



## **BISNOW**

### SYCAMORE LOGS ANOTHER



**Sycamore Urban Properties** acquired a stalled townhouse development in Thousand Oaks from the **FDIC** and plans to complete construction of the 36-unit project by **spring**. We chatted this week with VP **Dan Flynn**, who says this is the **second** deal Sycamore has done with the FDIC in the last 12 months. He says the project was a victim of **timing**—the original developer gave the project back to lender IndyMac Bank, and IndyMac subsequently was taken over by the FDIC. Sycamore got the property in an open-bid marketing process, but Dan notes it wasn't the first bidder selected. "We took it up on **second position**." He says another bidder came in with a higher price but hadn't done as much preliminary **due diligence** and

wasn't able to perform. Dan says Sycamore comes in with the most aggressive offer it can **substantiate** and knows it can close on, even if it means waiting until someone "blows out."

Earlier this year, Sycamore completed this condo project at **817 Alfred** in West Hollywood that halted construction in 2007. Sycamore hopes to duplicate that success at the Thousand Oaks development, which sat for **two years**. It consists of **nine buildings**, none of which were completed (five had only their foundations poured, and two have to be started from scratch.) However, Dan says **sewer, water, and utilities** are substantially in. The previous developer started construction in **2005** and all the building plans were approved under an **outdated** version of the California Building Code. Sycamore had to quickly redraw and **re-engineer** the plans and get them approved by the City, which is motivated to see the project completed, given it's been a code enforcement issue and an **eyesore**. He pegs completion costs at **\$5.5M**.

