RANCHO DE ALAMO

CLOSED APRIL 2024

191 LOTS IN SAN JACINTO, COUNTY OF RIVERSIDE

COAST 2 COAST

TABLE OF CONTENTS

COAST COAST

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

THE OPPORTUNITY

Coast 2 Coast Equities, Inc. is pleased to present this opportunity to acquire 191 approved single-family home lots in the City of San Jacinto, Riverside County, California. Located at the NE corner of Cottonwood Ave. and Cawston Ave., approved Tentative Tract Map #37881, known as Rancho de Alamo, is situated across the street from a fire station and newer elementary school, with a completed DR Horton subdivision adjacent to the elementary school. A commercial corner is under constriction within ¼ mile of the site. The property is unimproved with major utilities to the site. Lots are a minimum of $4500 SF (50’x90’) to accommodate up to 40’ wide architecture.

As a result of continuously rising housing values, an ever-increasing number of people living in Southern California are priced out of the more coastal submarkets. This lack of affordability has forced buyers to look to more affordable areas for home ownership, yet within commuting distance of the major job centers. Riverside and Temecula are less than 30 minutes away and San Diego, Orange and Los Angeles Counties are commutable as well. San Jacinto offers a viable solution for many homebuyers balancing affordable home prices with acceptable commuting times.

HIGHLIGHTS

Rancho De Alamo offers a compelling homebuilding opportunity due to:

- 191 approved lots - offers a critical mass of lots to support multiple floor plans/ product lines.
- 50' x 90' (4,500 sf min) lots
- Lot dimensions ideal for the value minded home buyer seeking affordability.
- Only 3 comparable active new home projects in the entire San Jacinto submarket; this creates a local opportunity with minimal supply/competiton.
- San Jacinto offers the most affordable new homes in the Inland Empire; FHA financing eligible.
- All major utilities are at/near property boundary.

DEVELOPMENT OVERVIEW

DEVELOPMENT OVERVIEW

DEVELOPMENT HIGHLIGHTS

LOCATION
Northeast corner of Cottonwood Avenue and Cawston Avenue, City of San Jacinto, County of Riverside, California

ASSESSOR PARCEL NUMBER
432-130-006 and 432-130-007

JURISDICTION
City of San Jacinto

PROPERTY SIZE
±37.1 Acres

GENERAL PLAN/ZONING
General Plan: Medium Density Residential (MDR) (5.1 to 10 DU/acre)
Zoning: Residential Medium Density (RM)

PROPERTY CONDITION
Unimproved

TOPOGRAPHY
Flat

PRIOR USE
The site was previously used as a wheat farm, through 2019. Currently, agricultural production on the site has ceased, and the site has been cleared and disked and contains only small areas of non-native weeds and grasses.

 # OF LOTS
191 Detached Residential Lots
1 Park Site
1 Water Quality Basin

DENSITY
8.6 Dwelling Units Per Net Acre

LOT SIZE
Minimum 4,500 SF Lots with dimensions of 50' X 90'

ENTITLEMENTS
The site is being delivered with an approved tentative tract map (TTM 37881), an approved mitigated negative declaration, past appeal periods.

PROPOSED USES FOR LOTS
Lots 1-191: Single Family Residential
Lots A, B, C, D, E, F, G, H, AA, BB, CC, DD, EE, FF, GG, HH: Dedicated Streets
Lots I: Water Quality Basin
Lots J, K, L, W, X, Z, XX, YY & ZZ: Landscape Areas
Lots N: Park

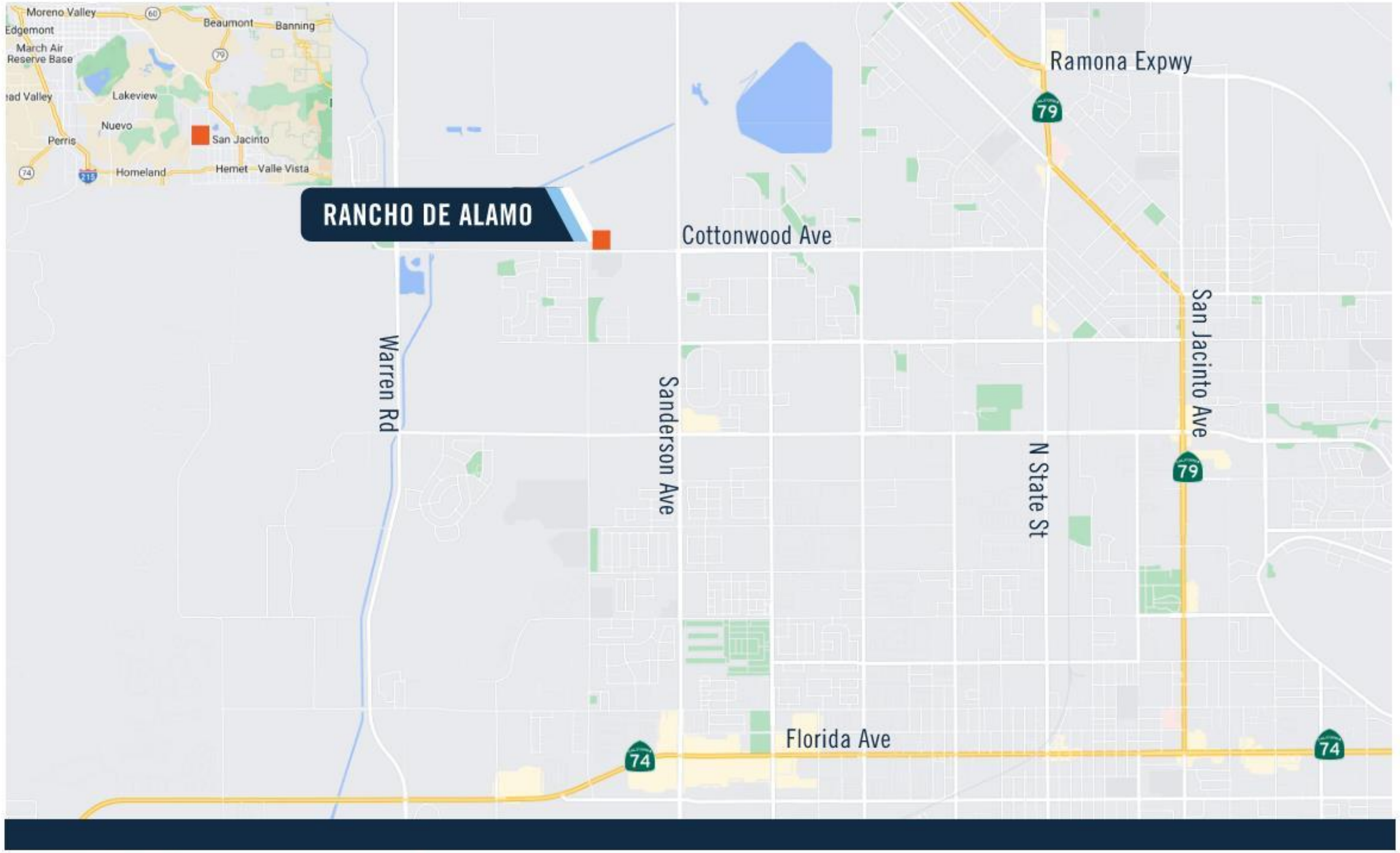
AMENITIES
The community will benefit from a planned ±1.73 acre park site within the central-eastern portion of the development.

COST TO COMPLETE
Per the Savello & Associates prepared a cost estimate. The line-items within the anticipated budget shall serve as the Seller's Finished Lot Definition, except for those items designated as "house cost." The budget contemplates a 10% contingency on improvement costs and a 5% contingency consultants.

COST TO COMPETE	COST PER LOT
Improvement Costs	$95,590
Consultants	$8,336
Fees, Bonds & Assessments	$55,577
Estimated Refunds / Reimbursements	($5,875)
CFD Reimbursement	($22,842)
Total Net Cost to Compete	**$130,786**

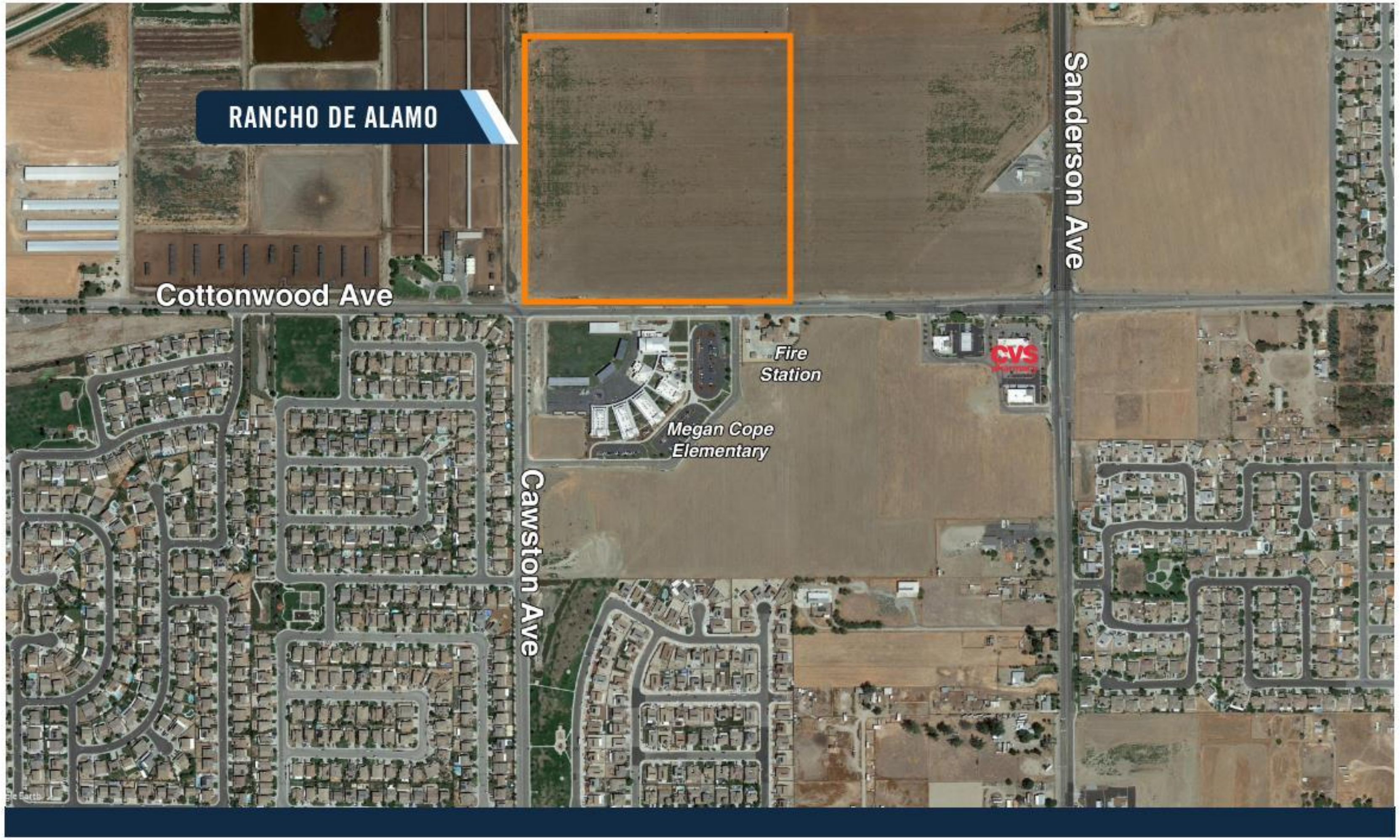
COAST COAST

DEVELOPMENT OVERVIEW
LOCATION MAP



DEVELOPMENT OVERVIEW

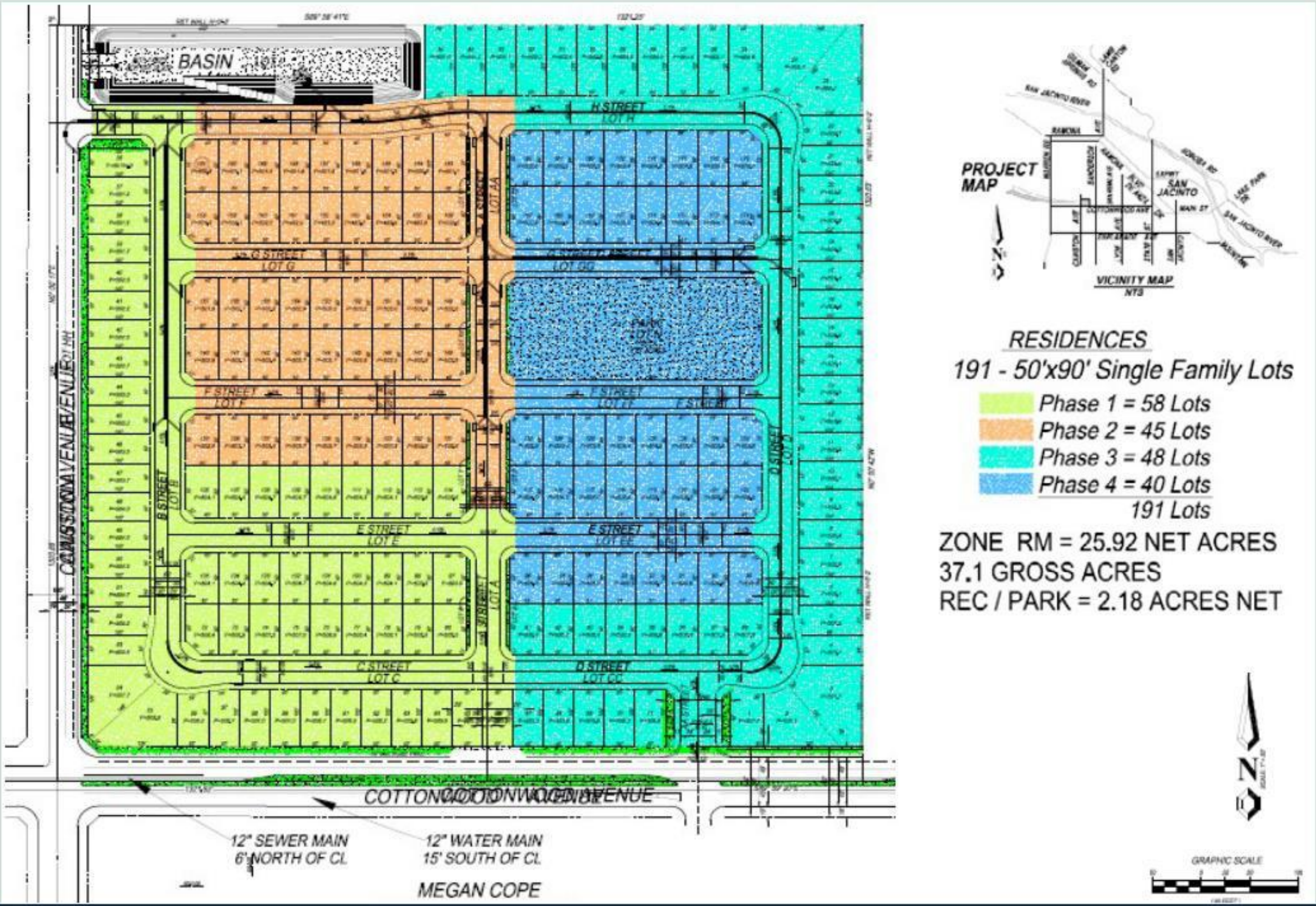
LOW AERIAL



DEVELOPMENT OVERVIEW

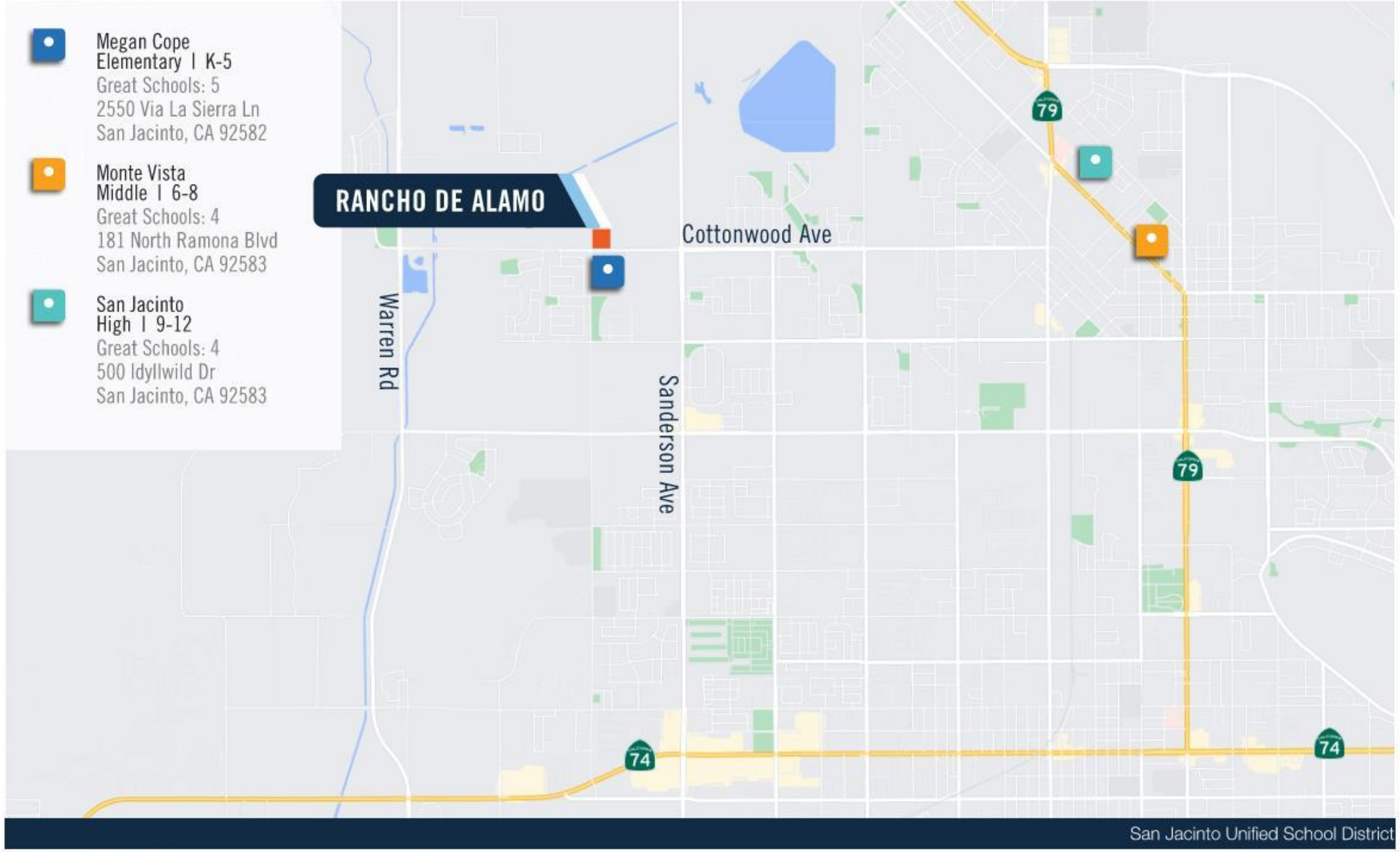
SITE PLAN TTM 37881

DEVELOPMENT OVERVIEW
DEVELOPMENT PHASING PLAN



DEVELOPMENT OVERVIEW

PUBLIC SCHOOLS



OFFERING GUIDELINES

OFFERING GUIDELINES

OVERVIEW

PRICE

Submit offer on an "as-is" and finished lot basis assuming the provided costs and fees.

TERMS

All cash at the close of escrow. Please clarify treatment of the CFD in the LOI.

DUE DILIGENCE

Due diligence information is available to a Buyer by clicking the following link:

Rancho De Alamo Due Diligence

FEASIBILITY PERIOD

Buyer will have 45 days from LOI to complete a feasibility study of the property. A draft of the PSA from Seller will be provided within one week of mutual agreement of LOI terms.

CLOSE OF ESCROW

Shall occur within 15 days after the approval of feasibility or other mutually agreed terms.

OPENING OF ESCROW

Upon execution of a PSA, the parties shall open escrow with First American Title Company

CONDITION AT CLOSE OF ESCROW

Seller to deliver property in its "as-is" condition.

SELLER

West Coast Inland Partners IV, LLC

BROKERAGE DISCLOSURE

This land is offered by Coast 2 Coast Equities, LLC, acting as Manager of West Coast Inland Partners IV, LLC.

If buyer intends to be represented by a real estate broker or agent, the buyer's relationship with the broker or agent must be disclosed by submitting executed Brokerage Disclosure Forms along with the offer. Expected commissions or other fees must be included.

RANCHO DE ALAMO // 191 Single Family Estate Lots // San Jacinto, California

CONTACT US FOR MORE INFORMATION

Steve Matley
President, Coast 2 Coast Equities, Inc
951-809-9720
smatley@coast-2coast.com
43980 Mahlon Vail Rd. #104
Temecula, Calif. 92592