



Anacapa and University Glen Quarterly Operational Reports

ANACAPA CANYON OPERATIONS REPORT

CONSTRUCTION/OCCUPANCY DETAILS

Rental units both the senior age-restricted apartments (Vintage at Anacapa Canyon) and market-rate apartments (Villas at Anacapa Canyon) are fully built, occupied, and lease stabilized. Common areas, like the clubhouse and pool, are now open to both residents of Anacapa Canyon and University Glen and are being utilized.

Occupancy at Anacapa continues to be a key area of focus. In response, we have adjusted pricing and implemented targeted concessions to drive leasing activity. These efforts are beginning to gain traction, as the property has experienced a significant increase in traffic over the past seven days. Current occupancy stands at 92.58%. While occupancy is projected to fluctuate over the coming weeks, the recent increase in prospect activity is encouraging, and the team remains focused on converting traffic into leases and improving overall occupancy performance.

Owned Units: As of June 2026, there were no remaining Townhomes left to be sold.

OPERATIONS UPDATE

Kennedy Wilson is actively moving forward with the installation of EV charging stations across both communities. This project will provide an enhanced resident amenity, support future leasing efforts, and align the communities with evolving resident expectations and sustainability initiatives. Additionally, the team is rolling out Parking Boss across the communities to improve parking management, increase operational efficiency, and enhance the overall resident experience.

UNIVERSITY GLEN OPERATIONS REPORT

June 2026

The Site Authority (SA) is staffed by CSUCI staff for oversight of operations, budgeting, accounting, and home sales coordination. The CSUCI staff are represented by the Site Authority Liaison (Michelle Hasendonckx), General Manager of the Site Authority (Troy Brown), Financial Services (Stephanie Bracamontes), Facilities Services (Terry Tarr), and Sales (Christina Sotelo). Property management for University Glen is under contract with Seabreeze. Seabreeze provides 5 days per week, full-time on-site property management.

Operations Update

The Electrical Cabinet at the northwest corner of the roundabout at Anacapa Island Drive was removed following SCE confirming the MCM cables were not active and CSUCI Facility Services determined that this electrical control cabinet was the responsibility of the University Glen Common Area Property Management to remove.

Preparations were completed at the Hillcrest Pool/Spa in anticipation of the heaters being turned back "ON" which occurred on April 1st .

University Glen Property Management staff notified the community that due to the recent extreme weather conditions and the resulting emergency tree trimming/removals the 2025-2026 line-item for tree trimming is anticipated to exceed the budget by 25%, approximately \$25,000.00.

Community Event Update

On Sunday March 22nd between 11:00 AM & 3:00 PM a community Artisan Market was held. The event was an enormous success and was enjoyed by both attendees and vendors.

University Glen Resident Report

June 2026

31% of all University Glen homes are owned by current Category 1–3 CSUCI employees or CSUCI retirees.

(24 of the 72 Single-Family Homes and 61 of the 200 Townhomes. 85 of 272 total homes)

44% of all homes are owned by residents with no CSU affiliation (Category 7).

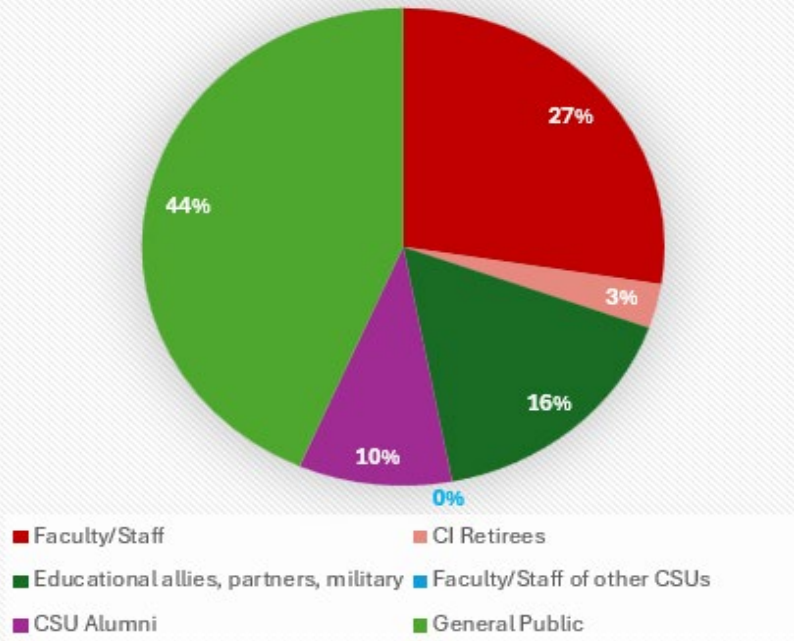
(121 of the 272 total homes)

Home Sales Report

There were 2 home sales between March 2026 and June 2026. Currently, there are no homes for sale.

In June 2026 the median price for a home in Camarillo was \$921,679 while the average price of a University Glen home sold in 2025 was \$485,290.59.

Townhomes



Single Family Homes

