



Continental Group Family Housing Privatization Project

Edwards AFB Project Overview

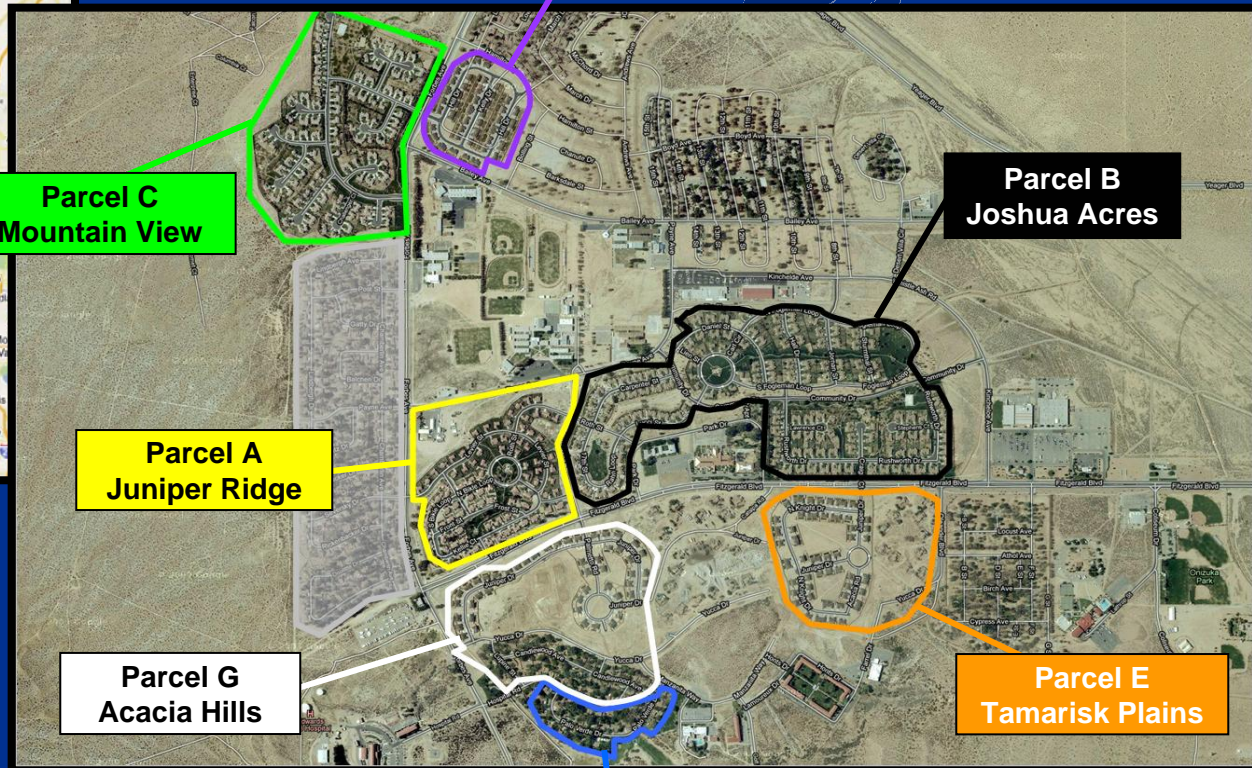
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Overview: Edwards AFB

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Project Location



Local Area Highlights

- Located near the cities of Lancaster and Palmdale
- 2 ½ to 3 hour drive from LAX
- All schools (Pre-K to 12th) located on-base
- 39% of local rental units considered suitable
- Overall Vacancy rate for the local rental market: 7.90%
- Average housing inventory growth of 1.6% per year (2009-14)
- Population Growth of 22.0% (2000-09)
- Median home price \$131,500

Existing Housing

- **Joshua Acres**
 - 254 units
 - Constructed in 1999 – 2002
 - 950 – 1,398 NSF
- **Juniper Ridge**
 - 90 units
 - Constructed in 2001 – 2002
 - 1,443 – 1,635 NSF
- **Mesquite Meadows**
 - 55 units
 - Constructed in 2007
 - 1,265 – 1,577 NSF
- **Mountain View**
 - 161 units
 - Constructed 1998
 - 950 – 1,577 NSF



Existing Housing

- **Acacia Hills**
 - 116 units
 - Constructed in 2008 – 2010
 - 1,550 – 3,009 NSF
- **Tamarisk Plains**
 - 99 units
 - Constructed in 2008 – 2009
 - 1,390 – 1,899 NSF
- **Palo Verde Heights**
 - 21 units
 - Constructed in 2009
 - 2,221 – 3,040 NSF



Project Concept Overview

Edwards AFB								
	Total	Parcel A Juniper Ridge	Parcel B Joshua Acres	Parcel C Mountain View	Parcel D Mesquite Meadows	Parcel E Tamarisk Plains	Parcel F Palo Verde Heights	Parcel G Acacia Hills
Year of Construction (Existing Units)		2001 – 2002	1999 – 2002	1998	2007	2008 – 2009	2009	2008 – 2010
Convey	796	90	254	161	55	99	21	116
801 Lease Buy-Out	0	0	0	0	0	0	0	0
Delayed Convey	0	0	0	0	0	0	0	0
Demolish	0	0	0	0	0	0	0	0
Return Historic Units	0	0	0	0	0	0	0	0
Construct	0	0	0	0	0	0	0	0
Renovation	0	0	0	0	0	0	0	0
As Is	796	90	254	161	55	99	21	116
Project End State	796	90	254	161	55	99	21	116

Note: Table reflects Government notional concept. Offerors should perform their own due diligence.

Demographics and Estimated Income

Edwards AFB					
Rank	Number of Units (Financing Scope)	Percentage of Units	Weighted Average BAH	Estimated Monthly Gross Revenue (\$000)*	Estimated Annual Gross Revenue (\$000)*
GOQ	1	0.2%	\$ 2,226	\$ 2	\$ 25
SOQ	18	3.4 %	\$ 2,205	\$ 38	\$ 452
FGO	71	13.6 %	\$ 2,107	\$ 142	\$ 1,705
CGO	70	13.4 %	\$ 1,813	\$ 121	\$ 1,447
E9	5	1.0 %	\$ 1,905	\$ 9	\$ 109
SNCO	56	10.7 %	\$ 1,719	\$ 91	\$ 1,098
JNCO	301	57.7 %	\$ 1,401	\$ 401	\$ 4,808
Total	522	100.0%	\$ 1,621	\$ 804	\$ 9,645

* Estimated income assumes 95% occupancy

Base-Specific Desired Features

1. Replace chain link fence between units with block walls that match existing walls (Mountain View) during the IDP
2. Modify one-car garage to two car garages during the IDP
3. Upgrade existing amenities to include bathroom porcelain sinks, low-noise dishwashers, and self-cleaning ovens, where none exist during the IDP

Project Highlights

- 100% of end state are MILCON units constructed after 1998
- Housing Management Office and Maintenance Facility Conveyed to Project Owner
- RFQ will indicate financing scope
- 1 General Officer Home