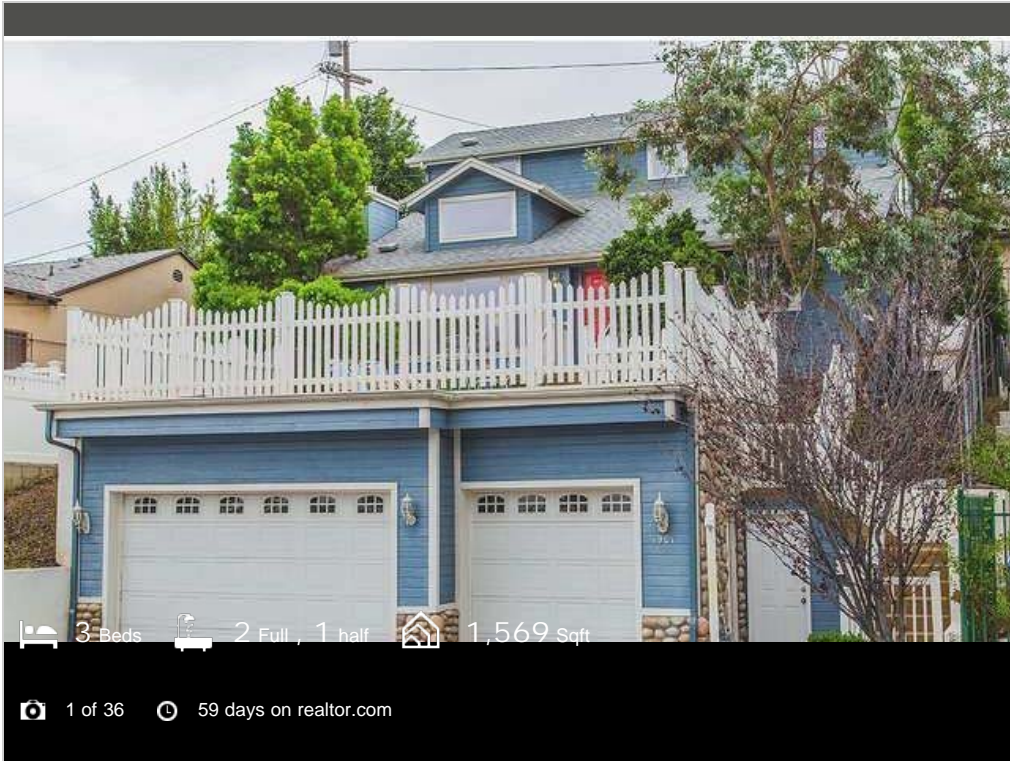
- Newest Listings
- Price Reduced
- Waterfront
- Basement
- RV/Boat Parking
- Open Houses
- Swimming Pool
- Two Car Garage
- Single Story

< Back to search | viewing: home > homes for sale > california > los angeles county > los angeles, ca > 1901 north avenue 51

Home For Sale **PENDING**  
**1901 North Avenue 51**  
Los Angeles, CA 90042

\$685,000  
Estimate Payment

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Presented by Jo O'Key  
Brokered by Brock Real Estate

Tell Me More About This Property

Message (optional)

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Open Houses

Sorting by Open House Date  
[Request a private showing](#)

Overview Photos (36) Schools & Neighborhood Property History Payment Options

Property Details

Light and bright, this 3-bedroom, 2.5-bath Highland Park home is something to behold! Suspended atop a winding

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outdoor staircase in the neighborhood north of York, this beauty offers stunning hillside views from its huge front deck. A quick walk to Cafe de Leche or Scoops, you can enjoy all the benefits of this area while staying just above the fray. High ceilings, skylights and an open floor plan make the entire home spacious and airy while its built-in breakfast bar and fireplace keep it cozy ...[Read More...](#)

### General Information

Beds	3 Bed	Baths	2 Full, 1 Half Bath
House Size	1,569 Sq Ft	Lot Size	4,375 Sq Ft Lot
Price	\$685,000	Price/sqft	\$437
Property Type	Single Family Home	Year Built	2005
Neighborhood	Eagle Rock	Style	Contemporary
Status	Pending	Garage	3 car garage

### Interior Features

- Dishwasher
  - Garbage Disposal
  - Tile Flooring
- Dryer
  - Washer
  - Wood Flooring
- Freezer
  - Range
  - DINING ROOM/AREA FEATURES: Breakfast Counter / Bar
  - Laundry Area
  - Individual Room
- Dining Area
- LAUNDRY LOCATION: Laundry Area In Unit
- Utilities present: Tv Satellite Dish

### Fireplace Features

- LOCATION: Living Room

### Heating Features

- Central Furnace

### Room Description

- 2 total full bath(s)
- 1 total half bath
- Family room

### Unit Features

- Cooling features: Air Conditioning Unit(s)

### Location

- Area: Highland Park (632)
- Subdivision: Highland Park (632)
- Zoning: LAR1

### View

- View
- View: View

### Garage/Parking

- 3 covered parking space(s)
- 3 car garage(s)
- Parking features: Garage - Three Door, Total Parking Space(s): 3

### Misc

- MLSNeighborhood: Highland Park

### Moving Cost Calculator



Move From

Move To

Zip Lookup

Size of Move

Packing

2-3 Bedroom

None

Get a Free Moving Quote



### Real Estate Resources

Los Angeles,CA

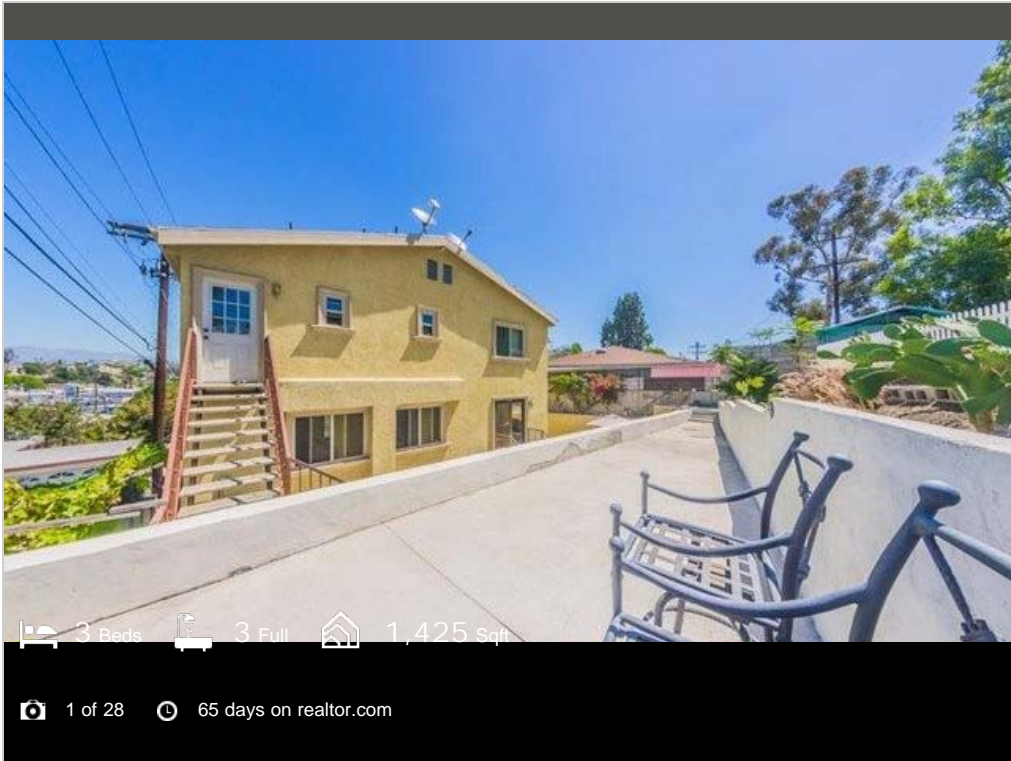
### Popular Searches

- Newest Listings
  - Price Reduced
  - Waterfront
  - Basement
  - RV/Boat Parking
- Open Houses
  - Swimming Pool
  - Two Car Garage
  - Single Story

< Back to search | viewing: home > homes for sale > california > los angeles county > los angeles, ca > 5260 coney rd

Home For Sale - Active  
**5260 Coney Rd**  
Los Angeles, CA 90032

Veterans: [Prequalify for a VA Home Loan](#)  
↓ **\$580,000**  
Estimate Payment | [View Rates](#)



3 Beds 3 Full 1,425 Sqft

1 of 28 65 days on realtor.com

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Brokered by CENTURY 21 Action

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Open Houses

Sorting by Open House Date  
[Request a private showing](#)

- Overview
- Photos (28)
- Schools & Neighborhood
- Property History
- Payment Options

Property Details

Tell Me More About This Property

Message (optional)

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First time buyers and investors – don't miss this delightful, well maintained, newer-built home in the beautiful University Hills area of up-and-coming El Sereno! Whether you are looking for an affordable alternative to the San Gabriel Valley or Highland Park, or walking distance convenience to Cal State Los Angeles, this home is what you've been looking for! Built in 2006, this bright and spacious home home boasts three bedrooms and three bathrooms and is move-in ready. Laminate and...[Read More...](#)

## General Information

Beds	3 Bed	Baths	3 Full Bath
House Size	1,425 Sq Ft	Lot Size	4,845 Sq Ft Lot
Price	\$580,000	Price/sqft	\$407
Property Type	Single Family Home	Year Built	2006 - <a href="#">Request Renovation Report</a>
Neighborhood	East LA	Style	<a href="#">Contemporary</a>
Stories	2	Garage	2 car garage
Status	Active		

## Bedrooms

- Bedrooms: 3

## Bathrooms

- Full Bathrooms: 3

## Kitchen and Dining

- Eating Area: Living Room

## Other rooms

- Rooms: All Bedrooms Up, Living Room, Study/Office

## Interior Features

- 2 Story

## Home Features

- Window Features: Double Pane Windows

## Building and Construction

- Roof: Shingle
- Floor: Ceramic Tile, Laminated
- Attached/Detached Structure: Detached
- House Style: Contemporary
- Levels or Stories: 2

## Exterior and Lot Features

- Lot Square Footage: 4845
- Patio Description: Deck, Patio Open, Terrace
- View: Y
- Lot Description: Access Via City Streets
- Views: City Lights, Panoramic

## Garage and Parking

- Number of Parking Spaces: 2
- Number of Garage Spaces: 2
- Parking Features: Driveway,

## Moving Cost Calculator



Move From

Move To

[Zip Lookup](#)

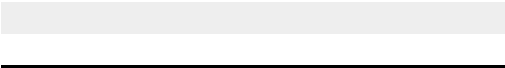
Size of Move

Packing

2-3 Bedroom

None

[Get a Free Moving Quote](#)



## Real Estate Resources

## Los Angeles,CA

## Popular Searches

- Newest Listings

Price Reduced

Waterfront

Basement

RV/Boat Parking
- Open Houses

Swimming Pool

Two Car Garage

Single Story

< Back to search | viewing: home > homes for sale > california > los angeles county > los angeles, ca > 4326 raynol st

Home For Sale

PENDING

4326 Raynol St

Los Angeles, CA 90032

↓

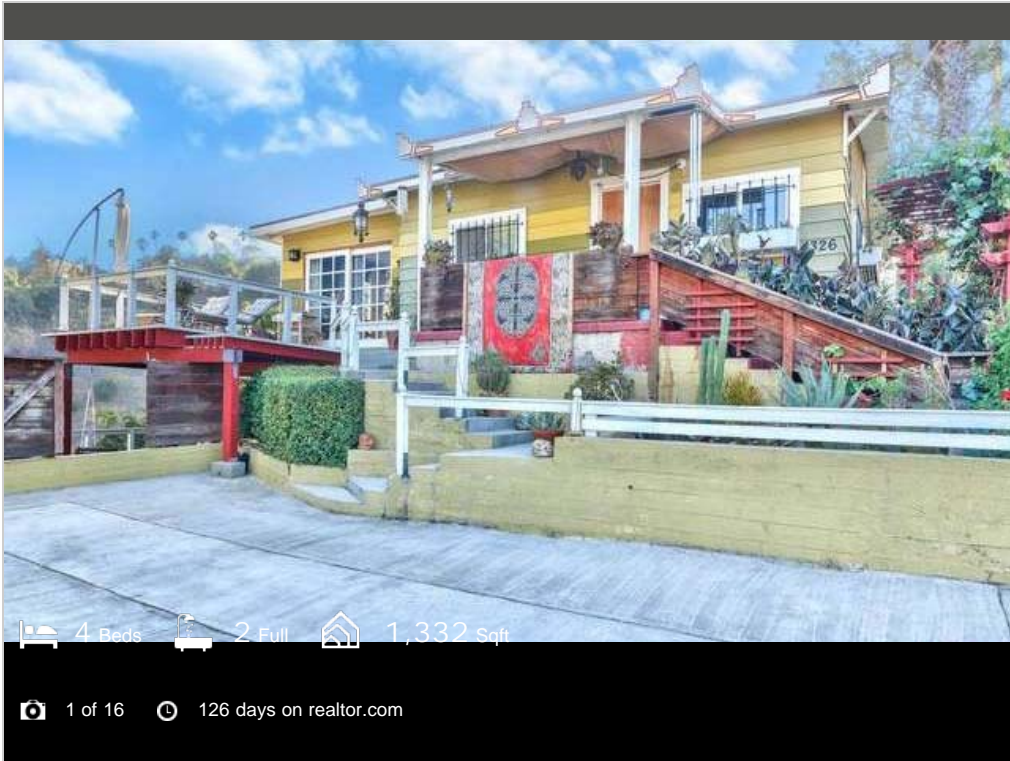
\$535,000

Estimate Payment

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4 Beds2 Full1,332 Sqft

1 of 16126 days on realtor.com

Presented by

Mike Antonelli

Brokered by

Keller Williams Realty Downtown LA

Tell Me More About This Property

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## Open Houses

Sorting by Open House Date

Request a private showing

Overview

Photos (16)

Schools & Neighborhood

Property History

Payment Options

## Property Details

PRICE REDUCTION!!!!HGTV recently filmed here, to be broadcast in the near future!! Where Silver Lake meets

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Learn More



Montecito Heights, we offer the most beautiful hip Craftsman home with sweeping views. From this breezy hilltop, the home is framed by the San Gabriel Mountains on one side, and the other all the way to the ocean. This amazing Craftsman home has many special artist touches that only seeing is believing! This home boasts a lower floor with a full apartment and an adjacent guesthouse. Parki...[Read More...](#)

### General Information

Beds	4 Bed	Baths	2 Full Bath
House Size	1,332 Sq Ft	Lot Size	9,751 Sq Ft Lot
Price	\$535,000	Price/sqft	\$402
Property Type	Single Family Home	Year Built	1921
Stories	2	Style	Arts And Crafts
Status	Back Up Offer		

### Interior Features

- Washer
  - Living Room Deck Attached
- Free Standing Gas Range
  - DINING ROOM/AREA FEATURES: Country Kitchen
  - BEDROOM FEATURES: Main Floor Master Bedroom
- French/Mullioned Windows
  - KITCHEN FEATURES: Remodeled
  - LAUNDRY LOCATION: Laundry Area In Unit
- BATHROOM FEATURES: Remodeled
  - Utilities present: In Street Sewer, Water Meter on Property, WATER HEATER FEATURES: Tankless

### Exterior Features

- Privacy Fence
- Lot features: Landscaped, Hillside, OTHER STRUCTURAL FEATURES: Balcony, Full Copper Plumbing
- Existing Structures: GuestHouse

### Exterior Construction

- Wood

### Room Description

- 1 total full bath
- 1 total three-quarter bath

### Stories

- 2 stories

### Location

- Area: Montecito Heights (679)
- Subdivision: Montecito Heights (679)
- Zoning: LAR1

### View

- Hill/mountain view
- View
- View: View

### Garage/Parking

- 4 open parking space(s)
- Parking features: Driveway, Total Parking Space(s): 4

### Misc

### Moving Cost Calculator

Sponsored by



Move From

Move To

Zip Lookup

Size of Move

Packing

2-3 Bedroom

None

[Get a Free Moving Quote](#)



USE YOUR HOME'S EQUITY WITHOUT A HOME EQUITY LOAN

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### Los Angeles,CA

### Popular Searches

- Newest Listings
  - Price Reduced
  - Waterfront
  - Basement
  - RV/Boat Parking
- Open Houses
  - Swimming Pool
  - Two Car Garage
  - Single Story

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Home For Sale - Active

48500 Sullivan Dr

Los Angeles, CA 90032

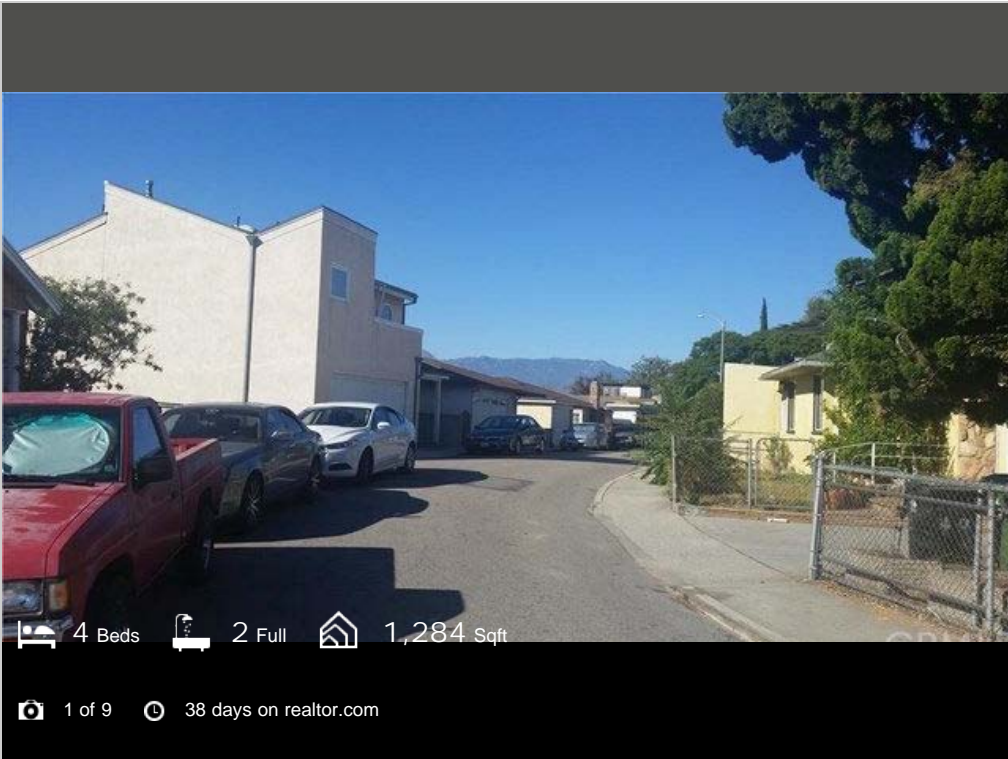
\$525,000

Estimate Payment

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Salvador Gonzalez

Brokered by  
First Family Homes

Tell Me More About This Property

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### Open Houses

Sorting by Open House Date

[Request a private showing](#)

- Overview
- Photos (9)
- Schools & Neighborhood
- Property History
- Payment Options

### Property Details

LOCATED IN SERENO HILLS OFF LANSDOWNE AVE... FACING TO THE WEST... NEAR CAL STATE UNIVERSITY

Moving Cost Calculator

Sponsored by

Move FromMove To

Zip Lookup

Size of Move2-3 Bedroom

PackingNone

OF LOS ANGELES...  
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HOUS...[Read More...](#)

## General Information

Beds	4 Bed	Baths	2 Full Bath
House Size	1,284 Sq Ft	Lot Size	5,152 Sq Ft Lot
Price	\$525,000	Price/sqft	\$409
Property Type	Single Family Home	Year Built	1929
Neighborhood	East LA	Style	Spanish_Eclectic
Stories	2	Garage	2 car garage
Status	Active		

## Bedrooms

- Bedrooms: 4

## Bathrooms

- Full Bathrooms: 2

## Kitchen and Dining

- Eating Area: Family Kitchen, Living Room

## Other rooms

- Laundry: Individual Room
- Rooms: Attic, Basement, Living Room

## Interior Features

- Built-Ins
- Crown Moldings
- Granite Counters
- Kitchen Open To Family Room
- Low Flow Shower
- Low Flow Toilet(s)
- Remodeled Kitchen, 2 Story

## Home Features

- Window Features: Custom Covering, Double Pane Windows

## Building and Construction

- Floor: Ceramic Tile, Hardwood
- Attached/Detached Structure: Detached
- Green Energy Efficient: Insulation, Thermostat/Controllers, Water Heater, Windows
- Green Energy Generation: Solar
- Levels or Stories: 2

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## Real Estate Resources

### Los Angeles,CA

### Popular Searches

- Newest Listings
- Price Reduced
- Waterfront
- Basement
- RV/Boat Parking
- Open Houses
- Swimming Pool
- Two Car Garage
- Single Story

**MONTEREY HILLS & ADJACENT SALES COMPARABLES SUMMARY****1/28/2014****SINGLE FAMILY HOMES - SOLD**

Zip Codes 90032 = 3 Miles Radius

Property Address	Status	Sale Amount	Sq. Ft.	Per Sq. Ft.	Year Sold
3965 Paige St	SOLD	\$ 660,000.00	1,830	\$ 364.64	2008
4864 Eldred St	SOLD	\$ 275,000.00	512	\$ 537.00	9/18/2013
4039 Sinova St	SOLD	\$ 485,000.00	1,019	\$ 476.00	7/6/2012
4865 Granada St	SOLD	\$ 367,500.00	784	\$ 468.75	11/30/2012
4936 East Lynn St	SOLD	\$ 438,000.00	1,054	\$ 415.56	1/23/2013
511 North Ave 49	SOLD	\$ 381,000.00	888	\$ 429.00	6/28/2013
4840 Eldred St	SOLD	\$ 333,500.00	918	\$ 364.00	10/18/2013
6125 Springvale Dr	SOLD	\$ 535,000.00	1,300	\$ 412.00	7/18/2012
1428 Mount Pleasant St	SOLD	\$ 542,000.00	1,417	\$ 382.49	7/3/2012
6208 Outlook Avenue	SOLD	\$ 565,000.00	1,525	\$ 370.49	6/7/2012
4857 Granada St	SOLD	\$ 459,000.00	1,067	\$ 430.00	11/5/2013
4811 Sonata Lane	SOLD	\$ 539,000.00	1,501	\$ 363.00	12/12/2012
4911 Malta St	SOLD	\$ 550,000.00	1,301	\$ 423.00	7/10/2013
4848 Eldred St	SOLD	\$ 560,000.00	912	\$ 614.00	10/24/2013
4806 Malta St	SOLD	\$ 635,000.00	1,176	\$ 539.00	
<b>AVERAGE PRICE</b>				<b>\$ 439.26</b>	

**MONTEREY HILLS & ADJACENT LISTINGS COMPARABLES SUMMARY****1/28/2014****SINGLE FAMILY HOMES - LISTINGS**

12/1/2013

Zip 90032, 90031, 90033, 90042

Property Address	For Sale	Sale Amount	Sq. Ft.	Per Sq. Ft.
4881 Eldred St	For Sale	\$ 375,000.00	678	\$ 553.10
263 Shanley Ave	For Sale	\$ 599,998.00	1,341	\$ 447.43
4932 Granada St	For Sale	\$ 438,000.00	936	\$ 467.95
1320 OAK GROVE DR	For Sale	\$ 599,000.00	1,400	\$ 427.86
<b>AVERAGE PRICE</b>				<b>\$ 474.08</b>

<b>HUNTINGTON VIEW HOMES</b>	<b>\$ 599,000.00</b>	<b>1,400</b>	<b>\$ 427.86</b>
<b>PRICE TARGET</b>	<b>\$ 499,000.00</b>	<b>1,150</b>	<b>\$ 433.91</b>

There is comparable sales history in the same area, known as Oak Hill Homes. Oak Hills has just recently completed construction and sale of their first three phases, of 46 homes. Oak Hills has floor plan footages similar to our houses, and our amenities. The Oak Hills homes have been selling in the \$800,000 to \$900,000 range. The location of their project borders South Pasadena, the same as our location.

- Income Growth. Prices will continue to appreciate in markets where people are continually competing for a shrinking share of higher-end homes. The five markets cited by Business 2.0 are rich cities. Look for regions where the demographic data suggest a steady increase in personal income (you can find such information at the Commerce Department's Bureau of Economic Analysis website, [www.bea.gov](http://www.bea.gov)); greater activity in the move-up housing market is likely to follow.



- **Limited Housing Stock.** One of the reasons markets like Boston and San Francisco are so inflated is that there's little land to build new homes. Look for regions where either physical constraints or political concerns -- a strong environmental lobby, for instance -- have prevented large-scale construction of new housing or infill. The fewer new homes, the higher the prices. Avoid areas where massive new residential construction has flooded the market.
- **Job Growth.** New companies moving into an area or expanding are an excellent harbinger of future real estate demand. Watch the news media covering regions of interest to you and look for stories about medium to large employers moving into the area, or about companies that are hiring.
- **Migration.** Some places have attributes that will always keep demand for residences high unless the economy tanks. Oceanfront areas are always hot, but are often priced beyond the means of most buyers. Other factors that can bring a steady flow of new residents to a place are great schools, a world-class university, spectacular weather, national parks or a thriving arts scene.

#### HUNTINGTON VIEW HOMES LLC

##### House Descriptions & Amenities

One & Two Story - Free Standing Home's

3 - Bedrooms - 2 & 1 ½ Baths

Formal Living Room and Dining Room

Fireplace – Living Room

Security Features

Nine Foot Ceilings

Two Car Garage

Plush Wall to Wall Carpeting

Decora Custom Light Switches

Interior Stair Rails with Maple Wood

Energy Efficient Dual Glazed Windows

Central Heating & Air Conditioning

Premium Door Casings and Floor Moldings

Elegant Recessed Lighting

Roomy Walk-In Closets

##### Bath Rooms:

Ceramic Tile Countertops, Tub and Shower Surrounds

High Quality Plumbing Fixtures

Clear Tempered Glass Shower Doors

##### Spacious Kitchen:

Kitchen Granite Countertop

Five Burner Cook-top Stove

Self Cleaning Oven

Dishwasher

Disposal

Pre-Finished Euro-Style Cabinets

Adjustable Shelving

##### Laundry Area:

Electric Laundry Hookups

Gas Dryer Laundry Hookups





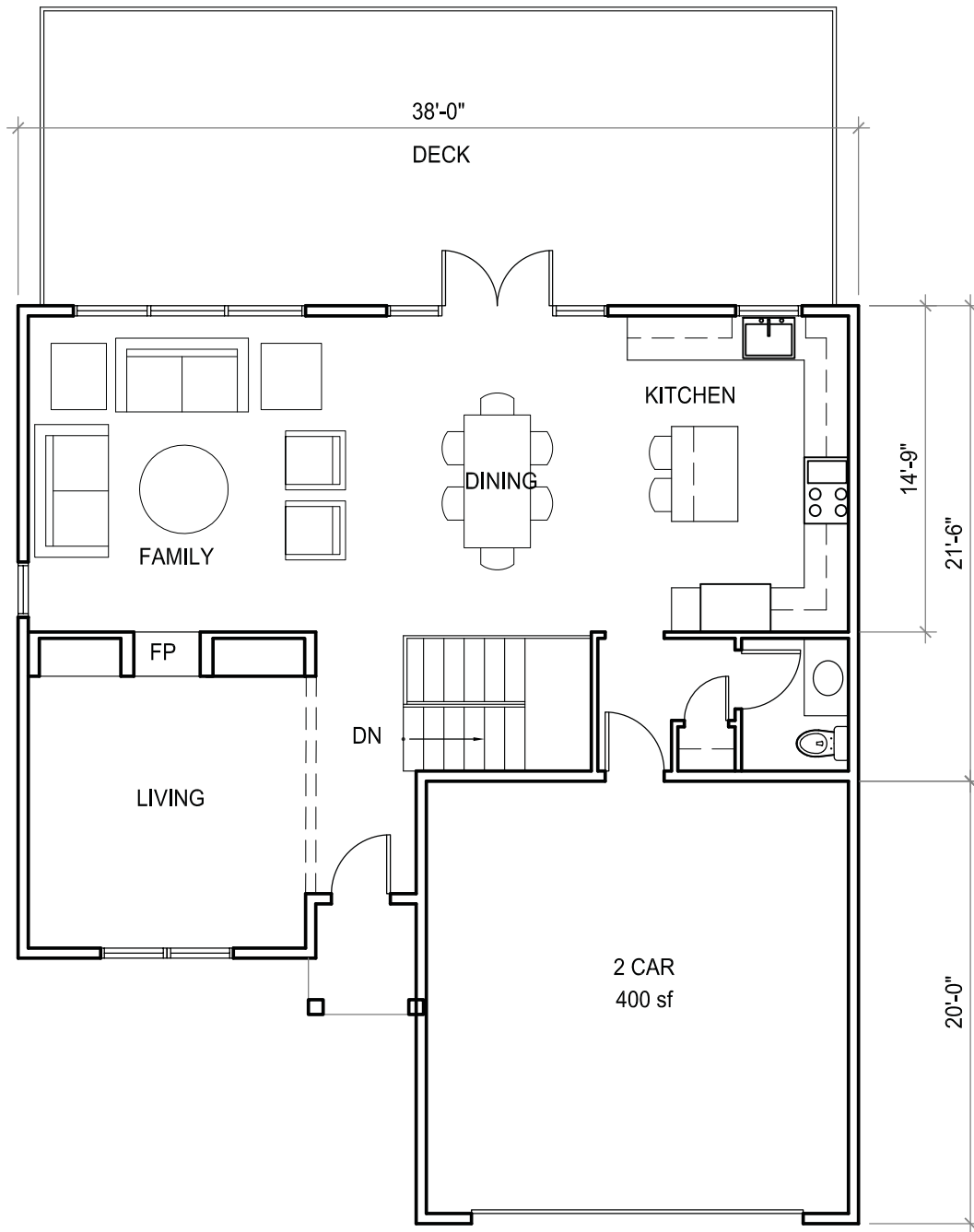
5 ELEVATION 'A'  
NTS



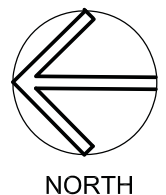
6 ELEVATION 'B'  
NTS



7 ELEVATION 'C'  
NTS



1 PLAN 'A' - MAIN FLOOR - 1769 SF  
 1/8" = 1'-0"

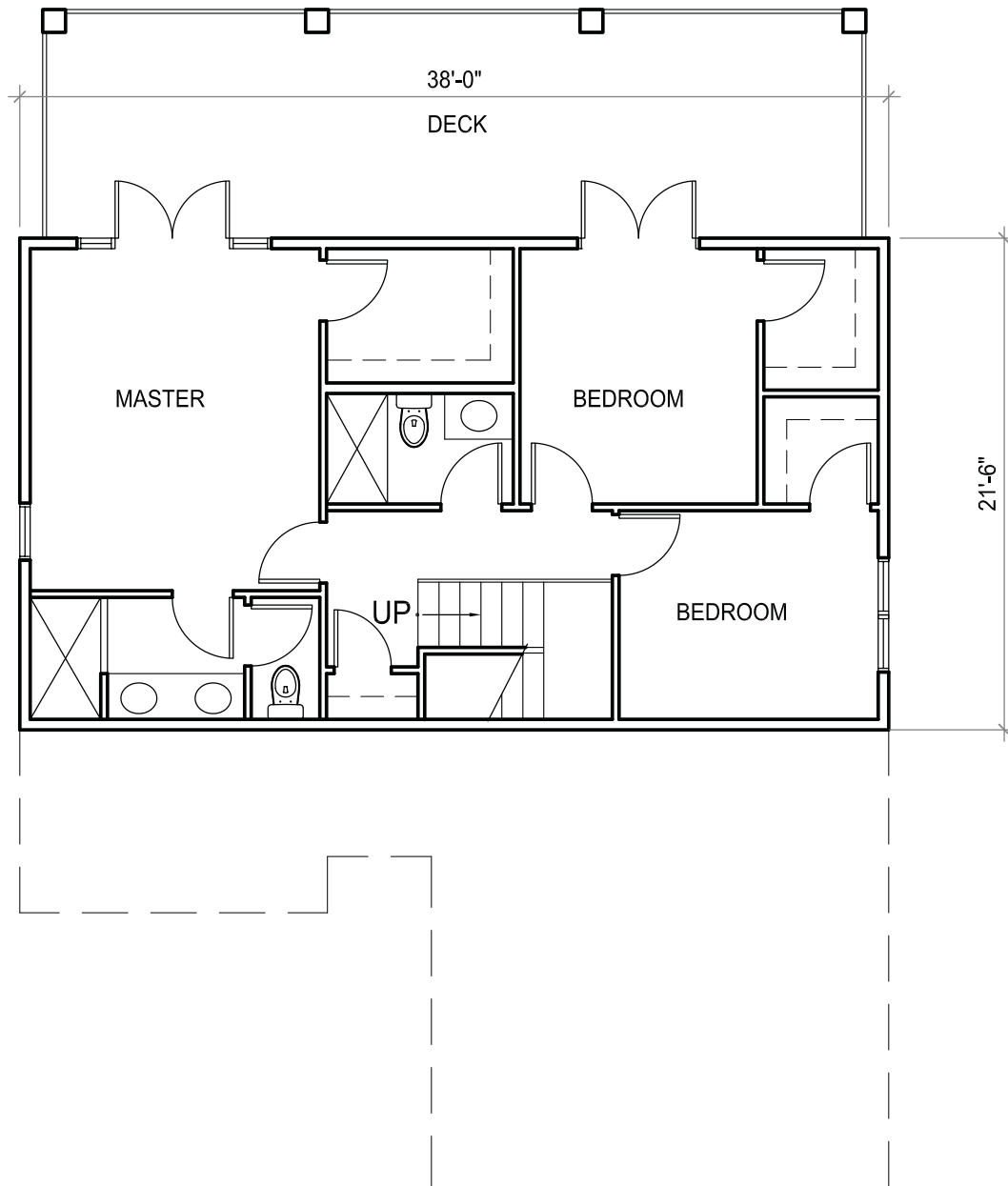


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Date:	
Sheet No:	A2.0

MONTEREY HILLS DEVELOPMENT PHASE-I  
 LOS ANGELES CA 90032

**CONTECO**  
 INCORPORATED  
 DESIGN/ENGINEERING/CONSTRUCTION  
 1800 CENTURY PARK EAST #600  
 LOS ANGELES, CA 90067  
 (310) 446-8400 TELEPHONE  
 (310) 445-5204 FACSIMILE  
 E-MAIL: CONTECO1800@ADL.COM





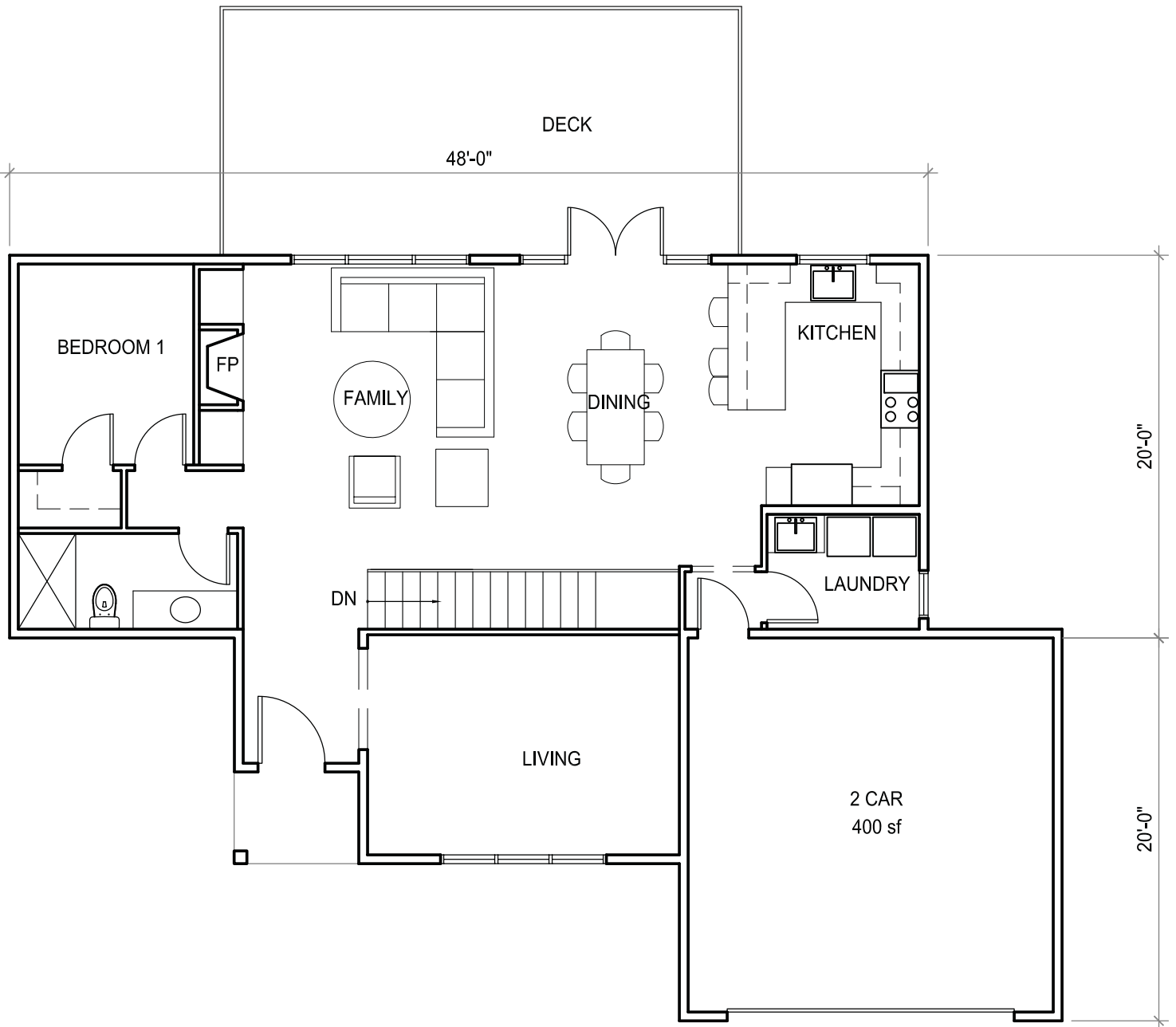
**2** PLAN 'A' - LOWER FLOOR

1/8" = 1'-0"

Job No:	
Drawn By:	
Scale:	
Date:	
Sheet No:	A2.1

MONTEREY HILLS DEVELOPMENT PHASE-I  
LOS ANGELES CA 90032

**CONTECO**  
INCORPORATED  
DESIGN/ENGINEERING/CONSTRUCTION  
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LOS ANGELES, CA 90067  
(310) 446-8400 TELEPHONE  
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E-MAIL: CONTECO1800@ADL.COM



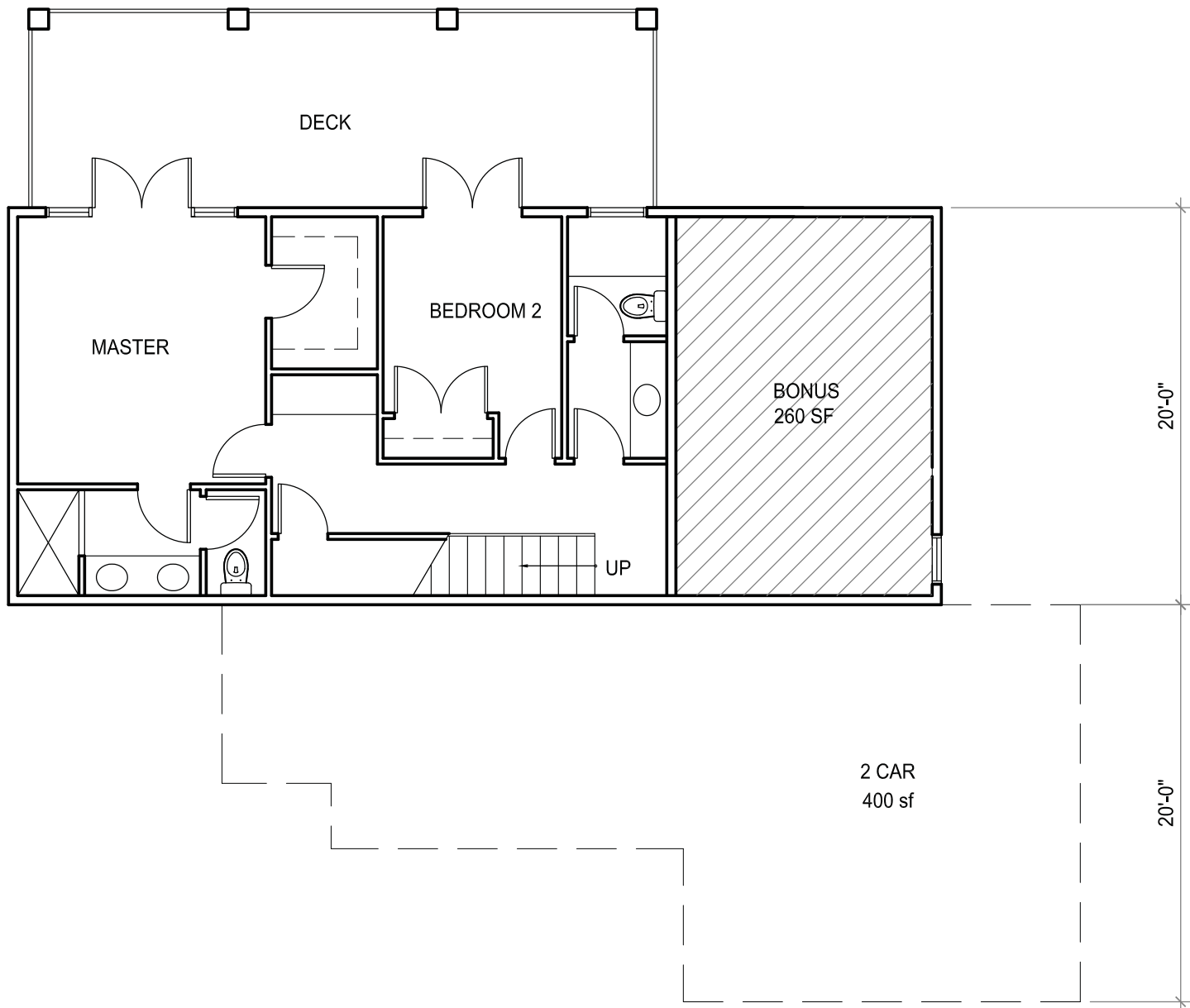
3 PLAN 'B' - MAIN FLOOR - 1830 SF + 260 BONUS = 2090 SF  
 1/8" = 1'-0"

Job No:
Drawn By:
Scale:
Date:
Sheet No:

A2.2

MONTEREY HILLS DEVELOPMENT PHASE-I  
 LOS ANGELES CA 90032

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 DESIGN/ENGINEERING/CONSTRUCTION  
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 LOS ANGELES, CA 90067  
 (310) 446-8400 TELEPHONE  
 (310) 445-5204 FACSIMILE  
 E-MAIL: CONTECO1800@AOL.COM



# 4 PLAN 'B' - LOWER FLOOR

1/8" = 1'-0"

Job No:	
Drawn By:	
Scale:	
Date:	
Sheet No:	A2.3

MONTEREY HILLS DEVELOPMENT PHASE-I  
LOS ANGELES CA 90032

**CONTECO**  
INCORPORATED  
DESIGN/ENGINEERING/CONSTRUCTION  
1800 CENTURY PARK EAST #600  
LOS ANGELES, CA 90067  
(310) 448-0400 TELEPHONE  
(310) 448-9204 FACSIMILE  
E-MAIL: CONTECO1800@AOL.COM



5 ELEVATION 'A'  
NTS



6 ELEVATION 'B'  
NTS



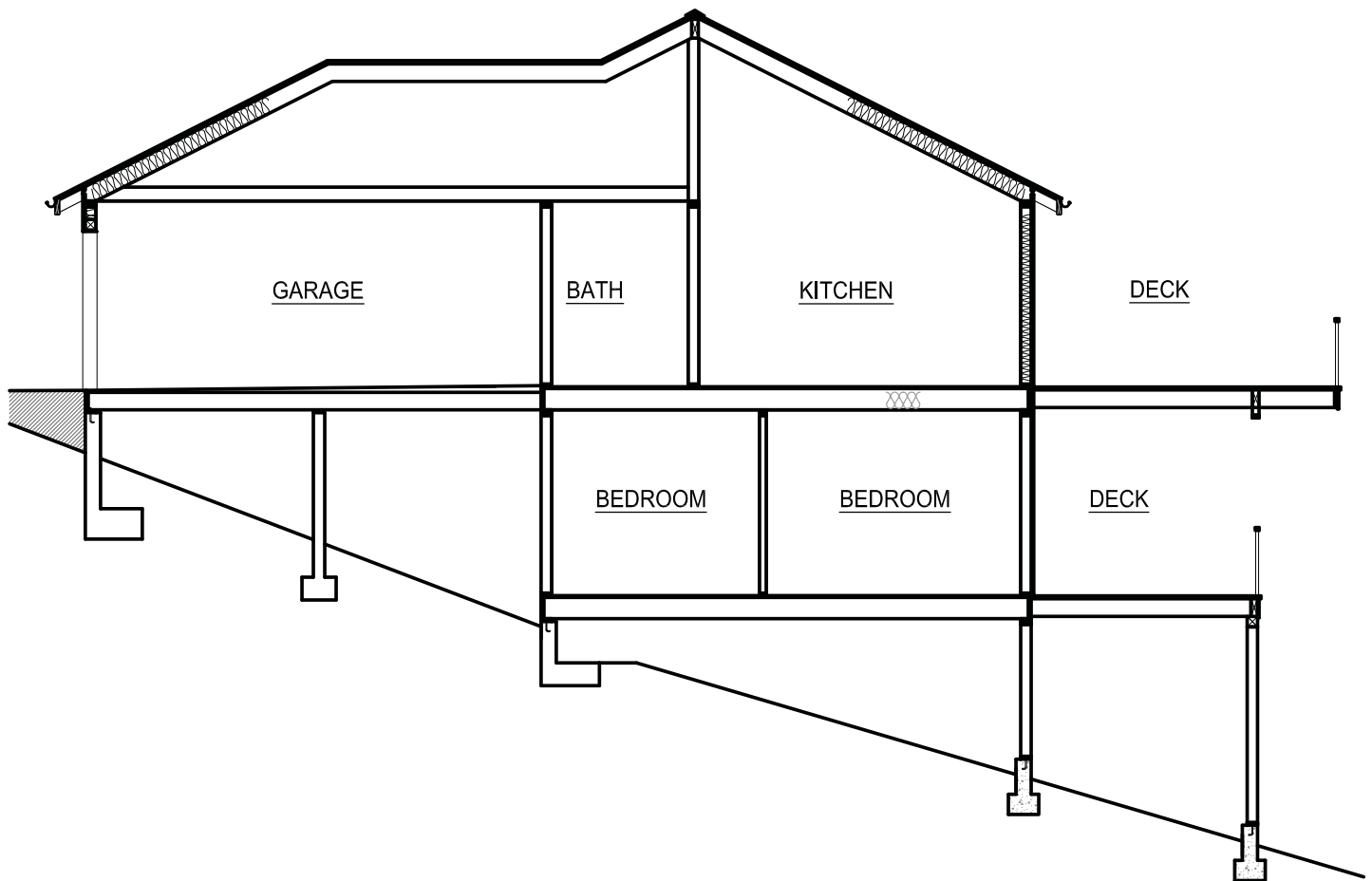
7 ELEVATION 'C'  
NTS

Job No:	
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Date:	
Sheet No:	A2.4

MONTEREY HILLS DEVELOPMENT PHASE-I  
LOS ANGELES CA 90032

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(310) 446-8400 TELEPHONE  
(310) 446-8204 FACSIMILE  
E-MAIL: CONTECO1800@ADL.COM





8

## SECTION FOR A & B PLANS

1/8" = 1'-0"

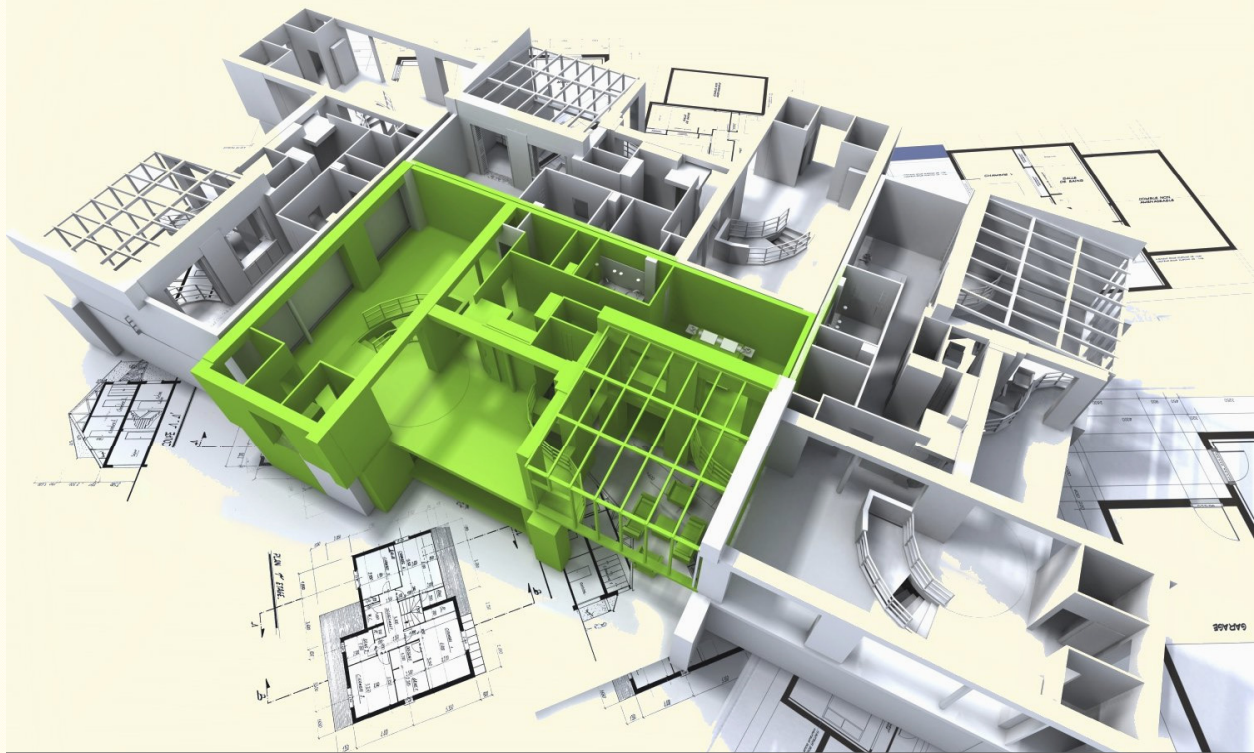
MONTEREY HILLS DEVELOPMENT PHASE-I  
LOS ANGELES CA 90032

**CONTECO**  
INCORPORATED  
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1800 CENTURY PARK EAST #600  
LOS ANGELES, CA 90067  
(310) 446-8400 TELEPHONE  
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E-MAIL: CONTECO1800@ADL.COM

Job No:  
Drawn By:  
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Date:  
Sheet No: A2.5



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- CONSTRUCTION



1800 Century Park East  
Suite 600  
Los Angeles CA 90067  
(310)446-8400

info@contecoinc.com  
www.contecoinc.com



- DESIGN
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## Welcome to Conteco

The total control system of Conteco, Inc. provides comprehensive general contracting and construction management services, including the design/build feature, on projects of all kinds and sizes throughout Southern California. The principals and staff have been serving the construction industry since 1964.

Conteco, Inc. is one of the most effective builders of commercial, industrial, multi-family housing projects in Southern California today.

Quality workmanship, efficient scheduling, completion of work on-time and within budget result in the unique expertise of Conteco, Inc. – regardless of size or complexity of the project.

Design/ Engineering/ Construction



➡ Construction Prices

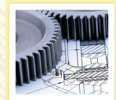
➡ Qualifications

➡ Projects

➡ Resumes



Design






Engineering



Construction





-  DESIGN
-  ENGINEERING
-  CONSTRUCTION



## Construction Prices

Conteco has the manpower, background, expertise, pricing and availability for the following Construction Services. Consultation and estimates are available upon request at no charge.

Conteco has been formed to provide the additional services for Design, Engineering, Zoning and Entitlement requests, as well as Building Permitting.



New Industrial Buildings – Concrete Tilt Up Buildings	\$39.00 per sq.ft.
Masonry Block Buildings	\$37.00 per sq.ft.
Office Construction Tenant Improvements	\$19.00 per sq.ft.
New Apartment Building Construction	\$59.00 per sq.ft.
New Pre-Engineered Metal Buildings	\$19.00 per sq.ft.
Concrete/Steel Parking Structures	\$29.00 per sq.ft.
Design/Plans/Structural Engineering	\$ 1.50 per sq.ft.

*Please call for minimum square footages, and other costing parameters.*

*Please ask for :*

**Robert :**

*Los Angeles and Ventura*

**Greg :**

*Orange County, and Riverside-San Bernardino Counties*

**Bill :**

*San Jose and San Francisco areas*

- ... DESIGN/BUILD AVAILABLE, INCLUDES ARCHITECTURE, DESIGN, ENGINEERING, PLANNING DEPT., PLAN CHECK, CORRECTION REVIEW, BUILDING PERMITS.
- ... CONSTRUCTION MANAGEMENT.
- ... ZONE VARIANCE, ZONE CHANGE, RADIUS MAPPING SERVICES AVAILABLE.
- ... REFERENCES AND LIST OF PAST PROJECTS AVAILABLE.
- ... CONSTRUCTION LOANS AVAILABLE – ASK FOR STEVE.
- ... LICENSED, BONDED, INSURED

NEW ITEM:  
MARKET & FEASIBILITY STUDY  
BUSINESS PLAN  
REAL ESTATE PROJECTS

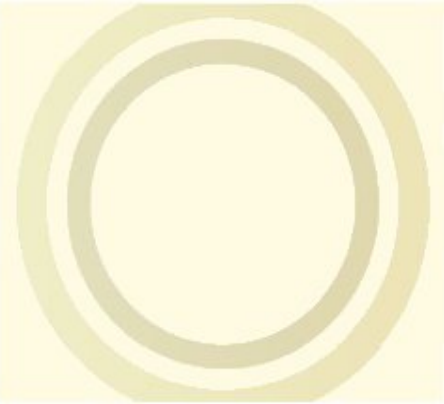
INCLUDES:  
PRELIMINARY PLANS  
ECONOMIC PRO-FORMA STATEMENTS  
CITY PRE-APPROVALS  
PRICING STARTS AT \$4,500.

ALSO AVAILABLE:  
ZONE VARIANCES  
ZONE CHANGES

 **Qualifications**



- DESIGN
- ENGINEERING
- CONSTRUCTION



## Contractor's Qualification's Statement

**CONTRACTOR'S NAME:** Conteco, Inc.

**ADDRESS:** 1800 Century Park East #600  
Los Angeles, CA 90067

**BUSINESS TYPE:** A California Corporation

**GEOGRAPHICAL OPERATIONS:** Licensed and operating in California

**TYPE OF ACTIVITY:** Construction for Private and Public Owners, including Office Tenant Improvements, Seismic Retrofit, Commercial Concrete, Tilt Up Buildings, CMU Masonry, Block Buildings, New Apartment Buildings

**HISTORY:** Principals active in the Construction Industry since 1964.

**ORGANIZATION PRINCIPALS:**

Robert Campoy – President  
William Campoy – Secretary/Treasurer  
Gregory P. Johnson – Vice President  
Charles Burch – Vice President – Field Operations

**BANKING:** California Bank & Trust  
1940 Century Park East  
Los Angeles, CA 90067

**REFERENCES/RESUMES:** See attached lists

**ACCOUNTING:** Gordon Settle, CPA  
1259 Westwood Blvd.  
Los Angeles CA 90024

**WORK IN PROGRESS:** See attached Work in Progress Schedule

**LEGAL COUNSEL:** Gotfredson & Associates  
11755 Wilshire Blvd. 15th Floor  
Los Angeles, CA 90025

**TAX IDENTIFICATION:** 95-4347906

**DUNS NUMBER:** 14-884-5543

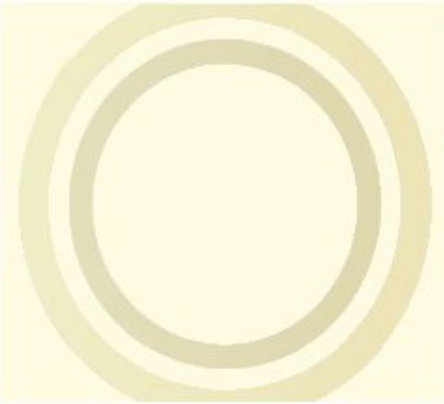
**LEGAL LIABILITIES:** None

→ Projects





- DESIGN
- ENGINEERING
- CONSTRUCTION



## Major Projects 1985-2013

1. Elliotts Designs: 35,000 Sq. Ft. Concrete Tilt Up Building	\$2,500,000
2. Tremont Condominiums: 92,000 Sq. Ft Residential Building, Westchester, CA	\$32,000,000
3. Blatteis Realty: Office Construction	\$2,000,000
4. Cottrell Ranch La Puente: 78 Townhomes	\$7,500,000
5. Deerfield Homes: Bellflower, CA 33 Single Family Homes	\$4,400,000
6. Amberwood Condominiums: El Monte, 30 Condominiums	\$3,600,000
7. Medical Capital Financial: Office Space Construction	\$1,200,000
8. Climax Clothing: Los Angeles, CA, Industrial Renovation	\$1,050,000
9. Fanara-Greenberg Properties: Duarte, CA, R & D Block Building	\$1,000,000
10. Colton Unified School District: Jurupa Elementary School	\$3,440,000
11. Chino Unified School District: Palo Verde Junior High School	\$7,700,000

➔ Resumes

## Partial List of Projects under 1,000,000

<b>1 Frank Lucas</b> 3013 - 3015 Ocean Park Blvd Santa Monica Seismic Restoration	<b>11 Merrill Lynch</b> 9665 Wilshire Blvd. Beverly Hills Office Space Construction Brad Clevinger	<b>20 Enterprise Industries</b> 7500 Tyrone, Van Nuys, CA. Concrete Tilt Up, Building, Industrial Renovations Tony Magnone
<b>2 South Coast Air Quality Management</b> Veterans Administration Hospital Los Angeles, CA - Rene Bermudez	<b>12 Pearce Systems</b> 9144 Deering Ave. , Chatsworth, Office Space Construction AJ Cervantes	<b>21 Custom Color</b> 3022 Riverside Dr. Glendale, CA 15,500 Sq. Ft. Masonry Building-Bill Ziering
<b>3 1037 - 18th St Homeowners Association</b> 1037 - 18th St., Santa Monica, CA Structural Concrete/Steel Retrofit Howard Kuperberg	<b>13 PG Rated</b> Commercial Construction 1501 Boreno St., Los Angeles, CA	<b>22 Fiber Resins</b> Nordhoff St. Chastworth, CA Seismic Retrofit, Attn: Joe Karam
<b>4 Cartier Building</b> 9490 Brighton Way, Beverly Hills Seismic Restoration, Interior RemodelEd Mastafa	<b>14 King Realty - Carla Spinner</b> Seismic & Commercial Remodel for: American Savings California Bank Berkeley Bank Home Bank 13369 Ventura Blvd., Sherman Oaks, CA	<b>23 Paradise Village Homeowners Association</b> 11718 Goshen Ave., Los Angeles, CA Jean Stout
<b>5 Medical Capital Inc. - Robert MacDonald</b> Office Space Construction	<b>15 Tony Aboujoude</b> 8525 Cadillac, Los Angeles Seismic Restoration	<b>24 National O Ring</b> 11634 Patton Rd., Downey, CA 90241 Industrial Renovations
<b>6 Anthony Hutaverdi</b> Santa Monica Bay Towers 101 California Ave. Santa Monica, CA 90401 12 Story Corridor Renovation	<b>16 Margaret Vandegrift</b> 11753 San Vicente Blvd. Brentwood, CA Seismic Retrofit	<b>25 Cisco' s Restaurant</b> Calabasas, CA, Restaurant Renovations
<b>7 PM Realty Group, 9665 Wilshire Blvd.</b> Office Space Construction Suites 210, 450, 850. ADA Compliance Restroom Remodels Motion Sensors Installation. Exterior Building Painting 10 Floors-Brad Clevinger	<b>17 Ashgrove Restaurant/Club</b> 250 Santa Monica Pier Santa Monica, CA Restaurant Renovation - Structural/Seismic/ Interiors-Tim Rosenfeld	<b>26 Juan Juan Hair Salon</b> 9500 Wilshire Blvd., Beverly Hills, CA Retail Store Renovations
<b>8 Frette Retail Store</b> 449 N. Rodeo Dr. Beverly Hills. Interior Remodel	<b>18 GSA Construction Services</b> 300 N. Los Angeles St. IRS Executive Suite Renovation Elsa Wong	<b>27 Newel Colour</b> 221 Westmoreland, Los Angeles, CA Office Interior Construction
<b>9 Ray Renta</b> Industrial Building, 500 N. Oak, Inglewood Interior Demolition, Remodel 738 Washington St., Marina Del Rey 90292	<b>19 Laguna Landmark</b> 198 Apartment Complex Attn: Mark David	<b>28 Ty Newport</b> Newport Beach, CA Office Interior Construction
<b>10 Quick &amp; Reilly, 14930 Ventura Blvd.</b> Sherman Oaks, Office Space Const. Dean Urbanski		<b>29 Salvation Army</b> Santa Monica, CA Exterior Renovations
		<b>30 Hollywood Cemetery</b> Los Angeles, CA Industrial Renovations
		<b>31 Yosemite Water</b> Los Angeles, CA, Zone Variance



- DESIGN
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## Resumes



**Robert S. Campoy** President

Mr. Campoy has served on the Board of Directors of Conteco, Inc., as President, being in the construction industry for over 20 years. [Read More>>](#)



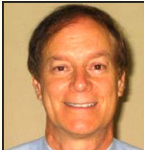
**William J. Campoy** Secretary/ Treasurer

Mr. Campoy has served on the Board of Directors of Conteco, Inc., and its predecessor companies in the construction industry over 20 years. [Read More>>](#)



**Gregory P. Johnson** Vice President

Mr. Johnson has over twenty-five years experience in all facets of the commercial real estate industry. He is a president of Parker Financial Group. [Read More>>](#)



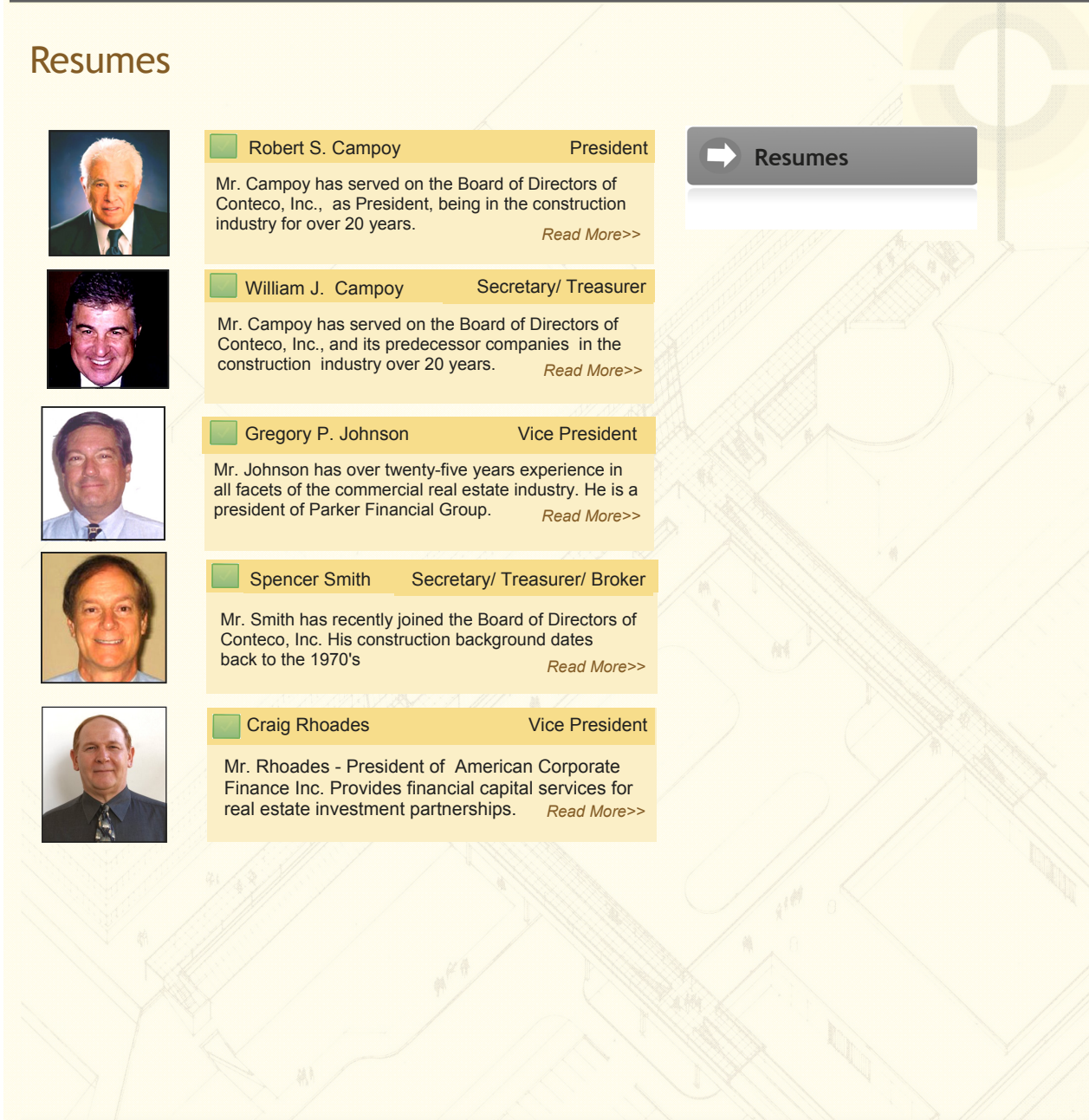
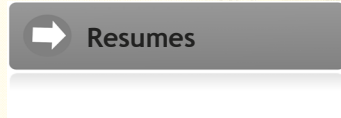
**Spencer Smith** Secretary/ Treasurer/ Broker

Mr. Smith has recently joined the Board of Directors of Conteco, Inc. His construction background dates back to the 1970's [Read More>>](#)



**Craig Rhoades** Vice President

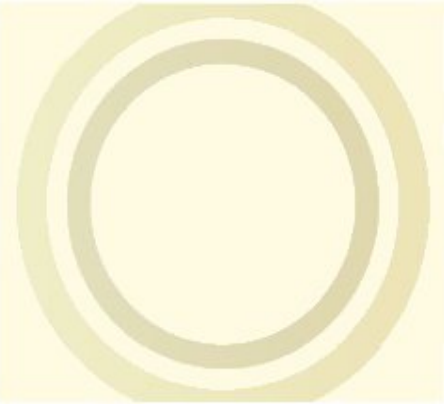
Mr. Rhoades - President of American Corporate Finance Inc. Provides financial capital services for real estate investment partnerships. [Read More>>](#)







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## Resume

### Robert S. Campoy



#### President

Mr. Campoy has served on the Board of Directors of Conteco, Inc. and in the capacity as President, and its predecessor companies in the construction industry for over twenty years. During this time, Mr. Campoy has successfully entitled, developed and constructed various projects, including commercial buildings, multi-unit housing, single family Homes, apartment complexes, tenant improvements, both in the private and public sectors. Under the leadership of Mr. Campoy, a staff has been assembled that brings a wealth of talent, insight, and state-of-the-art management skills to each of the company's project. Mr. Campoy is a graduate of Loyola University, Los Angeles, and he holds a bachelor degree from the College of Business Administration.

Major projects that Mr. Campoy has been involved with include:

- *Marina Park Towers*
- *Plaza Del Este*
- *Cottrell Ranch*
- *Deerfield Homes*
- *Jurupa Elementary School*
- *Palo Verde Elementary School*
- *Rolling Ridge Junior High School*
- *Amberwood Condominiums*
- *Naval Engineers Training School*
- *World Trade Center Los Angeles*
- *Merrill Lynch Beverly Hills*
- *Cartier Inc, Beverly Hills*



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## Resume

### William J. Campoy



#### Secretary/Treasurer

Mr. Campoy has served on the Board of Directors of Conteco, Incorporated, and its predecessor companies in the construction industry for over twenty years, and currently serving as Secretary Treasurer. Mr. Campoy has expertise in various types of projects, including apartments, single family projects, and commercial and high rise tenant improvements. Mr. Campoy has particular skills in dealing with interiors, having had a successful design company for 15 years. Mr. Campoy was enrolled as an undergraduate student at the University of Southern California, and holds a bachelor degree from Loyola University.

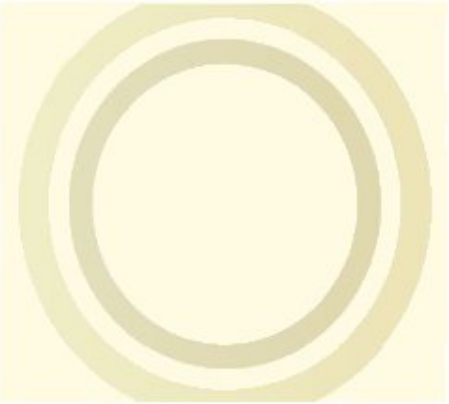
Major projects that Mr. Campoy has been involved with include:

- World Trade Center - Long Beach
- Park Towers - Long Beach
- Studio Village Condominiums
- Claremont Town & Racquet Club
- Pacific Thrift & Loan
- Vista Via Apartments
- Torrey Pines Custom Homes
- International Building - Long Beach
- Cartier Inc, Beverly Hills





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## Resume

Gregory P. Johnson



### Vice President

Mr. Johnson has over twenty-five years' experience in all facets of the commercial real estate industry. As president of Parker Financial Group, and with its predecessor companies, he has successfully directed the investment in over 2,500,000 square feet of commercial real estate. Property types include office, industrial, retail, and medical buildings, as well as various residential and other commercial developments. Mr. Johnson holds a Bachelor Degree with a Major in Mathematics and a Minor in Physics from Grand Valley State College in Allendale, Michigan and a MBA degree in Management from Memphis State University.

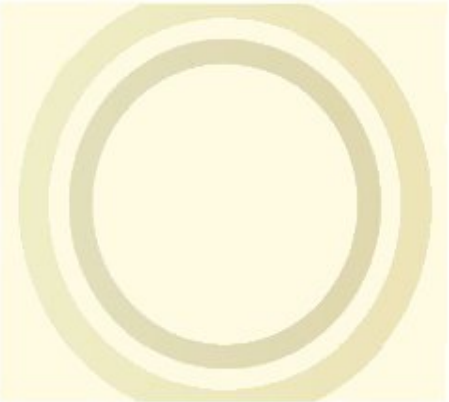
Major projects that Mr. Johnson has been involved with include:

- *Sierra Crest Shopping Center*
- *Montclair Auto Plaza*
- *Pacific Center*
- *Grand National Plaza*
- *West County Professional Building*
- *Mesa View Office Center*
- *La Jolla Cove Plaza*
- *Foremost Business Park*
- *Macys Home Store*
- *Bel Air Office Complex*
- *Centerpointe 1 & 2*



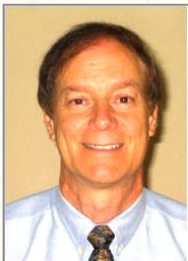


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## Resume

### Spencer Smith



#### Secretary/ Treasurer/ Broker




Mr. Smith has recently joined the Board of Directors of Conteco, Inc. Mr. Smith's construction background dates back to the 1970's. He has maintained a flawless record of development and construction, and some of the Projects are listed below.

Mr. Smith has acquired a Real Estate Broker license and has pursued projects in Commercial Leasing and Management. His experience and background in this field provides a wealth and multitude of advantages for all commercial Projects. Mr. Smith attended the University of Kansas and has a Bachelors Degree in Economics, and a Masters Degree in Finance and Investments. Mr. Smith managed the Bank Portfolio for Charter Banks, the holding company that later became a part of Bank of America.

Major projects that Mr. Smith has been involved with include:

- *Riverside Project—20 New Homes, \$250,000 to \$1,500,000 Price Range*
- *Parker Project—40 Housing Remodel Projects*
- *Carson Agency—30 New Seismic Projects—Northridge Earthquake*
- *Kelly Project—Remodeling and Restoration Project*
- *Abdale Residence—Installation of Caissons and Grade Beams*
- *Santa Clarita Retail Center—Leasing & Management*



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## Resume

### Craig Rhoades



#### Vice President

**Mr. Rhoades** - President of American Corporate Finance Inc. Provides financial capital services for real estate investment partnerships. Services Include - Traditional debt financing for commercial property loans and new construction, investment partnership funding.

Mr. Rhoades holds a Bachelor of Science degree, Major in Business, Minor in Marketing from San Jose State University, California.

#### Past Experience:

- *President AAA-Apartment Financing: A nationwide loan broker & consultant for income property buyers, specializing in multi-family, apartment loans.*
- *IEM Corp. Chief Operating Officer - Formed to work with both new and emerging growth companies, to provide venture capital consulting and business management services. Industry Sectors: Computer technology, telecommunications, medical related technologies.*
- *ANC Corp. Chief Operating Officer - Marketing of environmental technologies, businesses and services. Also former editorial writer for the Environmental Investor's Newsletter, providing financial public relations, and promotional marketing services.*
- *Sullair Petrosteam Corp – President – Energy & Oil tool company, Invented and Patented internationally, two - oil recovery technologies, used by Chevron and Shell oil companies. ( Patent # 4,372,386 ) & ( Patent # 4,243,098 )*





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## Contact Us



**Conteco, Inc.**  
1800 Century Park East #600  
Los Angeles CA 90067



**Tel: 310-446-8400**  
**Fax: 310-446-5204**



**E-mail: [info@contecoinc.com](mailto:info@contecoinc.com)**  
**Web: [www.contecoinc.com](http://www.contecoinc.com)**

