

PACIFIC CAPITAL PARTNERS

CORPORATE OVERVIEW 2025



CONFIDENTIAL – Do not distribute without prior written consent of Pacific Capital Partners LLC



AGENDA

1

COMPANY

2

MANAGEMENT

3

DIVISIONS

4

SERVICES

5

TRANSACTIONS



THE MATERIAL IN THIS PRESENTATION HAS BEEN PREPARED BY PACIFIC CAPITAL PARTNERS LLC (PCP) AND IS GENERAL BACKGROUND INFORMATION ABOUT PCP'S ACTIVITIES CURRENT AS AT THE DATE OF THIS PRESENTATION. THIS INFORMATION IS GIVEN IN SUMMARY FORM AND DOES NOT PURPORT TO BE COMPLETE. INFORMATION IN THIS PRESENTATION, INCLUDING FORECAST FINANCIAL INFORMATION, SHOULD NOT BE CONSIDERED AS ADVICE OR A RECOMMENDATION TO INVESTORS OR POTENTIAL INVESTORS IN RELATION TO HOLDING, PURCHASING OR SELLING SECURITIES OR OTHER FINANCIAL PRODUCTS OR INSTRUMENTS AND DOES NOT TAKE INTO ACCOUNT YOUR PARTICULAR INVESTMENT OBJECTIVES, FINANCIAL SITUATION OR NEEDS. BEFORE ACTING ON ANY INFORMATION YOU SHOULD CONSIDER THE APPROPRIATENESS OF THE INFORMATION HAVING REGARD TO THESE MATTERS, ANY RELEVANT OFFER DOCUMENT AND IN PARTICULAR, YOU SHOULD SEEK INDEPENDENT FINANCIAL ADVICE. ALL SECURITIES AND FINANCIAL TRANSACTIONS INVOLVE RISKS, WHICH INCLUDE (AMONG OTHERS) THE RISK OF ADVERSE OR UNANTICIPATED MARKET, FINANCIAL OR POLITICAL DEVELOPMENTS AND, IN INTERNATIONAL TRANSACTIONS, CURRENCY RISK. THIS PRESENTATION MAY CONTAIN FORWARD LOOKING STATEMENTS INCLUDING STATEMENTS REGARDING OUR INTENT, BELIEF OR CURRENT EXPECTATIONS WITH RESPECT TO PCP'S BUSINESSES AND OPERATIONS, MARKET CONDITIONS, RESULTS OF OPERATION AND FINANCIAL CONDITION, CAPITAL ADEQUACY, SPECIFIC PROVISIONS AND RISK MANAGEMENT PRACTICES. READERS ARE CAUTIONED NOT TO PLACE UNDUE RELIANCE ON THESE FORWARD-LOOKING STATEMENTS. PCP DOES NOT UNDERTAKE ANY OBLIGATION TO PUBLICLY RELEASE THE RESULT OF ANY REVISIONS TO THESE FORWARD-LOOKING STATEMENTS TO REFLECT EVENTS OR CIRCUMSTANCES AFTER THE DATE HEREOF TO REFLECT THE OCCURRENCE OF UNANTICIPATED EVENTS. WHILE DUE CARE HAS BEEN USED IN THE PREPARATION OF FORECAST INFORMATION, ACTUAL RESULTS MAY VARY IN A MATERIALLY POSITIVE OR NEGATIVE MANNER. FORECASTS AND HYPOTHETICAL EXAMPLES ARE SUBJECT TO UNCERTAINTY AND CONTINGENCIES OUTSIDE PCP'S CONTROL. PAST PERFORMANCE IS NOT A RELIABLE INDICATION OF FUTURE PERFORMANCE.



COMPANY OVERVIEW

Pacific Capital Partners is a full-service real estate investment and capital advisory firm founded in 2015, with a core of business, real estate, and finance professionals whose experience spans over 30 years.

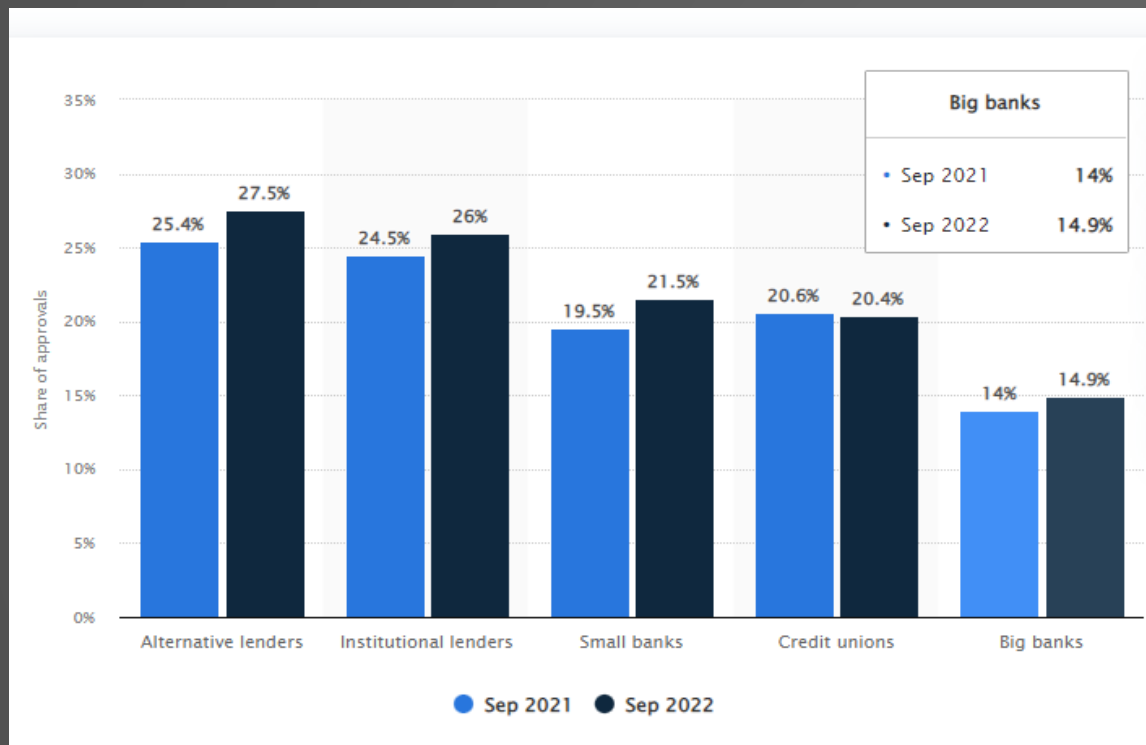
Based in Beverly Hills, CA, with 20 affiliate offices serving major markets throughout the U.S., Canada, and Mexico, we've provided sponsors and investors with advisory and placement strategies on hundreds of successful transactions.



THE CHALLENGE OF FINANCING

MANY U.S. BUSINESSES FACE DIFFICULTY SOURCING FINANCING THROUGH CONVENTIONAL CHANNELS.

THE HIGHEST SHARE OF APPROVALS OF LOAN APPLICATIONS FROM SMALL BUSINESSES IN THE UNITED STATES AS OF JUNE 2021 WERE BY ALTERNATIVE LENDERS. THEY APPROVED APPROXIMATELY ONE FOURTH OF THE LOAN APPLICATIONS RECEIVED. INSTITUTIONAL LENDERS FOLLOWED HAD A SIMILAR APPROVAL RATE FOR LOANS TO SMALL BUSINESSES, WHILE BIG BANKS HAD THE LOWEST APPROVAL RATE.





Pacific Capital
Partners LLC

Operating Company

Pacific Equity
Holdings LLC

Holding Company

Pacific Capital
Development Inc.

Construction Co.

Pacific Capital
Acquisition LLC

Transaction Shell

Pacific Capital
Holdings LLC

Holding Company

Pacific
Production
Funding

Division of PCP

Pac Pro
Funding LLC

Subsidiary of PCP

POZITIV Fund

Investment Fund

Project Fund

Equity Holding Fund

Pacific Capital
[Designation] LLC

Single-Asset SPE

Pacific Capital
[Designation] LLC

Single-Asset SPE

Pacific Capital
[Designation] LLC

Single-Asset SPE

+

Capital Advisory Acquisition & Development Special Projects

NATIONAL FOOTPRINT





SENIOR MANAGEMENT



Eric Gottlieb
President & CFO



John Yarbrough
Chief Executive Officer



David Radlo
Chief Operating Officer



Jeff Lavin
National Director
Capital Markets



David Pruitt
National Director
Operations



Alberto Arco
National Director
Latin America



DIVISIONS

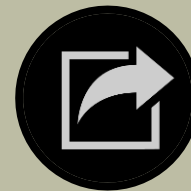
PACIFIC CAPITAL PARTNERS
OPERATING BUSINESS UNITS



CAPITAL ADVISORY



ACQUISITION & DEVELOPMENT



SPECIAL PROJECTS



CAPITAL ADVISORY & PLACEMENT

PROJECT ANALYSIS

NEEDS ASSESSMENT



EQUITY PLACEMENT

INVESTMENT CAPITAL SOURCING



CAPITAL STRUCTURING

CAPITAL STACK OPTIMIZATION



DEBT PLACEMENT

LOAN ORIGINATION AND MANAGEMENT



CAPITAL ADVISORY & PLACEMENT

INDUSTRY FOCUS



REAL ESTATE



ENERGY



TECHNOLOGY



CONSUMER PRODUCTS



ACQUISITION & DEVELOPMENT

MULTI-FAMILY RESIDENTIAL



LUXURY RESIDENTIAL (SFR)



ACQUISITION & DEVELOPMENT

STRATEGIES

REDEVELOPMENT

“FIX & FLIP”

STABILIZATION

ACQUIRE-IMPROVE-HOLD

STRATEGIC (3RD PARTY)

ACQUIRE FOR PORTFOLIO

VALUE-ADD STRATEGIC

ACQUIRE-IMPROVE-PORTFOLIO

OPPORTUNISTIC

DISTRESSED ACQUISITION





SPECIAL PROJECTS



ENTERTAINMENT

- FILM, TV, VIDEO GAME
- PRODUCTION FINANCE
 - DISTRIBUTION
 - TAX CREDIT
- SOCIAL MEDIA
- WEALTH MANAGEMENT



SPECIALIZED FINANCE

- CONTRACT FINANCE
- FRANCHISE FINANCE
- SMALL BUSINESS SERVICES
- VETERANS SERVICES
- WEALTH MANAGEMENT
- INSURANCE



PROPRIETARY PROJECTS

- REAL ESTATE
- STRATEGIC VENTURES
- SELECT CLIENT INVESTMENTS



ADDITIONAL SERVICES



STRATEGIC ADVISORY

STRATEGIC ALLIANCES AND M&A



CURRENCY MARKETS

CRYPTO, PRECIOUS METALS, FX



ASSET MANAGEMENT

WEALTH MANAGEMENT & INSURANCE



CONSTRUCTION SERVICES

LENDING, DEVELOPMENT, CONSULTING



TRANSACTIONS

A SAMPLING OF REPRESENTATIVE TRANSACTIONS FUNDED THROUGH ENGAGEMENTS WITH PACIFIC CAPITAL PARTNERS



\$(CONFIDENTIAL)
EQUITY PLACEMENT

975-Bed Student
Housing Development
Merced, CA

\$12,500,000
DEBT PLACEMENT

56-Unit Mixed Use
Development
Bellingham, WA

\$16,250,000
DEBT PLACEMENT

195-Bed Senior
Living Facility
Anaheim, CA

\$3,650,000
DEBT REFINANCE

Single Family
Residence
Beverly Hills, CA

Thank you

Thank you for your time and consideration. We look forward to putting our experience, expertise, and unwavering commitment to the highest standard of client satisfaction to work for you. We look forward to a long and prosperous working relationship.

- John Yarbrough
Chief Executive Officer



FOR MORE INFORMATION VISIT: WWW.PACIFICCP.COM