

# Who We Are

## COLLABORATION

In addition to forward-thinking lenders and investors who are equally committed to Houston's future, we have created exceptional in-house leadership and partner with leading professionals.

## PARTNERSHIP

Oxberry Group principals Pejman (PJ) and Shahin (Sean) Jamea appreciate the soul and intricacies of Houston's Inner Loop. A strong partnership, forged between brothers, draws on a family history of urban living and the strengths each brings to the table—PJ's expertise in design and architecture, and Sean's proficiency in real estate law and finance. Sean and PJ find balance in their chemistry and differences.

## PERSPECTIVE

A broad educational base lends the partners exceptional perspective. PJ has degrees in interior design and architecture. Sean's education is business and law, which he describes as transformative. Sean states, "Bringing a group together and positioning debt and equity is 80 percent law. But more than brokering a deal, we're creating something that will be here generations from now."



**Shahin "Sean" Jamea**  
President

Sean serves as president and general counsel of Oxberry Group and oversees the financial direction of the firm. He is a graduate of University of Houston where he received his undergraduate degrees in Economics and Political Science and his JD. He is licensed to practice law before the Texas Supreme Court and the United States Supreme Court.

Sean has organized many limited partnerships and other entities primarily engaged in the acquisition, ownership, transfer, development, financing, and operation of real estate and improvements.

Affiliations:

- Texas Bar Association
- Urban Land Institute
- TREC



**Pejman "PJ" Jamea**  
Principal

PJ received his Bachelor's degree in Architecture from Florida A&M University. With ten years of experience working for some of the most established architecture firms such as Morris Architects and the Wilson Architectural Group.

Highly trained in his field, PJ has designed and developed a variety of different projects. His past projects include the redevelopment of Adams Street Tallahassee, FL; Planet Hollywood in Key West, FL; Emeralds Restaurant in City Walk Universal in Orlando, FL; and Children's Assessment Center in Houston, TX.

PJ has been awarded the AIA's award of excellence for his work. He is in charge of planning, designing and overseeing the construction of the firm's projects.

Affiliations:

- AIA
- NCARB
- TREC



# What We Do

Through proven acquisition and asset management, Oxberry gives investors an important edge in the competitive real estate investment market.

## SOUND INVESTMENTS

**Working as a team, we combine in-house leadership with leading industry professionals to translate investment capital into quality real estate assets that create long-term value. This approach increases speed to market and cost savings while providing our investors with exceptional opportunities.**

Our goal is to apply disciplined analytical procedures and sophisticated legal and financial structures, to create investment strategies that meet the highest criteria. We invest in real estate assets that have the potential to expand value, maximize returns, and minimize risk. Our investment philosophy of clearly defined and well-executed strategy limits the impact of uncontrollable or adverse market fluctuations.

Oxberry Group believes successful commercial real estate investing requires an integrated team approach based on experience, transparency, and thorough analysis. We analyze investment opportunities to develop and acquire quality real estate assets across diversified industries and property types.

## PROVEN ABILITY

**Real estate development is a complex, continually evolving interactive process. Oxberry's fundamental understanding of that process and our integrated approach of research, strategy, and experience form the foundation of our continued success.**

Our carefully studied and focused attention to every aspect and detail of the development cycle enables our partners to maximize their goals while staying on budget. We not only manage our own performance but also the collaboration of numerous professionals representing multiple disciplines.

Oxberry's comprehensive depth of experience guides every stage of development from start to finish. Our extensive knowledge is incorporated into all aspects of strategy development, target market selection, underwriting acquisitions, effective marketing strategies, and hold or sell decisions. We accomplish and maintain this high level of responsibility while meeting aggressive schedules, achieving all objectives, and generating high returns on investment—all without compromising the development cycle.



# Commercial Projects

## 3800 WASHINGTON

**Commercial:** Retail/Office  
3800 Washington Ave.  
Houston TX 77007

**Status:** Under Development  
**Role:** Developer, Owner  
**Architect:** Identity Architects  
**Square Feet:** 27,000

## STUDEMONT & I-10

**Commercial:** Retail / Office  
515 Studemont St., Houston TX 77007

**Status:** Under Development  
**Role:** Developer, Owner  
**Architect:** Identity Architects  
**Square Feet:** 28,110

## 5009 CAROLINE

**Commercial:** Office  
5009 Caroline St., Houston, TX 77004

**Status:** Stabilized  
**Role:** Redeveloper, Owner  
**Architect:** PM Design Group  
**Square Feet:** 15,000

## 606 DENNIS

**Commercial:** Retail  
606 Dennis St., Houston TX 77006

**Status:** Under Development  
**Role:** Developer, Owner  
**Architect:** Oxberry Group  
**Square Feet:** 17,500

## 5706 SAN FELIPE

**Commercial:** Retail  
5706 San Felipe, Houston TX 77056

**Status:** Disposed  
**Role:** Developer, Owner  
**Architect:** Urban Group  
**Square Feet:** 25,564

## 1110 W. GRAY

**Commercial:** Retail/Office  
1110 West Gray, Houston TX 77006

**Status:** Stabilized  
**Role:** Developer, Owner  
**Architect:** Oxberry Group  
**Square Feet:** 17,415

## 5104 CAROLINE

**Commercial:** Multifamily  
5104 Caroline St, Houston, TX 77004

**Status:** Disposed  
**Role:** Developer, Owner  
**Architect:** Perkins+Will

## 2300 & 2400 MAIN

**Commercial:** Retail  
2300 & 2400 Main St.,  
Houston, TX 77004

**Status:** Complete  
**Role:** Redeveloper, Owner  
**Architect:** PM Design Group  
**Square Feet:** 25,000

## 2606 FANNIN

**Commercial:** Retail  
2606 Fannin, Houston, TX 77004

**Status:** Disposed  
**Role:** Redeveloper, Owner  
**Square Feet:** 6,500

## 3700 ALMEDA

**Commercial:** Retail  
3700 Almeda St., Houston, TX 77004

**Status:** Disposed  
**Role:** Redeveloper, Owner  
**Square Feet:** 1,227

## CONCORD COLONY

**Commercial:** Residential Subdivision  
5900 Crakston Street  
Houston, TX 77084

**Status:** Disposed  
**Role:** Developer, Owner  
**Square Feet:** 150,000

## MIDTOWN GROVE

**Commercial:** Multifamily  
3603 Chenevert, Houston, TX 77004

**Status:** Disposed  
**Role:** Developer, Owner  
**Architect:** Ted Trout Architects & Assoc.  
**Square Feet:** 47,129

## VILLAGE PARK PLACE

**Commercial:** Retail  
8650 N. Sam Houston Pkwy E  
Humble, TX 77396

**Status:** Disposed  
**Role:** Developer, Owner  
**Architect:** PM Design Group  
**Square Feet:** 29,820

## HUMBLE OFFICE PARK

**Commercial:** Industrial  
Industrial 8717 FM 1960  
Humble, TX 77338

**Status:** Disposed  
**Role:** Developer, Owner  
**Architect:** Urban Group  
**Square Feet:** 120,000

## HUMBLE PARK PLACE

**Commercial:** Retail  
8790 FM 1960 Bypass Rd. W  
Humble, TX 77338

**Status:** Disposed  
**Role:** Developer, Owner  
**Architect:** Urban Group  
**Square Feet:** 20,444



# Residential Projects

## COUCH TERRACE

**Residential:** Townhomes  
2320 Couch  
Houston, TX 77008

**Status:** Under Development  
**Architect:** Preston Wood & Associates  
**Units:** 2

## DARLING PLACE

**Residential:** Townhomes  
5530 Darling  
Houston, TX 77008

**Status:** Under Development  
**Architect:** Preston Wood & Associates  
**Units:** 2

## LAIRD LANDING 1

**Residential:** Townhomes  
1309 Laird  
Houston, TX 77008

**Status:** Under Development  
**Architect:** Preston Wood & Associates  
**Units:** 2

## LAIRD LANDING 2

**Residential:** Townhomes  
1331 Laird  
Houston, TX 77008

**Status:** Under Development  
**Architect:** Preston Wood & Associates  
**Units:** 2

## LAIRD LANDING 3

**Residential:** Townhomes  
1515 Laird  
Houston, TX 77008

**Status:** Under Development  
**Architect:** Preston Wood & Associates  
**Units:** 2

## JACKSON MODERN

**Residential:** Townhomes  
3508 Jackson  
Houston, TX 77004

**Status:** Under Development  
**Architect:** Preston Wood & Associates  
**Units:** 2

## WHEELER TERRACE

**Residential:** Townhomes  
1613 Wheeler  
Houston, TX 77004

**Status:** Under Development  
**Architect:** Cameron Architects  
**Units:** 3

## KIAM COURT

**Residential:** Townhomes  
5622 Kiam  
Houston, TX 77008

**Status:** Under Development  
**Architect:** Anderson Canyon  
**Units:** 6

## 5104 CAROLINE

**Residential:** Condos  
5104 Caroline Street  
Houston, TX 77004

**Status:** Under Development  
**Architect:** Perkins + Will  
**Units:** 20

## 1258 CHIMNEY ROCK

**Residential:** SFH  
1258 Chimney Rock  
Houston, TX 77056

**Status:** Sold  
**Architect:** PM Design Group  
**Units:** 1

## 3608 CHENEVERT

**Residential:** Townhomes  
3510 Chenevert  
Houston, TX 77004

**Status:** Sold  
**Architect:** Preston Wood & Associates  
**Units:** 5

## MOSLEY TOWNHOMES

**Residential:** Townhomes  
3507 Mosley Ct.  
Houston, TX 77004

**Status:** Sold  
**Architect:** Urbangroup Architectural  
**Units:** 9

## RICE VILLAGE PLACE

**Residential:** Townhomes  
6022 Kirby Dr.  
Houston, TX 77005

**Status:** Sold  
**Architect:** PM Design Group  
**Units:** 5

## CHENEVERT CONDOMINIUMS

**Residential:** Condos  
3501 Chenevert  
Houston, TX 77004

**Status:** Sold  
**Architect:** PM Design Group  
**Units:** 27

## 2302 DRYDEN

**Residential:** SFH  
2302 Dryden  
Houston, TX 77005

**Status:** Sold  
**Architect:** PM Design Group  
**Units:** 1



# Hospitality Projects

## TARAKAAN

**Hospitality:** Restaurant  
2301 Main Street  
Houston, TX 77002

**Status:** Complete  
**Role:** Brand Design

## THE WEST END

**Hospitality:** Pub  
5320 Westheimer  
Houston, TX 77056

**Status:** Complete  
**Role:** Brand Design, Owner,  
Construction, Management

## 55

**Hospitality:** Bar  
5555 Morningside  
Houston, TX 77005

**Status:** Complete  
**Role:** Brand Design, Interior Design

## FELIX 55

**Hospitality:** Restaurant  
5555 Morningside  
Houston, TX 77005

**Status:** Disposed  
**Role:** Brand Design, Interior Design,  
Construction

## BAR CODE

**Hospitality:** Bar  
708 Main Street  
Houston, TX 77002

**Status:** Disposed  
**Role:** Brand Design, Developer, Owner

## LIVE SPORTS CAFE

**Hospitality:** Pub  
405 Main Street  
Houston, TX 77002

**Status:** Disposed  
**Role:** Brand Design, Owner,  
Construction, Management

## SUBWAY

**Hospitality:** Restaurant  
405 Main Street  
Houston, TX 77002

**Status:** Disposed  
**Role:** Owner

## SUEDE LOUNGE

**Hospitality:** Bar  
1004 Prairie  
Houston, TX 77002

**Status:** Disposed  
**Role:** Brand Design, Owner,  
Interior Design, Management

## SLAINTE IRISH PUB

**Hospitality:** Pub  
509 Main Street  
Houston, TX 77002

**Status:** Disposed  
**Role:** Brand Design, Owner,  
Construction, Management

## BRONX BAR

**Hospitality:** Bar  
5555 Morningside  
Houston, TX 77005

**Status:** Disposed  
**Role:** Owner

## BRONX PUB & GRILL

**Hospitality:** Restaurant  
3375 Highway 6  
Sugar Land, TX 77478

**Status:** Disposed  
**Role:** Owner, Management

## BAJA'S MEXICAN RESTAURANT

**Hospitality:** Restaurant  
3329 Highway 6  
Sugar Land, TX 77478

**Status:** Disposed  
**Role:** Owner, Management



## Sound Investments

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Oxberry Group believes successful commercial real estate investing requires an integrated team approach based on experience, transparency, and thorough analysis. We analyze investment opportunities to develop and acquire quality real estate assets across diversified industries and property types.

Please contact us to learn more about Oxberry's investment opportunities or to present a new acquisition or development opportunity.



## Proven Ability

Real estate development is a complex, continually evolving interactive process. Oxberry's fundamental understanding of that process and our integrated approach of research, strategy, and experience form the foundation of our continued success.

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Oxberry's comprehensive depth of experience guides every stage of development from start to finish. Our extensive knowledge is incorporated into all aspects of strategy development, target market selection, underwriting acquisitions, effective marketing strategies, and hold or sell decisions.

Our development process is constantly engaged in examining current real estate markets and identifying and mitigating inherent risks that can threaten the viability of a project. We accomplish and maintain this high level of responsibility while meeting aggressive schedules, achieving all objectives, and generating high returns on investment—all without compromising the development cycle.

Contact us to learn more about our expertise in development, finance, architecture, project management, and construction.

