







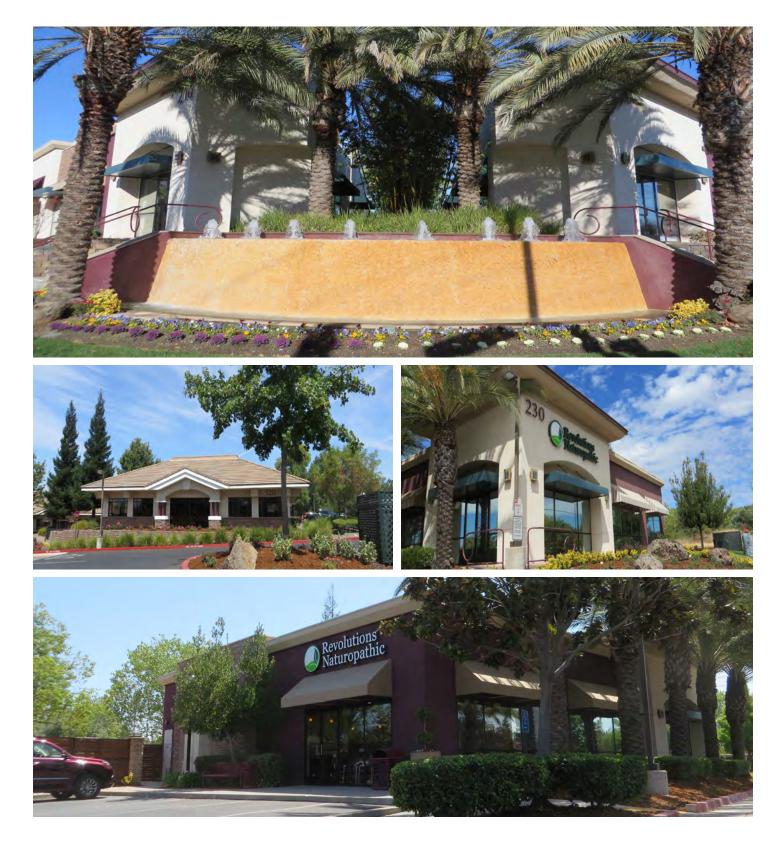




GREG MARGETICH | 916.208.2500 | GREG@MREDINC.COM | MREDINC.COM

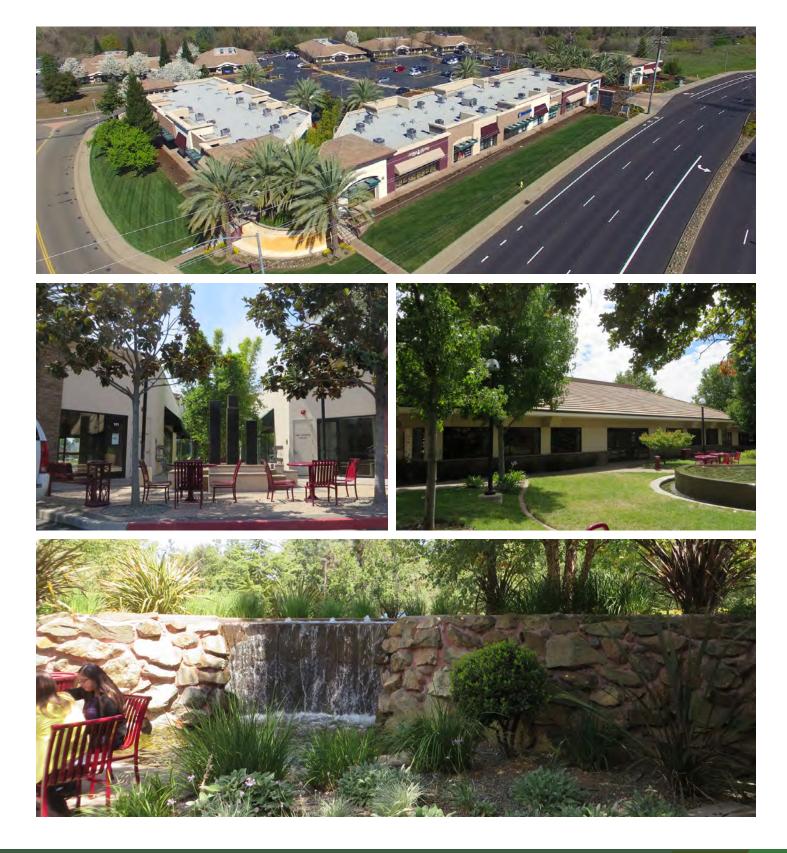


Quail Park Folsom | Folsom, CA | Investment & Redvelopment





Quail Park Folsom | Folsom, CA | Investment & Redvelopment





Pacific Sierra Business Park | Rancho Cordova, CA | Redevelopment





Orchard Plaza Shopping Center | Yuba City, CA | Redevelopment





Orchard Plaza Shopping Center | Yuba City, CA | Redevelopment







Dairy Queen Grill & Chill | Build-to-Suit







Pavilions South Shopping Center | Sacramento, CA | Redevelopment



Sizzler | Sacramento, CA | Build-to-Suit





Gold's Gym | Elk Grove, CA | Build-to-Suit





Gold's Gym | Elk Grove, CA | Build-to-Suit





Goldenland Business Park | Sacramento, CA | Acquisition & New Develolopment







Hampton Inn & Suites (development pad) | Elk Grove, CA | New Development





Longport Retail | Elk Grove, CA | New Retail Development





Rocklin Sierra Plaza | Rocklin, CA | New Development Office & Retail





Rocklin Sierra Plaza | Rocklin, CA | New Development Office & Retail







Tahoe Keys Business Park | Tahoe Keys, CA | New Development





Discovery Plaza | Placerville, CA | New Development





1765 Challenege Way | Sacramento, CA | Redevelopment





1765 Challenege Way | Sacramento, CA | Redevelopment





1515 River Park Dr. | Sacramento, CA | Redevelopment





1515 River Park Dr. | Sacramento, CA | Redevelopment







Southpointe Folsom Ranch | Folsom, CA | New Development







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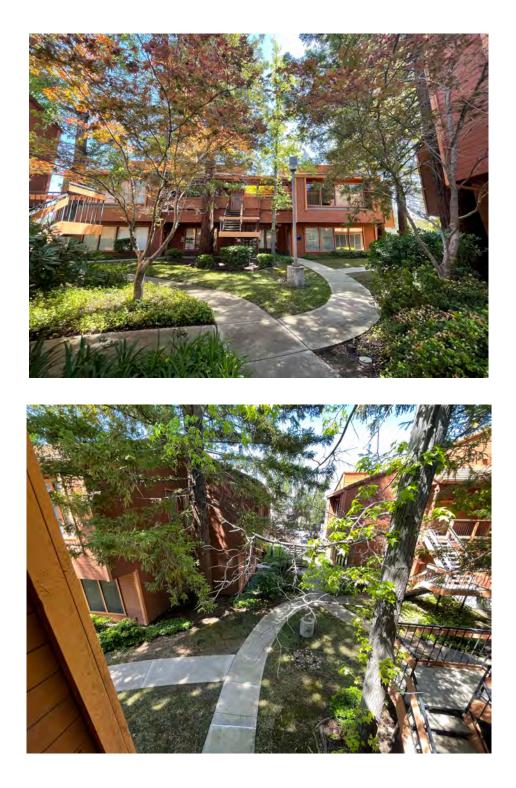
Twin Creeks Professional Park | Roseville, CA | Redevelopment







Twin Creeks Professional Park | Roseville, CA | Redevelopment



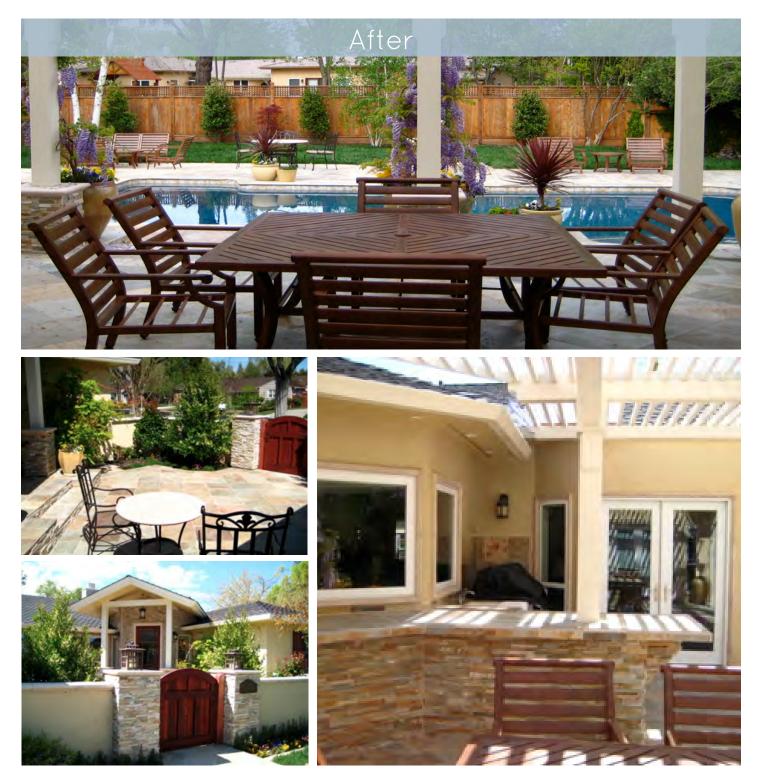


Residential | Rehab, Remodel & Construction





Residential | Rehab, Remodel & Construction





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COMMERCIAL DEVELOPMENT

office | medical-office | restaurants retail | fitness facilities | build-to-suit grocery | land planning & mapping

RESIDENTIAL DEVELOPMENT

rehabilitation | restoration remodeling | renovations | additions new construction & design



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