

CAPITOL AVENUE

DEVELOPMENT & INVESTMENTS

Capitol Avenue is a full-service real estate development company that specializes in development management public-private partnerships, and infill projects. The company's partners are Brad Hays, and Pat McCuen. The two have direct experience in over \$1 billion of commercial real estate projects.

Brad Hays has years of experience in securing entitlements for both public and private sector clients. As Senior Director of Marketing for McCuen Properties, Mr. Hays was a key member of the team that redeveloped Mather Air Force Base. Other projects have included the entitlement work associated with development of the Hilton Garden Inn in South Natomas, Raley's Landing, the Ziggurat Building, the SETA Headquarters in Del Paso Heights (Sacramento), and the Teale Data Center for the State of California.

Pat McCuen has years of experience in construction and project management for both public and private sector clients. As Senior Project Manager of McCuen Properties, Mr. McCuen presided over the pre-construction for the Ziggurat Building, and the Teale Data Center for the State of California. He also managed the off-site improvements for Raley's Landing and directed the engineering work for the 150 acre Triangle Area Specific Plan in West Sacramento. More recently he managed the development of the Hilton Garden Inn in South Natomas and the conversion of the 180,000 square foot aircraft maintenance facility for the data center and offices of WINfirst.

Current Projects: Capitol Avenue is currently developing 7 projects with a project value over 60 million. The projects include hotels, medical offices, and retail development. Capitol Avenue, in partnership with Granite Land Company, recently established **Main Street Ventures, LLC**. This partnership will pursue infill development throughout the Central Valley. Project funding can range from \$2.5 to \$25 million. The venture's first project is an Office-Retail Building in Yuba City's Town Center.