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**Watt Communities and Presidio Residential Capital Open Sales
at New Heights—A Gated Community Offering
43 Single-Family Homes in West Hills, Calif.**

*Infill Development 30 Minutes from Downtown Los Angeles Features
Elegant, Energy-Efficient Houses with Spectacular Views*

WEST HILLS, Calif. – February 21, 2019 – [Watt Communities](#) and [Presidio Residential Capital](#) recently announced that sales are open at [New Heights](#), a \$25-million gated community offering 43 single-family homes in the West Hills neighborhood northwest of Los Angeles.

“Not only are these beautiful homes located in a highly desirable Southern California neighborhood, but they also include everything young families today could want, from private yards and decks to cutting-edge energy-efficient features,” said Nam Joe, Southern California Division President for Watt Communities, which specializes in infill development. “We’re excited to debut these quality homes in this sought-after community of West Hills.”

New Heights offers four-bedroom, three-and-a-half-bath homes with open floorplans ranging from 2,069 to 2,200 square feet with private yards and decks that allow residents to take in gorgeous views. The homes feature a downstairs bedroom and bath, designer finishes, spacious kitchens with energy-efficient appliances and generous pantry space. Private master suites come with roomy walk-in closets. Every home includes solar panels, a two-car garage pre-wired for electric car charging, water-efficient fixtures and other high-performance energy-saving features.

The new community is located at 22135 W. Roscoe Boulevard in West Hills, close to the 101 and 118 freeways in the western San Fernando Valley. West Hills offers an abundance of parks, convenient shopping, recreational opportunities and schools.

The New Heights project marks Watt Communities' fifth joint venture project with Presidio Residential Capital, a San Diego-based real estate investment company.

About Watt Communities

Founded in 1947 by Ray Watt, this third-generation family-owned business is a multi-faceted company. The company successfully grew from a small building business to a large real estate development organization credited with more than \$6 billion in completed projects. Watt Communities is highly regarded in the home building industry as a premium quality builder. The company is widely recognized by industry leaders, financial institutions, and the brokerage community for its expertise in community entitlements, land acquisition and development, home building operations, and financial management. www.wattcommunities.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 \$50 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, Washington and Idaho with current committed capital of \$500 million focused on 75 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](#).