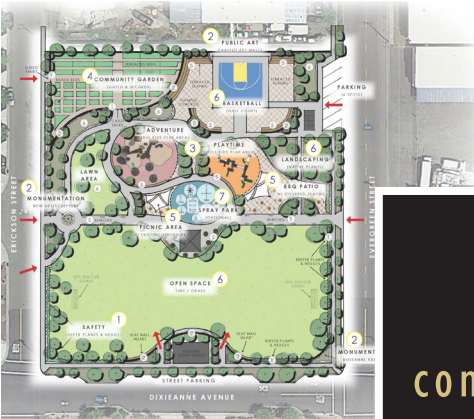




URBAN DEVELOPMENT
PEOPLE
NEIGHBORHOODS





New Faze Development concentrates on communities that revitalize, reinvigorate, and provide the style and quality that excites living.



NEXT FAZE LEADERS 2014-2015



NEW FAZE: A PASSIONATE COMMITMENT TO BUILDING HOMES AND COMMUNITIES WITH PRIDE.

FOCUS

New Faze Development, Inc. builds quality, inspired homes while respectfully preserving the community's spirit and long-term well being.

From the beginning, the Company has been dedicated to serving economically diverse areas, building well-crafted homes and promoting community participation, sustainable growth and a deep-sense of pride.

Our signature focus on community engagement, quality product development and service delivery is evident and influences the way you live.

With an eye on the future, we look forward to continuing our traditions of time-tested development excellence for years to come.



COMPANY HIGHLIGHTS:

- From 1990- 2014, New Faze has managed projects totaling over 2,000 residential units and several office and retail projects with an aggregate value in excess of \$1 billion.
- Our regional development team has a combined real estate and finance development experience in excess of 100 years.
- Since the founding of our company we have had development annualized returns in excess of 25%, net of fees.
- Successful developer builder with “early entry,” “early exit,” and “start to finish” development strategies.
- Innovative leader in single family urban “in-fill smart growth” development.
- Dedicated to a “Triple Bottom Line” Philosophy.
- Founded the Next Faze Leadership program in 2005.

LEADERS





NEW FAZE: THE “TRIPLE BOTTOM LINE” PHILOSOPHY

ECONOMIC:

- New Faze works with local governing bodies to develop projects that revitalize urban neighborhoods.
- New Faze has built a reputation as being a catalyst that helps generate urban re-growth. In addition, New Faze provides a benefit by further stimulating economic resurgences by employing residents from the communities in which we build.

SOCIAL:

New Faze believes it is essential to pair lofty social goals with actual deeds.

To that end, the company founded the “Next Faze Leaders” program during 2005, which provides mentors to several local middle school, high school and California State University at Sacramento students and has authored a financial literacy course it provides free of charge to area disadvantage students.

Former Next Faze Leaders have completed the program and gone on to graduate from several prestigious universities including the University of California, Los Angeles School of Law; The University of Oregon School of Law; Mills College Graduate School of Public Policy; The University of Southern California; The University of Arizona; The University of California at Merced; and California State University at Sonoma.

Additionally, New Faze through its Next Faze Leaders Program, has led public park clean-up efforts; sponsored community recreational events such as “Hoopin in the Park;” sponsors and guides over 250 disadvantage youth on a day long tour of the University of California. Merced and is planting publicly accessible community gardens throughout Sacramento.

ENVIRONMENTAL:

- New Faze conducts environmental sensitivity studies, throughout the development process, in excess to that which is minimally required under state and federal law.
- New Faze favors the use of clean technologies and the use of green building materials to be used whenever feasible to build and maintain environmentally friendly communities.
- In addition, New Faze provides charging stations in homes for electric vehicles.

REVITALIZE



UNITE





NEW FAZE: MOST RECENT HOUSING DEVELOPMENTS

VISION

VICTORIA PARK: SACRAMENTO, CA coming soon

newfaze.com/victoriapark

Victoria Park is an in-fill development prime for responsible, community-conscious building designed to transform a longtime vacant lot along an important thoroughfare into an attractive active community. The project will not only eliminate an underutilized asset to the neighborhood, but will capitalize on the beginning of a neighborhood center by providing a focal point for a strengthened identity and place.

Highlights include:

- Retail space, residential units for rent and single family homes, and a large green space.
- Three-story buildings to front 47th Avenue buffering the two-story single family homes to the rear of the property.
- Existing drainage canal will be transformed into a natural riparian habitat with public use.
- A “Village Green” will be established between retail buildings, connecting the single family homes with a greenbelt pedestrian path.
- Homes have been designed to promote a sociable, community atmosphere.
- The community achieves a strong presence along 47th Avenue creating a positive identity in the heart of the community.



VIBRANCY

RENAISSANCE PARK: SACRAMENTO, CA now selling

newfaze.com/renaissancepark

Renaissance Park reflects the exciting urban renaissance in Sacramento. This robust community of 80 homes is centrally located with easy access to Interstate 80 and Sacramento’s epicenters - Downtown Sacramento and Arden Fair Shopping Corridor.

To stay ahead of the housing trends, New Faze has worked tirelessly to open opportunities in technology, environmental sustainability and community integration. Concepts of urban gardens, smart home technology and option of solar power homes are quickly becoming realities.

From top to bottom, the homes have been thoughtfully designed to make life easier and more enjoyable. There are three home plans available from 1,318 to 1,628.





NEW FAZE: MOST RECENT HOUSING DEVELOPMENTS

URBAN

PARK PLACE EAST: SACRAMENTO, CA sold out **newfaze.com/parkplaceeast**

Park Place East is an urban, in-fill community near midtown Sacramento, CA. The highly successful sales program began in March 2013 and was sold out by September 2013.

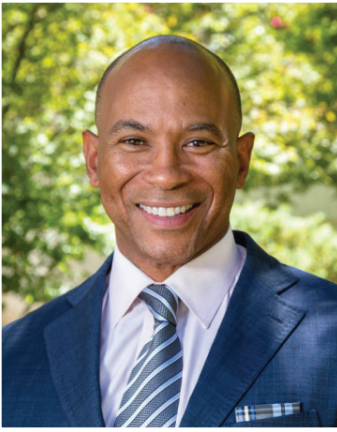
Park Place East is an example of an all encompassing New Faze approach to building. The community's marketing strategy focused on creating a strong connection to the local history, culture and lifestyle.

The community was thoughtfully structured to offer in an excess of 10 units per acre of single family, detached, two story homes maintained by Home Owners Association. Two different contemporary style floor plans were offered, one with 1,335 square feet, and the other with 1,407 square feet. The highlight is a small community park.



LOCAL





NEW FAZE: THE PRINCIPALS

SERVICE

ALLEN WARREN, Principal, New Faze Development:

Allen W. Warren grew up in the North Sacramento Community of Del Paso Heights and is the product of a loving hard working family that instilled in him the value of hard work. Mr. Warren is a graduate of east bay Hayward with a Bachelors of Arts degree in political science and a minor in business administration. Upon graduation, Mr. Warren joined Dean Witter (Morgan Stanley) as a successful stockbroker.

In the fall of 1990, Mr. Warren entered on a new journey as a real estate developer founding a company that he oversaw as CEO/President for 25 years, New Faze Development Inc. Mr. Warren's success is due in part to his commitment to developing, promoting and investing in smart-growth and mixed- use urban revitalization and Greenfield residential and commercial projects and his ability to provide quality, affordable housing projects and a variety of residential and commercial projects throughout Northern California over the past 21 years, including higher-priced, custom homes and senior housing, worth more than \$1 billion dollars.



The company's success has been recognized by numerous organizations and publications and has received multiple businesses of the year awards. In addition to New Faze's recognition, Mr. Warren has personally been recognized for bringing people together to solve complex issues receiving the Unity Award from the Greater Sacramento Urban League, American Leaderships Exemplary Leadership Award and in 2005 was recognized by Sacramento Magazine as one of the 50 most influential leaders in the Sacramento region.

INNOVATE

Mr. Warren has been a leader and innovator in turning areas long neglected into viable neighborhoods with sustainable value. The great recession of 2008 had a devastating effect on real estate and the economy; New Faze however was able to successfully navigate through the historical downturn that had devastated the real estate industry. Mr. Warren has positioned New Faze to take advantage of the resurgence in the real estate market and benefit from the overall improvement of the economy; which demonstrates Mr. Warren's leadership skills, creativity, willingness to meet challenges head on, and tough decision-making.

In November of 2012, Mr. Warren successfully ran for a seat on the Sacramento City Council. Currently, Mr. Warren represents the Second District as it's locally elected Councilman and was named Vice Mayor of the City of Sacramento earlier this year.

Allen and his wife, Dr. Gina Warren, reside in North Sacramento and have three children, Braxton, Synclaire and Roman.





NEW FAZE: CHIEF FINANCIAL OFFICER

NICK PECHA, CHIEF FINANCIAL OFFICER, New Faze Development:

Nick Pecha joined the New Faze team in February 2008 as the CFO/controller and is responsible for all functions of accounting, finance and financial reporting including job progress reporting and maintaining project budgets. Mr. Pecha brings 15 years of experience directly related to accounting and finance specialized in land development and the new home construction industry in both California and Nevada.

Over the years Nick has managed and accounted for over 1 billion dollars in land development and site construction contracts with various homebuilders locally and nationally. Nick has also accounted for the construction of over 80 new subdivisions and master plan communities totaling over ten thousand new homes. Prior to his career in new home construction, Nick was responsible for accounting in other construction related industries including commercial and multi-family construction for public and private sectors.

Nick received a Bachelor's of Arts degree in Business/Accounting from Eastern Washington University and graduated with honors. Nick also holds various certifications in Information Technologies and has an excellent understanding of GAAP.

