

Jesse Lovrien, Director
Corner Lot Ventures, LLC

Mr. Lovrien has more than 12 years experience in land development. His professional career began at a multistate, multidisciplinary, design firm with emphasis on residential, commercial, and public design. Jesse has managed design teams for subdivisions, large scale commercial, big box retail, and educational facilities and spent 4 years directing regional land development for a national homebuilder. Since 2000, Jesse has owned and operated Corner Lot Ventures, LLC. Here he has provided a variety of development services for a wide range of projects based on the client's needs. Jesse currently represents financial institutions, building and site contractors, assisted living operators, and real estate brokers with an emphasis on private equity and tenant in common investor groups. In addition to his project management experience, Jesse has also worked professionally in surveying, civil engineering and construction and attended Oregon State University and Portland State University. Mr. Lovrien's project statistics are below:

Assisted Living

600 units of assisted living
Cottonwood Lodge
Avamere Salem

Mixed Use

295 Church Condominiums
34,000 sf of commercial office space for the City of Salem
1,800 sf of for lease retail space
27 luxury residential condominiums

Commercial

350,000 sf of commercial buildings

Retail

Stayton Crossing 65,000 sf of new retail
Gresham Retail Center – Renovated 15,500 sf of existing retail and assisted in the leasing of a 30,000 sf building pad to Sonic fast foods.

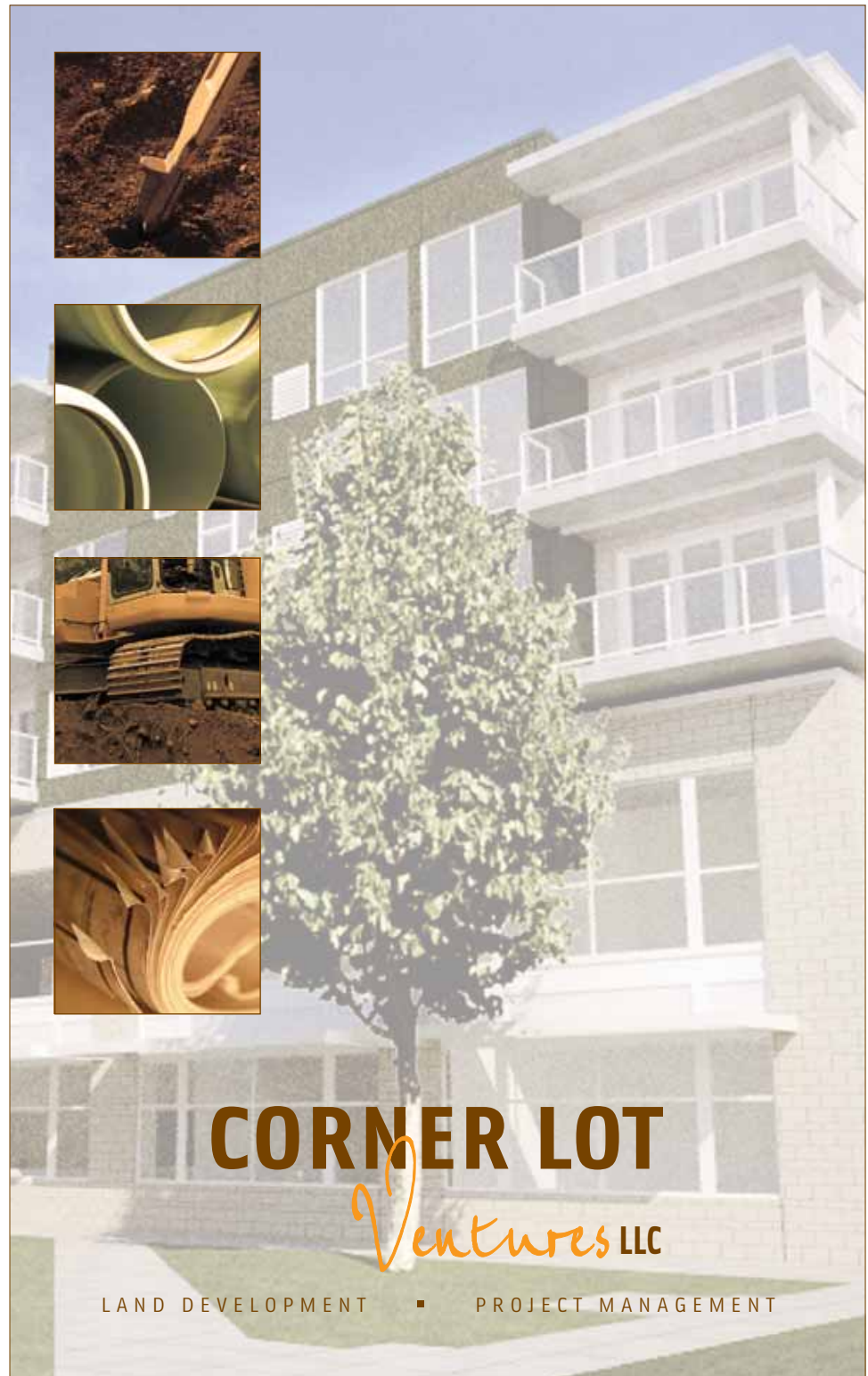
Residential

Over 1,800 residential lots
Cottonwood Lakes, Salem – 145 lots
Willow Hills, Gresham 4 phases – 185 lots
Hillshire, Camas – 51 lots
Riverwood, Wood Village – 87 lots
Riverbend, Fairview – 63 lots
Misty Meadows, Brush Prairie – 72 lots
Walnut Manor, Vancouver – 20 lots
Cole Heights, Vancouver – 33 lots
Cascade Meadows, Scappoose – 52 lots
Chinook Crossing, Sandy – 29 Lots
Brush College, Salem - 5 phases: 204 lots
Eagles Landing, Portland, 2 phases:
Ph 1: lots + 115 townhomes. Ph 2: 174 condos
Greenbriar, Portland – 20 townhomes
Harmony Park, Scappoose – 57 lots
Timberline Estates, Sandy – 106 lots

post office box 19078
portland, oregon 97280

[P] 503.888.0985
[F] 971.255.0913

www.cornerlotventures.com
jesse@cornerlotventures.com



CORNER LOT
Ventures LLC

LAND DEVELOPMENT ■ PROJECT MANAGEMENT



295 CHURCH CONDOMINIUMS

Location: Salem, Oregon

Project Type: 27 Residential Condominiums, 36,000 SF Office Space, 1800 SF Retail

Client: Cascadia Development

Corner Lot Ventures was hired as the Owner's Representative for the construction of this multi-use condominium project. Our role was to manage and oversee the architect and building contractor. In addition, Corner Lot Ventures managed a sales team of real estate brokers and marketing professionals to create a marketing plan geared to sell the residential units and lease the retail spaces. We also served as the interface with the City of Salem to coordinate construction of their spaces.



COTTONWOOD LODGE SENIOR LIVING

Location: Salem, Oregon

Project Type: 400 unit Assisted Living Facility - 283 unit apartments

Client: Sunwest Management / Canyon Creek Development

Cottonwood Lodge was the largest assisted living project undertaken by Sunwest Management. Corner Lot Ventures was asked to provide development services by the investor group to ensure a smooth and accurate flow of information between Sunwest and the investors. We provided project management including due diligence, hiring consultant teams, overseeing architectural and civil design, and site infrastructure construction.



HILLSHIRE

Location: Camas, Washington

Project Type: 51 Residential Lot Subdivision

Client: Centex Homes

Jesse Lovrien provided land development services for this high end residential subdivision in SW Washington for Centex Homes. He was tasked with due diligence, preparing proforma budgets and construction schedules, hiring all needed consultants and contractors, and overseeing site construction for the home builder.



STILL CREEK

Location: Government Camp, Oregon

Project Type: 70 acre planned community - 243 condos - 68 townhomes - 71 detached 82 luxury cabins

Client: DeCal Development

Still Creek was designed as a high-end resort community in the mountains. Jesse hired and coordinated the design team for this planned community. Directing the team with conceptual ideas, site identity and branding. He was responsible for guiding the project through entitlement - which entailed coordination with the city, county and State of Oregon.