

PRESS RELEASE

Swift Announces Sale of Rosewood Commons Land

San Francisco, Calif. (June 7th, 2022) – Swift Real Estate Partners (“Swift”), a San Francisco based real estate investment manager and operating company, announced today the \$27M sale of 8.4 acres of land adjacent to their Pleasanton office campus, Rosewood Commons.

The recently sold parcel is located at 4452 Rosewood Drive and is entitled for the development of 305 residential apartment units and a retail building.

Swift saw tremendous interest during this sales process due to the land’s central location, proximity to BART and I-680 and I-580 freeways, and development-ready status. With the help of the City of Pleasanton, Swift completed a complex re-entitlement process. AvalonBay was the buyer.

“As the owner and operator of Rosewood Commons, it was important that we found a qualified and trusting partner to develop housing in our backyard. We are excited to see this development come to life and bring additional vibrancy to the area,” said Nate Carlson of Swift Real Estate Partners.

The sale was brokered by Matt Kroger, Rich Martini, Ryan Wagner, Rich Knauf and Brandon Geraldo of JLL and Colliers.

For more about this sale or Swift, please contact: castles@swiftrp.com.

About Swift Real Estate Partners

Founded in 2010, Swift Real Estate Partners is headquartered in San Francisco, and has regional offices in Orange County, Portland, the East Bay, and Silicon Valley. Swift is a vertically-integrated real estate investment firm which seeks to generate superior risk-adjusted returns for its partners. Swift acquires and repositions office and industrial assets in select West Coast markets, identifying unique opportunities and executing well-defined business plans while providing real-time, day-to-day oversight for each investment. Since inception, Swift has owned and operated real estate valued in excess of \$3 billion across more than 10 million square feet. Swift’s first institutional fund was raised in 2014 and is fully deployed. Swift’s Fund II was raised in 2016 and is fully committed. Swift is presently investing on behalf of Fund III. Swift’s investor base includes U.S. pension funds, endowments and foundations, as well as foreign investors and investment advisors. Swift's professionals bring experience encompassing all aspects of real estate investment management, including acquisition, development, financing, leasing, disposition, property management and construction oversight.

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