BUILDING TOGETHER FOR THE NEXT GENERATION
ESTABLISHED 1994
AT BRANDYWINE HOMES, WE’RE MORE THAN A TEAM
AT BRANDYWINE HOMES, WE'RE MORE THAN A TEAM... WE'RE PARTNERS IN A CAUSE.
WORKING TOGETHER, WE COME UP WITH INNOVATIVE WAYS TO HELP SOUTHERN CALIFORNIA CITIES REBUILD FOR THE FUTURE.
OUR PARTNERSHIPS ARE AT THE CENTER OF EVERYTHING WE PLAN AND EVERYTHING WE BUILD.

Brandywine often forms public/private partnerships with local governments and non-profit organizations to provide market-rate and workforce housing. We work closely with cities through the complex land acquisition, specific plan development and ultimate construction of a project. Our communities are often mixed-use and include a variety of townhomes, live/work lofts and single-family detached homes that appeal to a broad range of homebuyers.
WE’VE EARNED A REPUTATION OF DOING WHAT IS RIGHT AND FAIR. OUR PHILOSOPHY IS TO BE OPEN, HONEST AND DEPENDABLE WITH OUR HOMEBuyERS, OUR PARTNERS AND EACH OTHER. GET TO KNOW US.

Garden Grove, California, wanted a high-impact development at Century Triangle that reflected the revival of its city core. Brandywine rescued a property with multiple prior owners that had been abandoned by several developers during the economic downturn — and turned it into a unique, walkable community.
“THE PUBLIC-PRIVATE PARTNERSHIP DEVELOPED BETWEEN THE CITY OF STANTON AND BRANDYWINE HOMES HAS BEEN ONE OF THE PRIMARY FACTORS BEHIND OUR COMMUNITY’S AMAZING SUCCESS STORY IN THE REVITALIZATION OF RESIDENTIAL NEIGHBORHOODS.”

DAVID SHAWVER, MAYOR PRO TEM
CITY OF STANTON, CALIFORNIA

Renaissance Plaza is a vibrant and pedestrian-friendly development on 10 acres that has become the new downtown for the City of Stanton, California. Consolidating a patchwork of properties with a dozen different ownerships and 27 lease-holders required an extraordinary amount of planning, patience and persistence. Brandywine developed and helped the city write a specific plan for Renaissance Plaza that transformed a blighted area into a cohesive and moderately priced mix of much-needed new housing. All of the residential homes have been sold and Stanton is moving forward on the commercial development side.
BRANDYWINE HOMES STARTED OUT LIKE SO MANY OTHER COMPANIES IN AMERICA—WITH AN ENTREPRENEUR AND AN IDEA.

After a decade and a half of building in new and sprawling master planned communities, Jim Barisic shifted his focus toward the significant opportunities to be found in assisting older and more crowded coastal cities in Southern California.

People in search of new homes were leaving these built-out communities, and the time had come to reverse this trend.

In 1994, Jim Barisic founded Brandywine with a business plan to help revitalize established neighborhoods and convert underutilized and often run-down space into needed housing.
So while most homebuilders left the cities behind, Brandywine set up shop closer to jobs and extended families along the coast.

Empty land was hard to find. But pockets of opportunity existed where modern homes could replace outdated strip malls, parking lots or empty warehouses.

Over the years, Jim’s three sons joined the firm, each bringing a different set of talents, and together the family grew Brandywine into one of the pre-eminent infill builders in Southern California.

Brandywine has been at it through good times and bad. And we’re not slowing down. We understand the value of community, long-term partnerships and people who deserve quality design, craftsmanship and service right in their own hometown.
“AT CARDIFF GLEN, BRANDYWINE HOMES CREATED A PLACE WHERE WE CAN LOOK FORWARD TO RAISING OUR FAMILY. OVER THE YEARS, THEY HAVE CONTINUOUSLY MET THEIR OBLIGATIONS TO THE HOMEOWNERS AND MAINTAINED OPEN LINES OF COMMUNICATION.”

GREG KANTOROVICH
CARDIFF GLEN RESIDENT
PRESIDENT OF CARDIFF GLEN HOMEOWNERS ASSOCIATION

Cardiff Glen’s architecturally distinctive community features 26 homes on estate-sized lots on 16 acres in Cardiff-by-the-Sea, California, that borders a protected wetlands habitat. The entitlement process on this environmentally sensitive project was complex due to its proximity to the coast, inter-agency involvement – including the California Coastal Commission – and active homeowners. Working closely with all parties, Brandywine created a one-of-a-kind community straddling a riparian wetlands area that became the centerpiece of the neighborhood.
INVESTOR

Brandywine’s financial relationships are strong and enduring. Our impressive network of construction lenders and equity partners has stayed by our side, even during the worst of economic times when funding sources became scarce.

Infill development isn’t easy. Most builders are scared away by the complexities we embrace and the unexpected challenges we overcome.

We’ve been at this for almost two decades. We know what we’re doing. Our financial partners know we’ll deliver.
At Brandywine, we work side-by-side with local governments to identify opportunities and create new housing solutions.

Our specialty is building new homes in fully developed neighborhoods through public/private partnerships to revitalize established cities in Southern California.

We target transitional areas and downtown redevelopment when possible. We consolidate properties with multiple owners and create cohesive new communities.

We prefer long-term relationships, rather than moving from city to city chasing every deal that comes along. That’s what we mean by building together.

Ordinary people built this country into an extraordinary place and Brandywine continues in this tradition.

We don’t build homes that are out of character with older communities, nor do we contribute needlessly to the sprawling suburbs.

Our sights have always been set on established Southern California cities, where we can help to breathe new life into aging neighborhoods.

Brandywine works closely with communities to revitalize blighted areas and underused properties by turning them to desirable new home communities.

We’re realistic and resourceful, and willing to consider a wide range of project sizes, locations and financial structures.
JAMES L. BARISIC
CHAIRMAN

“At Brandywine, we have stayed true to our vision from Day One. We enjoy the relationships we establish with cities in making the most of limited land opportunities by transforming underutilized and run down areas into beautiful new neighborhoods.”

Jim Barisic knows what it is like to plot the intricate details of a large development – and to wrap his hands around the handle of a shovel and dig a trench for one of his projects.

Our chairman has seen the booms and busts of the building and development industry over a nearly 40-year career. He founded Brandywine in 1994 specifically to focus on in-town residential development.

Jim spends most of his time working with municipal agencies, or securing and maintaining our long-term relationships with lenders. And, most importantly in a company like ours, he makes sure that Brandywine grows in a way that reflects our core principles and values.

He began his career working with the City of Cerritos, specializing in planning and city management. He has developed both in fill and planned residential neighborhoods ranging from entry-level housing to half-acre custom homes.

BRETT WHITEHEAD
PRESIDENT AND CFO

“There is a lot of opportunity out there now in the infill development market. You just have to know what you’re looking for and be open to finding answers in unexpected places.”

Brett had just earned his MBA at Pepperdine University with his sights set on Wall Street when he decided to lend his financial expertise to Brandywine in 1998. Now, he is our president.

His background in finance has played a large role in Brandywine’s development of an impressive network of construction lenders and equity partners in the face of a very challenging building and development market.

Brett oversees land acquisition, entitlements, forward planning and finance. He has been an integral part of the acquisition and planning of over 25 developments and almost 800 residential units.

He works closely with a variety of redevelopment agencies and was primarily responsible for assisting the City of Stanton in developing the Stanton Plaza Specific Plan as a guide for future development within the city. His hands-on approach in developing community land plans allows Brandywine to create unique and innovative communities that complement surrounding neighborhoods and help complete the vision of the cities that welcome them in.
DAVID BARISIC, VICE PRESIDENT OF SALES AND MARKETING

“Brandywine stays focused on what homebuyers actually want. We don’t take anything for granted. We’re always turning the stone over, watching for new trends and asking ourselves what people are looking for that they can’t find anywhere else.”

When it comes to reading the market and knowing what our customers want in a new home, there’s no one better than David, who has been our vice president of sales and marketing since 2001.

His duties require a wide and deep understanding of the marketplace that David has developed by interviewing residents, poring over local publications and researching the histories of previous developments. He strategically blends this local data into the real estate market by conducting monthly analyses of existing and new home sales data, inventory and pricing trends. This enables Brandywine to develop communities that not only appeal to our customers, but also are a seamless fit into surrounding neighborhoods.

David’s impressive track record with us includes overseeing the sale of homes in 25 communities across Southern California and driving $360 million in revenue.

He manages the day-to-day operations of our on-site sales staff, directs Brandywine’s marketing and advertising campaigns and navigates filings through the Department of Real Estate. He has been a licensed real estate broker in the state of California since 2003.

MARK WHITEHEAD, VICE PRESIDENT OF OPERATIONS

“Being in redevelopment, the unexpected and surprising is part of what we do. Our team works together to understand a challenge and figure out a solution with the resources available.”

The attention to quality construction and detail that Mark brings to his role with our company is one of the reasons many of our customers have purchased second and third Brandywine homes.

As vice president of operations, Mark’s duties include overseeing construction, purchasing and customer service. Since joining our company in 1995, he has established long-term relationships with material suppliers and subcontractors which have allowed Brandywine Homes to benefit from master contracts. This helps to minimize construction costs while maintaining a quality that shows in every completed home, which is a testament to the quality control and attention to customer service Mark demands.

Mark learned the business from the ground up by working as a field superintendent overseeing daily operations and construction of various communities in Southern California.

His ability to work closely with municipal officials during the entitlement process sets the stage for Brandywine and the city to work together to create cohesive communities.
REBUILDING OLDER CITIES

Partnering with public agencies to build the next generation of Southern California’s infill neighborhoods.

PROVIDING A NEW HOME OPTION

Creating current and appealing places for the next generation of homeowners to live close to jobs, mass transit and extended families.
INTEGRITY IN PARTNERSHIPS

Fostering the next generation of financial relationships where integrity earns trust and confidence.

PRESERVING RESOURCES

Being resourceful with land, energy and design for the benefit of the next generation.
BUILDING TOGETHER
FOR THE NEXT GENERATION