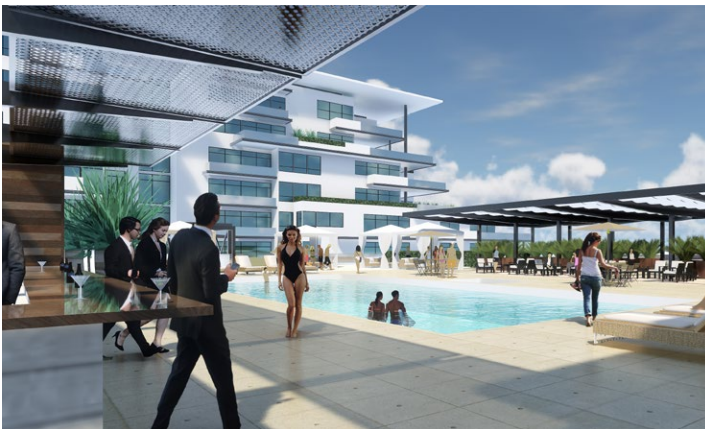


LOCATION NEWPORT BEACH, CALIFORNIA
CLIENT BLACK PLUM LLC

JZMK
PARTNERS

THE NEWPORTER



PROJECT TYPE MIXED-USE (RESIDENTIAL OVER RETAIL)
SIZE SITE: 2.57 ACRES
100 CONDOMINIUMS
RESIDENTIAL: 216,600 SF
RESTAURANT: 3,000 SF + 3,000 SF PATIO
CAFE: 20,000 SF; SPA 50,000 SF
BUILDING TYPE TYPE 1, CONCRETE
11 STORIES WITH ROOF TOP POOL
DENSITY 40 DU/AC

The Newporter will be a 100-unit luxury condominium development aimed at 55 plus buyers who are looking to downsize from their large single family homes to a highly amenitized lifestyle. Driving up to the porte-cochere the new resident can either leave their car with the valet or park it on their own. A restaurant will occupy the ground floor and will open out onto a patio overlooking a one acre park. In addition, there will be a coffee shop/cafe as well as a full service spa and private bar. Large exterior decks will take advantage of Southern California's Mediterranean climate.