

SECOYA ON FIFTH

SECOYA PARTNERS LP



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SPONSOR / DEVELOPER - SECOYA PARTNERS LP

Secoya Partners LP, (“Secoya”) is a joint venture of development firms Murfey Company and Bishop Ventures which has a track record of working together to successfully execute mixed-income developments-having recently completed ‘The Californian’ an 81-unit development in San Diego. Secoya would be the entity entering into loan agreements for this development.

Murfey Company is a vertically integrated developer of mixed-income, mixed-use developments. Based in San Diego, the firm was founded to fill a growing need for creative solutions in the urban landscape. With a long history in multifamily and commercial development, the firm’s principals Scott Murfey and Russ Murfey have a passion for quality design and efficient construction. Since its formation in 2011, Murfey Company has acquired and successfully executed on a host of multifamily developments throughout San Diego-many of which are depicted herein. The majority of these developments utilized the State’s affordable housing density bonus provisions and were mixed-income communities with units set aside for lower income residents.

Bishop Ventures is Murfey Company’s joint venture development partner. Gilman Bishop formed Bishop Ventures in 2007 to build urban infill mixed-use joint venture development projects while its development consulting division has assisted clients in managing a number of complex real estate developments over the last 13 years.



Crest Urban Apartments

San Diego, CA



The Collins

La Jolla, CA



Famosa Townhomes

San Diego, CA



The Point

San Diego, CA



The Californian

San Diego, CA



GENERAL CONTRACTOR - MURFEY COMPANY

The general contracting division at Murfey Company, prides itself in fulfilling promises. From a residential contracting perspective, there are several ways of getting projects built, and Murfey Company has experience with all of them. Murfey Company values open communication, and is committed to every project as if it were their own.

The commercial division of Murfey Company creates modern spaces in the urban environment by way of responsible construction techniques and working in conjunction with smart design, all while seeking maximum client value. Naturally, this fostered a movement to expand an already diverse set of skills in the construction arena, to include the knowledge and expertise required to build a variety of commercial spaces in unique and interesting areas.



MURFEY COMPANY
DEVELOPMENT INVESTMENTS CONSTRUCTION



Atlas Lofts

San Diego, CA



Blue Point Townhomes

San Diego, CA



Famosa Townhomes

San Diego, CA



The Point

San Diego, CA



The Californian

San Diego, CA





EXECUTIVE SUMMARY

Secoya Partners LP, as owner-builder, is moving forward with the development of an innovative mixed-income apartment building that contains 100 apartments within the Bankers Hill neighborhood of San Diego located specifically at 3067 Fifth Avenue.

The subject property is located at the corner of Fifth Avenue and Redwood Street in the heart of Bankers Hill's vibrant commercial and residential district. The iconic design calls for an eight-story building of concrete and glass with seven levels of residential apartments over ground floor commercial space. Community amenities include a landscaped courtyard and rooftop terrace.

The development is projected to break ground in Q1 of 2021 and be finished in the second half of 2022.




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LOCATION OVERVIEW

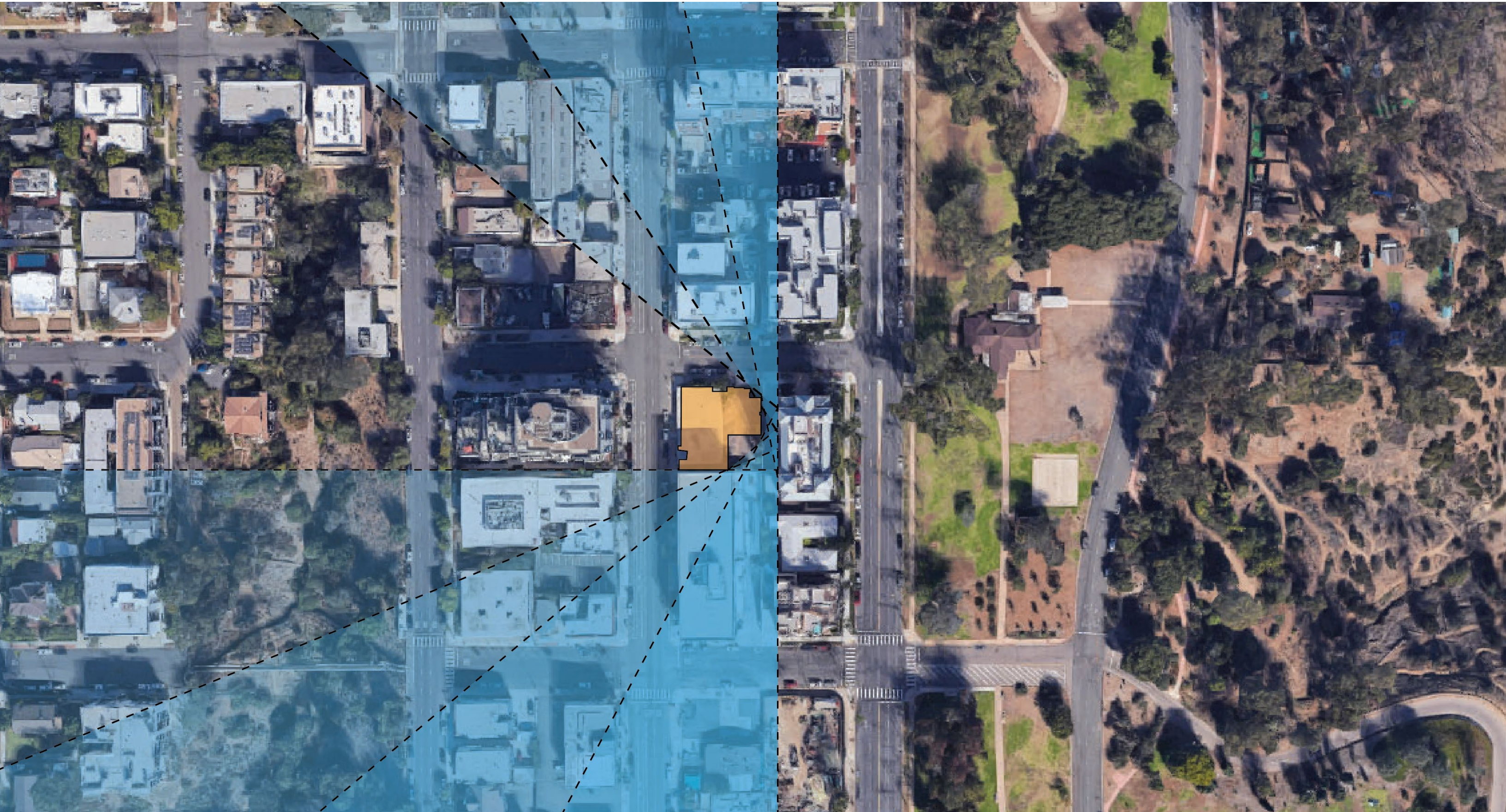


PROJECT DESCRIPTION

Project Overview:	
Location:	3067 Fifth Avenue, San Diego CA, 92103
Stories:	8-Stories
Building Height:	Roof ~85' & Stair Tower ~95'
Dwelling Units:	100
Commercial Square Footage:	2,750 SF
Parking:	0



VIEW CORRIDOR STUDY – 2/3^{RDS} OF VIEW WESTERLY VIEW PRESERVED



ARCHITECTURAL RENDERINGS



ARCHITECTURAL RENDERINGS



ARCHITECTURAL RENDERINGS



ARCHITECTURAL RENDERINGS



CONSTRUCTION SCHEDULE & SAFETY PROGRAM



CONSTRUCTION SCHEDULE:

- Demolition December 2020 – January 2021
- Construction 2021 – 2022

CONSTRUCTION HOURS:

- Hours of operation will honor City's standard

CONSTRUCTION SAFETY PROGRAM :

- Required safety manuals available onsite at all times.
- No crane's loads ever carried over adjacent buildings
- Crane is placed in weather-vane mode when turned off.
- All scaffolding is supported by tie downs to our bldg.
- Proper insurance carried at all times
- HOA can be added as an additional insured if desired.



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