

**STEPHEN R. HOLGATE
REAL ESTATE PROJECTS**

PROJECT	CITY/STATE	BUY DATE	BUY PRICE	SELL DATE	SALES PRICE	# LOTS	BUYER
4 Ac.	Escondido, CA	1976	\$25,000	1976	\$80,000	4	M&M Const. Co.
10 Ac. CML.	Escondido, CA	1976	\$540,000	1977	\$1,150,000	18	Sheakspear Const.
76 Ac.	Escondido, CA	1977	\$950,000	1978	\$1,200,000	307	Home Capital
140 Ac.	Palm Desert, CA	1977	\$1,000,000	1978	\$3,500,000	856	Covington Homes
20 Ac.	Palm Desert, CA	1978	\$150,000	1979	\$650,000	152	Covington Homes
47-Unit Condos	Escondido, CA	1979	\$100,000	1980	\$250,000	47	Deane Homes
10 Ac. Ind.	San Marcos, CA	1979	\$1,025,000	1981	\$2,750,000	15	Christenson Co.
40 Ac.	Poway, CA	1980	\$500,000	1981	\$1,850,000	62	Tingley & Assoc.
15 Ac.	Escondido, CA	1980	\$270,000	1980	\$1,185,000	79	Standard Pacific
60 Ac.	Poway, CA	1981	\$1,520,000	1982	\$2,300,000	155	Kaufman and Broad
24 Ac.	Escondido, CA	1981	\$200,000	1983	\$275,000	18	Emanuel Church
20 Ac.	Palm Desert, CA	1981	\$925,000	1982	\$1,120,000	74	Covington Homes
48 - Unit Apts.	Los Angeles, CA	1982	\$2,496,000	1986	\$3,620,000	1	Schultz & Co., LP
137- Unit Apts.	Shreveport, LA	1983	\$5,345,000	1986	\$7,480,000	1	Schultz & Co., LP
52 - Unit Apts.	Amarillo, TX	1983	\$2,245,000	1986	\$3,365,000	1	Schultz & Co., LP
64 - Unit Apts.	Chula Vista, CA	1984	\$3,480,000	1986	\$5,550,000	1	Schultz & Co., LP
60 Ac Cml.	San Marcos, CA	1984	\$5,000,000	1988	\$12,000,000	1	Fireman's Fund Co.
12,000 S.F. Bldg.	San Clemente, CA	1984	\$120,000	1986	\$375,000	1	Nichols Electronic
122 - Unit Apts.	Las Vegas, NV	1984	\$6,575,000	1990	\$10,520,000	1	Supple Trust
1780 Ac	San Clemente, CA	1985	\$4,500,000	1989	\$41,000,000	3855	Several Builders
36,000 S.F. Ind.	San Clemente, CA	1985	\$2,880,000	1986	\$3,650,000	1	Delta Medical
46,500 S.F. Med.	Laguna Niguel, CA	1985	\$875,000	1986	\$1,995,000	1	Wakefield Group
730 - Unit Apts.	Las Vegas, NV	1986	\$1,200,000	1988	\$2,150,000	1	Burton Inv. Co.
31,500 S.F. Cml.	Irvine, CA	1986	\$2,545,000	1992	\$4,500,000	1	Wakefield Group
94 - Unit Apts.	Moreno Valley, CA	1986	\$1,367,000	1994	\$2,290,000	1	Several
24 Ac.	San Jacinto, CA	1986	\$525,000	1986	\$1,200,000	79	Newell Const.
22 Ac.	San Jacinto, CA	1986	\$550,000	1987	\$1,175,000	75	Newell Const.
14 Ac.	San Jacinto, CA	1986	\$285,000	1987	\$625,000	40	Forecast Homes
12 Ac.	Palm Springs, CA	1987	\$300,000	1987	\$650,000	47	Steele & Assocs.
64 Ac.	Indio, CA	1988	\$1,150,000	1988	\$2,225,000	352	Kaufman & Broad
58 Ac.	Indio, CA	1989	\$1,045,000	1990	\$2,350,000	167	Kaufman & Broad
Downtown Project	Indio, CA	1993	MOU w/City	1995	\$450,000	150	Donohue Dev.
2 Ac. Cml.	Orange, CA	1994	\$215,000	1998	\$375,000	1	Cooke Const. Co.
4 Ac. Senior	San Berdo., CA	1994	\$195,000	1998	\$400,000	1	Santiago Properties
920 Ac	San Jacinto, CA	1999	\$6,000,000	2007	\$24,950,000	665	RCA
248 Ac	San Jacinto, CA	2000	\$2,300,000	2004	\$13,900,000	549	KB Home
20 Ac	San Jacinto, CA	2000	\$360,000	2002	\$1,225,000	69	Rodgers/ Warren
39 Ac	San Jacinto, CA	2000	\$740,000	2003	\$2,740,000	137	Empire Homes
55 Ac	San Jacinto, CA	2001	\$2,100,000	2003	\$3,185,000	172	Griffin Communities
68 Ac	San Jacinto, CA	2001	\$975,000	2003	\$4,250,000	238	All Star Dev. Co.
37 Ac	San Jacinto, CA	2001	\$550,000	2007	\$22,615,000	5	RCTC
35 Ac	San Jacinto, CA	2001	\$525,000	2010	\$5,200,000	6	IBARC Dev., LLC
40 Ac	San Jacinto, CA	2001	\$600,000	2005	\$2,800,000	214	JD Pierce Company
24 Ac	San Jacinto, CA	2001	\$350,000	2005	\$2,700,000	3	Mcleish Group
5 Ac	San Jacinto, CA	2002	\$100,000	2003	\$250,000	13	Cleveland Dev. Co.

38 Ac	San Jacinto, CA	2002	\$1,150,000	2004	\$2,640,000	132	CNH Homes
64 Ac	San Jacinto, CA	2002	\$2,250,000	2004	\$4,815,000	214	DR Horton
26 Ac	San Jacinto, CA	2002	\$740,000	2004	\$2,254,000	92	Distinguished Homes
28 Ac	San Jacinto, CA	2002	\$950,000	2004	\$2,300,000	103	Gateway Comm.
53 Ac	San Jacinto, CA	2002	\$550,000	2007	\$1,500,000	225	Odell Dev., LLC
38 Ac	San Jacinto, CA	2002	\$375,000	2004	\$4,500,000	20	Harrison Dev. Co.
59 Ac	San Jacinto, CA	2002	\$625,000	2003	\$2,100,000	1	All Star Dev. Co.
9 Ac	Banning, CA	2003	\$275,000	2005	\$750,000	1	Banning Dev. Co.
3 Ac	Banning, CA	2003	\$150,000	2006	\$450,000	1	Riverside Scrap Iron
9 Ac	Hemet, CA	2003	\$350,000	2004	\$780,000	26	Meeker Comm.
40 Ac	Perris, CA	2003	\$1,200,000	2004	\$3,698,000	122	Pacific Comm.
60 Ac	Perris, CA	2003	\$2,100,000	2004	\$5,950,000	238	Corman Leigh Comm.
9 Ac	Perris, CA	2003	\$400,000	2004	\$1,080,000	36	Pacific Trades Dev.
14 Ac	Oakley, CA	2003	\$500,000	2005	\$2,000,000	50	Seeno Construction
17 Ac	Oakley, CA	2003	\$700,000	2005	\$2,160,000	54	Ryder Homes
20 Ac	Anza, CA	2003	\$350,000	2004	\$450,000	1	Anza Dev. Co.
79 Ac	D.H.S., CA	2003	\$720,000	2005	\$2,377,000	212	Sun Desert Homes
102 Main St	San Jacinto, CA	2003	\$225,000	2005	\$565,000	1	Domingo Garcia
20 Ac	San Jacinto, CA	2003	\$800,000	2005	\$2,280,000	76	Bill Lo, Home Builder
220 Ac	San Jacinto, CA	2003	\$5,200,000	2004	\$8,250,000	892	All Star Dev. Co.
4 Ac	San Jacinto, CA	2003	\$10,000	2006	\$150,000	5	Dolphin Comm.
5862 Valle Vista Ct.	Granite Bay, CA	2003	\$1,050,000	2009	\$1,350,000	1	Wayne Baron
Vista Lago Lot #1	Hemet, CA	2004	\$36,000	2005	\$100,000	1	Michelena Trust
Vista Lago Lot #3	Hemet, CA	2004	\$36,000	2005	\$100,000	1	Michelena Trust
Vista Lago Lot #4	Hemet, CA	2004	\$36,000	2005	\$100,000	1	Michelena Trust
18 Ac	San Jacinto, CA	2004	\$800,000	2006	\$1,000,000	1	Cottonwood Partners
Lot 13, 14 PM 12191	San Jacinto, CA	2004	\$51,500	2007	\$775,000	6	RCA
124 La Boca	San Jacinto, CA	2004	\$264,000	2005	\$375,000	1	Yujing Wang
2.25 Ac Hazeldell Ct	San Jacinto, CA	2005	\$17,500	2008	\$75,000	8	Chuck Nachand
2 Lots	Indio, CA	2005	\$15,000	2006	\$50,000	2	Petra & Doug Tucker
2785 Placenta	San Jacinto, CA	2005	\$314,000	2008	\$372,000	1	James Ozouf
160 Ac	Nogales, AZ	2005	\$250,000	2007	\$500,000	88	Chuck Nachand
Lot 1-Los Lagos	Granite Bay, CA	2005	\$199,000	2008	\$248,000	1	Richard Bennett, et al
Lot 6, 42 pm 12191	Hemet, CA	2005	\$193,000	2007	\$650,000	2	RCA
Lot 10 of PM 14312	Hemet, CA	2005	\$32,000	2007	\$250,000	4	RCA
Lot 7,9 of PM 14312	Hemet, CA	2005	\$106,000	2007	\$500,000	8	RCA
Lot 7 of PM 12191	Hemet, CA	2005	\$45,000	2007	\$250,000	4	RCA
41.22 Ac	Ocala, Fl.	2019	\$2,850,000	2021	\$3,500,000	336	Calibrex, Canada

11605 82 DEALS SOLD
TOTAL LOTS