



STRATEGIC LEADERSHIP OVERVIEW



**PRIVATE CAPITAL
& REAL ESTATE
DEVELOPMENT NETWORK**

DATE:
October 26, 2025



UrbanLegacy Capital Partners & Blu Diamond Properties

Fast, Flexible Funding and Institutional-Grade Development Expertise

UrbanLegacy Capital Partners is a premier private capital brokerage and funding network that connects real estate developers, investors, and business owners with institutional-grade private financing solutions in the U.S. and internationally. Built on precision, speed, and deep capital relationships, UrbanLegacy bridges the gap between private money and traditional lending offering streamlined funding options for acquisition, development, refinance, and expansion projects ranging from \$500,000 to \$100 million+. Through an expansive network of 1,800+ private lenders and institutional partners, UrbanLegacy provides access to over \$430 billion in available capital, enabling clients to move fast and fund confidently.

Core Capabilities

- Real Estate Capital Structuring: Ground-up construction, adaptive reuse, multifamily, mixed-use, and commercial financing solutions.
- Private & Institutional Debt Placement: Strategic capital from private equity, hedge funds, and family offices nationwide.
- Business & Expansion Funding: Custom financing for business acquisition, growth, and recapitalization.
- Global Capital Concierge: International investor access, JV sourcing, and structured finance for large-scale developments.
- Speed & Execution: Fast approvals, direct lender access, and closing timelines far superior to banks.



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Irvine, CA



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Leadership Team

J. Allen Lillie

Founder & Managing Partner, UrbanLegacy Capital Partners

J. Allen Lillie is the Founder and Managing Partner of UrbanLegacy Capital Partners, a national private capital brokerage and investment network based in Newport Beach, California. With over 26 years of experience in real estate finance, capital markets, and business development, J. Allen leads UrbanLegacy's expansion into a global Capital Concierge™ Network connecting developers, investors, and entrepreneurs to over \$430 billion in private and institutional funding across 1,800+ capital partners.

Dr. Stephanie D. Ardrey, DBA/JD

President, Blu Diamond Properties

Strategic Development Partner, UrbanLinc Private Capital Network

Dr. Ardrey brings over 30 years of executive experience leading multibillion-dollar real estate development portfolios including luxury, mixed-use, multifamily, and commercial projects throughout California and Nevada. Her background in finance, law, and construction project management adds deep operational strength to UrbanLinc's capital advisory practice.

Strategic Synergy

Together, J. Allen Lillie and Dr. Stephanie Ardrey lead a partnership that merges capital strategy with development execution delivering turnkey funding and project solutions for investors, developers, and municipalities across the U.S. and abroad.



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Current UrbanLegacy Projects

Owner: Community Economic Development Corporation

Project: Pacific Avenue Market-Rate Mixed-Use Development

Total Units: 82 Project Value: \$66,000,000

The Pacific Avenue project is a \$66 million, 82-unit market-rate mixed-use community located in Downtown Long Beach, California. Designed to deliver high-quality urban housing with modern amenities, the development combines contemporary residential units with ground-floor commercial space in a walkable, transit-connected district.

Featuring premium finishes, on-site parking, and retail designed for health, lifestyle, and local services, Pacific Avenue will contribute to the ongoing revitalization of Downtown Long Beach and expand the area's market-rate housing supply.



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Owner: Community Economic Development Corporation
Project: Pine Avenue Workforce Housing Development

Total Units: 71 Project Value: \$38,000,000

The Pine Avenue project is a \$38 million, 71-unit mixed-use workforce housing development in Downtown Long Beach, California. Designed to deliver attainable housing with modern amenities, the property will feature on-site management and leasing, a 1,600 sq. ft. lobby, and a 2,300 sq. ft. community center with a computer lab, business hub, and event space.

Plans also include a potential 8,000 sq. ft. ground-floor commercial component envisioned to house a walk-in medical clinic, creative arts pocket space, and wellness-oriented retail, reinforcing the project's community-serving mission. The site connects seamlessly with the adjacent Pacific Senior Tower, promoting an integrated "village" environment for families and seniors alike.



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Owner: Community Economic Development Corporation
Project: Family Legacy Housing Compounds

Total Units: 10 Project Value: \$12,000,000

UrbanLegacy Capital Partners is providing capital advisory and private funding support for a 10-property ADU development program in South Los Angeles. The initiative focuses on creating Family Legacy Housing Compounds, modern multi-unit configurations that preserve generational family homes, expand attainable housing, and increase income potential for long-term residents.

Each site integrates an ADU multi-family design, allowing families to remain in place while adapting properties for multi-generational living and sustainable community growth. UrbanLinc is structuring private and institutional financing solutions to accelerate development timelines, streamline construction, and deploy capital efficiently across all ten projects.



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Completed Network Projects

Owner: Casden Properties LLC
The Villa's at Park LaBrea

Total Units: 250 Project Value: \$32,000,000

The Villas at Park LaBrea consists of a recreation facility, swimming pool, spa and a state of the art fitness center. The multi-story buildings constructed over subterranean, controlled access parking, is configured around lush landscaped grounds. The luxury apartments feature four (4) different floor plans ranging from 650 to 1,100 sf.



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Palazzo West at Park LaBrea

Total Units: 521 Project Value: \$82,000,000

Commercial: 2,000sf Health Spa with Club, Hair and Fitness Salon

Palazzo West at Park LaBrea is a luxury complex with superb amenities. The amenities include an onsite full services health club including hair and fitness salon, and a lap pool and spa. The 521 units feature seven different floor plans ranging from 700 to 1,850 sf.



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Palazzo East at Park LaBrea, Los Angeles, CA

Total Units: 610 Project Value: \$87,000,000

Palazzo East at Park LaBrea is scheduled to open Spring 2003 and consists of 610 luxury apartments with seven different floor plans ranging from 675 to 1,500sf. The amenities package includes resort styled swimming pool and spa, recreation facility and fitness center.

Park LaBrea Community Center, Los Angeles, CA

Project Value: \$2,000,000.00

Community Center within the Park LaBrea 4,200 apartment community; and over 8,500 square feet center, including a state-of-the-art fitness center, theatre, business center, snack bar, and in and outdoor banquet facilities for residential use.

Villa Azure, Los Angeles, CA

- Total Units: 624
- Project Value: 75,000,000

Villa Azure is a 624 luxury apartment complex featuring an amenities package including a resort styled pool, spa and fitness center, in addition to an on-site children play area, lush landscaping, recreation facility and a business center.



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Palazzo Westwood

350 Luxury Apartment Project 50,000sf Commercial Retail

Project consists of fifteen parcels recently entitled; completing Design Review Board and pre-construction site work. Responsible for staff working on community outreach efforts, consultant team of legal, communications, and design professionals. Managed consultant team ensuring coordination between disciplines and field staff. Participated in permitting process for all disciplines and subsequent meetings [e.g., DWP electrical and water issues]. Interfaced with Building and Safety, Planning Department, Mayor's and Council office to ensure project processing requirements are understood and mitigating any issues. Negotiated consultant contracts, construction budgets and permit fee payment schedules. Handled issues pertaining to bonding and off-site improvements. Managed the soils, civil, architectural [building and landscape], mechanical/HVAC, electrical and traffic engineering plan development.



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Entitlement Projects

Saks Fifth Avenue/Beverly Hills – 60 condos + 12,000 SF retail

Park LaBrea/Retail – 300 condos | 3.2-acre site

Vineyard/Oxnard

318 Luxury Apartment Units 20.7 Acre Site

A mixed-use development proposed to include multifamily residential, commercial corner, and entertainment center. Requires entitlement work by changing the zone, along with responding to unique physical site conditions. Managed staff working with consultants and city officials.



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Auto Center Oxnard

455 Luxury Apartment units 25.2 Acre Site

A proposed 455-unit Class-A luxury apartment community to include two and three-story wood frame walk-up apartment buildings. Application for zone change in progress; pre-entitlement work includes site planning and meetings with planning staff, community stakeholders and school district representatives. Managed staff directly involved with processing application.



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San Buenaventura

300 Luxury Apartment Units 8.03 Acre Site

Proposed development to include 300 luxury apartments and 22,500 square feet of commercial space. This site is pending zone change. City of San Buenaventura is updating its Comprehensive Plan and Housing Allocation process. Responsible for developing project application, pre-screen, and tracking City's Comprehensive Plan date.



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Owner: 2701Shattuck LLC
2701 Shattuck Avenue, Berkeley

24 Mixed Use Building
3,200sf Commercial Retail Ground Floor Space

Proposed mixed-use development including four levels of housing constructed over ground floor commercial retail, small office, or café space. This building includes 24 condominium units with three townhouse units, parking for 24 vehicles. The units range in size from 662 square feet to 1,818 square feet, and accommodate one to three bedroom units.



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Owner: Atherton-Newport Investments

Villas at Desert Pointe (Las Vegas, NV)

346-Unit Condo Conversion | 6-Acre Site

• **Sunset Hills (Henderson, NV)**

120-Unit Condo Conversion | 5-Acre Site

• **Stewart & Gray (Downey, CA)**

74-Unit Rehab & Reposition

Parkview Torrance (Torrance, CA)

74-Unit Rehab & Reposition

Oak Street (Whittier, CA)

16-Unit Rehab & Reposition

Seventh Street (Riverside, CA)

16-unit Rehab & Reposition

Pinecrest (La Mirada, CA)

63-Unit Rehab & Reposition



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Owner: Red Mountain Retail Group

Circuit City Redevelopments

West LA, Dublin, Santa Rosa, Concord (Mixed-Use Retail)

Costa Mesa, CA

Redevelopment with Secured Entitlements

Owner: Angeles Group LLC

1601 N Echo Park Ave, Los Angeles – 15 Units

7601 S Figueroa St, Los Angeles – 11 Units

8217 S Figueroa St, Los Angeles – 20 Units

11120 W Huston St, North Hollywood – 30 Units

6575 W Manchester Ave, Los Angeles – 20 Units

1639 N Morton Ave, Los Angeles – 20 Units

12381 W Osborne St, Pacoima – 25 Units

10022 N Samoa Ave, Los Angeles – 30 Units



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Owner: Laing Urban

Rolling Hills Estates – Mixed-use condos over retail

Rancho Palos Verdes Estates – Mixed-use condos over retail



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