



## *WEST COAST INLAND PARTNERS I, LLC* **EXECUTIVE SUMMARY**

Coast 2 Coast Equities, Inc. is seeking a \$450,000 investor (or minimum \$25,000 investors) to participate in a residential land development project in western Riverside County – one of the fastest growing regions in Southern California and in the country.

The site is approximately 10 acres of prime R-1 vacant land. The project design will include a subdivision tract map, mapped for approximately 40 single-family lots. The tract will be designed for entry-level single-family homes. This site is adjacent to several new and already established neighborhoods with accessible utilities. All desirable amenities including schools, shopping, parks, public services and restaurants are located within two miles of the site.

The project site has convenient freeway access just off of the I-215 and is within 15 minute drive of multiple major freeways providing commuter access to the major employment centers of San Diego, Orange and Los Angeles Counties, as well as the secondary employment centers in Riverside and San Bernardino counties. UC Riverside, March ARB and March Business Center are close to the site, and downtown Riverside, the County seat, is within a 10 minute drive. The agency having jurisdiction (the City) is in support of growth and willing to help builders and developers obtain entitlements, creating a shorter than typical entitlement period.

Plans for the project include obtaining all project approvals, and selling to a builder within 18 months. This property will be purchased with cash at a highly discounted price within 3 months, following the feasibility review period, and the LLC will hold free and clear title. Processing of all necessary entitlements is already underway and includes:

- Subdivision tract map

Necessary studies either already completed or in process include the:

- Phase one environmental study
- Soils / Geotechnical analysis
- Market study
- Grading study
- Hydrology study
- Cost estimates

The tract map, with supporting documents, will be ready to file with the city by the first quarter 2019 with approval by the fourth quarter 2019. A builder purchasing the tract will be able to record his individual tract map by the first quarter 2020.

### **SUMMARY:**

- This location is arguably one of the best sites in western Riverside County.
- Builders are clamoring for entitled property and are willing to pay \$28,000 to \$30,000 per lot for approved R-1 projects.
- Project is located near a growing employment area, has utilities to the site, and is near desirable community amenities and public services.
- Local government is “growth friendly” allowing for a shorter entitlement period.
- Investor money can be returned within approximately 18 months.



**INVESTMENT OPPORTUNITY**  
**West Coast Inland Partners 1, LLC**  
**Riverside County, California**  
**Subdivision Land for 40 R-1 Lots**

Coast 2 Coast Equities, Inc. is offering for sale up to 40% interest in the above referenced project. The total amount of capital required is \$450,000, with a minimum investment of \$25,000 (which equals 2.22%). *A limited number of 1/2 shares are available for a minimum investment of \$12,500 (which equals 1.11%).* Objective: Obtain all necessary approvals from the City and complete all studies for the project - designed for 40 entry-level home sites. Upon receiving all required approvals, the property will be sold to a homebuilder. The estimated turnaround is approximately sixteen months.

**Project Particulars:**

- Great location in Southwest Riverside County, just off I-215 Freeway
- Projected Term: 16-Months
- Approx. 10 Acres zoned R-1 for 40 entry-level home sites
- Purchase Price \$200,000

**Projected Costs:**

|                         |            |
|-------------------------|------------|
| Purchase & Escrow Costs | \$ 215,000 |
| Planning & Engineering  | \$ 20,000  |
| Studies, Tests, Reports | \$ 25,000  |
| City Fees               | \$ 15,000  |
| Legal / Accounting      | \$ 20,000  |
| Marketing               | \$ 40,000  |
| Management/G&A          | \$ 90,000  |
| Misc. / Contingency     | \$ 25,000  |
| Total                   | \$ 450,000 |

**Projected Profits:**

|                                     |              |
|-------------------------------------|--------------|
| Gross Sales (40 Lots @ \$28,500)    | \$ 1,140,000 |
| Less Closing Costs & Commissions    | \$ 100,000   |
| Net Proceeds                        | \$ 1,040,000 |
| Return Investor Capital             | \$ 450,000   |
| Total Profits                       | \$ 590,000   |
| 60% to Investor                     | \$ 354,000   |
| For Each \$25,000 Investment        | \$ 19,667    |
| <i>For Each \$12,500 Investment</i> | \$ 9,833     |
| Investor's <u>Annualized</u> Return | 59%          |

(Based on Projected 16 Month Project Duration)