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ORANGE COUNTY REPORT

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Small Irvine Developer Plans 20 Infill Homes In Garden Grove; Production Set To Double

Brandywine Homes of Irvine acquired a prime piece of land in Garden Grove, near The Block at Orange and an array of other amenities, where it plans to build 20 detached homes.

Brandywine purchased the land from six separate sellers, including the City. The 2.5-acre lot is near Trask Avenue and Fairview Street. The company is grading the site.

The Pomelo homes will range from 1,600 square feet to 2,150 square feet.

The acquisition highlights Brandywine's unique position in the market. At a time when most builders are still regrouping, family-owned Brandywine is moving quickly to bring new homes to Orange County.

Since its inception in 1994, Brandywine has focused exclusively on creating small and mid-sized infill communities. Infill development is notoriously challenging, but Brandywine's expertise in the infill arena has allowed it to thrive.

"During the boom years, many builders pursued large developments in far-flung markets," said Brett Whitehead, Brandywine's president. "We stayed true to our strengths – building infill homes that truly reflect local demand – and as a result we are healthy, well-funded and positioned for solid growth."

During the depths of the recession, Brandywine built approximately 50 homes a year. The company expects to double that volume over the next nine months, and ultimately erect between 200 and 250 homes annually.

The Pomelo acquisition in Garden Grove is one of eight Southern California that Brandywine plans to make over the next 12 months. The company currently has 70 homes in three active communities – including Stonegate in Westminster and Capri in Stanton – and a total of 300 lots in its development pipeline.

Pomelo is a good example of the company's willingness to tackle difficult sites, as well as its commitment to understanding local buyers. The company had to assemble six parcels in order to create a lot large enough for the neighborhood it envisioned. Throughout the process

the company worked closely with city officials. While the acquisition and entitlement work was underway, the company invested considerable time studying the market in that particular part of Garden Grove and adjusting the design of the homes to speak directly to local buyers.