



**Focused Approach.
Calibrated Success.**

Properties located within a single Tesla charge.
(150 mile radius from LA).



At FOCAL, we aim to re-imagine the landscape of Southern California and the Central Coast through the creation of diverse, multifamily housing communities. Our mission is to provide affordable, quality housing for all walks of life, fostering inclusivity and a sense of belonging in every project we undertake. By focusing on growth submarkets, we strive to generate substantial value for our investors while making a positive and enduring impact on the communities we serve.



Brandon Mann



Adam Dreyfuss



Tomer Sheelo

Acquisition Criteria.

Land Development (Covered &/or Vacant)

Type	Entitle or Develop By-Right Reposition / Adaptive Reuse Urban Infill, Joint Venture
Asset Class	Multifamily, Mixed Use Affordable housing
Location	Southern California
Minimum Lot Size	7,500 SF+

Value Add-Multifamily

Location	Southern California
Minimum Units	25+
At-Purchase Yield	6.25%+
Stabilized Yield to Exit Cap Spread	150+ bps

Development Partnership.

Lender

Facing challenges with properties in default or foreclosure? FOCAL can offer a lifeline, transforming your obstacles into opportunities. Our innovative approach and commitment to creative structuring mean we can help turn your development dilemmas around.

Comprehensive Management: Benefit from our extensive experience in project managing entitlements and offering best-in-class asset management solutions.

Development Takeover: Our team is ready to assume control of the development process, ensuring projects reach their full potential.

Dispositions: Let us take distressed properties off your hands, clearing your books and paving the way for new opportunities.



Brandon Mann
bmann@focalinvest.com
805 245-8095



Adam Dreyfuss
adam@focalinvest.com
424 394-7369



Tomer Sheelo
tomers@focalinvest.com
818 585-1514