



**POLK PROPERTIES**  
OFFICE OF THE USA AMBASSADOR

**IMPPPACT USA ALLIANCE**  
GENEVA // BEVERLY HILLS



***THE SOVEREIGN***

***PORTFOLIO MANDATE***

---

**INSTITUTIONAL STRATEGIC BRIEFING**

**\$150,000,000**

COMBINED PORTFOLIO BASIS | 2026

[usa.impppact.org](http://usa.impppact.org)

BEVERLY HILLS // GENEVA // SCOTTSDALE



# I. NODE 01: BRANFORD POINT

## THE UNIVERSITY GATEWAY MONOPOLY

**0.0**

### HOUSING UNITS WITHIN 2.5 MILES OF CAMPUS

Branford Point is the primary infrastructure solution for the mandated expansion of UC Merced.

### Institutional Value Anchors

- ▶ **The Vacuum:** Underwritten against a mandated **15,000-unit student/faculty bed deficit**.
- ▶ **Market Comp Alpha:** Portfolio basis validated against the nearby **\$82M Merced Station trade comp** (\$6.4M per finished acre).
- ▶ **Medical Anchor:** Situated directly across from the campus entry and the future site of the **UC Merced Medical School and Hospital**.
- ▶ **Autonomy Edge:** The only site in the corridor NOT bound by a master developer; 100% sovereignty over architecture and exit pacing.

### Asset Matrix: 47.7 Net Developable Acres

Lot Sequence	Asset Class	Net Acres	Target Yield
1, 2, 3, 4, 9	High-Density Residential	17.5	460–650 Units
5, 6, 7, 8	C-C Commercial (Lab/R&D)	16.1	200,000+ SF
10	Medium-Density Residential	6.5	Faculty Housing
Buffer	Future Expansion Core	7.6	Phase II Buffer



## **II. NODE 02: MARIPOSA GATEWAY**

**THE SOVEREIGN RESOURCE MONOPOLY**

**600,000 GPD**

**CERTIFIED SOVEREIGN WATER YIELD**

Anchoring a 1,000-acre infrastructure node de-risked by hydrological mastery and John C. Fremont Grant heritage.

### **Strategic Value Pillars**

- ▶ **The Jet-Hub:** Adjoins the Yosemite-Mariposa runway expansion node for elite mid-size jet access (30 minutes to Yosemite gates).
- ▶ **Resource Security:** Six tested on-site wells with certified sustained yield, eliminating the primary entry barrier in the corridor.
- ▶ **Infrastructure Moat:** Directly adjacent to County-funded bonded regional sewer infrastructure; zero capital load for treatment.
- ▶ **Federal Demand:** Designated priority relocation node for **National Park Service (NPS)** logistical housing and maintenance.

**"WATER IS THE ASSET."**

DIRT IS THE BYPRODUCT



## **III. GOVERNANCE & STEWARDSHIP**

OFFICE OF THE USA AMBASSADOR

### **The Stewardship Code**

"Vetted via US Army FM 3-57 (ASCOPE/PMESII-PT) frameworks to ensure infrastructure stability, operational transparency, and Tier-1 institutional compliance."

## **Michael Polk**

**USA Ambassador**

**Polk Properties | Beverly Hills**

9465 Wilshire Blvd. Suite 300, Beverly Hills, CA 90212

- **Direct Line:** 310-420-5868
- **Primary Email:** michael@polkproperties.net
- **Intelligence Hub:** usa.impppact.org