



# MAPLE COURT DEVELOPMENT

290 Maple Court, Ventura, CA 93003

**Fully Entitled Residential Opportunity**

**134 Entitled Units | Immediate Income  
Townhome Conversion Ready – No Public Hearing Required**

MARINA PARK



VENTURA BEACH

E Main St.

PACIFIC VIEW MALL

VENTURA COLLEGE

June 2025

**NEWMARK**

executive summary



# The Offering

✓ Entitled for 134 multifamily units — with city-supported flexibility to convert to 59–63 luxury townhomes via simple minor modification (3-month timeline, no hearing).

✓ Fully Approved Under SB330 – Vested and Non-Appealable

✓ Office Building with In-Place Income to Offset Carry Costs

✓ Option to Convert to 59–63 Luxury Townhomes

- Only a **Minor Modification** Required with City
- No Public Hearing Required
- Estimated 3-Month Approval Process

✓ Located 2 Miles from Ventura Beach

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee-simple interest in Maple Court Development (“the Property”), located at 290 Maple Court in Ventura, California.

Maple Court Development represents a rare opportunity to acquire a 2.20-acre coastal development site with in-place income in an irreplaceable Ventura location. Current entitlements allow for 134 units, but a minor modification that when involves a reduction in density, would be within the scope of the Project’s existing CEQA clearance, require no public hearing, and only take approximately 3 months.



## MAPLE COURT DEVELOPMENT

### ENTITLEMENT OPTIONALITY

Both options fully compliant under SB330 with CEQA clearance`

#### Path A: In-place Entitlements

**134**  
MF UNITS

**60**  
DU/AC

#### Path B: Modified Entitlements

**59–63**  
TOWNHOMES

- DU/AC range varies based on 59 (26.8 DU/AC) to 63 units (28.63 DU/AC)

### THE OFFERING

**290 Maple Court,  
Ventura, CA 93003**  
ADDRESS

**079-0-101-455**  
APN

**2.20 Acres**  
LAND SIZE (95,667 SF)

### EXISTING USE STATS

**46,739**  
EXISTING SQUARE FOOTAGE

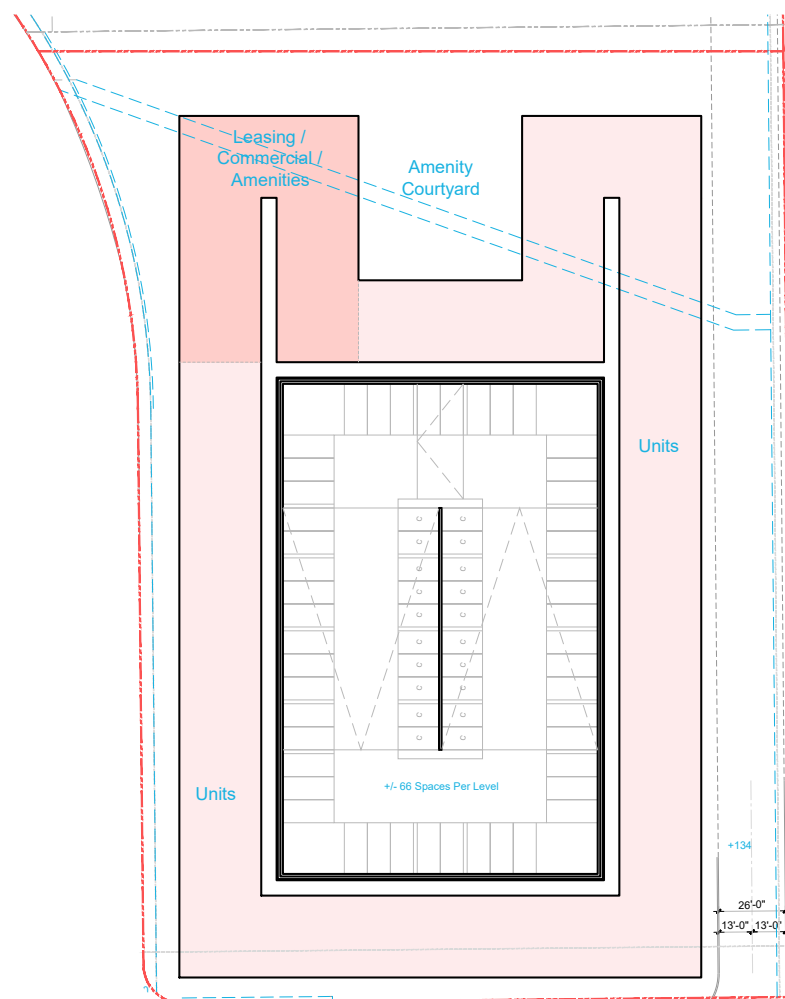
**34.37%**  
OCCUPANCY (AS OF MAY-25)

All Leases Have Break Clauses

# Project Summary

## Site Plan A – 134 Units MF (As Entitled)

LOT 2 AREA: 95,667 SF (2.20 Acres)



## Site Plan B – 63 Townhomes (Minor Mod)

### Revision Path

- ✓ Timeline to modify: 3 months
- ✓ No Hearing Required
- ✓ Minor Modification With City
- ✓ Unit size difference  
(e.g., larger 3–4BR townhomes for sale)

UNIT MIX			
RESI + GARG. 9-PLEX (x7)			
2 BD	1,403+225 SF	28	
3 BD	1,731+450 SF	28	
3 BD	2,037+450 SF	5	
4 BD	2,037+450 SF	2	
TOTAL		63	





# Investment Highlights

## Affluent Tenant Base & Market Fundamentals

### Highly Connected Coastal Location with Unmatched Lifestyle

Maple Court Development is centrally located within Ventura's amenity-rich urban core, offering residents walkable access to national retailers, daily conveniences, and outdoor recreation. Within a 5-minute drive are Whole Foods, Trader Joe's, Target, Sprouts, Pacific View Mall, and a wide variety of restaurants, coffee shops, and service providers. The site is also within close proximity to Ventura College, Community Memorial Hospital, the Ventura County Government Center, and the Ventura Beachfront Promenade. Maple Court Development is ideally positioned to cater to Ventura's growing population of professionals, healthcare workers, educators, and creatives drawn to the city's coastal quality of life.

### Affluent Demographic Base in a Supply-Constrained Coastal Market

Ventura stands out as one of Southern California's most sought-after coastal communities, offering residents a unique blend of beachside living, walkability, and economic vitality. The city's appeal is further enhanced by its strong housing market.





# Highly Connected Coastal Location with Unmatched Lifestyle



US  
101

Lure  
FISH HOUSE

VONS

E Main St.

Community  
Memorial  
HEALTHCARE

VENTURA COUNTY  
HEALTH CARE AGENCY

PACIFIC VIEW MALL



ROSS  
DRESS FOR LESS

H&M

SEPHORA



★macy's

JCPenney

VICTORIA'S  
SECRET

TRADER JOE'S



RIVERA PLAZA

WinCo  
FOODS

Burlington  
Coat Factory

Chick-fil-A



DOLLAR TREE

ULTA  
BEAUTY



Arby's

VENTURA GATEWAY

KOHL'S

SPROUTS  
FARMERS MARKET

BARNES & NOBLE

Michaels

PETSMART

Panera  
BREAD

SHARKY'S

STONEFIRE  
GRILL

Maple St.





## Strong Multifamily Performance with Limited New Supply

The Ventura multifamily market has demonstrated stable long-term fundamentals, with average occupancy rates at ~95% over the past five years and effective rents rising at a compound annual growth rate of 3.48% since 2015. According to CoStar and local planning data, Ventura's development pipeline remains modest due to regulatory barriers and a lack of entitled land, creating favorable conditions for sustained rent growth. Maple Court Development directly benefits from this imbalance between constrained new supply and consistent demand driven by lifestyle renters and downsizing homeowners.

## Strategic Positioning in Ventura's Civic & Healthcare Corridor

- Located just blocks from the intersection of U.S. 101 and SR-126, Maple Court Development enjoys immediate freeway access while anchoring a key employment and civic node in the city. The property is minutes from Ventura's largest public and private employers, including Ventura County Medical Center, Community Memorial Health System, Ventura Unified School District, and the County of Ventura. With over 40,000 jobs concentrated within a 3-mile radius and a walkable connection to regional bus routes and bike infrastructure, the site offers a rare convergence of accessibility, economic vitality, and residential appeal.
- Aligned with Long-Term Growth Vision for Urban Ventura Maple Court Development supports the City of Ventura's long-range goals for housing, mobility, and sustainability as outlined in its General Plan and SCAG's 2045 Sustainable Communities Strategy. Located within a High-Quality Transit Area (HQT), the site is eligible for CEQA streamlining under SB 375 and benefits from policy momentum encouraging dense, mixed-use development near transit. As one of the city's most significant new residential communities, Maple Court Townhomes will play a central role in addressing Ventura's regional housing needs and shaping a more vibrant, walkable, and inclusive urban core.



CITY OF VENTURA AT A GLANCE

 **110,763**  
POPULATION

 **40.3**  
MEDIAN AGE 2025-2028 PROJECTED

 **\$118,626**  
AVERAGE HHI

Sources: Redfin, Point2Homes (Accessed Q2 2025)

## Ventura Highlights

**Outstanding Access:** Ventura boasts exceptional connectivity, with U.S. Route 101 running directly through the city, providing seamless access to the Greater Los Angeles area and beyond. The city is also served by State Routes 126, 33, and 118, facilitating efficient travel to neighboring regions. Public transportation options include the Gold Coast Transit District and VCTC Intercity services, ensuring comprehensive transit coverage throughout Ventura County.

**Excellent Quality of Life:** Ventura offers a high quality of life, characterized by its vibrant local economy, reputable healthcare facilities, educational institutions, and its immediate access to pristine beaches; such as San Buenaventura State Beach and Surfer's Point,. The city is home to numerous parks and recreational spaces, providing residents with ample opportunities for outdoor activities. Additionally, Ventura features a diverse array of shopping, dining, and entertainment options, contributing to its appeal as a desirable place to live.



**Ventura is one of the most affluent communities in Southern California, with average household incomes exceeding \$118,000 per year.**



# Affluent Adjacent Demographics



**PIERPOINT**  
**\$1,735,000**  
*Avg. Home Value  
(Redfin SFR - Sold  
Past 12 mos.)*  
**\$125,537**  
*Avg. HHI*

**HILLSIDES**  
**\$1,097,525**  
*Avg. Home Value*  
**\$88,029**  
*Avg. HHI*

**HOBSON  
HEIGHTS**  
**\$1,204,000**  
*Avg. Home Value*  
**\$149,276**  
*Avg. HHI*

**MIDTOWN  
VENTURA**  
**\$1,012,298**  
*Avg. Home Value*  
**\$78,800**  
*Avg. HHI*

**MARINA**  
**\$1,467,500**  
*Avg. Home Value*  
**\$87,100**  
*Avg. HHI*



# Ventura — High Barrier-to-Entry Market

Ventura is a dynamic coastal enclave that blends the ease of beachfront living with the stability of an established, deeply rooted community. Over time, it has become one of the Central Coast’s most coveted residential destinations, known for its walkable core, character-rich neighborhoods, and a strong sense of identity that resonates with families, creatives, and professionals alike. Positioned between Santa Barbara and Los Angeles, the city benefits from a strategic location that offers both access and serenity. Framed by the Pacific Ocean, hillside terrain, and protected agricultural land, Ventura’s natural geography limits outward growth and supports its classification as a high barrier-to-entry market. This is reinforced by local zoning policies and a scarcity of entitled land, which have curbed new development and maintained the area’s low-density character. As a result, the supply of new multifamily housing remains tightly constrained, even as renter demand continues to grow. Residents enjoy an exceptional quality of life, shaped by miles of pristine coastline, a thriving food scene, and a well-established arts and culture presence. Ventura’s strong public schools, historic architecture, and temperate coastal climate further enhance its livability. With few large-scale development opportunities and increasing interest from renters priced out of neighboring beach cities, Ventura continues to distinguish itself as one of Southern California’s most enduring and competitive housing markets.



## Booming Residential Market

Maple Court Development is located in Ventura’s coastal multifamily market which has seen a decade of steady, demand-driven growth, fueled by limited new development and an enduring appeal among lifestyle renters. Rental rates have increased by over than 42% since 2015, a reflection of the market’s long-term strength rather than short-term volatility. Occupancy has remained consistently strong, currently standing at 96%, underscoring the depth of renter demand in this supply-constrained market. Rents are projected to grow at an compound average annual rate of approximately 3.1% through 2029, per CoStar data, reinforcing the long-term trajectory of the market. With a healthy balance of development barriers, tenant preference, and minimal upcoming completions, Ventura presents a rare opportunity to invest in a high-performing, tightly held market that continues to attract renters seeking quality housing in a coastal setting.



# New Construction Townhome Sale Comps



	Address	Price	\$/SF	SF	Year Built	Sold	Beds	Bath
1	2176 E Main St. #120	\$1,655,000	\$701.57	2,359 sf	2022	05/14/24	3 bd	3.5 ba
2	2176 E Main St. #116	\$1,389,000	\$703.29	1,975 sf	2022	05/29/24	3 bd	2.5 ba
3	1276 E Thompson Blvd. #103	\$1,198,000	\$690.89	1,734 sf	2023	09/30/24	4 bd	3.5 ba
4	1230 E Thompson Blvd. #104	\$1,190,000	\$686.27	1,734 sf	2023	07/03/24	4 bd	3.5 ba
5	1260 E Thompson Blvd. #101	\$975,000	\$822.09	1,186 sf	2023	12/20/24	2 bd	2.0 ba



# Ventura Overview

Ventura located along California’s Central Coast, is a highly regarded coastal city bordered by Oxnard, Ojai, and the Santa Monica Mountains. Celebrated for its relaxed pace and scenic beauty, Ventura offers a distinctive balance of small-town charm and regional connectivity. Its location along U.S. Highway 101 places residents within easy reach of key employment hubs, educational institutions, and cultural landmarks throughout Ventura and Santa Barbara Counties. The city features a rich mix of amenities, from top-rated public schools and expansive parks to a walkable downtown filled with local shops, galleries, and coastal dining destinations. Ventura’s access to miles of unspoiled beaches, including San Buenaventura State Beach and Surfer’s Point, elevates its lifestyle offering and reinforces its appeal among professionals, families, and retirees seeking a quality coastal environment. Ventura also benefits from its proximity to Ventura Harbor and the Channel Islands, drawing tourism and outdoor recreation that support a vibrant local economy. As continued investment flows into both residential and commercial corridors—particularly around downtown and the midtown district—Ventura is steadily emerging as a hub for creative professionals, healthcare talent, and remote workers seeking long-term livability. Strong demand fundamentals, limited supply, and an authentic coastal identity firmly position Ventura as one of the most attractive and enduring housing markets in Southern California.

## The Intersection of Coastal Culture & Community

Ventura has experienced a quiet renaissance over the past two decades, evolving into a thriving center of creativity, coastal culture, and community connection. The city’s historic downtown and vibrant arts district offer a dynamic mix of local galleries, public murals, artisan boutiques, and live music venues that reflect its creative spirit. With an eclectic restaurant scene, surf heritage, and frequent cultural festivals, Ventura appeals to residents seeking an immersive lifestyle rooted in authenticity. Community events at the Ventura Botanical Gardens, art walks, and film nights at Plaza Park foster local engagement and reinforce the city’s distinct identity. As new development thoughtfully enhances infill corridors and adaptive reuse projects bring fresh life to older buildings, Ventura continues to cultivate a lifestyle that’s as artistic as it is livable.

## Proximity to Demand Drivers Attracts New Tenants

Ventura offers a rare blend of coastal charm and regional accessibility that consistently draws a wide-ranging tenant base. The city is within commuting distance of major employment centers in Ventura and Santa Barbara Counties, including the Ventura County Medical Center, Patagonia headquarters, and Community Memorial Hospital. Residents also benefit from direct access to U.S. Highway 101 and State Route 126, facilitating seamless travel to regional job nodes. This central positioning, combined with a walkable downtown and a deep pool of local retail, service, and dining amenities, supports strong multifamily demand from young professionals, medical workers, and remote employees alike. The city’s thoughtful balance of lifestyle and connectivity positions Ventura as one of the most desirable rental markets along the California coast.

## Downtown Ventura & Ventura Harbor Village

Downtown Ventura and Ventura Harbor Village anchor the city’s lifestyle and cultural scene, offering a compelling mix of coastal retail, dining, and entertainment experiences. Downtown features an eclectic array of independently owned shops, art galleries, and historic buildings, all set against the backdrop of the Pacific Ocean and framed by palm-lined streets. Ventura Harbor Village complements this with waterfront restaurants, local markets, and marina access, making it a hub for recreation and community events. From seafood festivals to live music on the harbor promenade, these destinations enrich the daily lives of Ventura residents and offer convenient, walkable experiences just minutes from home. Their continued popularity and local investment highlight Ventura’s strength as a live-work-play market with lasting appeal.



# Surrounded by Strong & Desirable Markets

## Ojai

Ojai is a serene and picturesque town nestled in the Topatopa Mountains, known for its artistic culture, boutique resorts, and wellness retreats. The community is beloved for its charming downtown, filled with local galleries, farm-to-table restaurants, and artisan markets. Residents and visitors alike enjoy outdoor experiences such as hiking in the Los Padres National Forest or biking the Ojai Valley Trail. With its laid-back sophistication and strong sense of place, Ojai attracts creatives, families, and second-home buyers seeking a peaceful and inspiring environment just 20 minutes from Ventura.

## Santa Paula

Santa Paula is a historic agricultural community with deep roots in Ventura County’s citrus heritage. Known for its small-town feel and classic architecture, the city features tree-lined streets, locally owned businesses, and museums like the California Oil Museum. It appeals to families looking for affordability without sacrificing community charm. Its location just inland from Ventura offers easy access to the coast, while ongoing residential development and downtown revitalization have helped attract new residents and regional attention.

## Camarillo

Camarillo is a thriving suburban city located southeast of Ventura, celebrated for its family-friendly neighborhoods, top-rated schools, and robust retail corridor anchored by the Camarillo Premium Outlets. The area offers a high quality of life with expansive parks, golf courses, and a growing dining scene. Its strategic location along Highway 101 positions it as a commuter-friendly hub with excellent access to both Ventura and Los Angeles Counties. Camarillo’s blend of suburban stability and retail-driven energy makes it one of the region’s most desirable places to live.



## Carpinteria

Carpinteria is a coastal gem located just north of Ventura, known for its pristine beaches, laid-back lifestyle, and close-knit community. Often described as a “quieter Santa Barbara,” Carpinteria offers the charm of a small seaside town with surf-friendly shores, independent shops, and local farmers markets. The area draws families, retirees, and remote professionals who value access to coastal recreation without the bustle of more tourist-driven cities. Its proximity to both Ventura and Santa Barbara makes it an ideal enclave for those seeking coastal serenity with regional connectivity.



# Highly Rated Public Schools

The area surrounding Maple Court Development is served by the Ventura Unified School District, known for its strong academic programs and supportive learning environments. Families living in Ventura benefit from access to a number of highly rated public schools, reinforcing the city’s reputation as a destination for those who value access to quality education within a community-oriented coastal setting.

# Notable Public Schools Nearby

## Foothill Technology High School

100 Day Rd, Ventura, CA 93003 Located approximately 2.5 miles from Maple Court Development, Foothill Technology High School serves grades 9–12 and is consistently ranked among the top public high schools in Ventura County. Known for its rigorous academics and high college matriculation rates, the school offers Advanced Placement (AP) coursework, STEM-focused programming, and a supportive, achievement-oriented environment.

## Loma Vista Elementary School

300 Hill Rd, Ventura, CA 93003 Just over 2 miles from the property, Loma Vista Elementary School serves grades K–5 and is recognized for its strong academic foundation and engaged parent community. With a focus on creativity, collaboration, and core skill-building, the school has earned high ratings for both student performance and teacher quality.

## El Camino High School

61 Day Rd, Ventura, CA 93003 Roughly 3 miles from Maple Court Development, El Camino High School is a small, academically focused school that emphasizes personalized education and college readiness. It consistently earns strong marks for academic achievement and student support, making it a top alternative for families seeking a more individualized public school experience.



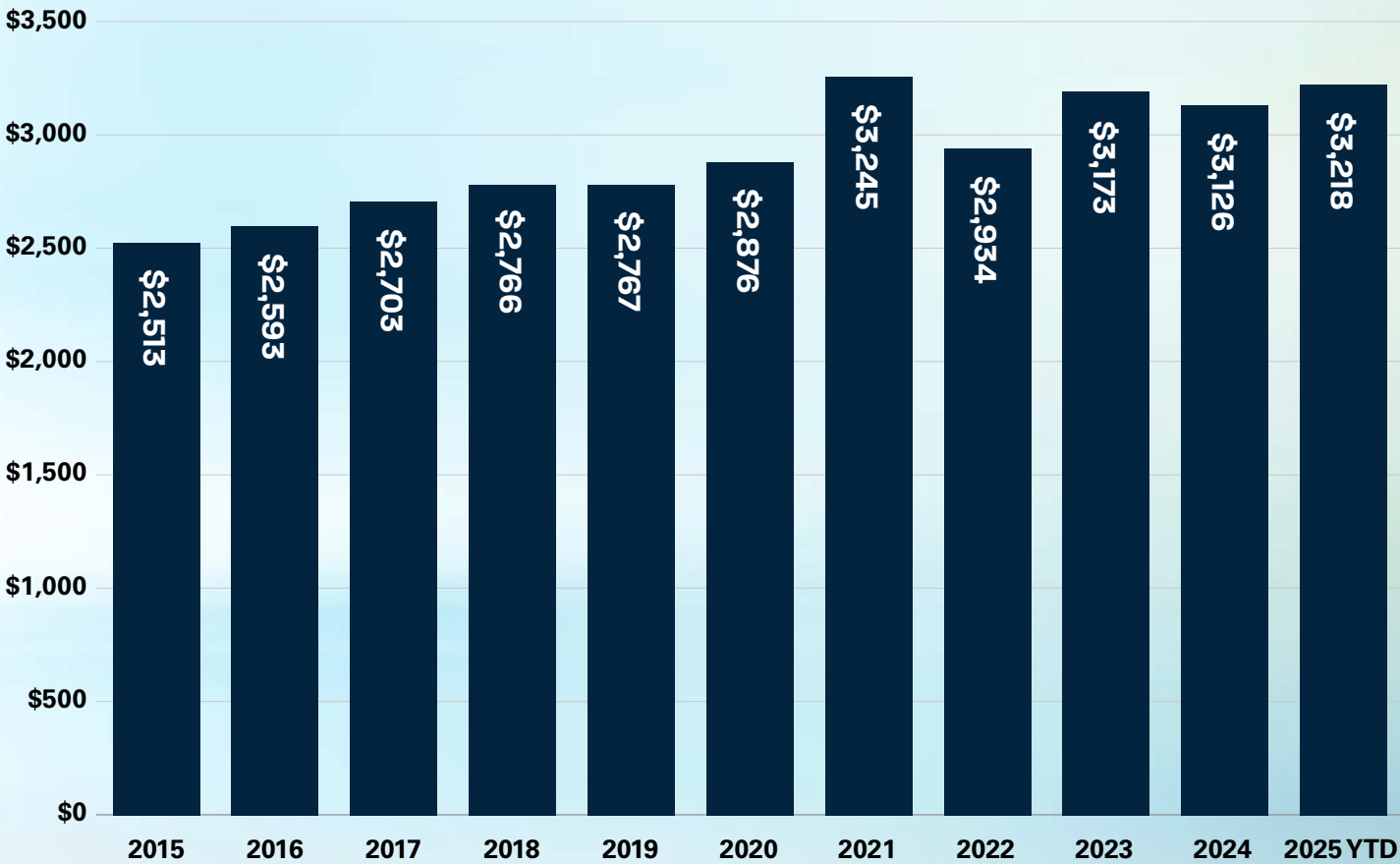


# High Barrier-to-Entry Market

Ventura continues to experience strong demand for residential development driven by its coastal location, desirable lifestyle, and established community infrastructure. The city appeals to families, professionals, and remote workers seeking a balanced environment with walkable neighborhoods, access to high-performing schools, and high proximity to employment centers across Ventura and Santa Barbara Counties. The city’s coastal amenities, cultural districts, and outdoor recreation further enhance its reputation as a lifestyle destination along the Central Coast.

However, Ventura faces significant constraints on new housing development. Natural geographic boundaries—including the Pacific Ocean, hillside terrain, and agricultural preserves—limit outward expansion, while local zoning and community preservation efforts restrict higher-density infill opportunities. These conditions have created a pronounced supply-demand imbalance, making well-located multifamily projects highly sought-after. Much of the existing rental inventory consists of older, low-density properties, with limited additions over the past decade. This lack of modern housing stock underscores the demand for high-quality residential development. As one of the few new large-scale offerings in Ventura, Maple Court Development represents a rare opportunity to meet this demand within a tightly constrained, high-barrier market.

CLASS A MARKET RENT



## METRICS FOR SINGLE FAMILY HOMES IN VENTURA



**4.8%**

HOUSING INVESTORY  
BUILT 2015 OR LATER



**\$1,144,950**

AVERAGE HOME SALE PRICE (SOLD PAST  
12 MO. - BUILT 2000 OR NEWER)



**59 Days**

MEDIAN DAYS ON MARKET



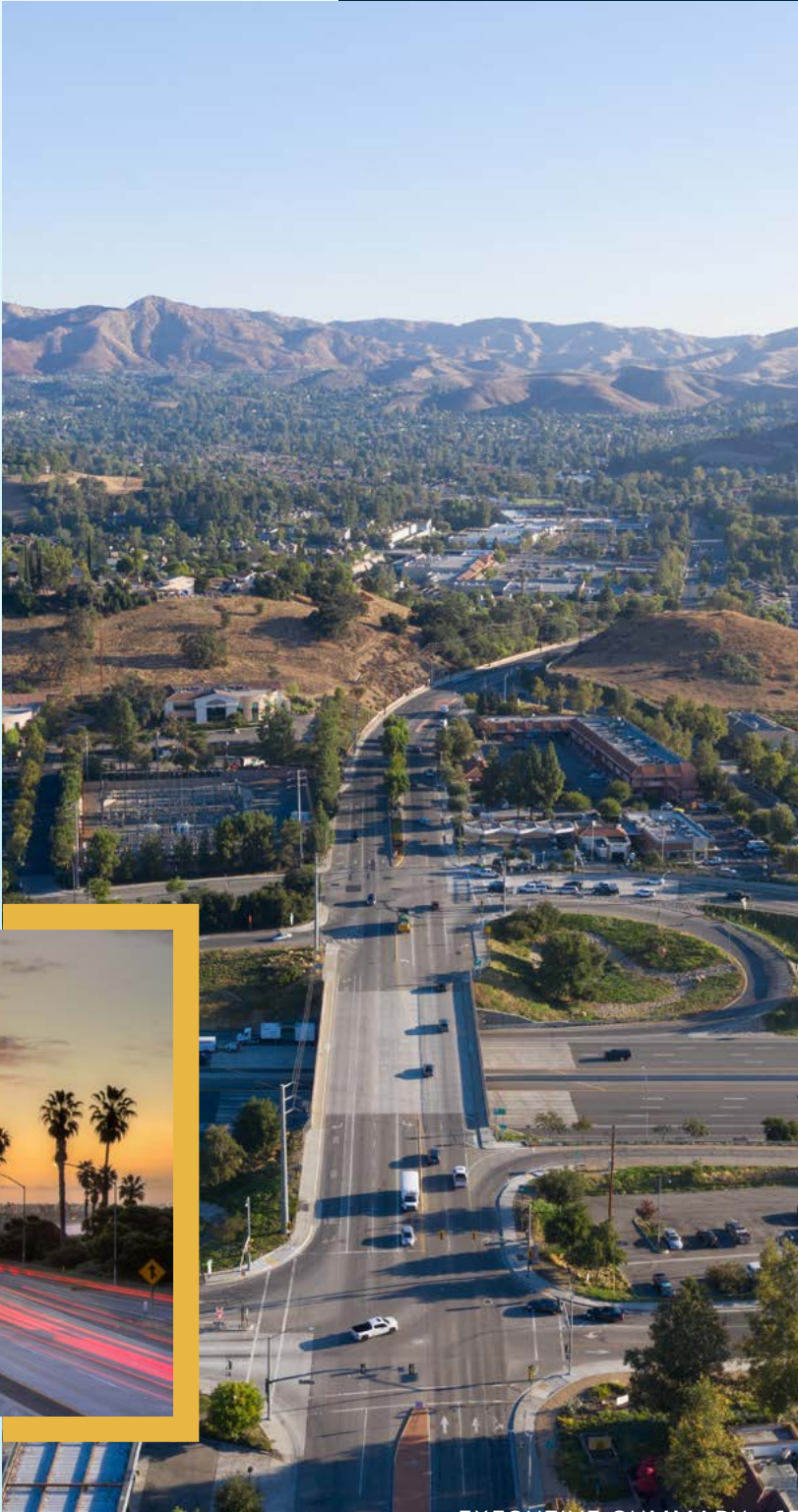
# High Transit Connectivity in Ventura

## High Connectivity & Regional Access in Ventura

Ventura offers strong connectivity to the broader Central Coast and Southern California region, enhancing its appeal as a well-connected coastal hub. Positioned directly along U.S. Highway 101 and State Route 126, the city provides efficient vehicular access to major job centers in Ventura, Oxnard, Camarillo, and Santa Barbara. These transportation corridors support convenient commuting for residents and strategic distribution routes for local businesses. Public transit in Ventura is supported by Gold Coast Transit District and the Ventura County Transportation Commission (VCTC), which together provide extensive regional bus and commuter service. VCTC Intercity buses connect Ventura to employment and education hubs in Santa Barbara and Thousand Oaks, while local routes ensure access to downtown, Ventura College, and healthcare campuses. The nearby Metrolink Ventura County Line offers additional regional access, with direct service to Los Angeles Union Station, facilitating weekday commutes and broader connectivity. Amtrak’s Pacific Surfliner also stops in downtown Ventura, offering scenic rail travel up and down the California coast. The city’s proximity to key airports further enhances its accessibility. Oxnard Airport is located just 10 miles south, while Los Angeles International Airport (LAX) and Burbank Airport are both within reach for domestic and international travel. With its blend of highway, rail, and regional bus systems, Ventura continues to evolve as a well-connected, commuter-friendly market—ideal for residents seeking a balance of coastal lifestyle and mobility. Maple Court Development is uniquely positioned to benefit from this connectivity, offering easy access to transit for work, leisure, and regional travel.

## Unmatched access to Lifestyle, Amenities & Entertainment

Ventura offers a distinctive blend of coastal lifestyle and everyday convenience, with a rich variety of local amenities and entertainment options. The city features a vibrant dining scene, from casual beachside eateries to chef-driven restaurants in the heart of downtown. Residents enjoy boutique shopping, farmers markets, and cultural destinations like the Museum of Ventura County and Ventura Harbor Village. Outdoor recreation is a cornerstone of life in Ventura, with miles of scenic coastline, hiking trails, and parks that promote an active, wellness-focused lifestyle. Seasonal events, art walks, and live performances contribute to a strong sense of community and place. With its mix of natural beauty, cultural depth, and local energy, Ventura offers a well-rounded living experience that continues to attract renters seeking authenticity along the California coast.





# Strong and Desirable Market in the Thriving Ventura County

## Ventura Multifamily Market

Ventura, positioned along California’s Central Coast, has demonstrated strong multifamily market fundamentals in recent years. Shifting lifestyle preferences and ongoing affordability challenges across Southern California have contributed to an extended renter lifecycle, with more individuals and families seeking long-term rental housing in livable, well-connected communities like Ventura. The city’s diverse economy—anchored by healthcare, education, local government, and a growing creative sector—supports consistent housing demand and underpins long-term renter stability.

Year	Current Search	Effective Rent Growth (Annual)	Occupancy	Occupancy Change (Annual)
2029	\$3,658	2.44%	93.58%	-0.24%
2028	\$3,571	2.64%	93.82%	-0.56%
2027	\$3,479	3.08%	94.38%	-0.21%
2026	\$3,375	3.37%	94.59%	-0.34%
2025 EST	\$3,265	1.46%	94.94%	2.94%

Favorable market conditions in Ventura are reflected in steadily rising rental rates and persistently low vacancy levels. Limited multifamily development, coupled with high demand for coastal living and proximity to regional job centers, has created a supply-constrained environment. Ventura’s unique mix of lifestyle amenities, beach access, and commuter connectivity enhances its desirability among renters seeking both affordability and quality of life. The city has posted strong annual rent growth, with effective occupancy currently at 96%, underscoring its resilience and sustained appeal.

Investing in Ventura offers a compelling opportunity to capitalize on long-term renter demand and constrained new supply. With a strategic coastal location, limited land availability, and enduring lifestyle appeal, Ventura is well-positioned to deliver attractive returns for multifamily development and long-hold investment strategies.





# For Sale Townhome Market

FOR SALE INVENTORY



**23**  
TOWNHOMES  
ON MARKET



**23**  
MEDIAN DAYS  
ON MARKET



**\$1,190,000**

CITY OF VENTURA AVERAGE HOME SALE  
PRICE (SOLD PAST 12 MO. - BUILT 2020  
OR NEWER - +1.6K SF)

## Ventura Townhome Market: Strong Demand, Limited Affordability

- The for-sale townhome market in Ventura continues to demonstrate strong buyer interest, driven by limited new supply, desirable community amenities, and Ventura’s coastal lifestyle. One notable example is the Del Sol Community by Shea Homes, located on the city’s east side. Townhomes in this development range from approximately 1,376 to 2,392 square feet, with prices starting in the mid-\$800,000s and exceeding \$1.2 million for larger, upgraded units. Despite the appeal of this product type, homeownership at these price points remains out of reach for a large portion of Ventura’s population.



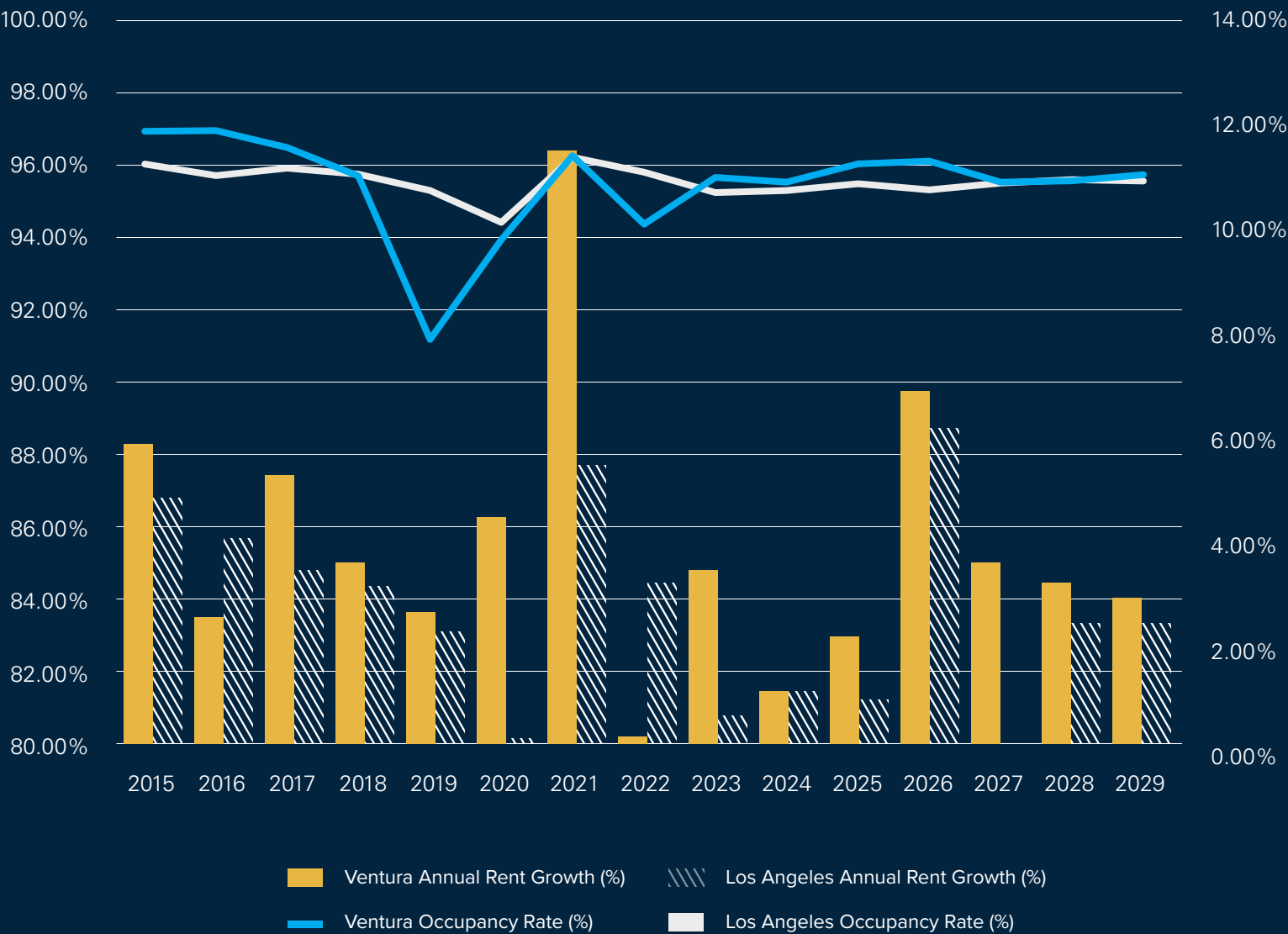


Ventura Offers Steady Performance in an Otherwise Cyclical Region

- Unlike many submarkets across Greater Los Angeles, Ventura’s Class A multifamily market has delivered measurable consistency across both rent growth and occupancy over the past decade. From 2015 through 2025 YTD, Ventura experienced cumulative rent growth of over 50%, with an average annual increase of 3.8% — underscoring long-term demand stability even amid broader economic shifts.
- Vacancy has remained equally resilient, with occupancy rates averaging above 95% over the same period and fluctuating by less than 3% annually. Notably, Ventura’s Class A assets avoided the significant performance volatility seen in urban Los Angeles during the pandemic and recovery cycle, when some core submarkets saw occupancy drop by over 10% and rent rollbacks in excess of 15%.
- This low-volatility profile positions Ventura as a defensive investment market — well-suited for capital seeking reliable, income-generating assets in a supply-constrained, coastal location with high barriers to entry and no near-term competition in the development pipeline.

50.15%  
CUMULATIVE RENT GROWTH SINCE 2015 IN  
VENTURA COUNTY (MARKET RATE)

VENTURA COUNTY VS LOS ANGELES COUNTY OCCUPANCY & RENT GROWTH



\*Per CoStar Data: Market Rate Units

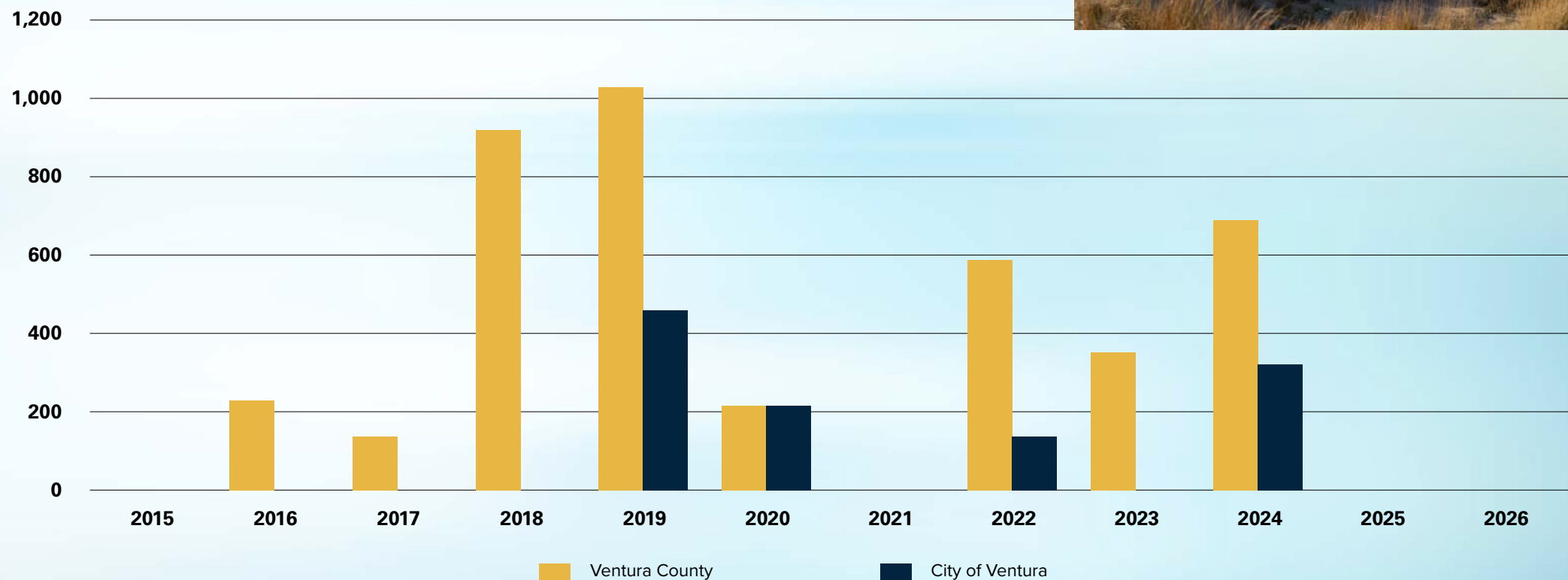


# Ventura Townhome & New Construction Stats

- With modest Class A comparable developments in the pipeline, the supply constrained market is seeing currently listed townhomes priced at an average of ~\$1M with some reaching as high as \$1.8M.
- Construction activity across both Ventura County and the City of Ventura remains strikingly limited. As of 2025, there are no active construction starts or approved Class A multifamily developments within city limits, and only a handful of small-scale projects countywide. With modest new large-scale deliveries anticipated over the next 24–36 months, the regional pipeline remains virtually dry. This prolonged supply gap—combined with high occupancy and growing demand—creates a uniquely favorable environment for new institutional-quality product like Maple Court Development.



MULTI-HOUSING DELIVERIES MULTI-HOUSING DELIVERIES

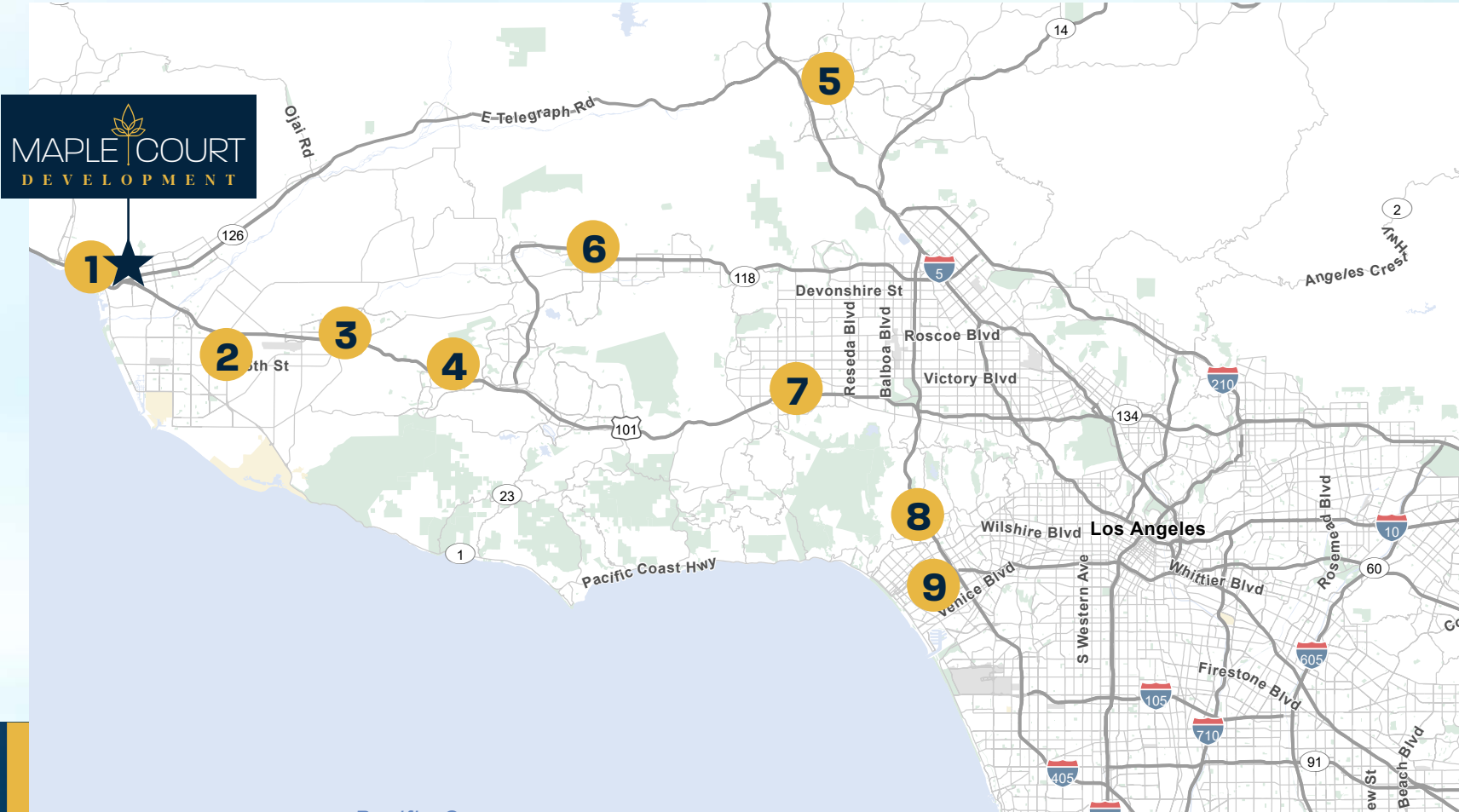


\*Per CoStar Data: Class A, 100+ Units, 2015 Vintage\*



High Connectivity to Major Nearby Employer Hubs

Ventura County is home to a dynamic mix of major employers, including Amgen, Patagonia, and Morgan Stanley, offering strong local job opportunities across healthcare, technology, finance, and outdoor apparel sectors. In addition to its own employment base, Ventura enjoys direct access to some of Southern California’s most prominent employment hubs, including Warner Center, Thousand Oaks, and Santa Monica—all reachable within a 30–60 minute drive. This regional connectivity enhances Ventura’s appeal to professionals seeking a high quality of life without sacrificing career opportunities. Maple Court Development is uniquely positioned to capture durable renter demand driven by both Ventura’s internal economic growth and its strategic proximity to these larger employment ecosystems.







	Hub Name	Distance	Office Inventory	Largest Employers	Jobs by Largest Employer
1	Ventura	0 mins	4.6MSF	Community Memorial Health System	~2200
2	Oxnard	20 mins	3.6MSF	Haas Automation Inc.	~1400
3	Camarillo	25 mins	2.6MSF	Semtech Corporation	~300
4	Thousand Oaks	35 mins	8.0MSF	Amgen Inc.	~5500
5	Simi Valley	35 mins	2.2MSF	AeroVironment, Inc.	~700
6	Warner Center	40 mins	9.1MSF	Kaiser Permanente	~1200
7	Brentwood	55 mins	4.2MSF	The J. Paul Getty Trust	~1500
8	Santa Clarita	60 mins	5.6MSF	Princess Cruises	~1200
9	Santa Monica	60 mins	16.8MSF	Snap, Inc.	~1667



## Life Sciences & Biotech in Ventura County: A Strategic Growth Corridor

Ventura County is emerging as a significant player in California's life sciences and biotech landscape. Anchored by industry leaders and a supportive ecosystem, the region offers a compelling mix of innovation, talent, and strategic location.

### HIGHLIGHTED MAJOR LIFE SCIENCE COMPANIES IN VENTURA COUNTY

Company	City	Est. SF Leased	Avg. Salary
	Thousand Oaks	3.7M SF	\$146,000
	Thousand Oaks	100,000 SF	\$120,000–\$140,000
	Thousand Oaks	80,000 SF	\$100,000–\$120,000
	Oxnard	40,000 SF	\$70,000–\$90,000

### LIFE SCIENCE & BIOTECH IN VENTURA

14,643	\$5.0B	\$99K
DIRECT & INDIRECT JOBS	ECONOMIC OUTPUT	AVERAGE SALARY

The Greater Los Angeles Life Sciences Market has seen a massive surge in leasing activity over the past year

Q3 2024

+35%	+110%
QUARTER-OVER-QUARTER	YEAR-OVER-YEAR

## Living Ventura: Where Nature, Culture, and Community Converges

Ventura offers an authentic slice of coastal California, where everyday life blends ocean breezes, a thriving downtown, and wide-open natural spaces. The city's prized location between Los Angeles and Santa Barbara gives residents effortless access to both urban energy and coastal tranquility. Ventura's local culture revolves around its miles of sandy beaches, vibrant harbor scene, and outdoor adventures — whether it's surfing world-renowned breaks, setting out for the Channel Islands, or hiking foothill trails. The historic downtown pulses with independent shops, art galleries, and farm-to-table dining, while nearby marinas and parks invite year-round recreation. With a temperate climate, stunning scenery, and a welcoming community vibe, Ventura continues to draw those seeking a lifestyle defined by connection to nature, authentic character, and the relaxed spirit of California's coast.

### HIGH QUALITY OF LIFE IN VENTURA

Sunny Days per Year	~273 Days
Avg. Daytime Temperature	71°F
Pleasant Day Index	Among highest-rated cities nationally (Zillow Pleasant Climate Index 2023)
Top-Rated Golf Courses	3 municipal golf courses ranked among California's Top 100
Crime Rate	40% lower violent crime rate vs. California average
Average Commute Time	~23.1 minutes (vs. ~30.6 min CA avg)
Walkability	Downtown Ventura Walk Score: 87 (Very Walkable)
Outdoor Access	25 public parks and 7 miles of protected coastline
Air Quality	Top 20 Coastal Cities for clean air in California
Hospital Access	4 major hospitals (CMH rated 'A' by Leapfrog 2024)
Pet-Friendliness	Top 10 Most Dog-Friendly Coastal Cities (Expedia 2024)



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# MAPLE COURT DEVELOPMENT

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