




MarketOne
BUILDERS

A COMPANY INTRODUCTION

MarketOne Multi-Family was created in response to the growing demand for high-density multi-family housing in the Greater Sacramento Area and the Bay Area. Joining with Sacramento-based builder, Jim Cuttle, whose expertise is residential, MarketOne Multi-Family is a local, community builder with over 90 years of combined experience.



Proven Leadership



TOM FORD

PARTNER, DIRECTOR OF OPERATIONS

Tom oversees the delivery of our projects, safety, quality, staffing to ensure successful delivery of our projects. Educated at California State University Fresno in Construction Management, Tom brings a passion for building and project delivery.



JAMES FITZGERALD, LEED AP

PARTNER, DIRECTOR OF PROJECT DEVELOPMENT

James manages the business development, preconstruction, estimating, design-build, and Integrated Project Delivery (IPD) services for the company. James has worked successfully with clients on strategy, business planning, and project development. James was educated at Cal Poly State University, San Luis Obispo in Construction Management.



JIM CUTTLE

PARTNER, DIRECTOR OF MULTI-FAMILY

Jim is responsible for communications with the project stakeholders and project team to ensure goals are principally being achieved on all multi-family projects. Jim has over 25 years of experience building commercial and residential projects locally in Sacramento and was educated at Cal Poly State University, San Luis Obispo in Construction management.

Partnering > Together We believe in collaborative relationships, strengthened through communication, trust and the understanding that your success is our success. By taking a leadership role in projects, we aim to streamline the building process through close collaboration amongst the project stakeholders - Owner, Architect, and Subcontractors. The results are shortened schedules, controlled costs, and higher quality despite the challenges that are inevitable along the way.

References

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MarketOne Multi-Family is committed to building together, innovating together and partnering together to ensure that – with our projects, our people and our clients – we are always moving **Forward > Together.**

2500 R Street



The 2500 R project consists of 34 single-family two- and three-story 1,300 sf and 1,800 sf homes in Midtown Sacramento. Built on a 1.2 acre parcel, each home includes rooftop solar panels and a unique lithium-ion battery energy storage system.

1813 Capitol Ave.



1813 Capitol features four luxury loft-style homes on a ground floor restaurant located on Capitol Avenue in Midtown Sacramento. The two- and three-bedroom units range from 1,400 sf to 1,900 sf and are finished with top-of-the-line fixtures.

Anton Menlo



Anton, Menlo Park is a 394-unit multi-family project consisting of three separate buildings with one of the buildings wrapping around a 5 1/2 tier parking structure.

Angelino Luxury Apartments

CLIENT: 48J LLC

OWNER: 48J LLC

ARCHITECT: Kuchman Architects

CONTRACT TYPE:
GMP

PROJECT AREA:
23,498 SQ.FT.

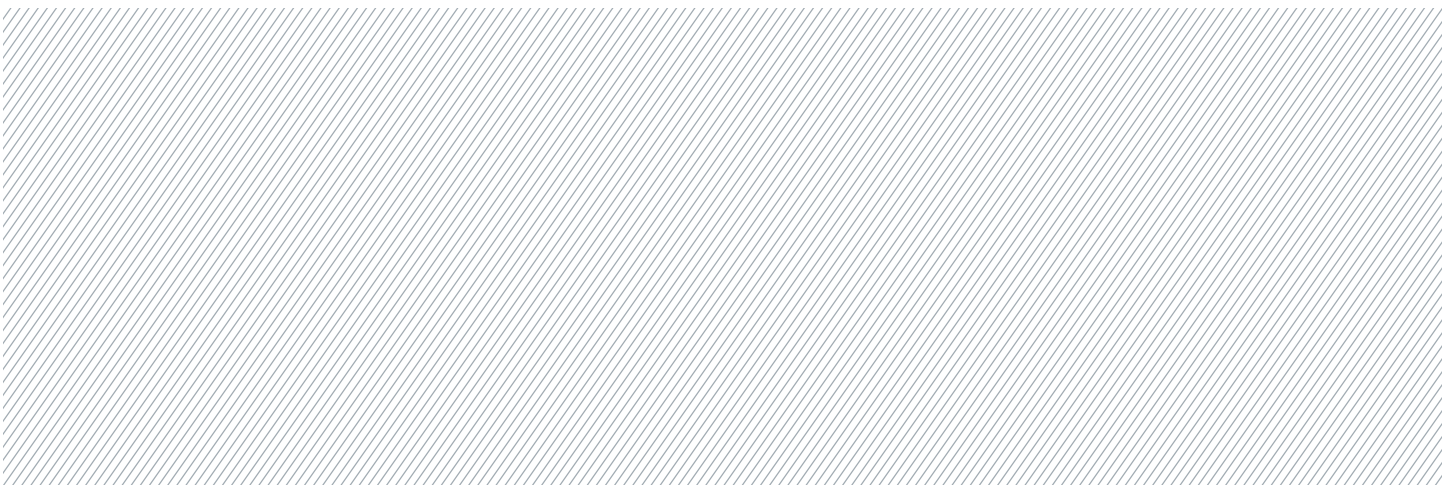
DURATION:
12 Months

MARKET/INDUSTRY:
Multi-Family

PROJECT VALUE:
\$5,540,990

SUSTAINABLE:
N/A

A striking modern adaptation of historical California architecture, The Angelino is East Sacramento's premier luxury rental community. Featuring 2-story townhouses and loft apartment homes above some of the best retail space along popular J Street, residents will enjoy a Spanish Revival-style private courtyard with lush landscaping and water features. Setting a new standard for quality, luxury and modern urban living, The Angelino will be the most desirable and newest destination in East Sacramento.



Q Art Lofts

CLIENT: Urban Development + Partners

OWNER: Urban Development + Partners

ARCHITECT: Ellis Architects

CONTRACT TYPE:
Preconstruction

PROJECT AREA:
48,885 SQ.FT.

DURATION:
N/A

MARKET/INDUSTRY:
Multi-Family

PROJECT VALUE:
\$10,500,000

SUSTAINABLE:
N/A

The Q Art Lofts multi-family project is a 51-unit market-rate apartment building located in Sacramento's historic R Street District. The units will include a mix of studios, 1-bedrooms and lofts all with large windows and generous natural light.



16 Powerhouse Addition

CLIENT: Demmon Partners

OWNER: Demmon Partners

ARCHITECT: LPAS Architecture + Design

CONTRACT TYPE:
Preconstruction

PROJECT AREA:
33,353 SQ.FT.

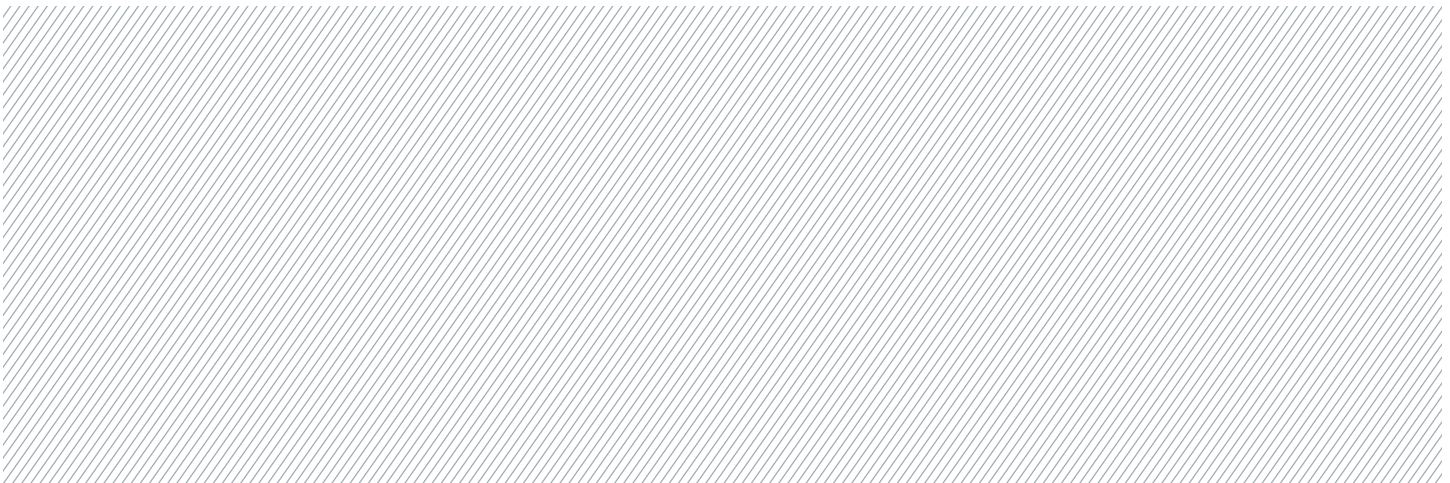
DURATION:
5 Months

MARKET/INDUSTRY:
Multi-Family

PROJECT VALUE:
\$8,807,374

SUSTAINABLE:
N/A

The project will consist of the addition of 23 dwelling units with amenity spaces along with a parking garage for 12 spaces and 2 future EVC spaces. The project will also include renovation of the existing podium courtyard and the addition of a spa.



S3 Apartments

CLIENT: S3 Investments, LLC

OWNER: S3 Investments, LLC

ARCHITECT: Kuchman Architects

CONTRACT TYPE:
Preconstruction

PROJECT AREA:
136,653 SQ.FT.

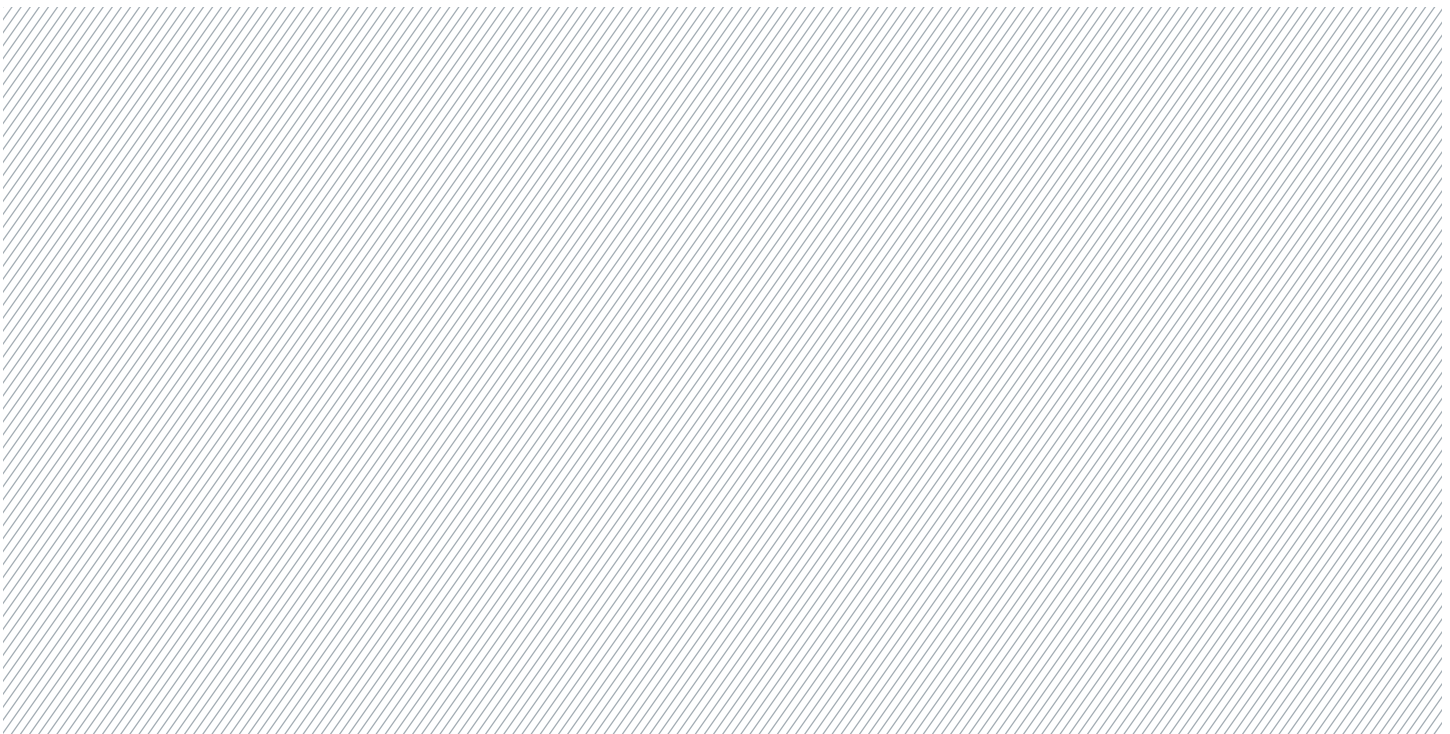
DURATION:
14 Months

MARKET/INDUSTRY:
Multi-Family

PROJECT VALUE:
\$28 Million

SUSTAINABLE:
N/A

This mixed-use apartment and retail project in bustling downtown Sacramento features studio, 1- and 2-bedroom apartment homes designed for downtown living, just five blocks to the downtown entertainment district Golden1 Arena and Downtown Commons. The commercial space along the 3rd street frontage will bring activity and opportunity for commercial, retail, and restaurant uses.



7700 College Town Mixed-Use

CLIENT: AKT Investments

OWNER: AKT Investments

ARCHITECT: Kuchman Architects

CONTRACT TYPE:
Preconstruction

PROJECT AREA:
139,930 SQ.FT.

SUSTAINABLE:
N/A

MARKET/INDUSTRY:
Mixed-Use

PROJECT VALUE:
\$30,000,000

Currently in Preconstruction, 7700 College Town will feature market rate student apartments with retail space on the ground floor. The 4-story, mixed-use project will include a mix of 1-bedroom, 2-bedroom and 4-bedroom apartments ranging from 504-1,220 sf. Common areas on each floor, a community and fitness center, and a bike room will be just a few of the amenities residents will have access to once the project is complete.



TEAM RESUMES >





JIM CUTTLE DIRECTOR OF MULTIFAMILY

Jim has 30 years of experience in the construction industry with 25 of them being local to Sacramento. His experience in the residential and multi-family industries has built a solid foundation of trust amongst owners and developers. Jim is committed to quality and communication to ensure each project's success.

> B.S. in Construction Management, California Polytechnic State University
San Luis Obispo

PROJECT EXPERIENCE

S3 APARTMENTS

Preconstruction; Downtown Sacramento; \$28m; Mixed-use apartment and retail project totaling 136,000 sf. The project will include a mix of market rate apartments homes and commercial space along the 3rd street frontage.

ANGELINO LUXURY APARTMENT HOMES

East Sacramento; \$5.5m; Ground-up construction of a 23,498 SF 20-unit, market rate apartment building with 5 retail spaces on the ground floor.

RIVERSIDE AT WASHINGTON SQUARE

West Sacramento; Features 24 single-family, three-story homes with a 3,000 sf mixed-use building on less than one acre of parcel.

9 ON F

Midtown Sacramento; Nine homes on an 80x160 parcel in Sacramento's Alkali Flat neighborhood. These LEED certified homes represent sustainable green building at its best, featuring built in solar and ground loop heating and cooling systems.

2500 R

Midtown Sacramento; Consists of 34 single-family two- and three-story (1,300 sf and 1,800 sf respectively) homes built on a 1.2 acre parcel. Each home includes rooftop solar panels and a unique lithium-ion battery, energy storage system.

HUNTINGTON AT SIERRA OAKS

Sierra Oaks, Sacramento; A gated enclave of 24 single-family homes with floor plans ranging from 1,400 to 1,900 sf.

1813 CAPITOL

Capitol Avenue, Midtown Sacramento; Features four luxury loft-style homes on a ground floor restaurant. The two- and three-bedroom units range from 1,400 to 1,900 sf and are finished with top-of-the-line fixtures.

27TH STREET COURTYARD

Sacramento; Five infill homes on .26 acres

WINN PARK LOFTS

Midtown Sacramento; 9 units with two-story town-homes stacked above first level studios. All units have ground level private entrances and the front yard setback was designed as a courtyard to complement the architectural design and provide outdoor leisure space for the residents.



S3 Apartments



Angelino Luxury Apartments



2500 R St.

REFERENCES

Jeremy Druker

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Louis Kaufman

Louis Kaufman Architect
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Jim Bob Kaufmann

Kaufmann Architects
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NICK LINKERT PROJECT MANAGER

Nick has experience primarily in multi-family and hospitality industries. As the project manager, Nick's primary duties include negotiating and administrating contracts, supervising superintendents and engineers, monitoring job costs and schedules, and working closely with the architect and the owner to ensure the project is completed on time and within budget.

> B.S. in Marketing, San Diego State University, San Diego

PROJECT EXPERIENCE

S3 APARTMENTS

Preconstruction; Downtown Sacramento; \$28m; Mixed-use apartment and retail project totaling 136,000 sf. The project will include a mix of market rate apartments homes and commercial space along the 3rd street frontage.

ANGELINO LUXURY APARTMENT HOMES

East Sacramento; \$5.5m; Ground-up construction of a 23,498 sf 20-unit, market rate apartment building with 5 retail spaces on the ground floor.

100 HOWE

Sacramento; \$3.5m; Multiple projects including exterior and lobby upgrades as well as tenant improvements throughout the building.

SMUD SUBSTATION E

\$5.4m, 8 months - Project includes ground-up construction of a 230kV Greenfield substation consisting of an 10,363 sf, two-story control building for the Sacramento Municipal Utility District. The control building incorporates heavy building material such as high-strength CMU, concrete footings, elevated decks and structural steel to provide tie-in points to site electrical cable trenches and housing for all control equipment.

APERCEN

Folsom; \$567,000, 3 months; Tenant improvement which included 18,366 sf of new office build-out with finish upgrades and MEP modifications.

CALIFORNIA DEPARTMENT OF INSURANCE

\$2.1m, 6 months, Sacramento; Tenant improvements to a two-story, 28,000 sf building which is currently in the process of becoming LEED Silver Certified.

CPS HR CONSULTING

\$2.6m, 4 months, Sacramento; Project consisted of upgrades to 31,000 sf of office space which now includes multiple meeting, break-out and training rooms, break rooms and an in-house print center.

JACKSON LABORATORY UPGRADES & EXPANSION

\$285k, 3 months; Sacramento; Multiple renovations in existing 157,100 sf building including the addition of a private office and open office space on the second floor.

ANTON MENLO

\$70m, 3 years; Menlo Park; 394 unit multi-family project consisting of three separate buildings with one of the buildings wrapping around a 5 1/2 tier parking structure.



S3 Apartments



Angelino Luxury Apartments



Anton Menlo

REFERENCES

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CPS HR Consulting
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Andrew Huie

Facilities Manager
The Jackson Laboratory
(916) 212-7618



NICK LINKERT PROJECT MANAGER

PROJECT EXPERIENCE CONTINUED

300 RAILWAY

\$25m, 2 years; Campbell; 119 unit multi-family project consisting of a subterranean parking garage with four wood framed levels over a concrete podium.

ANTON HACIENDA

\$30m, 2 years; Pleasanton; 168 unit multi-family project consisting of three and four story buildings with an additional community building and pool.

SHERATON FORT WORTH

\$3m, Fort Worth; Renovation of a 430 room hotel consisting of a complete remodel of the hotel's lobby, restaurant, fitness area, business rooms, and conference rooms.

ANHEUSER BUSCH TASTING ROOM

\$3m, Vacaville; Complete build out of Anheuser Busch tasting room consisting of complete interior demolition with construction of high-end tasting room and gift shop.



CPS HR Consulting



Anton Hacienda



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MULTI-FAMILY LLC

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