

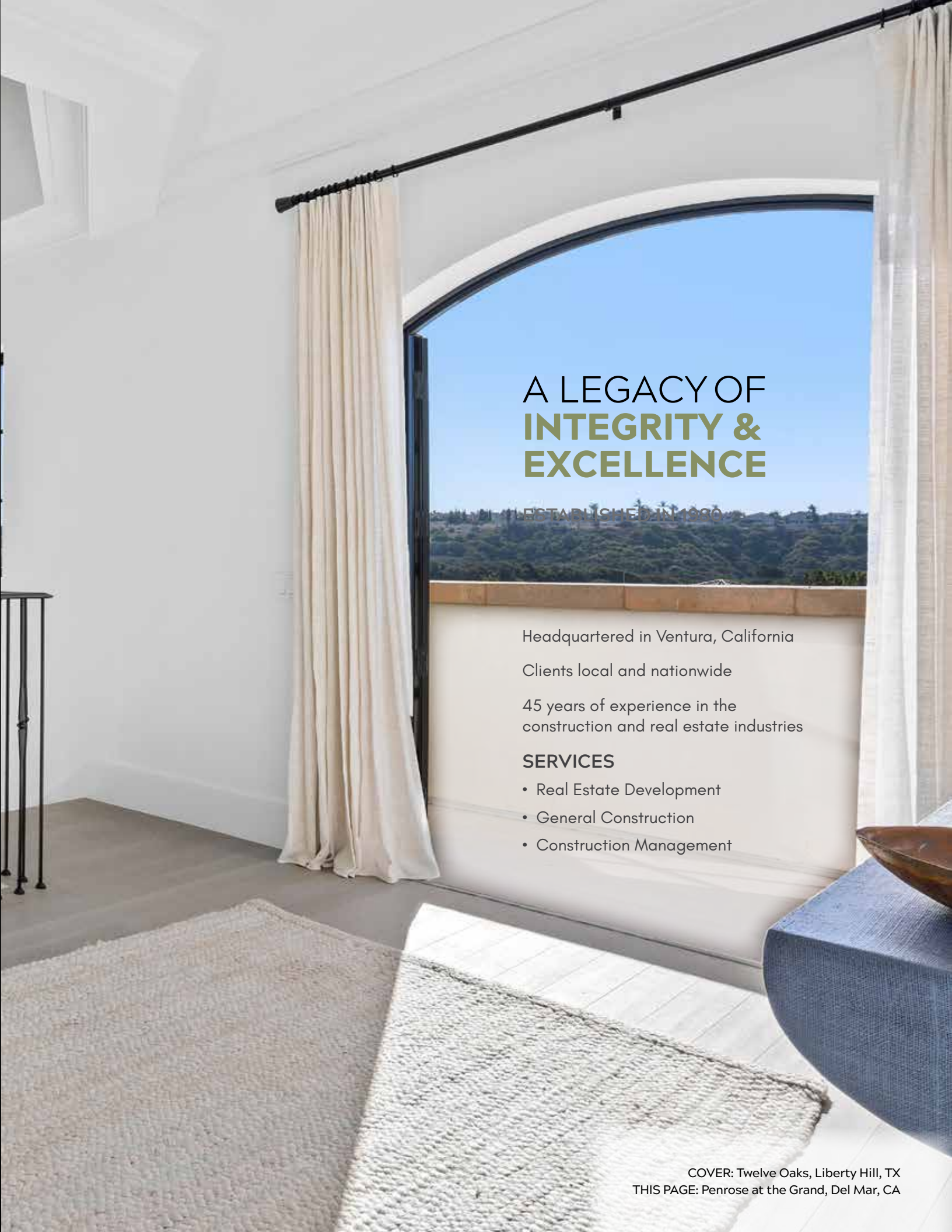


McCARTHY COMPANIES



REAL ESTATE DEVELOPMENT | **GENERAL CONSTRUCTION** | **CONSTRUCTION MANAGEMENT**





A LEGACY OF **INTEGRITY & EXCELLENCE**

ESTABLISHED IN 1980

Headquartered in Ventura, California

Clients local and nationwide

45 years of experience in the
construction and real estate industries

SERVICES

- Real Estate Development
- General Construction
- Construction Management

BUILD WITH MCCARTHY

McCarthy Companies is a full-service residential real estate development and construction firm specializing in multifamily, senior living, affordable housing, mixed-use, and single-family home communities across both market-rate and affordable sectors.

We expertly manage every phase of development and construction, delivering superior quality and platinum-level service. Our commitment to excellence has built lasting partnerships with top industry clients including Cabrillo Economic Development Corporation, Kennedy Wilson, Montgomery Street Partners, Ventura Housing, and Vintage Housing, who consistently trust us to bring their vision to life.



The Villas at Anacapa Canyon
Camarillo, CA

The Villas at Anacapa Canyon
Camarillo, CA



WHO WE ARE

With 45+ years of experience, our foundation has always been rooted in integrity and a commitment to high-quality craftsmanship. We continue to build on this legacy by cultivating exceptional builders, inspiring leaders, and outstanding individuals who drive our success.

Mountain View Apartments
Fillmore, CA



COMPANY CULTURE

Our culture is built on three core principles: partnership, integrity, and communication. We know that seamless processes and successful projects depend on strong leadership and great teams. This begins with a client-first, collaborative and transparent approach, reinforced through meticulous planning, open communication, and disciplined execution.

INNOVATION + EXPERIENCE

Our dual expertise in development and construction allows us to think like owners, treating every investment with the care and accountability it deserves. We combine deep expertise, innovation, and community focus to deliver exceptional service and continuously elevate our standards.

Estancia
Santa Barbara, CA



Castillo del Sol
Ventura, CA



OUR SERVICES

McCarthy Companies provides comprehensive real estate development, construction management, and general contracting services for residential projects across both the affordable and market-rate sectors.

DEVELOPMENT SERVICES

Success begins with strategy. Our development team guides projects from vision to completion, providing comprehensive oversight that maximizes value and mitigates risk.

We bring deep expertise across the full development lifecycle—from site acquisition and financing to entitlements, design coordination, and construction oversight. Our early involvement ensures strategic decision-making, disciplined execution, and institutional-quality results

CORE CAPABILITIES

PROJECT VISIONING
and **INVESTMENT ANALYSIS**

CAPITAL STRUCTURING and
FINANCING SOLUTIONS

EQUITY MANAGEMENT and
INVESTOR RELATIONS

LAND ACQUISITION and **DUE DILIGENCE**

VALUE ENGINEERING and
GENERAL CONTRACTING

ZONING, ENTITLEMENTS and
PERMITTING

RISK MANAGEMENT and
FINANCIAL OVERSIGHT

CONSTRUCTION MANAGEMENT SERVICES

With 45 years of experience, we deliver comprehensive construction management that protects your interests and ensures project success. Our team provides expert oversight from preconstruction through closeout, managing every detail with precision and accountability.

We expertly oversee the schedule, budget, and quality—serving as your trusted partner and advocate throughout the construction process.

PRECONSTRUCTION PHASE

Cost estimating, budget development, scheduling, constructability reviews, value engineering, team procurement, and contract management.

CONSTRUCTION PHASE

We manage the general contractor, providing progress reporting, quality assurance, pay application review, change order management, and proactive dispute resolution.



GENERAL CONTRACTING SERVICES

McCarthy Companies serves as your trusted general contractor for residential developments of all scales—from 50 to 500 units across affordable and market-rate projects.

Our collaborative and transparent approach creates transparency and shared accountability throughout the project lifecycle—from preconstruction planning through final closeout. This partnership mindset consistently delivers superior quality, exceptional client satisfaction, and maximum investment value.

SERVICES INCLUDE

PRE-CONSTRUCTION

Cost estimating, permit acquisition, site assessment, design coordination, value engineering, logistics planning, material procurement, and project scheduling.

CONSTRUCTION

Subcontractor management, construction supervision, quality control, safety management, budget oversight, schedule adherence, and progress documentation.

POST CONSTRUCTION

Dedicated warranty and maintenance services addressing post-completion needs promptly and professionally.



Citron at the Grove
Camarillo, CA

NOTABLE PROJECTS OVER THE **LAST 5 YEARS**

Project Name	Unit Count	Location	Services Provided	Project Value	Client
Villas at Anacapa Canyon	310 Market Rate Apartments	Camarillo, CA	Preconstruction + Construction	\$87M	Kennedy Wilson
Vintage at Lockwood Senior Apartments	376 Affordable Senior Apartments	Oxnard, CA	Preconstruction + Construction	\$82M	Vintage Housing
Tanzanite Homes	211 BTR Homes	Sacramento, CA	Construction + Development Management	\$79M	Montgomery Street Partners and New Growth Living
Twelve Oaks	218 BTR Homes	Liberty Hill, TX	Construction + Development Management	\$71.7M	Montgomery Street Partners, New Growth Living and BlackRock Realty Advisors, Inc.
Vireo Meadow Pointe	181 BTR Townhomes	Wesley Chapel (Tampa), FL	Construction + Development Management	\$70.3M	Montgomery Street Partners, New Growth Living and BlackRock Realty Advisors, Inc.
Vireo Medical District	210 BTR Homes	McKinney, TX	Construction + Development Management	\$69M	Montgomery Street Partners and New Growth Living
The Montgomery at Rancho Mercado	227 BTR Homes	Surprise, AZ	Construction Management	\$55M	Montgomery Street Partners
Alpine Landing	95 BTR Garden-Style Apartments	Garden City, ID	JV Partnership, Development + Construction Management	\$40M	Montgomery Street Partners and McCarthy Companies
Vintage at Anacapa Canyon	170 Affordable Senior Apartments	Camarillo, CA	Preconstruction + Construction	\$39M	Vintage Housing
Mountain View Apartments	77 Affordable Apartments	Fillmore, CA	Preconstruction + Construction	\$30.5M	Many Mansions and the Area Housing Authority for the County of Ventura
Valentine Road Apartments	134 Permanent Supportive Housing Apartments	Ventura, CA	Preconstruction + Construction (Project Homekey)	\$26M	Ventura Housing + County of Ventura
Village Senior Apartments	50 Affordable Senior Apartments	Buellton, CA	Preconstruction + Construction	\$22M	Cabrillo Economic Development Corporation
Willett Ranch	50 Affordable Senior Apartments	Ventura, CA	Preconstruction + Construction	\$17.5M	Ventura Housing
Purisima Hills	44 Single Family Homes	Lompoc, CA	Development, Construction + Sales	\$16.5M	Montgomery Street Partners and McCarthy Companies
The Olive Apartments	43 Apartments	Ventura, CA	Construction	\$15M	Dansk Investments
Nipomo 40	40 Affordable Senior Apartments	Nipomo, CA	Acquisition, Development Management, Preconstruction + Construction	\$14M	Housing Authority of San Luis Obispo
The Harmon Ranch Collection	19 Single Family Homes	Ventura, CA	Development, Construction + Sales	\$9.5M	Montgomery Street Partners + McCarthy Companies
TOTALS	2,455 total units			\$744M	

AFFORDABLE HOUSING DEVELOPMENT AND CONSTRUCTION



McCarthy Companies is a trusted partner in affordable housing development, bringing decades of specialized expertise in LIHTC financing, tax-exempt bonds, and public-private partnership structures. We partner with mission-aligned developers, housing authorities, and impact investors to create quality communities for working families, seniors, and vulnerable populations.





OUR TEAM EXCELS

at navigating complex regulatory environments and capital stack management—including TCAC allocations, HUD regulations, Davis-Bacon prevailing wage requirements, and sophisticated compliance frameworks. We bring proven experience managing the intricacies of 9% competitive credits, 4% non-competitive credits, tax-exempt bond financing, soft debt from state and local agencies, and gap financing—ensuring projects meet rigorous investor, lender, and regulatory requirements while achieving financial feasibility.

From workforce housing to senior affordable and special needs housing, we understand that affordable housing success requires balancing financial feasibility with social impact, regulatory compliance with construction excellence, and stakeholder expectations with community needs. We deliver mission-driven developments that create lasting community impact and enhance resident quality of life.

VINTAGE AT ANACAPA CANYON

PRECONSTRUCTION AND GENERAL CONTRACTING

McCarthy Companies provided preconstruction and general contracting services for this 170-unit affordable senior community, part of the larger 589-unit Anacapa Canyon master plan on university-owned land.

With a \$40 million construction budget and 21-month delivery schedule, we successfully executed this complex affordable housing project that achieved 100% occupancy through pre-leasing to income-restricted seniors. Our team managed



the construction of thoughtfully designed pet-friendly apartments featuring spacious floor plans, ample natural light, and ENERGY STAR® appliances across one- and two-bedroom configurations.

We coordinated the delivery of extensive community amenities including a fitness center, business center, arts and crafts room, library, billiard lounge, theater/media room, resident gardens, and dog park—demonstrating our deep expertise in affordable senior housing that balances accessibility, comfort, and quality of life.

Client: Vintage Housing
Architect: Architects Orange
Location: Camarillo, CA.



MOUNTAIN VIEW APARTMENTS

PRECONSTRUCTION AND CONTRACTING SERVICES

McCarthy Companies provided preconstruction and general contracting services for this 77-unit affordable housing community, delivering quality apartments and community amenities that serve income-restricted residents.

Our scope included preconstruction planning, cost management, design coordination, and full construction oversight, demonstrating our expertise in affordable multifamily housing that balances regulatory compliance with quality execution.

Client: Many Mansions and the Area Housing
Authority for the County of Ventura
Architect: RRM Design Group
Location: Fillmore, CA





NIPOMO 40

ACQUISITION, DEVELOPMENT MANAGEMENT, PRECONSTRUCTION AND GENERAL CONTRACTING SERVICES

McCarthy Companies partnered with the Housing Authority of San Luis Obispo in a public-private partnership to deliver this 40-unit affordable independent senior living community in Nipomo.

Our comprehensive role included acquisition support, development management, preconstruction services, and general contracting—demonstrating our ability to successfully navigate the complex requirements of publicly-funded affordable housing. We managed all aspects of development and construction, ensuring compliance with regulatory standards while delivering quality, accessible housing for income-restricted seniors in San Luis Obispo County.

Client: Housing Authority of San Luis Obispo
Architect: Arris Studio Architects
Location: Nipomo, CA



PASEO NUEVO APARTMENTS

PUBLIC-PRIVATE PARTNERSHIP, DEVELOPMENT MANAGEMENT, PRECONSTRUCTION, AND GENERAL CONTRACTING SERVICES

McCarthy Companies served as the private development partner in a public-private partnership with the Oxnard Housing Authority and Las Cortes. We acquired a 5-acre infill site with substandard housing, and, after providing temporary and permanent relocation assistance, we developed, entitled, designed, and built 72 new apartments within 12 Net-Zero buildings. The project earned Green Point Rated certification for its sustainable design and construction.

Client: Oxnard Housing Authority and Las Cortes

Architect: DiCecco Architecture

Location: Oxnard, CA





CASTILLO DEL SOL

PUBLIC-PRIVATE PARTNERSHIP, DEVELOPMENT MANAGEMENT, PRECONSTRUCTION, AND GENERAL CONTRACTING SERVICES

Through the Housing Choice Voucher program, this public-private partnership between McCarthy Companies and the Housing Authority of the City of San Buenaventura (now Ventura Housing) provided a rental assistance subsidy to finance the construction and ensure long-term affordability for residents. McCarthy Companies acquired the land, retained and oversaw all design and construction consultants, and provided general contracting services.

Castillo Del Sol is a three-story, 40-unit apartment complex that provides support services for low-income individuals with special needs. The \$11.6 million construction project was sustainability built and received a Green Point Rated Certification.

Client: Ventura Housing (formerly the Housing Authority of the City of San Buenaventura)
Architect: Mainstreet Architects + Planners
Location: Ventura, CA



ORMOND BEACH VILLAS

PRECONSTRUCTION AND GENERAL CONTRACTING SERVICES

McCarthy Companies provided preconstruction and general contracting services for Ormond Beach Villas, a 40-unit affordable housing community developed to serve homeless veterans in Oxnard.

We delivered this mission-critical project featuring townhouse-style apartments—15 one-bedroom, 20 two-bedroom, and 5 three-bedroom units—designed to provide stable, quality housing for veterans transitioning from homelessness. Our team managed preconstruction planning, design coordination, and construction execution while navigating the specialized funding and compliance requirements of veteran-supportive housing.

Client: Many Mansions

Architect: DiCecco Architecture

Location: Oxnard, CA





WILLETT RANCH

PRECONSTRUCTION AND GENERAL CONTRACTING SERVICES

McCarthy Companies provided preconstruction and general contracting services for Willett Ranch, a 50-unit affordable senior apartment community in Ventura.

We delivered quality residences featuring private patios or balconies, walk-in closets, and energy efficient appliances—creating comfortable, accessible living environments for senior residents. Our team managed preconstruction planning, design coordination, and construction execution while meeting all affordable senior regulatory compliance requirements

Client: Ventura Housing
Architect: HED
Location: Ventura, CA

VILLAGE SENIOR APARTMENTS

DEVELOPMENT AND CONSTRUCTION MANAGEMENT SERVICES

McCarthy Companies is part of the team that build this 50-unit affordable senior community in Buellton, California.

The development is constructed on a 1.99-acre vacant lot located in a master plan community, consisting of a two-story building with 50 units of affordable senior housing. The 47,165 square foot total floor area includes the 50 units consisting of (44) one-bedrooms, and (6) two-bedrooms, typical residential utility spaces, four laundry rooms, and lobby entry. The first floor has a community room, two laundry rooms, supportive services offices, and the second floor offers an additional two laundry rooms.

The grounds feature a community garden, rose garden, ample gathering spaces with trellis and seating. Two developed and landscaped courtyards and all facilities are accessible with an ADA path.

Developer: Cabrillo Economic Development Corporation
Architect: YM Architects
Location: Buellton, CA





60 California Street
Ventura, CA



“

**THE ROAD TO SUCCESS IS
ALWAYS UNDER CONSTRUCTION.**

—ARNOLD PALMER



Connect

805.485.4646 | www.gomccarthy.com

410 E. Main Street, Ventura, CA 93001

Lic # 393001