

LIBERTY INVESTMENTS, INC.

Liberty Investments Inc. was founded by James Ange who was born in Rochester New York in 1959. James Ange started in construction in 1977 the same year as he graduated high school, and married his wife Lori. Lori and James have been married for 38 years and have three boys and six grandchildren.

James started his first business in 1983 where he created a company called Ange and Sons Painting Company. James built the company large enough by 1986 where he had employed an average of 80 painters, with the understanding of business, James Incorporated his company and changed the company to A & S Painting Inc. In 1986 James had decided to build his own home. James bought a 1 acre lot in Santa Rosa Valley of Camarillo California and built a 4800 square foot home for his family. After the home was built in late of 1987, a builder friend of his saw it and thought that James had built a quality home, he asked James to partner up with him in a company called A&A Home Builders. They bought 6 custom Estate lots ranging from 1 acre to 14 acres each. The 6 estate lots got built and sold as custom estates by late 1989.

By late 1989 James Ange tested for his General Contractor's license and started his own Company building homes the name of that company was Liberty Development, along with maintaining his Painting Company, James was working many hours. In 1990 James was being asked by the general public to build homes specific for their needs.

It did not take very long for investors to see James Ange's homes and with the six estates he had built and sold brought even more interest to investors. James started creating partnerships in the building of Speculative homes with others along with building homes for clients and maintaining his painting business. By 1996 James Ange decided to change the name of the building company to a name that fit the investment side of the business. That name is what is presently called Liberty Investments Inc. By 1997 James Ange shut down A & S painting company. He focused on investors and his client business of building homes.

In 2001 James was recognized in the Builder/Architect magazine. In 2002 was awarded the house of the year in the Bell Canyon Homeowners association. Homes that Liberty Investments had built over the years had been in multiple magazines. Mid May of 2002 James had decided to purchase and develop a 14 acre lot and develop it into a 4 lot custom home subdivision which he completed all entitlements to establish a final map. In 2002 he also decided to take on a 15 unit Townhome project which he again processed all entitlements as well as achieving the final map and build out of all 15 units. As time passed and years had seemed to slip by James had been creating customers for direct building of their homes and partners of speculative homes where James workload was to manage and build as many as 15 large homes per year, averaging between 3500 square feet to 13000 square feet each.

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In late 2005 Liberty Investments had purchased two home sites in White Stallion Ranch in Hidden Valley California under the Entity Chateau Hagwet LLC. and White Stallion LLC. Within 20 months Liberty Investments had built a 12,500 square foot Spec home and sold it for \$11,800,000. The net profit was \$3,400,000.00.

At this time James Ange has built over 130 large custom homes 28 of the homes have been individual spec homes and many remodel/ additions to his list of accomplishments. The areas that Liberty Investments had built in have been: Santa Rosa Rd. Camarillo, Thousand Oaks Ca., Newbury Park Ca., Bell Canyon Ca., Ventura Ca., Sherman Oaks Ca., North Ranch Ca., Agoura Ca., Malibu Ca., Lake Sherwood Ca., Westlake Ca., Calabasas Hidden Hills Ca., Ojai Ca., Somis Ca., Moorpark Ca., Simi Valley Ca., Northridge Ca. , Fountain Hills Arizona. His investors have always been very satisfied as you can see in some of the testimonials in this web site.

As the economy changed in 2008 James had collected his thoughts on buying trustee sale homes at the Courthouse steps, and repairing them to resell, as well short sale and foreclosed houses in the neighborhoods of the lower end homes. James had started a company called Jace Equities and prepared investors in multiple numbers. Jace Equities had started 11 LLC's which had different investors as members of the LLC's with Jace equities as the operating manager to all LLC's with a percentage of profit to every home bought and sold. Between all 11 LLC's Jace Equities had bought and sold over 450 homes. James claims his biggest bragging rights was that only 2 out of 450 homes had loss income. His investors were making an average of 20% of their investment during their involvement. In 2011 Jace had taken some of the LLC's and convinced the investors that it was time to buy "hold properties" and rent them. To this day there is still one LLC which now holds a total of 22 properties that had originally invested \$2,350,000.00 and today has net returns monthly of over \$30,000 per month as well a portfolio value that can be sold for \$5,200,000.00.

This business model again made James a sought after business man too many of his investors, and a respected builder to his build to suit customers that he still maintains.

Presently Liberty Investments Inc. is building homes for clients in the Lake Sherwood, Newbury Park, Malibu, Agoura, Thousand Oaks-- areas of California.

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This has been prepared for your understanding of Liberty Investments Inc. and James Ange in hope that it will assure all who has business association with Liberty Investments Inc. that James Ange, President of Liberty Investments has experience in building Custom homes for those that need our services.

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