

SIT|ALKIE

INVESTORS

House Oriole
Los Angeles CA

STAKE GROUP

WWW.STAKEINVESTORS.COM

USA

STAKE HOLDINGS, LLC

Founded in 2019:

ACTIVE INVESTMENTS:

- FUND II Multifamily Real Estate (status active) - California USA
- FUND III Multifamily Real Estate (status active) - California USA
- House ORIOLE (status active) - Los Angeles California



Mexico:

STAKE GROUP SA DE CV

Founded in 2016

ACTIVE INVESTMENTS:

- House Noroc - Los Cabos
- House Meraki - Los Cabos
- New House Lot 160 - Los Cabos

PAST DEVELOPMENTS

- 2019 - 2020 - 48 condos flip over investment with GBM (status sold) Los Cabos
- 2018 - 2020 -Tule Colony Development land acquisition for new development 24 condos with a shopping center (status sold) in Los Cabos
- 2016 - 2018 - development 24 Condos and 6 Houses (status sold) in Mexico City

THE PROJECT

House Oriole, LA



INTRO

- This home is located on top of the famed "Bird Streets" in West Hollywood Hills.
- Magnificent 12,000 sf Interior 20,000 sqf total construction
- Single family home with 270-degree jet liner views.
- The home has the distinct privilege of being on "Billionaire's Row."
- Oriole has arguably, the most sought after homes in Los Angeles.
- The current comparable home sales are literally off the charts with sales exceeding \$3,500 per sf.
- The street has notable homeowners such as Leo Di Caprio, (which now owns the four homes next to this property) Stan Lee, Dr. Dre's which was purchase by a hedge fund manager who scraped the home and is presently building a \$130m home on the site.
- The architect is X-Ten
- 35% construction completed.



LOCATION



1. David Kabiller, Billionaire, hedge fund AQR Capital, building a new house (130 million)
2. **ORIOLE PROJECT**
3. Mike Stoller Songwriter
4. Stan Bharti, Canadian Billionaire, company Forbes and Manhatan (3 Billion)
5. Leo Di Caprio
6. Keanu Reeves
7. Bernard Arnault (155 Billion) Christan Dior
8. Paige Lauri, Waltons family, niece of Sam Walton (Walmart)
9. Megan Mullally actress
10. Winklevoss Twins bitcoin and Olympic medalist (lawsuit face book) 1.3 billion net
11. Francis Veber filmmaker
12. TravelZoo CEO Holger Bartel

AREA

WEST ORIOLE AREA CALCULATIONS

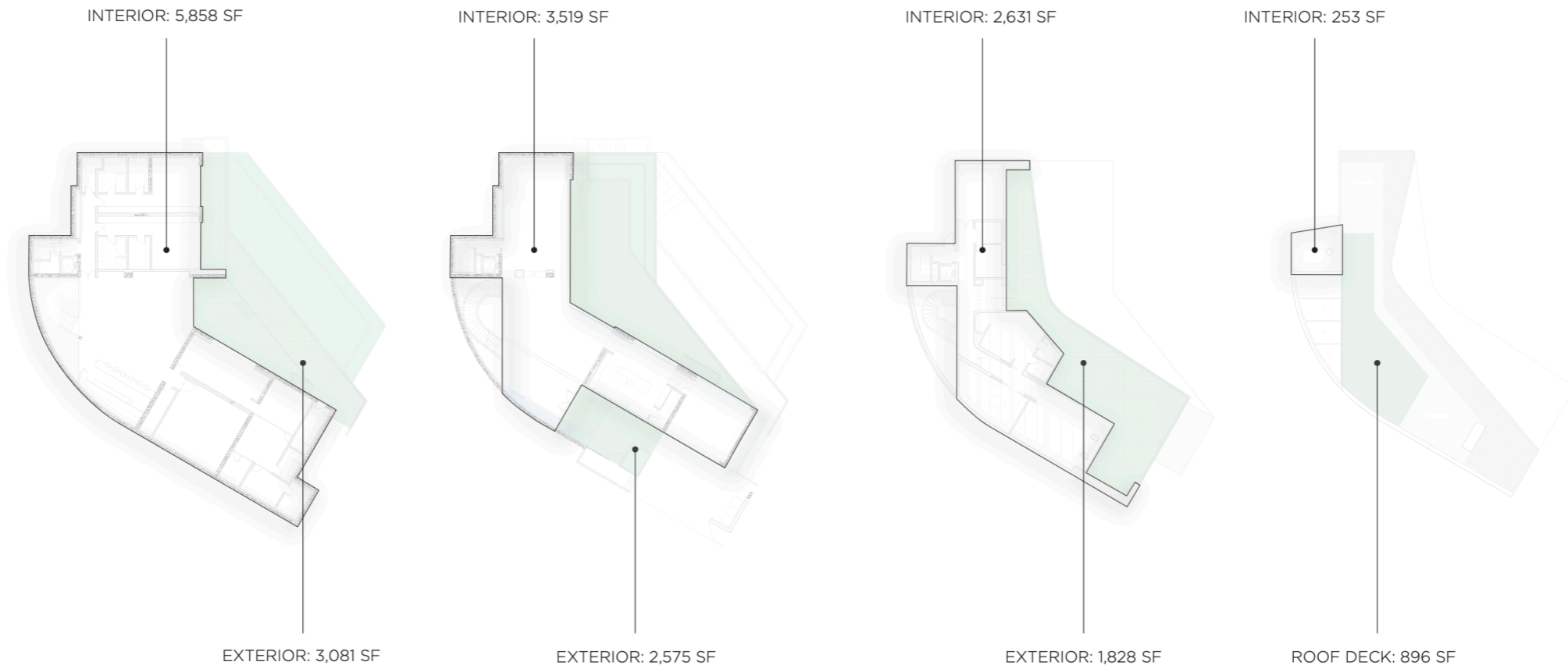
INTERIOR:
00 - 5,858 SF
01 - 3,519 SF
02 - 2,631 SF
03 - 253 SF

EXTERIOR:
00 - 3,081 SF
01 - 2,575 SF
02 - 1,828 SF
03 - 896 SF

TOTAL: 12,271 SF

TOTAL: 8,380 SF

DEVELOPMENT SF: **20,651 SF** INCLUDING ALL INTERIOR LIVEABLE SPACE AND TERRACES



SITE PLAN



RENDER



RENDER



RENDER



RENDER



RENDER



RENDER



RENDER



ON SITE PHOTOS



THE ARCHITECT

XTEN Architecture is an award-winning international architecture firm based in Los Angeles, California and Sissach, Switzerland specializing in custom residential, cultural and commercial buildings. The full-service firm is led by President and Founding Partner, Monika Haefelfinger and Principal, Scott Utterstrom. Founded in 2000 by Monika and the late Austin Kelly (1966-2015), XTEN approaches architecture with Swiss precision and rigor along with the progressive and experimental spirit of Los Angeles.

Through thoughtful design analysis, our architects distill the parameters of site and project brief into meticulously structured plans that are then developed into distinct sculptural forms. Interior and exterior spaces flow seamlessly, creating a strong connection to the landscape and the buildings' immediate environment. Our designs are developed using innovative and refined materials implemented at the highest level of craftsmanship; we design with the ideology that advanced structural strategies and sustainable technologies are key in creating buildings for the future.

XTEN Architecture has received numerous architectural awards from American Institute of Architects, the Chicago Athenaeum/ European Centre for Architecture, the National AIA Housing Award, the IV Miami+Design Bienal Architecture Award, the Los Angeles Architecture Award, the Bloomberg Luxury Property Award among others.

The work of XTEN Architecture has been published extensively appearing on the covers of Architectural Record, Architectural Digest, Elle Décor, Architektur & Wohnen and across top-tier media outlets including but not limited The New York Times, Wallpaper, Interior Design, FORM, Interni and AD Mexico. In 2013 work by XTEN Architecture was exhibited in "A New Sculpturalism: Contemporary Architecture from Southern California" at the Museum of Contemporary Art (MOCA) Los Angeles.

