



INVESTOR PORTAL

[Forgot Password?](#)

[Sign In](#)



PROJECTS

Radian

- San Diego, CA
- Submarket: Downtown
- 255,000 SF
- Mixed-Use

7th & Market

- San Diego, CA
- Submarket: Downtown
- 785,000 SF
- Mixed-Use

The Preserve at Torrey Highlands

- San Diego, CA
- Submarket: Torrey Highlands
- 420,000 SF
- Class-A Office

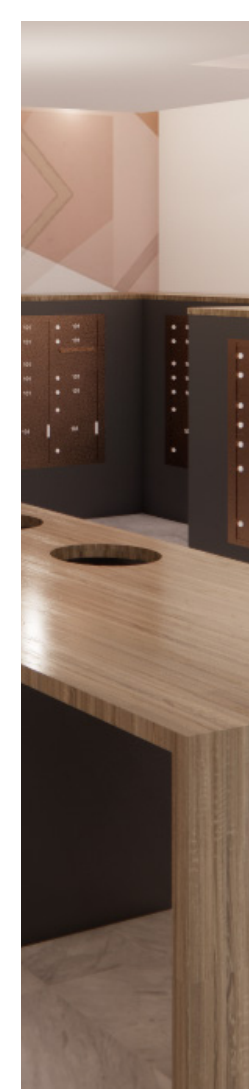
Welcome [name]!

Welcome to the Cisterra Investor Portal.

Through this portal, you will be able to access the performance of your investments with Cisterra. Click on the project / asset on the left to view the latest information. This portal is updated on a monthly basis.

REQUESTING ACCESS

This log-in is unique to you and we recommend not sharing your information. To request access on behalf of someone on your team, please email sgiardini@cisterra.com.



Radian

San Diego, CA
Submarket: Downtown

255,000 SF
SIZE

Mixed-Use
TYPE

Aug 2021
CONSTRUCTION START

Q3 2023
SCHEDULED DELIVERY



TEAM DIRECTORY



PROJECT STATUS & UPDATES



FINANCIAL / ACCOUNTING REPORTS



LEASING & MARKET INFO



PROJECT SITE

PROJECT OVERVIEW

Radian is located at 659 Ninth Avenue in downtown San Diego, California. The 25,061 square foot site is situated on the south side of G Street, between Ninth and Tenth Avenues in San Diego's Ballpark District. The 22-story, 241-unit luxury apartment building will have 242 parking spaces along with a 36,000 square foot Target retail store at the base of the building, which will occupy the ground and basement levels (total of 2 floors).

Construction commenced in August of 2021 and is scheduled to deliver in Q3 of 2023.

The site is controlled through a 65-year ground lease, with an option to purchase after year 15. The ground lease was signed on April 30th, 2021 pursuant to a term sheet that was agreed to in May 2019.

[View the Full Project Description](#)

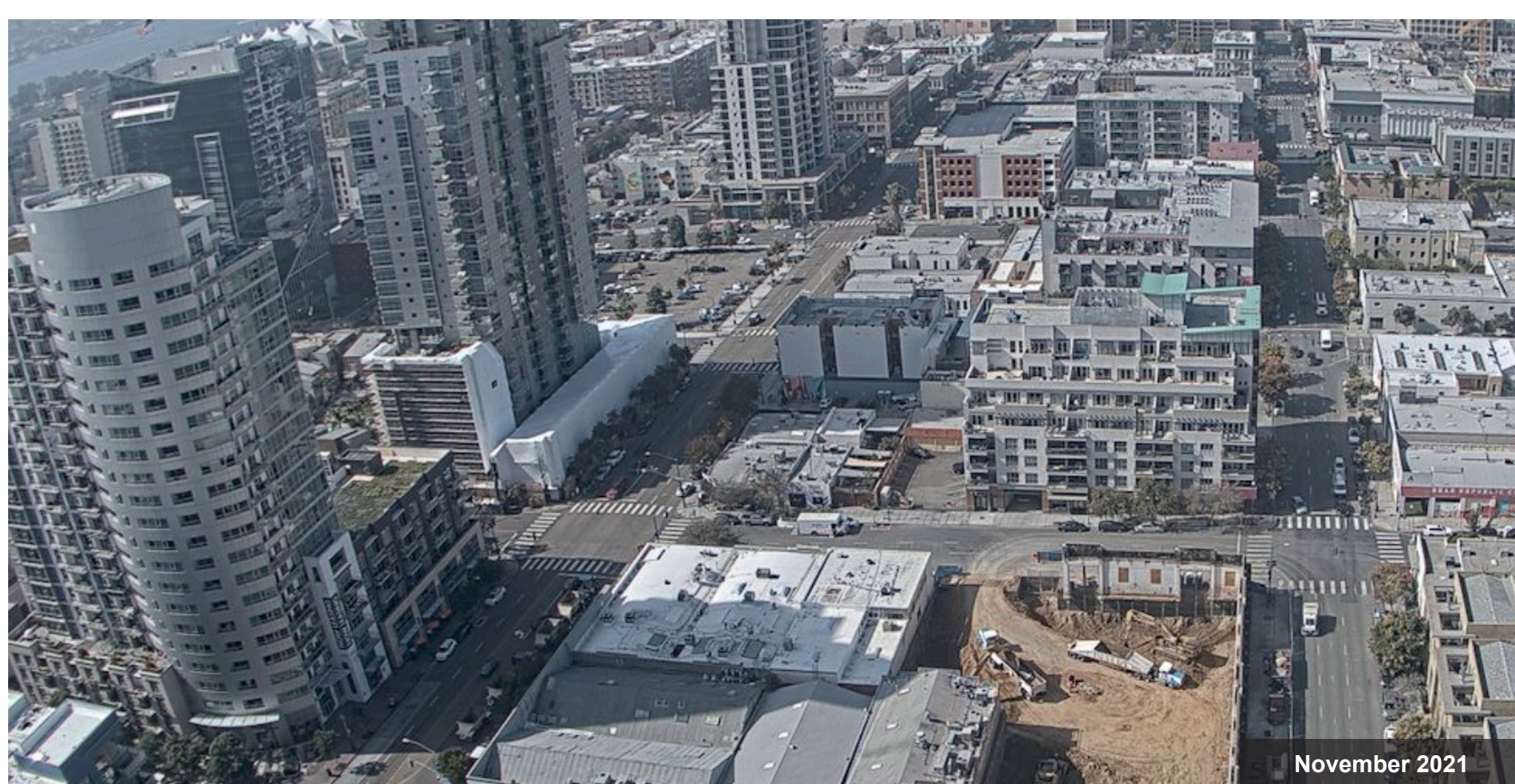
[View the Team Organizational Chart](#)

PROJECT MILESTONES

Option to Ground Lease Signed	November 1, 2019	Topping-out of Vertical	November 2022
Entitlements Received	September 20, 2020	Target Shell Delivery	March 2023
Target Lease Signed	February 5, 2021	Completion of Units	April 2023
Joint-venture Document Signed	February 18, 2021	Temporary Occupancy Cert	June 2023
Financing Closing	April 30, 2021	CofO and Project Close-out	July 2023
Commencement of Site Work	August 2021	Target Occupancy	October 2023
Demo & Excavation Complete	January 2022		

CONSTRUCTION PHOTOS

Click on image to enlarge



CONSTRUCTION VIDEO LIVE FEED



ADMIN HOME

PAGES

Welcome

Projects ▾

Footer

NEW PROJECTS

Add New Project

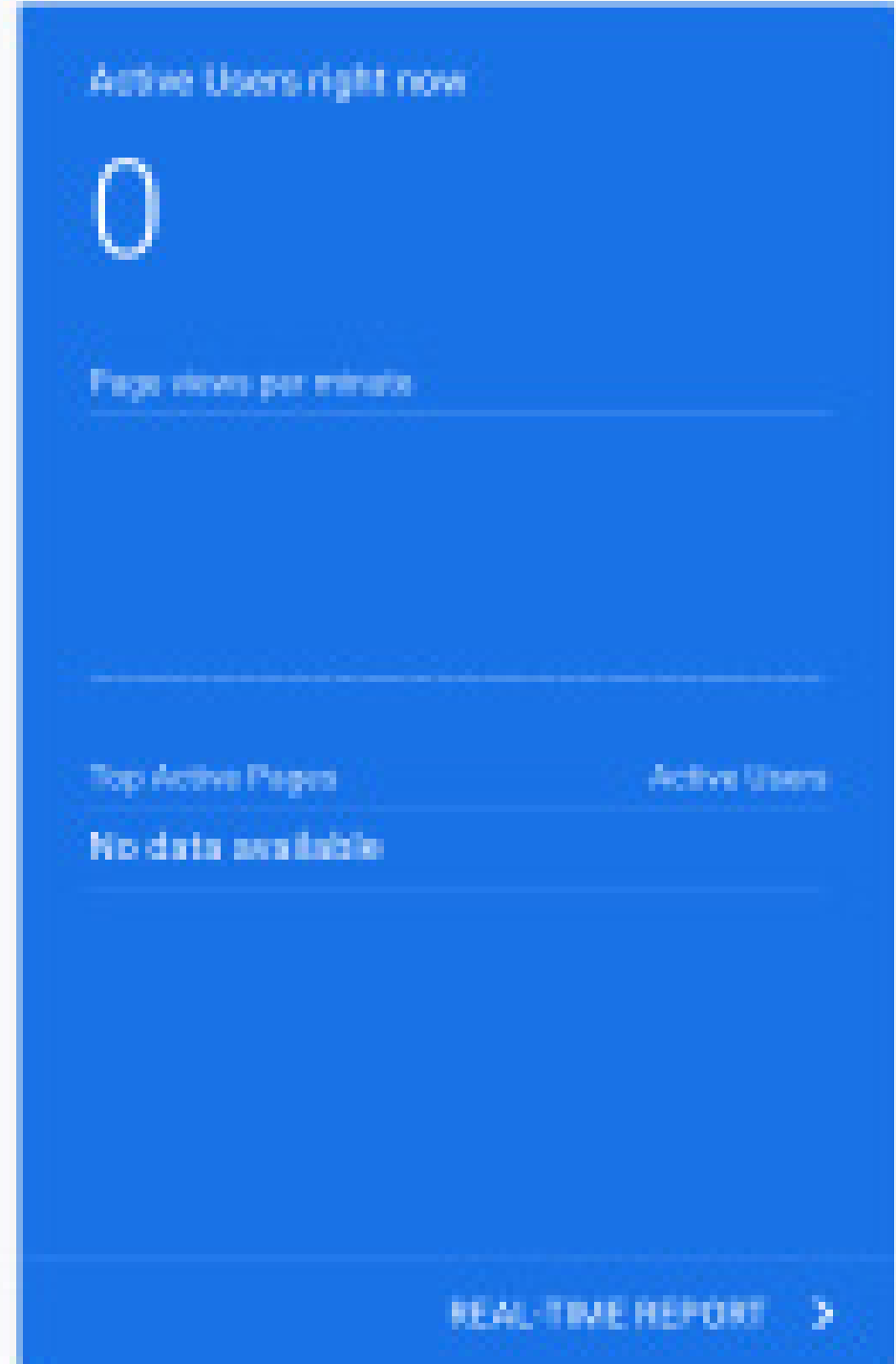
Drafts

ACCOUNTS

Manage Accounts

Google Analytics Home

INSIGHTS



Ask Analytics Intelligence

- UNDERSTANDING USER BEHAVIOR:** What devices do my users use?
- UNDERSTANDING TRENDS:** Any anomalies in number of users last week?
- WHERE YOU GET YOUR USERS FROM:** Top campaigns by sessions excluding (not set) campaign over the last month

[MORE INSIGHTS](#) >

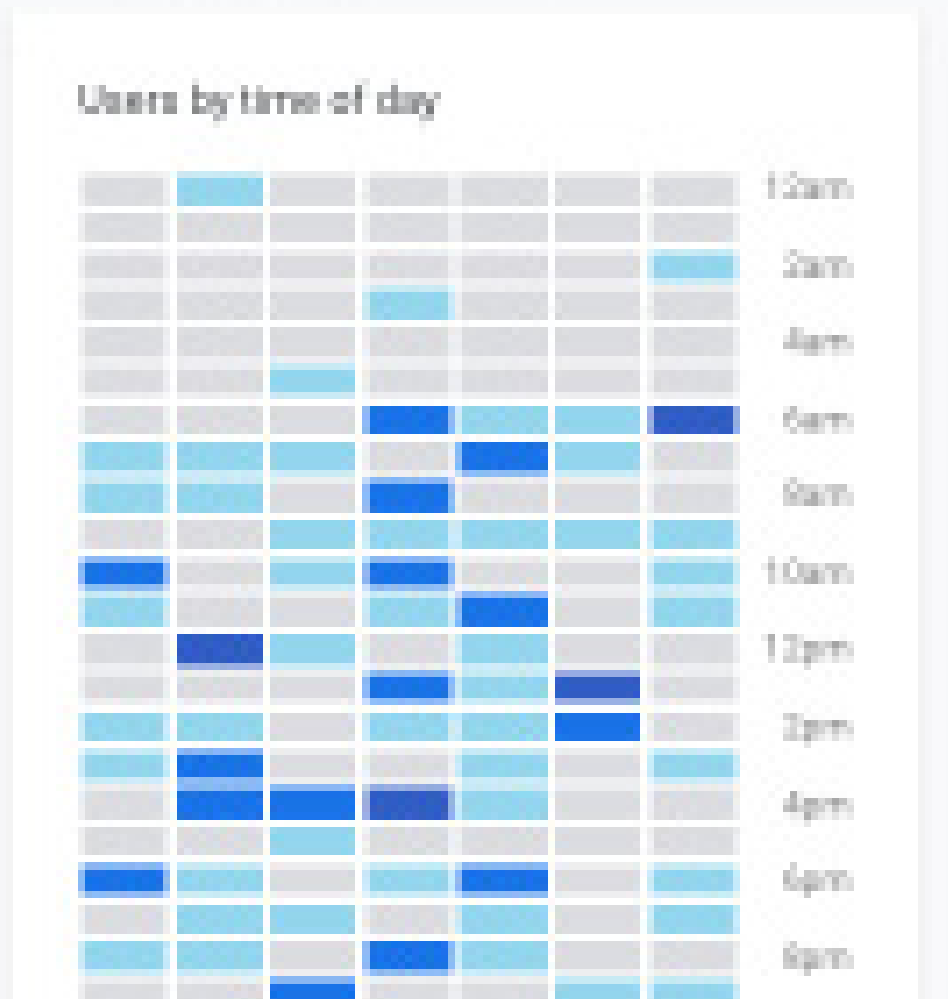
How do you acquire users?



Where are your users?



When do your users visit?

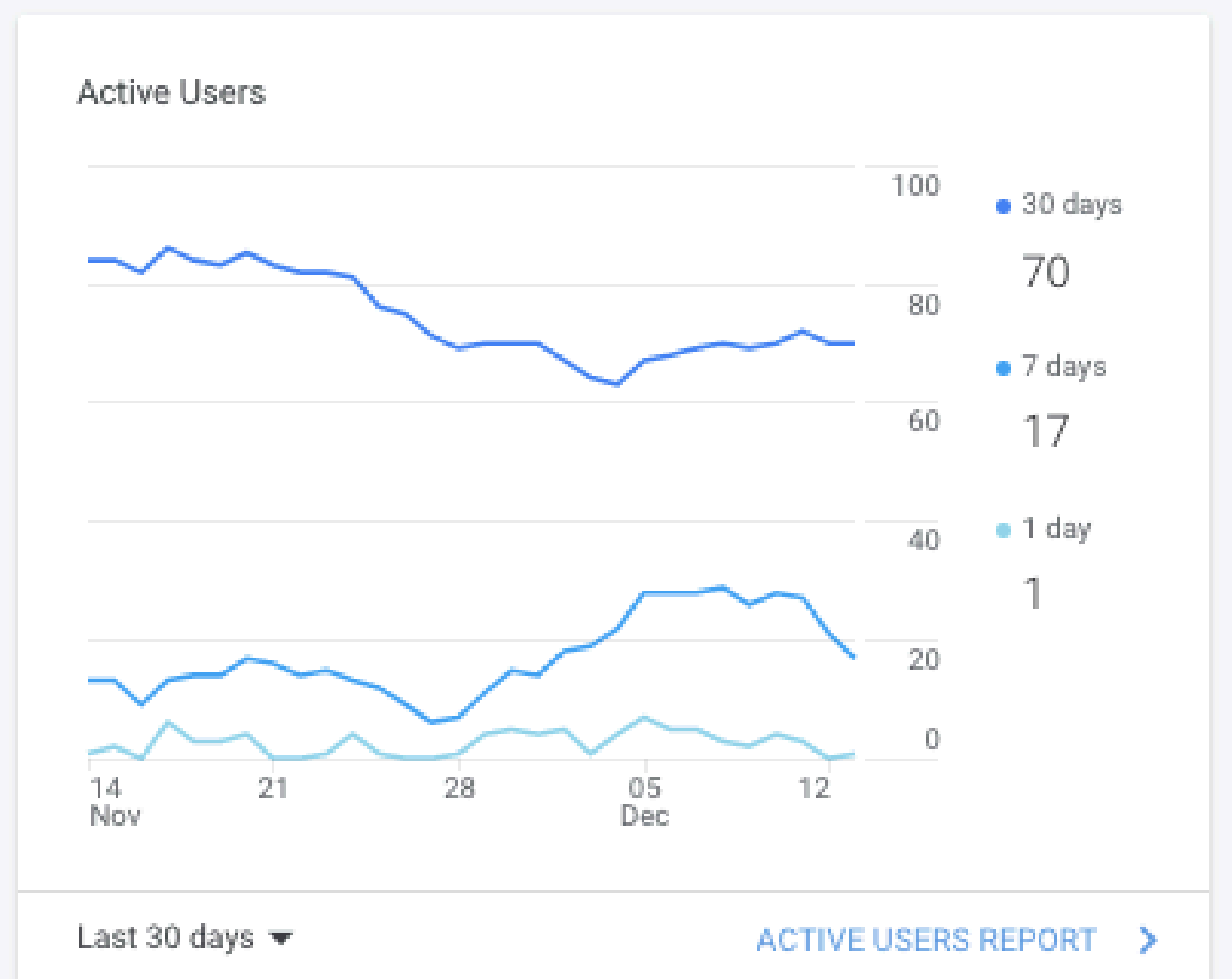


What pages do your users visit?

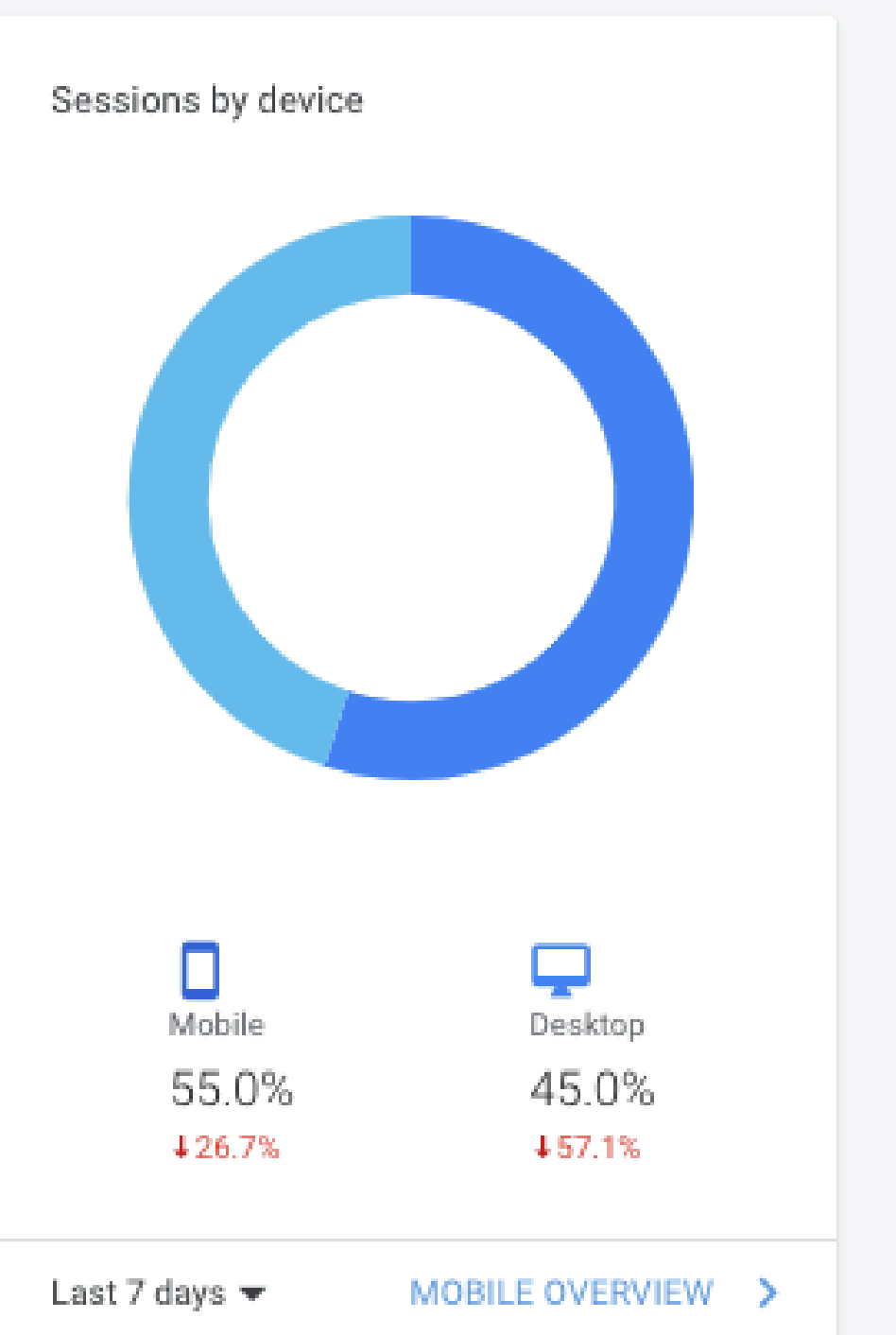
Page	Pageviews	Page Value
/	20	\$0.00
/construction	17	\$0.00
/about	13	\$0.00
/brokerage	8	\$0.00
/hartford	6	\$0.00
/contact	4	\$0.00
/illion	2	\$0.00
/?from=btrend	1	\$0.00
/construction?fbclid=IwEYx6WTFK_mJsJr2ic0	1	\$0.00
/littleitalycondo	1	\$0.00

Last 7 days ▾ [PAGES REPORT](#) >

How are your active users trending over time?



What are your top devices?



How well do you retain users?

User retention

	Week 0	Week 1	Week 2	Week 3	Week 4	Week 5
All Users	100.0%	3.7%	3.2%	1.7%	0.0%	0.0%
Oct 31 - Nov 6						
Nov 7 - Nov 13						
Nov 14 - Nov 20						

PAGES[Welcome](#)[Projects](#)[Footer](#)**NEW PROJECTS**[Add New Project](#)[Drafts](#)**ACCOUNTS**[Manage Accounts](#)

Welcome - Main Image

[Browse File](#)[Upload File](#)

File must be less than 5MB



Welcome_400px.jpg

Welcome - Body 1

B / **I** / **U** **A** | 

Welcome to the Cisterra Investor Portal.

Through this portal, you will be able to access the performance of your investments with Cisterra. Click on the project / asset on the left to view the latest information. This portal is updated on a monthly basis.

Character limit: 400

[Submit](#)

Welcome - Body 2 Header

REQUESTING ACCESS

Character limit: 100

Welcome - Body 2 Text

B / **I** / **U** **A** | 

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Character limit: 400

[Submit](#)

PAGES

- Welcome
- Projects**
- Radian
- Footer

ACCOUNTS

Manage Accounts

Project - Intro

Character Limit: 50

Project Name <input type="text" value="Radian"/>	City, State <input type="text" value="San Diego, CA"/>	Submarket <input type="text" value="Downtown"/>
Size <input type="text" value="255,000 SF"/>	Type <input type="text" value="Mixed-Use"/>	
Const. Start <input type="text" value="Aug 2021"/>		Sched. Delivery <input type="text" value="Q3 2023"/>
<input type="checkbox"/> ON <input type="checkbox"/> OFF		<input type="checkbox"/> ON <input type="checkbox"/> OFF

Main Carousel

5 images max. Files must be less than 5MB each

<input type="text" value="no file chosen"/>	<input type="button" value="Browse File"/>	
<input type="button" value="Upload File"/>		ProjectPg_Radian_01.jpg
<input type="text" value="no file chosen"/>	<input type="button" value="Browse File"/>	
<input type="button" value="Upload File"/>		ProjectPg_Radian_02.jpg
<input type="text" value="no file chosen"/>	<input type="button" value="Browse File"/>	
<input type="button" value="Upload File"/>		ProjectPg_Radian_03.jpg
<input type="text" value="no file chosen"/>	<input type="button" value="Browse File"/>	
<input type="button" value="Upload File"/>		ProjectPg_Radian_04.jpg
<input type="text" value="no file chosen"/>	<input type="button" value="Browse File"/>	
<input type="button" value="Upload File"/>		ProjectPg_Radian_05.jpg

Menu Bar

Include hyperlink directly in box or choose 'upload file' to link to a file

Team Directory
 ON OFF

Add Hyperlink

Or Upload File

Project Status & Updates
 ON OFF

Add Hyperlink

Or Upload File

Financial / Acct. Reports
 ON OFF

Add Hyperlink

Or Upload File

Leasing & Market Info.
 ON OFF

Add Hyperlink

Or Upload File

Project Site
 ON OFF

Add Hyperlink

Or Upload File

Project Overview

B / **I** / **U** / **A** / **🔗**

Radian is located at 659 Ninth Avenue in downtown San Diego, California. The 25,061 square foot site is situated on the south side of G Street, between Ninth and Tenth Avenues in San Diego's Ballpark District. The 22-story, 241-unit luxury apartment building will have 242 parking spaces along with a 36,000 square foot Target retail store at the base of the building, which will occupy the ground and basement levels (total of 2 floors).

Construction commenced in August of 2021 and is scheduled to deliver in Q3 of 2023. The site is controlled through a 65-year ground lease, with an option to purchase after year 15. The ground lease was signed on April 30th, 2021 pursuant to a term sheet that was agreed to in May 2019. The project conception began in 2017 when Cisterra started discussions with Target on a down- town San Diego retail location.

Character limit: 5,000

Team Org. Chart
 ON OFF

Project Milestones

Character limit: 30 per field

Option to Ground Lease Signed	November 1, 2019	<input type="button" value="+ Above"/> <input type="button" value="+ Below"/> <input type="button" value="Delete"/>
Entitlements Received	September 20, 2020	<input type="button" value="+ Above"/> <input type="button" value="+ Below"/> <input type="button" value="Delete"/>
Target Lease Signed	February 5, 2021	<input type="button" value="+ Above"/> <input type="button" value="+ Below"/> <input type="button" value="Delete"/>
Joint-venture Document Signed	February 18, 2021	<input type="button" value="+ Above"/> <input type="button" value="+ Below"/> <input type="button" value="Delete"/>
Financing Closing	April 30, 2021	<input type="button" value="+ Above"/> <input type="button" value="+ Below"/> <input type="button" value="Delete"/>
Commencement of Site Work	August 2021	<input type="button" value="+ Above"/> <input type="button" value="+ Below"/> <input type="button" value="Delete"/>
Demo & Excavation Complete	January 2022	<input type="button" value="+ Above"/> <input type="button" value="+ Below"/> <input type="button" value="Delete"/>
Topping-out of Vertical	November 2022	<input type="button" value="+ Above"/> <input type="button" value="+ Below"/> <input type="button" value="Delete"/>
Target Shell Delivery	March 2023	<input type="button" value="+ Above"/> <input type="button" value="+ Below"/> <input type="button" value="Delete"/>
Completion of Units	April 2023	<input type="button" value="+ Above"/> <input type="button" value="+ Below"/> <input type="button" value="Delete"/>
Temporary Occupancy Cert	June 2023	<input type="button" value="+ Above"/> <input type="button" value="+ Below"/> <input type="button" value="Delete"/>
CofO and Project Close-out	July 2023	<input type="button" value="+ Above"/> <input type="button" value="+ Below"/> <input type="button" value="Delete"/>
Target Occupancy	October 2023	<input type="button" value="+ Above"/> <input type="button" value="+ Below"/> <input type="button" value="Delete"/>

These buttons to show only when modify rows is selected

Construction Photos

[let's discuss] - lightbox or new link to upload 20 images?

- needs to be able to:
- Upload Image (thumbnail/compressed image + large image)
 - Add date (ex. December 13, 2021)
 - Sort / Rearrange image order
 - Delete image

Construction Video Live Feed

ON OFF