PacQuest
Homes

YOUR LOT. YOUR FUTURE. **YOUR CHOICE.**

A practical guide to understanding the options available for your property, and how PacQuest can help you achieve the outcome that is right for you.



PACQUEST**HOMES.COM**

WELCOME

PacQuest Homes

Every Property Owner's Journey is Different.

No two property owners are facing exactly the same circumstances.
Some want to rebuild and return home. Some want to create additional value through development before selling. Some are evaluating the PacQuest Fund as a long-term investment opportunity. Others want liquidity now or believe that continuing to hold is their best investment strategy.

Whatever your objective, the first step is understanding the options available and the financial, practical, and personal implications of each.

PacQuest Homes was created to help property owners evaluate those paths and move forward with greater clarity, confidence, and support.



BARRIERS TO **MOVING FORWARD**

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The Decision is Rarely Simple. Different Property Owners Face Different Financial, Practical and Personal Barriers, and Those Barriers Shape Which Path May Be Right for Them.

Returning Owners

- Rebuilding costs and insurance gaps
- Financing uncertainty
- Permitting and construction complexity
- Limited time or homebuilding expertise
- Emotional exhaustion after prolonged uncertainty

Property-Owner Investors

- Preserving or maximizing lot equity
- Understanding tax basis and other potential tax implications
- Comparing Build & Sell with Fund participation
- Evaluating valuation uncertainty, market timing, return potential and development risk
- Avoiding direct management of the development process

Owners Choosing to Hold

- Carrying costs and property taxes
- Estate-planning and ownership considerations
- Market timing and future rebuilding economics
- Preserving long-term optionality
- Understanding which opportunities may be time-limited

PacQuest helps property owners understand these barriers, compare the available paths and determine whether working with one coordinated platform can improve the outcome they have chosen.

CHOOSE **YOUR PATH**

Start With the Outcome You Want.

Every path begins with a different objective. Identify the outcome that best reflects what you want to achieve.

Goal	Recommended Path
I want to return home.	**Rebuild** with PacQuest
I want to create additional value before selling.	**Build & Sell** with PacQuest
I want to put my equity to work through a long-term investment opportunity.	Explore the **PacQuest Fund**
I am ready to sell and move forward.	**Sell Your Lot** to PacQuest
I believe in the long-term value of my property and want to preserve my options.	**Hold** with a PacQuest Plan







RETURN HOME

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Rebuild Your Home. Return to Your Community.

For property owners who want to rebuild on their existing lot and return to life in Pacific Palisades.

PacQuest coordinates the rebuilding process—from planning and design through construction, financing, insurance and move-in—giving you one integrated team so you can focus on returning home rather than managing dozens of individual consultants.

More Efficient Rebuilding Economics
PacQuest's coordinated building model is designed to create purchasing, scheduling and execution efficiencies that will reduce rebuilding costs compared with a one-off custom rebuild. For uninsured or underinsured owners, these efficiencies will narrow the financial gap and make returning home more attainable.

Keep Ownership of Your Lot
Maintain ownership of your property while building a new home designed for the future.

A Turnkey Rebuilding Experience
PacQuest coordinates planning, permitting, financing, construction, insurance and project management through one integrated team.

Financing & Insurance Coordination
Our team helps coordinate the financial and insurance components of the rebuild, creating a clearer understanding of available resources, potential gaps and next steps.

Custom-Quality Home Designs
Choose from a curated collection of custom-quality homes designed specifically for Pacific Palisades, with opportunities to personalize finishes and features.



Smarter, Coordinated Rebuilding
Benefit from community-scale planning, coordinated scheduling and purchasing efficiencies that help reduce cost, improve visibility and simplify the rebuilding process.

Designed for Safety & Resilience
Each home is designed to comply with applicable California building codes and incorporate resilient building practices.

Return Home With Confidence
Our goal is to make rebuilding more financially attainable, coordinated and manageable, so you can focus on returning home.

What the Journey Looks Like:

Discovery Consultation → Choose Your Home Design → Planning & Permitting → Construction → Move Home

BUILD & SELL

Create Additional Value Before Selling.

Ideal for property owners who do not plan to return but want to explore whether building a completed home could create more value than selling a vacant lot.

PacQuest coordinates the design, permitting, financing, construction and sale of a new home on your lot. Your lot equity may be used to build a completed custom-quality home with the goal of increasing the property's value before sale—without requiring you to manage the development process yourself.

Maximize Your Property's Value
Transform your vacant lot into a completed custom-quality home, creating the potential for greater value than selling the land alone.

Potential Two-Home Strategy
For qualified owners, the PacQuest financial model may allow the equity in one lot to support the acquisition of an additional lot and the construction of two homes. Once completed, the homes may be refinanced to repay PacQuest, then held as rental properties for approximately one year before a potential later sale. Any refinancing, rental, holding-period, capital gains or tax strategy is property-specific and requires independent legal, tax and financial review.

An Experienced, Integrated Team
Benefit from an experienced team that coordinates design, permitting, financing, construction, insurance, project management and sales support through one integrated platform.

No Need to Manage the Build Yourself
PacQuest coordinates the day-to-day development process, allowing you to remain informed without managing every contractor, consultant and schedule yourself.

Custom-Quality Homes That Appeal to Buyers
Homes are designed specifically for Pacific Palisades, with timeless architecture, resilient construction and thoughtful floor plans that reflect today's market expectations.



Benefit From Community-Scale Efficiencies
Coordinated scheduling, purchasing power and experienced trade partners can create a more efficient development process than many individual projects can achieve.

Sell With Confidence
Once construction is complete, PacQuest can coordinate the marketing and sale of the home, supporting you through completion and closing.

Best Suited For
- Property owners who do not plan to return to Pacific Palisades
- Owners looking to create additional value before selling
- Owners whose financial and tax circumstances make development and sale appropriate
- Owners who want professional guidance through development and sale

No 1031 exchange strategy is available for this path. Any refinancing, rental, holding-period, capital-gains or other tax consequences depend on the property owner's individual circumstances. Property owners should consult their independent tax, legal and financial advisors.

JOIN THE **PACQUEST FUND**

PacQuest Homes

Put Your Equity to Work Through a Broader Investment Opportunity.

For qualifying property owners who want to use their lot or lot equity to participate in the long-term recovery of Pacific Palisades. Rather than selling outright or developing a single property, eligible owners may contribute lot equity to Palisades PacQuest Fund I, subject to the Fund's offering documents and eligibility requirements.

The Fund brings together outside investor capital and qualifying property-owner contributions within a coordinated rebuilding platform designed to create homes, restore the community and seek long-term value.

Your property becomes more than a single asset—it becomes part of a broader rebuilding initiative.

Participate Across a Broader Platform
Unlike Build & Sell, this path provides the potential to participate in value created across the broader PacQuest platform rather than through the development and sale of one property.

Maintain an Economic Interest
Contributing a lot or lot equity allows qualifying owners to financially participate in the future of Pacific Palisades rather than selling and exiting.

No Direct Construction Responsibilities
PacQuest manages planning, design, permitting, financing, construction, insurance coordination and project delivery, allowing Fund participants to avoid managing the rebuilding process themselves.

No Separate Construction Funding Required
Subject to the Fund's terms, a qualifying lot or lot-equity contribution may allow an owner to participate without separately funding the construction process.

Potential Path Back Home
Subject to the Fund's terms and future home availability, participants will have right of first offer ("ROFO") to purchase a future PacQuest home.

Help Accelerate the Recovery
The Fund is designed to align capital, land and scaled execution to help rebuild homes and restore the community more quickly.

A Time-Limited Opportunity
The Fund is available only during its offering period. Once the Fund closes, this participation option will no longer be available.

Today	18 Months	Years 2-6	Long-Term
~$2M Lot Value	**~Return of Equity + Preferred Return**	**Quarterly Cash Flow**	**Long-Term Wealth Creation**
Transform lot equity into equity in Palisades PacQuest Fund I, equity interest tax-deferred*	Lot value & preferred return are distributed to lot investors from home sale proceeds.	Illustrative Quarterly distributions of c.$500,000 based on example pro forma.	Participation in value restoration and growth of one of Southern California's most desirable coastal communities.

**Participation involves risk and is subject to the Fund's offering documents and eligibility requirements. Nothing in this guide constitutes an offer to sell or a solicitation to purchase securities. Property owners should review the offering documents and consult their independent legal, tax and financial advisors.*

SELL YOUR LOT

PacQuest Homes

A Straightforward Path Forward.

For property owners who have decided that selling is the right choice.
Whether you are relocating, simplifying your finances or ready to move on, PacQuest Properties provides a professional, transparent process designed to help you sell with confidence.

Some owners know they are ready to sell; others remain uncertain because of valuation questions, emotional attachment, timing concerns or uncertainty about selling before fully evaluating the available options. PacQuest helps owners understand the property, the process and the implications before deciding whether to move forward.

A Simple Transaction
Receive guidance through every step of the selling process, from valuation through closing.

Efficient Closing Process
PacQuest works to facilitate a timely, well-managed transaction based on your goals and circumstances.

No Rebuilding Responsibilities
Avoid the time, complexity and ongoing decisions involved in designing and building a new home.

Flexibility for Your Future
Selling your lot provides the freedom to pursue your next chapter wherever life takes you.

Experienced Local Team
Benefit from professionals who understand the Pacific Palisades market and the unique circumstances facing property owners after the fires.

A Trusted Partner
Whether you choose to sell immediately or simply explore your options, we are here to provide clear information and support.



Best Suited For
- Property owners relocating permanently
- Owners seeking immediate liquidity
- Those not planning to rebuild
- Owners looking for a straightforward exit

What happens next:

Discovery Consultation → Property Evaluation → Offer & Agreement → Closing → Move Forward

HOLD WITH A PLAN

PacQuest Homes

Preserve Your Options. Make Waiting an Informed Decision.

Holding can be a legitimate investment strategy for property owners who believe in the long-term value of their property but are not ready to activate a development, Fund or sale strategy today.

The key is understanding the economics of waiting, the options that remain available and the events that may change your decision. Although investing in the Fund may not be available, you can still build with or sell to PacQuest at a later date.

Understand the Economics of Holding
Evaluate carrying costs, property taxes, lot maintenance, insurance, estate-planning considerations and potential future rebuilding costs.

Preserve Future Options
Holding allows you to retain the property while continuing to evaluate Return Home, Build & Sell or a future sale.

Know What is Time-Limited
The PacQuest Fund is available only during its offering period. Once the Fund closes, that investment option will no longer be available.

Set a Review Point
Identify the financial, market, family or timing conditions that would cause you to reconsider your current strategy.

Compare Paths as Conditions Change
A Discovery Consultation can help you compare the implications of continuing to hold with the active paths currently available through PacQuest.



Waiting can be a deliberate strategy. PacQuest can help make it an informed one.

HOW PACQUEST **REBUILDS SMARTER**

One Coordinated Platform Behind Every Path.

By coordinating the rebuilding and development of multiple homes across Pacific Palisades, PacQuest helps create efficiencies that individual property owners cannot access on their own.

Rather than treating every home as an isolated project, we bring together planning, design, construction, financing, insurance and project management within one coordinated platform. The result is a smarter, more coordinated experience designed to improve cost visibility, reduce complexity and support disciplined execution.

Traditional Owner-Managed Rebuild

- Property owner manages every consultant independently
- Individual permits
- Individual purchasing
- Separate builder relationships
- Independent financing
- Individual project scheduling
- Greater coordination responsibility

PacQuest Coordinated Rebuild

- Integrated planning
- Coordinated permitting
- Curated home designs
- Scheduled construction
- Purchasing at scale
- Established builder relationships
- Financing coordination
- Insurance support
- Dedicated project management

Higher complexity

One coordinated rebuilding experience

HOME **DESIGN**

Each home is designed to comply with applicable California building codes and incorporate resilient building practices.

Typical Home Features

5 Bedrooms | 5.5 Bathrooms | Flexible office spaces | Indoor/outdoor living

Family-focused layouts | Custom upgrade opportunities



Modern Farmhouse



Modern Santa Barbara



New England Coastal



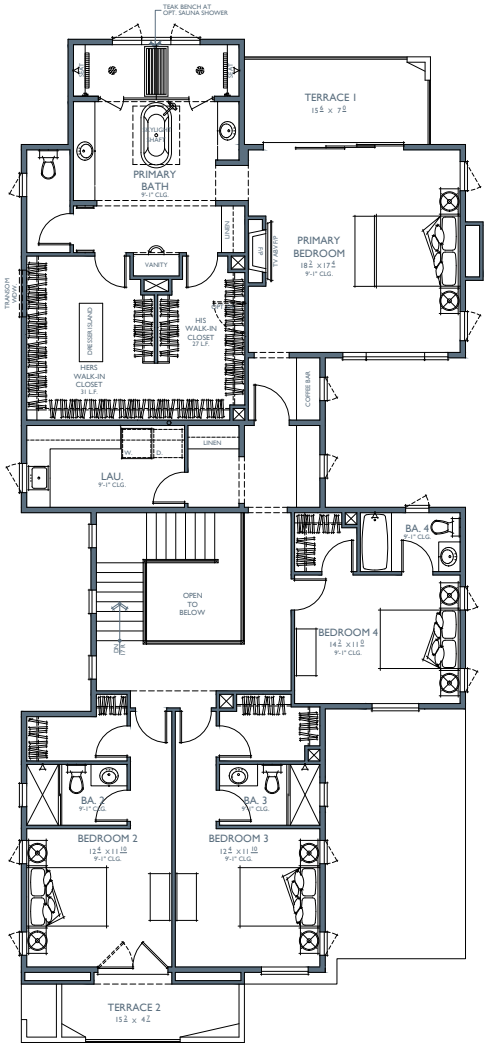
Transitional

AI-generated conceptual renderings for illustrative purposes only. Not a photograph. Actual home, features, finishes and landscaping may vary.

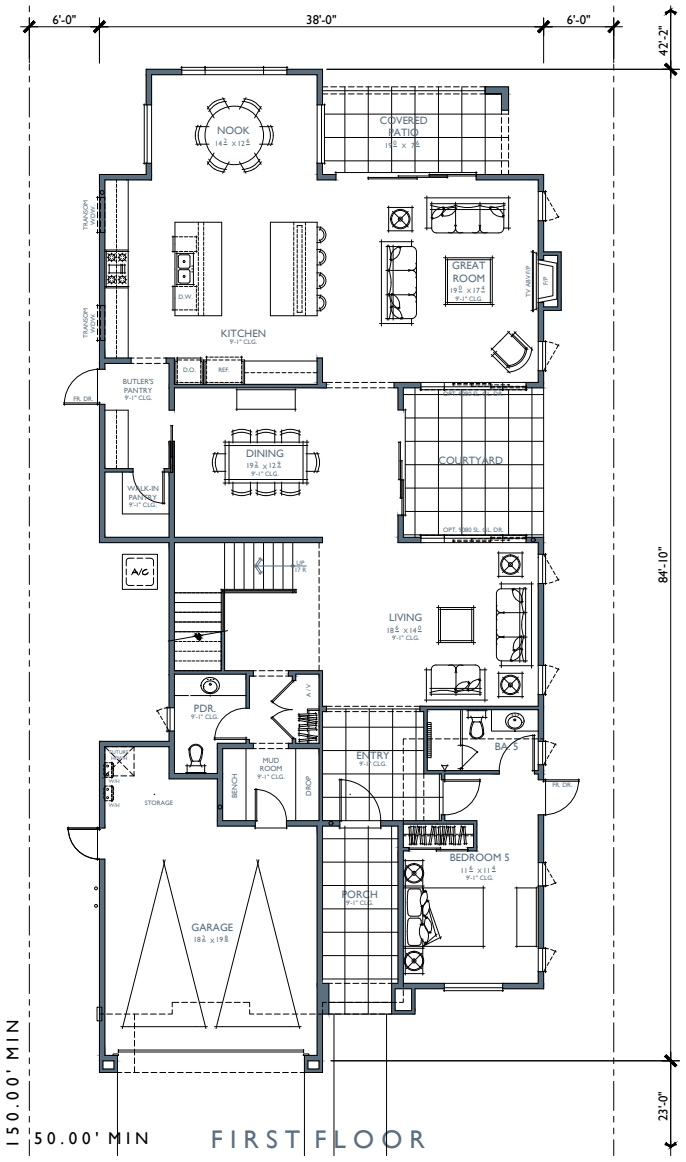
HOME **DESIGN**

PacQuest Homes

Plan 3 | MODERN FARMHOUSE
Authentic floor plans from the PacQuest architectural library.



SECOND FLOOR



FIRST FLOOR

WHY PROPERTY OWNERS **CHOOSE PACQUEST**

Experience, Financial Capability, Local Knowledge and Alignment.

The right path matters. So does the team you trust to help you execute it.

Proven Real Estate & Homebuilding Experience
PacQuest brings together professionals with experience across real estate development, homebuilding, finance, insurance, design, construction, brokerage and project management.

Financial Capability & Resources
Our platform is designed to coordinate the capital, relationships and resources required to move projects forward with greater efficiency and discipline.

Local Palisades Knowledge
PacQuest understands the market, the community and the unique decisions facing property owners after the fires.

Transparent & Disciplined
We communicate clearly about the process, the economics, the responsibilities and the next steps associated with each path.

Aligned to Your Chosen Outcome
PacQuest begins with the outcome you want—then helps determine whether our platform can improve the path to achieving it.

Committed to Community Recovery
Every home rebuilt, lot activated and aligned investment can help restore momentum to Pacific Palisades.

More than rebuilding homes. Restoring momentum to the community.

A PARTNER FOR THE LONG-TERM

PacQuest Homes

☆ Experienced & Aligned | Built for Palisades | Transparent & Disciplined

Rebuilding the Palisades Together.

More than rebuilding homes. Rebuilding what makes this community special.

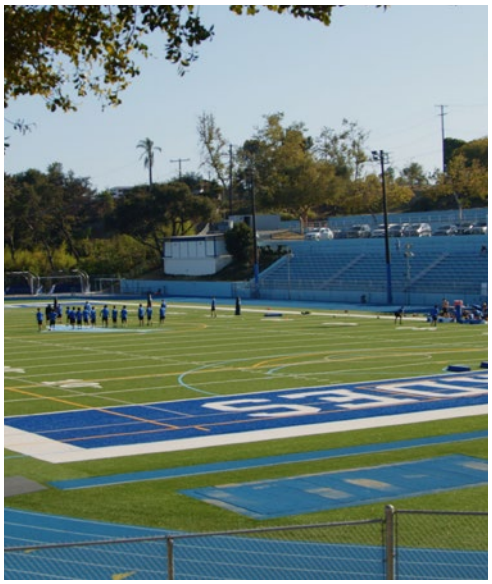
Every home rebuilt helps another family return, another neighbor reconnect, and another part of the Palisades move forward.



Our Community

A stronger neighborhood begins one home at a time.







Our Future

A community worth rebuilding. A future worth coming home to.

Our Environment

Building for the future means building responsibly.

READY TO EXPLORE **YOUR OPTIONS?**

PacQuest Homes

Schedule Your Discovery Consultation.

Your Discovery Consultation is a structured decision session designed to help you:

- Clarify your desired outcome
- Review your property and financial circumstances
- Compare the PacQuest paths most relevant to you
- Understand expected timing, financing and insurance considerations
- Identify any additional property analysis, investment information or offering materials required
- Determine when independent tax, legal or financial advice should be involved
- Define the appropriate next step

PacQuest will help you understand the available options and begin the right property-specific conversation.

Find out how you can be part of the movement:

info@pacquesthomes.com
310-340-6449

pacquesthomes.com



RETURNING **STRONGER.** REBUILDING **SMARTER.**

PacQuest does not provide legal, tax or financial advice. Property owners should consult their independent advisors regarding their individual circumstances.