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**Sales Start at Cypress, New Neighborhood within The Preserve,
a 156-Acre Master Planned Community in Carlsbad, Calif.**

Amenity-Rich Neighborhood Offering 56 New Homes and Abundant Open Space

CARLSBAD, Calif. – April 30, 2018 – [Cornerstone Communities](#) and [Presidio Residential Capital](#) recently announced the opening of [Cypress](#), a new community offering 56 homes within The Preserve, a 156-acre master planned community with 636 units next to the Buena Vista Creek Ecological Reserve.

“These beautiful homes will offer everything a growing family needs in a spectacular setting with unrivaled access to trails, parks and open space,” said Michael Sabourin, president and COO of Cornerstone Communities. “We believe families will love taking in the gorgeous views of the Buena Vista Valley and Ecological Reserve from the generous rooftop terraces featured on each and every home at Cypress.”

Cypress offers 56 two- and three-story single-family detached homes as large as 2,521 square feet with up to four bedrooms and three-and-a-half baths, attached two-car garages, fenced yards and optional master bedroom balconies. All homes will feature rooftop terraces on the third level, and the three-story homes offer multiple room configurations on the top floor. The homes are offered in Coastal Tuscan, Santa Barbara and California Craftsman styles.

The Preserve includes recreational facilities such as a fitness center with free weights and state-of-the-art cardio and strength equipment, a beach-entry pool, spa, parks, playgrounds, barbecue area, outdoor fireplace, multiple seating areas and a ping pong

table. More than half of the community's 156 acres are dedicated to abundant open space that blends seamlessly with the adjacent Buena Vista Creek Ecological Reserve.

In addition to Cypress, Presidio and Cornerstone are developing three other neighborhoods within The Preserve, all showcasing distinctly unique product types. Agave has 88 two-story townhomes; Blue Sage has 102 two-story triplex homes; and Acacia is offering 48 two-story paired homes.

The Preserve is being built in Buena Vista Creek Valley in northeast Carlsbad, East of El Camino Real and south of Route 78. The coastal Buena Vista Lagoon is less than two miles away.

These projects are a joint venture partnership with [Presidio Residential Capital](#), a San Diego-based real estate investment company.

About Cornerstone Communities

The management team at Cornerstone Communities is comprised of a seasoned group of development and building professionals possessing over 150 years of combined experience in the homebuilding field having developed, mapped, and/or constructed over 15,000 homes in over 60 developments throughout California and Nevada. Professional Builder magazine heralded the group as one of the nation's Building Giants. Cornerstone has been consistently ranked as one of San Diego's top privately held residential homebuilders by the San Diego Business Journal and was recently recognized as one of the Top 500 Privately-Held Businesses in the U.S. by DiversityBusiness.com. www.cornerstonecommunities.com

About Presidio Residential Capital

Presidio Residential Capital is a real estate investment company focused on the residential housing sector. Headquartered in San Diego, California, the firm provides capital in the form of joint ventures for the entitlement, development and build-out of for-sale residential projects throughout the Western United States. Presidio has infused more than \$1 billion into the economy to capitalize the housing industry. The firm's goal is to invest in excess of \$150 million in capital for home-building projects in the Western United States in the next 12 months. It currently has investments in Arizona, California, Nevada, Colorado and Washington with current committed capital of \$800 million focused on 100+ projects. The firm is affiliated with a privately held registered investment advisor specializing in alternative investment strategies who has a long history of investing in the home-building sector. Current assets under management total more than \$2.5 billion. Online and social media: www.presidioresidential.com, [Facebook](#), [Twitter](#) and [LinkedIn](#).