



WESTERN NATIONAL PROPERTIES
A WESTERN NATIONAL GROUP COMPANY

Acquisition Criteria

Western National Group (“WNG”) was formed in 1958 to own and develop multifamily properties. Since its inception, the company has acquired or developed more than 50,000 apartment units. WNG has a portfolio under management of more than 23,000 apartment units. The company maintains relationships with several institutional, public, and private capital partners.

Location: Primary Southern California markets are Orange County, Los Angeles, San Diego, Ventura County, and the western Inland Empire. Primary Northern California markets are East Bay, Santa Clara County, and the San Francisco Peninsula.

Program: Primary focus is acquisition of value-add existing market-rate apartment assets. WNG has also had success with the acquisition of repositioning opportunities requiring less capital expenditures. Age-restricted or senior housing may be considered.

Asset Size: Assets must have at least 100 units. Smaller communities in Orange County may be considered. Larger portfolios throughout the target markets will also be considered.

Building Type: Garden, wrap, or podium style.

Recent Acquisition: Bellecour Way (131 units), Lake Forest, CA.

Requested Information: Current rent roll.
Year-to-date operating statements.
Previous year-end operating statements.
Terms of financing.
Ownership.
Price expectation.

Contact

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