

ORANGE COUNTY BUSINESS JOURNAL



ENTREPRENEUR
OF THE YEAR®

TWENTY YEARS OF EXCELLENCE

JOHN PACKARD AND MICHAEL STEWART



Pacific Property Assets

Real estate veterans John Packard and Michael Stewart formed Pacific Property Assets (PPA) in 1999.

PPA is a vertically integrated real estate investment and management company. Its mission is to acquire, renovate and operate mid-income apartment complexes in Long Beach and Riverside, California and in Phoenix, Arizona on a long-term basis.



With ethical requirements as their highest priority and believing investors have a right to rely on those with whom they deal, PPA has never been willing to "risk" an investor's money. The company articulates to potential investors that, "The return of investment is probably more important than the return on investment." PPA's track record reflects that philosophy. To date, in over 125 separate Investment Offerings, every investor has received each and every component of their return exactly as promised.

PPA uses a unique capital structure that differentiates it from its competition. In exchange for a guaranteed rate of return, investors contribute funds to facilitate property acquisitions and renovations. PPA's outside investors do not hold equity interests in the real estate investments. Instead, PPA retains the equity in the properties as they appreciate in value, which enables PPA to achieve growth and offer significant financial stability to each transaction. Investors win at the same time because they receive a secure, fixed rate/term investment that earns a considerable premium over CDs or other fixed-rate opportunities.

To launch PPA, John and Michael had to overcome the broadly-held disbelief that transactions could be funded repetitively by investors on a fixed-rate debt basis. The doubters have been proven wrong, as PPA has found itself on INC. Magazine's 500 list of America's fastest growing privately held companies since 2004. Currently, PPA owns and manages 54 multi-family locations with 1,884 individual apartment units, 3 office/commercial buildings and a 117-bed, eight story assisted living facility. An additional 324 apartment units are in escrow.