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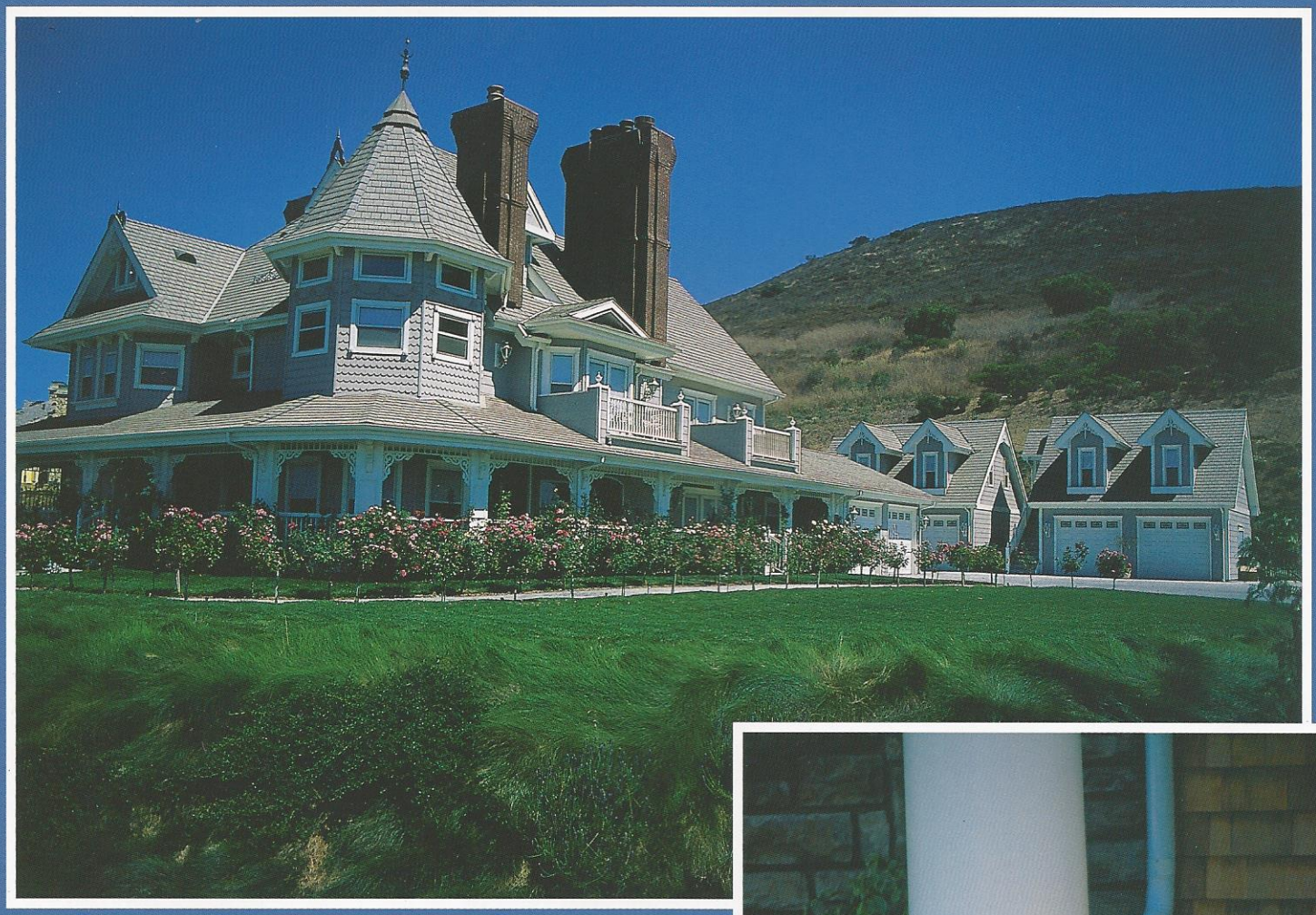

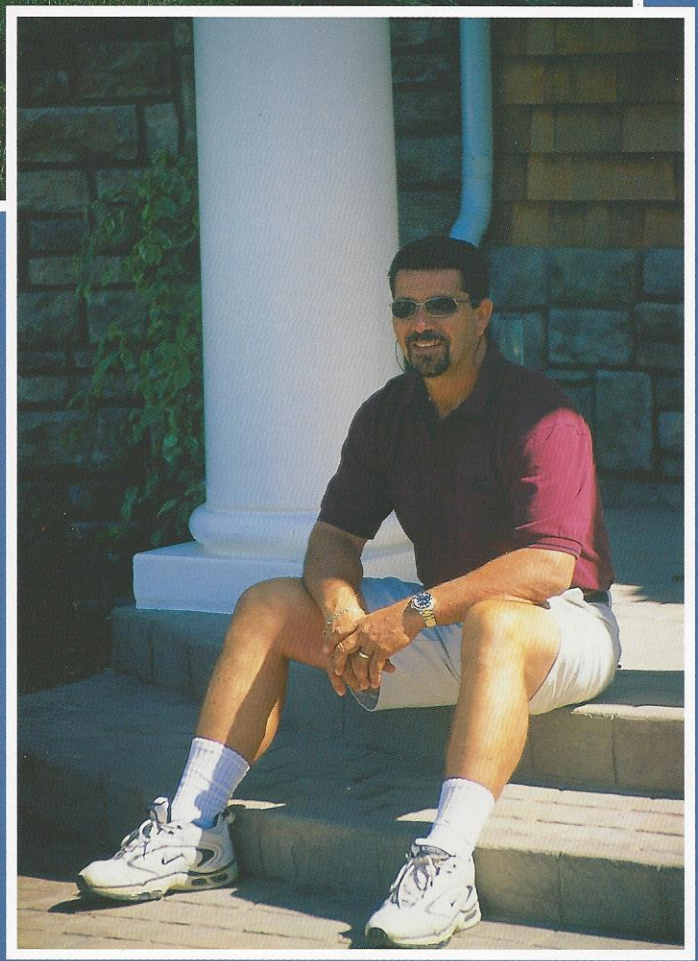

Jim Ange & Liberty Investments, Inc.: A solid investment in the future



Jim Ange & Liberty Investments, Inc.: There's no speculation in his investments

By Irene Jones

Investments in the stock market have become risky business but real estate investments, for those who know where to look, especially in California, have turned into a profitable angle for investors looking for a more solid return on their money. But the question remains, how do you find a safe real estate investment that will guarantee returns for investors? The answer to that question and others that investors might have, should be directed to people who have a proven track record. Jim Ange, owner of Liberty Investments, Inc., based in Simi Valley, has been involved in real estate investment and speculation construction since the late 1980s and has a solid reputation for sound investments and profitable returns on spec homes he has constructed.

But Jim doesn't build just speculation homes. He's also in demand by property owners to build high-end custom homes and currently is handling more than a dozen projects under construction in the Santa Rosa Valley, Moorpark, North Ranch and Camarillo areas. "When you build a unique, upscale custom home, word gets around and soon it snowballs into a business that requires an office staff to handle all the details. That's where we are right now," says Jim. "We've been building a couple of upscale spec homes every year and the result has been ten to twelve custom homes for other clients. It's busy and demanding, but I love it."

Jim Ange, owner of Liberty Investments, Inc., based in Simi Valley, expects that within five years the investment portion of his business will be solidified, attracting numerous investors as well as partners.

The upscale homes to which Jim refers are more like mansions, ranging between $1 million to $4 million each and range between 5,000 square feet to 13,000 square



Top right, the formal dining room in a Santa Rosa Valley home built by Liberty Investments, Inc., includes pillars, stone flooring, natural ceiling lighting and a fireplace for atmosphere. Below, the kitchen and informal dining room in the same home features extensive custom woodwork from ceiling to floor. (Photos by Stillmeadow Productions.)

investors and limited partnerships. "It's been a dream of mine since I started my own business as a general contractor," Jim explains. "I've had good return on all my investments and my experience has been wide enough that now many people are approaching me to participate in speculation custom home construction. California has a solid history for real estate investment and now seems like the right time to move into this arena as a major player."

The solid reputation for Liberty Investments in speculation residential construction has been aided by the dozens of high-end custom homes that Jim has built over the past 15 years. The company has

feet. Some homes include such unique amenities as indoor swimming pools and indoor theaters. Many homes are built on view lots with acreage for horses. A recent partner has been Ed Hogan, owner of Pleasant Travel Services. The partnership has included investments in speculation homes that will list for more than $4 million when completed. Jim expects that within five years the investment portion of his business will be solidified, attracting numerous investors as well as partners.

Currently, Jim has limited the investment part of his company to two or three speculation homes per year. He expects to expand soon, however, to include additional



Top left, the living room in this Mediterranean-styled home in the Brittany Park area of Santa Rosa Valley, built by Jim Ange and Liberty Investments, Inc., Simi Valley, features a custom ceiling with ornate woodwork, view windows, and a wet bar. (Photo by Stillmeadow Productions.)

evolved into one that now offers home "packages" – assistance with loans, design/build options, custom interior decorating, and landscaping. "People don't want to have to work with fifty different businesses to build a home. They want one place where they can come and make everything happen. We give them that option. Our office staff understands the lending business, assisting with loan applications and securing the funding. We have trained designers and interior decorators who work with clients on fitting the home to the selected lot, retaining the views and enhancing the client's lifestyle.

"In the past I've had people come up to me, after construction had started, and say, 'Jim, we don't have a wall to put the bed against,' or maybe it's the entertainment center, or something else major. We've had to go back to the plans and redo something because it wasn't designed right in the beginning. We try not to let that happen now that we have control over the designing aspect of the business. Clients are coming to us first, sometimes to even select the lot, then we design a home for them that will fit their lifestyle. Next, we take it through the approval process with architectural plans. Our interior people handle the final steps and clients are so pleased, we get calls from their friends before the home is finished."



Jim has heard that building a home can be an emotional strain on marriages and he is determined that his clients won't have to deal with such emotional trauma. "I believe in being honest and open with my customers. People respect honesty and integrity," Jim insists. "My clients are my friends and I want only the best for them, whether they are building their own custom home or investing in speculation construction. The same goes for my subcontractors. I stay with them because they can be trusted to do the best job possible. They also are my friends and we all know the importance of quality work and craftsmanship, no matter what part of the construction is in progress. It all makes a difference in the final product." It has made a difference because Jim's clients often ask him to build another home or project for them.

A native of New York, Jim came to California as a youth and worked with his father and brother in the painting business until starting his own painting company, Ange & Sons Painting, in 1983. He soon was working on jobs stretching from Ventura to Los Angeles and had as many as 80 painters on the payroll. He started his construction business in 1986 after obtaining his general contractor's license and

Left, built by Liberty Investments, Inc., Simi Valley, this kitchen, located in a home in the Brittany Park area in Santa Rosa Valley, features built-in wine rack, breakfast bar, custom cabinetry, and designer tile work. (Photo by Stillmeadow Productions.)