



WEST COAST INLAND PARTNERS II, 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 52 acres of prime medium density R-1 vacant land. The project design will include a subdivision tract map, mapped for approximately 205 single-family lots. The tract will be designed for entry-level single-family homes. This site is located on a major thoroughfare near a major crossroad in the San Jacinto Valley, one of the fastest growing areas in southern California. The property 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 a half mile of the site.

The project site has convenient freeway access just off highways 79 and 74, with easy access to the nearby I-215, I-10 and 60 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 the desert resort communities are within a 40 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 20 months. This property will be optioned and put under a purchase contract for up to 24-months., Following the feasibility review period, escrow deposits will be made and released to the seller for the duration of the extended escrow period, during which time all necessary entitlements will be obtained leading to an approved Tentative Tract Map (TTM). Upon approval of the TTM, the property will be sold for all cash to a builder/developer. 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 third quarter 2019 with approval by the second quarter 2020. A builder purchasing the tract will be able to record their individual tract map by the third 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 \$23,000 to \$28,000 per lot for approved R-1 projects in the San Jacinto Valley.
- 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 20 months.



INVESTMENT OPPORTUNITY
West Coast Inland Partners II, LLC
Western Riverside County, California
Subdivision Land for 205 R-1 Lots

Coast 2 Coast Equities, Inc. is offering for sale up to 50% interest in the above referenced project. This approximately 52 acre property sits on a major thoroughfare near a major crossroad in the San Jacinto Valley of Western Riverside County, and is zoned for residential single-family home lots. The total amount of capital required is \$450,000.00, with a minimum investment of \$25,000.00 (which equals a 2.77% share for each \$25,000.00). Our project objective is to acquire a two-year option and obtain all necessary approvals from the City, during the escrow period, for 205 entry-level home sites. Upon receiving all required approvals, the property will be sold to a homebuilder, along with all approved entitlement documents. The estimated turnaround is approximately twenty months.

Project Particulars:

- Great location in Southwest Riverside County
- Projected Term: 20-Months
- 51.96 Acres in City of San Jacinto, Zoned for Medium Density Residential (5,000sf lots)
- Purchase Price: \$3,250,000.00
- 205 R-1 Residential Lots for Entry-level Homes

Projected Costs:

Escrow Deposits	\$	150,000.00
Acquisition Fees	\$	18,000.00
Planning & Civil Engineering	\$	40,000.00
Studies, Tests & Reports	\$	35,000.00
Legal & Accounting	\$	20,000.00
Marketing	\$	50,000.00
Management/G&A	\$	120,000.00
Misc. / Contingency	\$	17,000.00
Total	\$	450,000.00

Projected Profits:

Gross Sales	(205 Approved Lots @ \$23,500 ea.)	\$	4,817,500.00
Less Closing Costs & Commissions		\$	175,000.00
Balance of Purchase Price			\$3,100,000.00
Net Proceeds		\$	1,542,500.00
Return Investor Capital		\$	450,000.00
Total Profits		\$	1,092,500.00
50% to Investor		\$	546,250.00
Investor's <u>Annualized</u> Return			73%
<i>Return for Each \$25,000.00 Investment</i>		\$	30,347.22