

ADAMS ASSET ADVISORY

Project History

25+ projects across California, Nevada, Texas, and New Mexico — spanning ground-up multifamily, build-to-rent, value-add repositioning, and troubled project recovery. Roles include General Partner Development, GP Turnaround, and Limited Partner equity investment.

GENERAL PARTNER — DEVELOPMENT

PROJECT	LOCATION	UNITS	DESCRIPTION	YEARS
Desert Meadows	Lancaster, CA	420	324-unit multifamily + 96-unit townhome-for-rent, 15,000 SF across two clubhouses Active	2023–Present
The Vela	Tracy, CA	264	Ground-up multifamily, 5,000 SF clubhouse, 70 affordable units CoStar Development of the Year, 2023	2020–2024
The Retreat	Reno, NV	283	Ground-up multifamily, 10,000 SF clubhouse + 115 single-family lots for sale CoStar Development of the Year, 2023	2020–2024
The Preserve at Harbison	Vacaville, CA	160	Ground-up townhome-for-rent, 7,000 SF two-story clubhouse. Pioneer townhome-for-rent project; 33% outperformance vs. business plan Best Apartment Complex in Solano County, 2023	2019–2023
Strada 1200	Vacaville, CA	245	Ground-up multifamily, 9,000 SF clubhouse. Delivered \$5.2M under budget, 45 days ahead of schedule; 39% IRR / 85% ROE at exit Best Apartment Complex in Solano County, 2021	2019–2021
Vasari	Elk Grove, CA	324	Ground-up multifamily with fitness center	2016–2019
Vida	Reno, NV	312	Ground-up multifamily with fitness center	2016–2019
Friars Road	San Diego, CA	209	Re-entitlement of existing office buildings into approved luxury apartment complex; entitled land sold to institutional developer at 25%+ IRR	2015–2018
Valencia Hills Homes	Lemon Grove, CA	73 lots	Ground-up home building development	2015–2016
Mt. Vernon Homes	Lemon Grove, CA	9 lots	Ground-up home building development, sister project to Valencia Hills	2015–2016

GENERAL PARTNER — TURNAROUND / RECOVERY

PROJECT	LOCATION	UNITS	DESCRIPTION	YEARS
Legacy	Austin, TX	83	SFR build-to-rent, 4,000 SF clubhouse. One of America's first BTR communities. Transitioned from stalled mid-construction through completion and sale Troubled Project Recovery	2017–2019

PROJECT	LOCATION	UNITS	DESCRIPTION	YEARS
Rivers Edge	Austin, TX	92	SFR build-to-rent, 4,000 SF clubhouse. One of America's first BTR communities. Transitioned from stalled mid-construction through completion and sale Troubled Project Recovery	2017–2019

LIMITED PARTNER — PRIVATE EQUITY INVESTMENT

PROJECT	LOCATION	UNITS	DESCRIPTION	YEARS
Lonetree	Rocklin, CA	385	Ground-up multifamily, 10,000 SF clubhouse; land sold as part of strategic GP unwinding	2020–2024
The Blossoms	Brentwood, CA	288	Ground-up multifamily, 6,500 SF clubhouse	2020–2024
Cielo	Santa Fe, NM	252	Ground-up multifamily, 5,000 SF clubhouse	2020–2024
Celsius	Lemon Grove, CA	84	Ground-up multifamily with rooftop deck. Led exit via refinance (30%+ IRR) and subsequent sale	2017–2020
Celsius II	Lemon Grove, CA	18	Adjacent expansion to Celsius I; exited together	2017–2020
Boardwalk	Corona, CA	148 lots	Ground-up home building development	2017–2020
Prospect Ridge	Folsom, CA	35 lots	Home building development on finished lots; led underwriting and due diligence (JV equity)	2017–2020
Waterfront at the Marina	Sparks, NV	209	Ground-up multifamily with fitness center and rooftop entertainment deck	2017–2019
Q19	Sacramento, CA	68	Ground-up multifamily; sold to institutional investor at 40%+ IRR	2015–2018
Parq Commons / Crossing	Sparks, NV	288 + 66K SF	Value-add retail redevelopment + adjacent land entitled and developed into 288-unit apartment complex	2015–2017
Greenbrae	Sparks, NV	83K SF	Value-add acquisition/redevelopment of mixed-use property	2015–2017
The Knox	Torrance, CA	108K SF	Value-add acquisition/redevelopment of office property	2015–2017
Square One	Sparks, NV	100	Conversion of 200-unit vacant hotel into 100-unit multifamily	2015–2016
Bourbon Square / The Yard	Sparks, NV	108K SF	Value-add redevelopment of vacant casino property	2015–2016
3030-3080 Airway	Costa Mesa, CA	108K SF	Value-add acquisition/redevelopment of industrial property	2015–2018