



# BUILDING WITH **PARKCREST** CONSTRUCTION

COMPANY INFORMATION

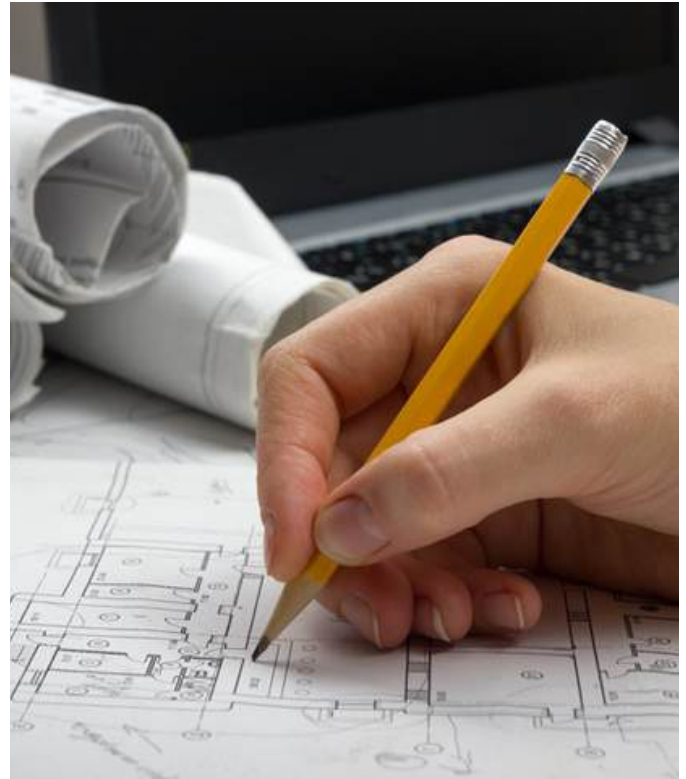
2022 / 2023

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# About Us

Parkcrest Construction, Inc. is a licensed construction and development company with specialties in building and reimagining retail and commercial spaces. Whether you are looking to remodel a shopping center, create a build-to-suit space for your business, or are looking for a partner in property management, our team stands ready to make your vision a reality.

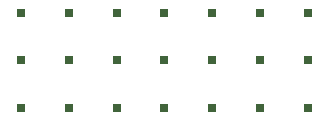


Opening in 2011, we have expanded our services from home and residential construction and renovation to serve a wide range of commercial needs. We provide personal attention to every facet of your project to make sure it meets and surpasses your expectations.

Our specialty incorporates using the latest technology and advanced construction materials to ensure your project is safely and efficiently completed. Our focus on green construction doesn't just reflect well on us. Making sure your business is keeping customers and retailers healthy and making a smaller impact on the community will emphasize your awareness of corporate responsibility to the community.

bring your vision into reality, Parkcrest Construction Inc has the skills and experience you need to get the job done right.

# Vision and Mission



## Vision

To create customized plans to help you construct, & choose upgrades and improvements that will best benefit your property, increasing value and maximizing your investment in the project.

## Mission

We promise to offer professional and ideal construction, remodeling, renovation, and upkeep services for offices, retail space, shopping centers, and residential properties. We match your goals and needs with the high-quality work and materials needed to do the job right, and work with you through every step in the process.





# Our Team



**Andy Sehremelis**  
Founder



**Joe Cardella**  
Legal



**John Minock**  
Senior Project  
Manager



**Melissa Beeler**  
Senior  
Entitlement  
Coordinator



# Andy Sehremelis

FOUNDER

Specializing in Acquisitions of Land for Development. Expertise in Entitlement Processing, Project Management, General Construction, Leasing and Management. Proficient in the Methodology of Economic Trends in all Real Estate investment Related decision making process..



909-509-5090



andy@parkcrestinc.com

## Experience

2006 - **Founder & President**  
Present **Parkcrest Construction, Inc.**

Andy Sehremelis President Parkcrest Construction Inc.(PCC Inc) formed in 2006 as In House General Contractor For Parkcrest Development and Andy G. Sehremelis Development Projects and Partnership's. Parkcrest Real Estate, Management & Development (PR&D) formed in 1987. PR&D primary involvement is in Real Estate Analysis, Acquisitions, Land Entitlement, Development, Finance and Property Management.

Over 25 Completed Development Projects and year of experiencing multi million dollar projects.

## Education

**Pepperdine University**

*Bachelor of Science Management*

### **Accreditation's**

*Licensed Real Estate Broker  
(30+ years)*

*Licensed General Contractor  
(20+ years)*

# Joseph A. Cardella

## Legal

Experienced counsel advising and representing owners, developers, general contractors, and subcontractors in all aspects of construction and construction related litigation. Also experienced in real estate project development and delivery with a unique background in architecture, project management and entitlement, assisting owner-builders in project development.



+310-595-4482

joe@parkcrestinc.com

## Experience

**2008 - Present**  
***Owner and Sol Principal***  
***The Law Offices of Joseph A. Cardella***

Full service law firm that provides litigation, transactional and general counseling services. The firm specializes in real estate development and all aspects of construction from initial contract negotiation/contract buy-out through certificate of occupancy and post construction claims and/or litigation. Litigation experience includes over 50 mediations and 100 depositions, along with jury trials and arbitrations to verdict.

**2005 - 2008**  
***Vice President, Entitlements / Senior Project Manager***  
***TriCal Construction***

Worked with an Owner-Builder on all aspects of post land acquisition, project development and entitlements to obtain subdivision, and planning and building departmental approvals for mid-rise residential complexes in Los Angeles.

Oversaw/managed entitlement process and project development, including drafting, negotiating general terms and conditions for construction contracts, and the development and procurement of construction insurance programs. Insurance procurement including Property, General Liability/Wrap-Up, OL&T, and Builder's Risk policies.

**2002-2005**  
***Senior Litigator***  
***The Rodarti Group***

Responsible for all aspects of management and prosecution/defense of cases including initial case set up and budgeting, performing all discovery and motion practice and conducting all mediations, arbitrations, or trials. Cases involved exclusively construction related (public and private), from those that arose during construction, including disruption, interference, cumulative impact, delay/scheduling, changed conditions, contract disputes – change of scope/change order, etc. to post construction claims, including construction defect and mechanic's liens.

## Education

***Southwestern University***  
***College of Law***

*Juris Doctorate 1996*

***California Polytechnic***  
***University***

*Bachelor of Architecture, 1988*  
College of Architectural and  
Environmental Design

# John Minock

## Senior Project Manager

Professional consulting that values every project and development as a new opportunity to build on past and present skills. Bringing 8 years of knowledge running & operating a business and using that experience to bring to the table for current and ongoing construction projects for other business owners.



+ 714-430-4022

john@parckrestinc.com

## Experience

### 2014 - Present **Present Owner of John Minock Enterprises Inc.**

Class A General Engineering License in California since 2009. Notable projects are as listed below

- **Oakland: \$2.4 Million Project** that included Demolition of a 65,000 sf building 3 stories tall. Install footings and concrete. Major excavation was required.
- **City of Industry: \$4.5 Million Project** that consisted of seismic retrofit for a 35,000 square foot project. Interior excavation went 10' below finished floor.
- **Chula Vista: \$2.7 Million Project** that was two existing ponds, excavated and exported existing ponds and installed a lazy river. This project received the CLCA HERB FRANK MEMORIAL AWARD.
- **RCTC: \$1.4 Million Project** that was removing existing asphalt & concrete excavating and removing thousands of yards due to unsuitable soil.

**Georgia Parking Lot and Retention: \$28 Million Project;** this project included moving 150,000 yards of material and balancing on site. Excavation and grading retention ponds.

### 2015 - Present **Present Owner of Site Consulting Specialists Inc.**

Started this Consulting company to help our clients with Capital Expenditures. We take all our clients portfolios across the country and evaluate their existing needs, budgets for the year, bid packages and specifications. Once the bids have been received, we then schedule the projects and oversee the construction to assure the specifications have been followed and completed. We value engineer every project and negotiate a lower price for our clients. We specialize in Asphalt and Concrete Parking lots, roads, and entire communities.

## Education

### **Ferris State University**

Construction Engineering Program

## Additional Projects

**Amazon Project: Teterboro, New Jersey**

**XPO Logistics: Cincinnati, Ohio**

**XPO Logistics: Santa Fe Springs, California**

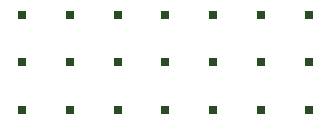
**Apartment Complex: Kansas City, Missouri**

**Lakewood City Commons: Denver, Colorado**

**StorQuest: Baytown, Texas**



# Commercial Property



Parkcrest Construction Inc's commercial property development services can help you create the ideal business space for your company. We offer construction, remodeling, renovation, and upkeep services for offices, retail space, shopping centers, and residential properties. We match your goals and needs with the high-quality work and materials needed to do the job right, and work with you through every step in the process.

We create customized plans to help you choose the upgrades and improvements that will best benefit your property, increasing property value and maximizing your investment in the project.

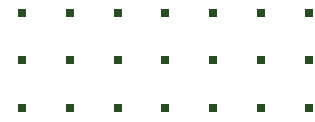
Our project management team will help create the best teams to achieve these improvements, and will see the project through from beginning to end.



Our property professionals will maximize your investment with cost-control, marketing, and property management services. We take on the day-to-day tasks of repairs, upkeep, physical operation, contract negotiation, and tenant attraction and retention. You will see excellent returns on your real estate investments while barely having to lift a finger.



# Property management



With Parkcrest Property Management provides outstanding property management services for commercial and residential projects. You put in so much time, research, and money into your real estate investments. Working with a skilled property management team will ensure that your investment makes a good return.

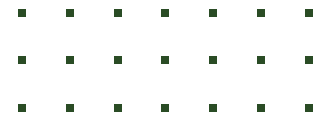
We work with you to create a plan that meets the needs and goal of both you and your tenants. With responsive management, we can attract tenants quickly and maintain a high rate of lease renewal, and can keep your building up-to-date and in good repair.

We can take on projects ourselves or connect with skilled contractors to get repairs, maintenance, and upgrades completed quickly and at a reasonable cost.

We work not only to solve problems, but to prevent them. As a comprehensive construction company, we can offer development, building, and renovation services that give you the ability to find solutions that match your vision for your project. With Parkcrest's property management, you can rest assured that your real estate development is in good hands.



# Retail Construction



A high-quality shopping center incorporates exterior and interior design, landscaping, walkability, security, and convenience into a cohesive development. When done right, a shopping center helps shape the community and becomes an asset to benefit of customers, retailers, and you.

Parkcrest Construction Inc works with our clients to deliver innovative projects. From crafting unique concepts to fast and efficient commercial construction, we bring your vision to life. An attractive exterior design, a high visibility location, easy access, and generous parking will help attract and retain tenants for your location.





Beyond construction and development solutions, we also provide property management services. You can rest assured that your property will be well maintained and kept up-to-date. We respond quickly to repair requests. We pride ourselves on providing comprehensive oversight of extensive projects while being small enough to take care of smaller projects and construction. You reap the benefits of a well-designed and maintained commercial development while still being able to focus on your business and your goals.



Leave the hard work to Parkcrest  
Parkcrest Construction Inc we handle retail development projects both big and small. Whether you are looking to develop a standalone business to or redevelop a shopping center, we work with you throughout the process to bring your vision to life. We know how important each step of the process is, from optimal site selection to design, from obtaining entitlements to the construction process itself. Our goal is to match your needs with the highest quality of work, on time and on budget.

A build-to-suit lease offers many benefits, giving you a new, customized facility with state-of-the-art construction materials and cost-effective energy systems, all in the location of your choice. Our expert team will work with you to optimize your space for the best operation and logistics, benefiting both employees and customers. Your design-build will add a concrete aspect to your company's image, allowing you to better serve your customers. You can reap the benefits of a facility made-to-order without worrying about the significant investment involved in building and owning the property.



# Parkcrest Development List

Name of Project and Description

Client

Contract  
Amount

30 Unit Mid Rise Apartment Complex 2925 E. 7th. Long Beach	Sehremelis Trust	6,200,000.00
Ampm / Express Wash 15705 Euclid Ave, Chino, CA 91708	Sehremelis/Chino Valley Auto Care, LLC	7,500,000
41 Unit 11 Four Plex Plus Mgr and Rec Unit 2294 Kendall San Bern.	Sehremelis Trust	5,500,000.00
23,000 SF Neighborhood Retail 3960 Studebaker Rd. Long Beach	Sehremelis Trust	5,350,000.00
59 Unit Senior Low Income Housing Project 645 Redondon Long Beach	Sehremelis/Millan LLC	6,500,000.00
Archibald's Drive Thru Fast Food Rest. 2925 S Archibald Ontario	Sehremelis / BAT Enterprises, Inc.	2,100,000.00
Archibald's Drive Thru Fast Food Rest 14321 Bear Valley Rd. Vict.VII	Sehremelis/ Victor Arch Inc.	2,100,000.00
Walgreen Drug Store Archibald Ave Ont. Arrow Hwy San Dimas	Sehremelis/ Evergreen Devco	6,250,000.00
Archibald's Drive Thru Fast Food Rest. 2665 E. Riverside Dr. Ont	Sehremelis/ BAT Enterprises Inc.	2,200,000.00
Archibald's Drive Thru Fast Food Rest 13221 Farifield Rnch. Chino Hll	Sehremelis / Chino Hills Arch, INC	2,100,000.00
Archibald's Drive Thru Fast Food Rest 4600 E. 2nd.St. Long Beach	Sehremelis/ Belmont Arch	1,500,000.00
10 Single Family Homes 5220 Saviors Rd. Oxnard	Sehremelis/ Sunset Villas, LLC	5,000,000.00
76 Unit Low Income Apartment Rehab 4672 Plumosa Dr Yorba Linda	Sehremelis Trust/ Edison Capital	7,900,000.00
Custom Home 3121 Mainway Drive Rossmoor CA	Sehremelis Trust	2,000,000.00
WAMU-ACE Hardware Shadow Retail NW Cnr.Riversdie/Archibald	Sehremelis/ River Arch LLC	9,400,000.00
Custom Home 11376 Baskerville Rd. Rossmoor	Personal Residence	2,800,000.00
Retail RehabSE Corner Sunnymead and Frederick Moreno Valley	Sehemelis Trust	2,200,000.00
Retail Rehab 6380 Long Beach Blvd Long Beach	Sehremelis Trust	700,000.00
Two Retail Pads SE Corner of Euclid and Kimball AMPM	Sehremelis/ Chino Valley Center, LLC	8,100,000.00
Express Car Wash 2341 Frederick Moreno Valley	Sehremelis/Millan	2,500,000.00
Harkins Entertainment Center Pad 2 Taco Bell	Sehremelis/GAS	2,100,000.00
Harkins Entertainment Center Pad 3 Inline Retail	Sehremelis/GAS	2,500,000.00
Arco AMPM Gas Station and Carwash 29012 Newport Rd Menifee	Sehremelis/ Menifee Auto Care, LLC	15,000,000.00
Eastvale Mini Storage-Retail Office	Sehremelis	10,000,000.00
Rite Aid 28995 Newport Rd Menifee	Sehremelis/ Foothill Arch, LLC	7,100,000.00
Archibald's Drive Thru Fast Food 28881 Newport Rd Menifee	Sehremelis/ Foothill Arch, LLC	3,245,649.62
Andy's Express Carwash 6741 Carson St, Lakewood	Sehremelis/ Menifee Auto Care, LLC	3,157,420.18
Mac's Automotive 6745 Carson St, Lakewood	Sehremelis/ Menifee Auto Care, LLC	1,940,093.94
Carwash Vacuums Remodeling 29016 Newport Rd, Menifee	Sehremelis/ Menifee Auto Care, LLC	163,325.00
Office Head Quarter/Warehouse 8522 Kimball Ave Chino	Sehremelis/ Chino Valley Auto Care, LLC	5,665,000.00
Burke St. Santa Fe Springs CA 105,000 SF Industrial Warehouse	Sehremelis / KPRS	11,250,000.00

# Current Pending Projects

<b>Carwash Vacuums Remodeling 15705 Euclid Ave, Chino</b>	<b>Sehremelis/ Chino Valley Auto Care, LLC</b>		<b>2023</b>
<b>Archibald's Restaurant 39540 Winchester Rd Temecula</b>	<b>Sehremelis/ Belmont Arch</b>		<b>2023</b>
<b>Gas Station and Carwash 9305 Firestone Blvd, Downey</b>	<b>Sehremelis/ Chino Valley Auto Care, LLC</b>		<b>2023/2024</b>
<b>Archibald's Restaurant Ontario</b>	<b>Sehremelis</b>		<b>2024/2025</b>
<b>Andy's Express Carwash Ontario</b>	<b>Sehremelis</b>		<b>2024/2025</b>
<b>Gas Station Ontario</b>	<b>Sehremelis</b>		<b>2024/2025</b>
<b>The Preserve Chino</b>	<b>Sehremelis/ Chino Valley Center, LLC</b>	<b>Ground Lease</b>	
<b>The Preserve Chino Pad 2 13,000 Sf Inline Retail</b>	<b>Sehremelis/CVCLLC</b>	<b>2,100,000.00</b>	



Lakewood Andy's Xpress Wash was a development project that required our team to construct and developed an eco friendly car wash from the ground up. Design, Development and Construction was created by Parkcrest Construction with the addition of solar panels for a smaller carbon footprint, a design that would include a recyclable water car wash system and consideration for the home community within the next lot over.



# Design Develop and Deliver Results

## *The Parkcrest Construction Promise*

At Parkcrest Construction, our team strives to bring our clients ideas to the table and provide a great experience from start to finish, promising only the best !



Menifee Ampm Development Render



Menifee Ampm Final Product



Archibald's Menifee Internal Development Render



Archibald's Menifee Final Product



# Other Projects

**Chino Ampm / Car Wash**  
15705 Euclid Ave, Chino, CA 91708



Archibald's Victorville



Archibald's Chino Hills



Archibald's Ontario



**Andy's Xpress Wash & Canopy Extension**  
29016 Newport Rd, Menifee, CA 92584



# Contact Information



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