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PROMINENT LA JOLLA OFFICE BUILDING COMPLETES RENOVATION

*San Diego City Council President Sherri Lightner Joins Capstone Advisors
at Grand Reopening of The Ivanhoe*

SAN DIEGO - Oct. 26, 2015 – The village of La Jolla added a newly polished gem to its list of iconic properties with the ribbon-cutting of the recently renovated The Ivanhoe – La Jolla’s newest Class A office building.

Capstone Advisors, a real estate investment and development company headquartered in Carlsbad, CA purchased the 33,417 square-foot office building in 2014. The three-story building, located at 7817 Ivanhoe Ave., sits over three levels of subterranean parking with four parking spaces per 1,000 square feet which is a rarity in parking-constrained La Jolla.

Since its purchase, the property has undergone a \$1.5 million transformation including a fully renovated lobby, completely rebuilt restrooms, upgraded hallways, parking garage and exterior hardscape improvements, new exterior lighting and paint, and new drought-resistant landscaping.

“It is very rewarding to successfully revitalize an important property in any community, much less in a prestigious location like La Jolla. We are very happy The Ivanhoe’s transformation has been so well received by the tenants and the community,” said Alex Zikakis, president and founder of Capstone Advisors. “In a market with some of the highest commercial office values in the country, we saw The Ivanhoe as an excellent opportunity to acquire a well-located, irreplaceable asset, and dramatically improve it through extensive renovation.”

San Diego City Council President Sherri Lightner and community leaders recently joined Capstone Advisors’ leadership team to celebrate the ribbon-cutting. The

event speakers highlighted La Jolla's high standards for excellence in new development and renovation projects and commended Capstone for maintaining this level of quality with The Ivanhoe.

"The residents of La Jolla have always been actively engaged in their community, and maintaining the community character has always been a part of that," stated City of San Diego Council President Sherri Lightner. "I appreciate that Capstone Advisors engaged with the community on the redesign of this space. It creates a win-win for everyone involved."

Pascal Aubry-Dumand of Cushman & Wakefield handles leasing for The Ivanhoe and can be reached at 858/334-4043.

About Capstone Advisors

Capstone Advisors is a diversified real estate investment and development company with a proven track record of having acquired close to five million square feet of commercial properties throughout the U.S. across multiple real estate cycles and product types. Since 1996, Capstone Advisors has served as operating partner, advisor, capital provider, joint venture partner and developer for some of the most well-regarded financial institutions in the world. The company has invested and developed a variety of commercial property types as well as been an active investor in residential land development, home building and resort development. Capstone Advisors is headquartered in Carlsbad, California. Visit www.CapstoneAdvisors.com for more information.

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