

CM Conversion Management

Established 1988

In 1984 the staff of Conversion Management and their associates successfully facilitated the first third-party leasehold conversion of a residential community in Newport Beach, California. The outcome was favorable for all concerned. As a result, the staff of CM has since facilitated several other conversions.

CM has the ability to arrange a simple cash purchase based on the current appraised value. Other options such as 1031 exchanges are also available.

After completion of the purchase sale to CM, our staff will then offer the individual lots to the current tenants. CM will arrange for purchase money financing.

CM has in-house legal and accounting services, and works closely with escrow and title companies. CM has closed as many as 205 escrows in less than 60 days.

If you have any questions or would care to schedule an appointment, please contact Larry Schmitz at: (949) 631 - 1038.

Sincerely,

Lawrence D. Schmitz
Conversion Management
Executive Officer
D.R.E. License: 00919049

2400 West Coast Highway, Suite I
Newport Beach, CA 92663
(949) 631-1038 FAX (949) 722-8867

CONVERSION MANAGEMENT EXECUTIVE PARTNERS

Phillip R. Broderick, Esq.,

Education:

- C.W.U. Degree: LL.B.
- USC, Degree: B.S. - J.D.

Experience:

- 1976-1991 C.E.O: Redlands Financial Services

Donald L. Rogers, C.P.A.

Managing Partner: Rogers, Anderson, Malody & Scott

C.E.O., Professional Computer Consultants, Inc.

Education:

- Claremont Men's College

Experience:

- C.P.A. (30 years)

Member:

- American Institute of Certified Public Accountants
- California Society of Certified Public Accountants

Lawrence D. Schmitz, Broker/Realtor®

The L.D. Schmitz Properties (Est. 1984)

Commercial and Residential Real Estate

Real Estate Acquisitions/Financing

Experience:

- President, Community Association (4 years)
- Fire Service (27 years)

Member:

- Newport Beach Association of Realtors®
- CAR, NAR, MLS and LoopNet

Completed projects:

- Palm Beach Mobile Home Park -
San Clemente, California
Units: 12
- Lido Sands Community -
Newport Beach, California
Units: 82
- SeaBluff Village -
Leucadia, California
Units: 255
- Indian Wells -
Indian Wells, California
Units: 450

Additional references available upon request.

CM office hours:
Monday through Friday
8:00am - 5:00pm