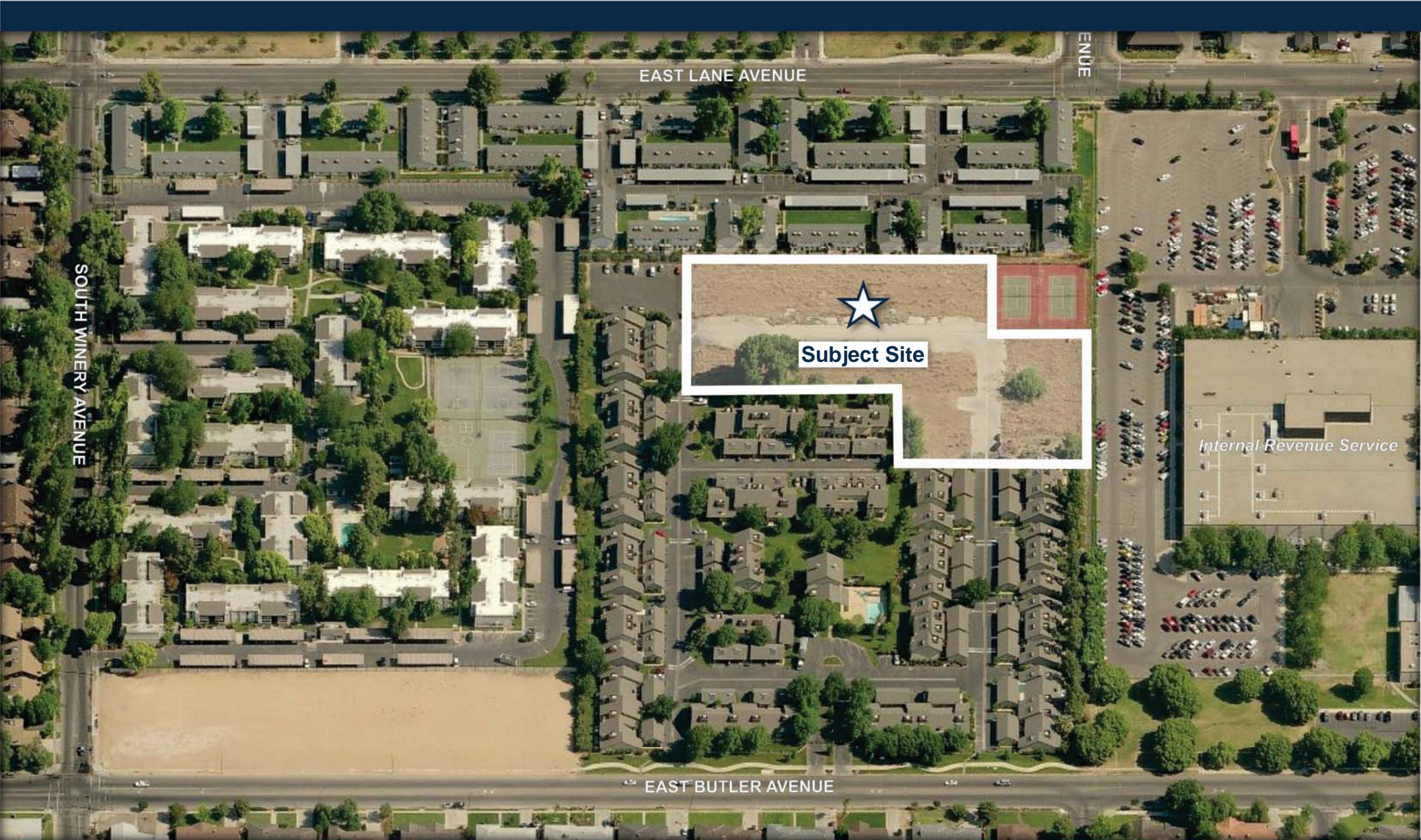


4975 EAST BUTLER AVENUE
36 TOWNHOME LOTS WITHIN CAPISTRANO TOWNHOMES
CITY OF FRESNO, COUNTY OF FRESNO

EXCLUSIVELY REPRESENTED BY:



SOUTH WINERY AVENUE

EAST LANE AVENUE

ENUE

Subject Site

Internal Revenue Service

EAST BUTLER AVENUE

OFFERING BROCHURE
MARCH 2014



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PROPERTY DESCRIPTION

EXECUTIVE SUMMARY

REGIONAL MAP

LOCAL MAP

AERIAL MAP

APN MAP

SITE PHOTOS

EXECUTIVE SUMMARY

Project Description

The subject site features 36 townhome lots on approximately 3.26 acres within the existing Capistrano Townhomes subdivision.

Location

The subject site is generally located on the north side of East Butler Avenue between Fine and Willow Avenues. More specifically, the subject site is located at 4975 East Butler Avenue.

Municipality

City of Fresno, County of Fresno

Owner of Record

Pistoresi Investments, Inc.

Assessor Parcel Number

472-200-01 thru 472-200-24 and 472-200-41 thru 472-200-52

Acres

Approximately 3.26 gross acres

Lot Count / Size

The subject site features 36 townhome lots.

Zoning

The subject site is zoned residential allowing for R-3, Medium Density Multi-Family Residential.

Entitlements

The subject site has an approved tentative tract map.

Property Condition

The subject site has been rough graded and will be delivered "as is" condition. The Buyer will be responsible for making all necessary improvements.

Topography

The subject site is relatively flat.

Homeowners Association

No Homeowner's Association (HOA) presently exists for the project. Build out of the project may require the formation of an HOA to maintain common areas.

Tax Information

LAO recommends obtaining and reviewing a current title report in order to determine the exact status of current and back property taxes owed on the property.

Cost to Complete

No cost to complete is available at this time.

School District Information*Fresno Unified School District*

- Ayer Elementary School (K-6)
State Rank: 3 API: 771
- Elizabeth Terronez Middle School (7-8)
State Rank: 1 API: 675
- Sunnyside High School (9-12)
State Rank: 3 API: 704

The **State Rank** is determined by a school's API Score in comparison to all other schools in California. (1 is the worst, 10 is the best). An equal number of schools occupy each rank. This rank comes from the 2012 California Academic Performance Index (API) Base report. The **API Score** is a number between 200 and 1000 that reflects a school's or school district's performance on statewide student assessments.

Comments

The subject is in close, walking distance to the nearby Fresno Pacific University which is located approximately ¼-mile southwest at the corner of Butler and Chestnut Avenues.

The subject is in close, walking distance to East Gate Shopping Center and Kings Canyon Pavilions Shopping Center.

Brokerage Disclosure

Please be advised, Buyer acknowledges that Land Advisors Organization, may (1) act as an agent for more than one prospective Buyer on the subject property and/or (2) act as the agent for both the Buyer and Seller on the subject property. Any prospective Buyer requesting Land Advisors to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers.

Asking Price

Submit.

Exclusively Represented by**Jason Hepp**

Senior Marketing Consultant
CalBRE #01457267
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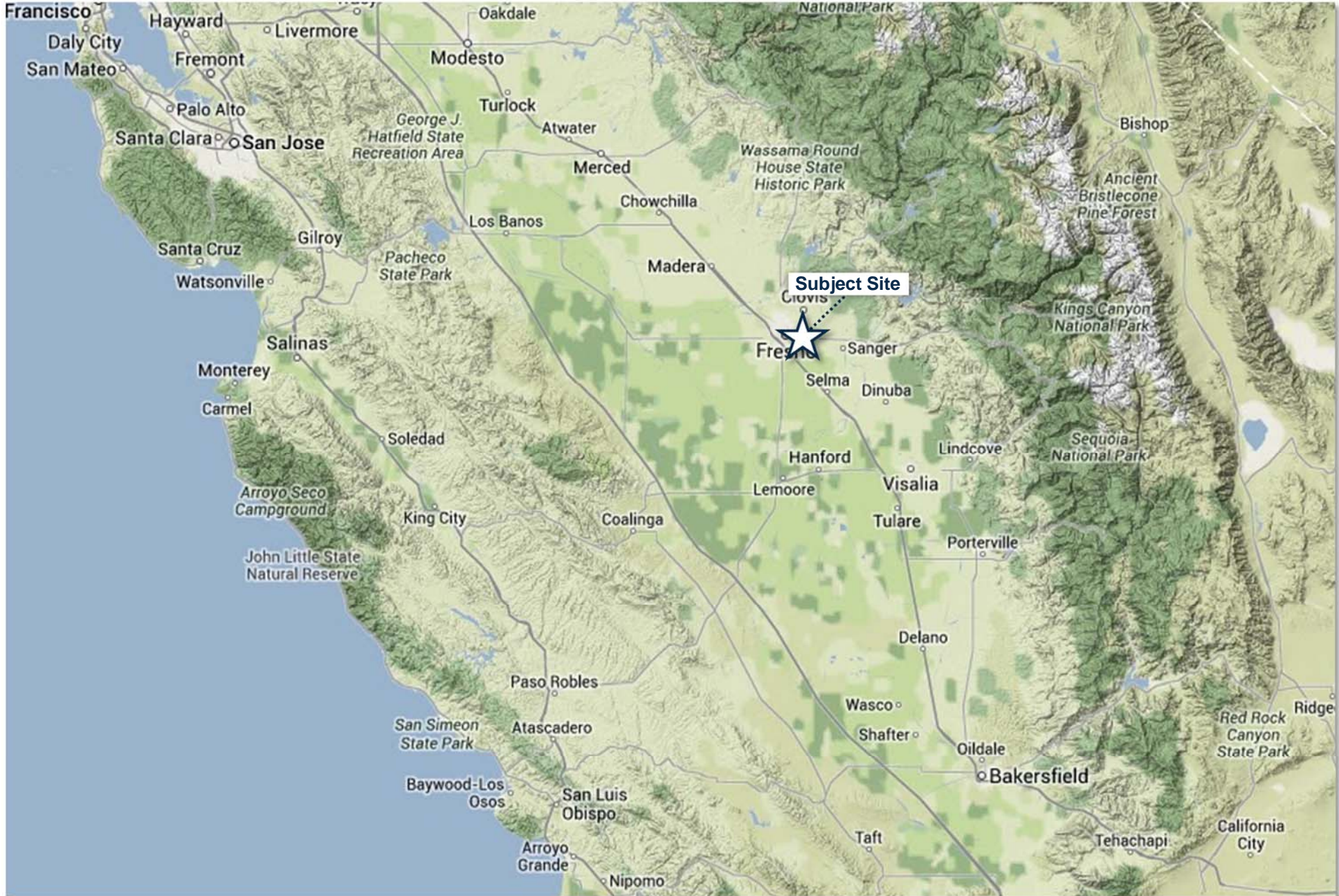
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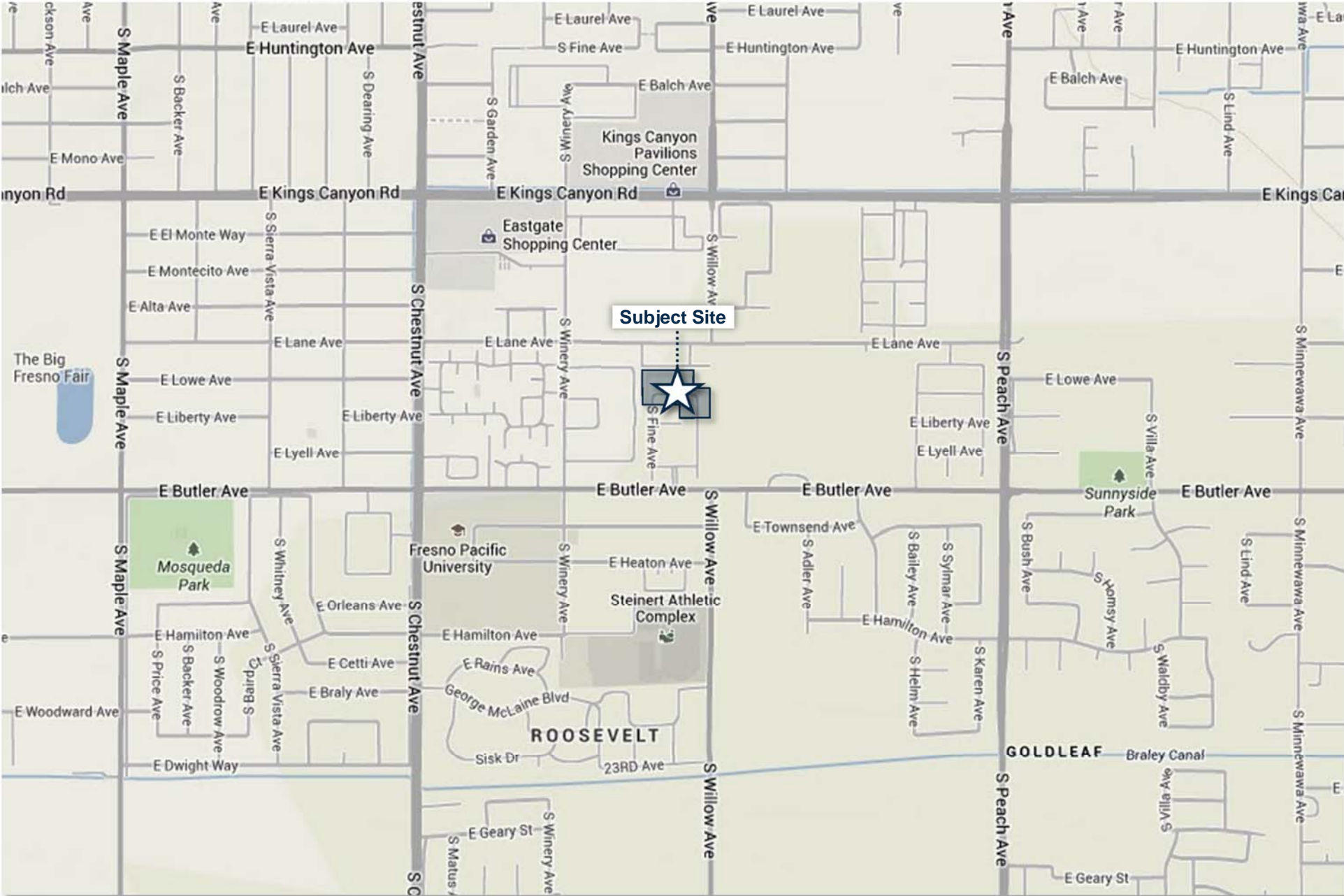
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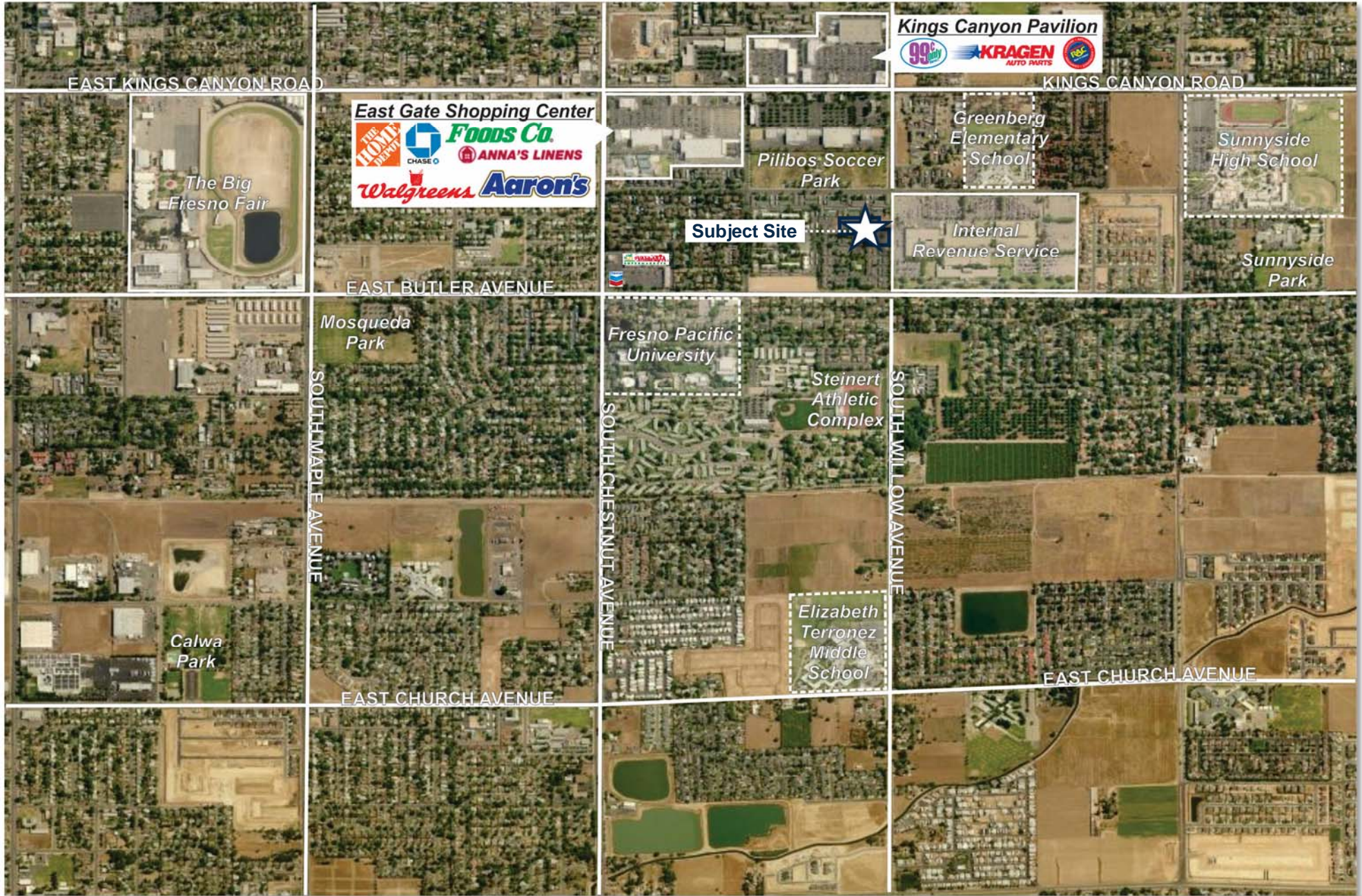
REGIONAL MAP



LOCAL MAP



VICINITY MAP



AERIAL MAP



--- NOTE ---

This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

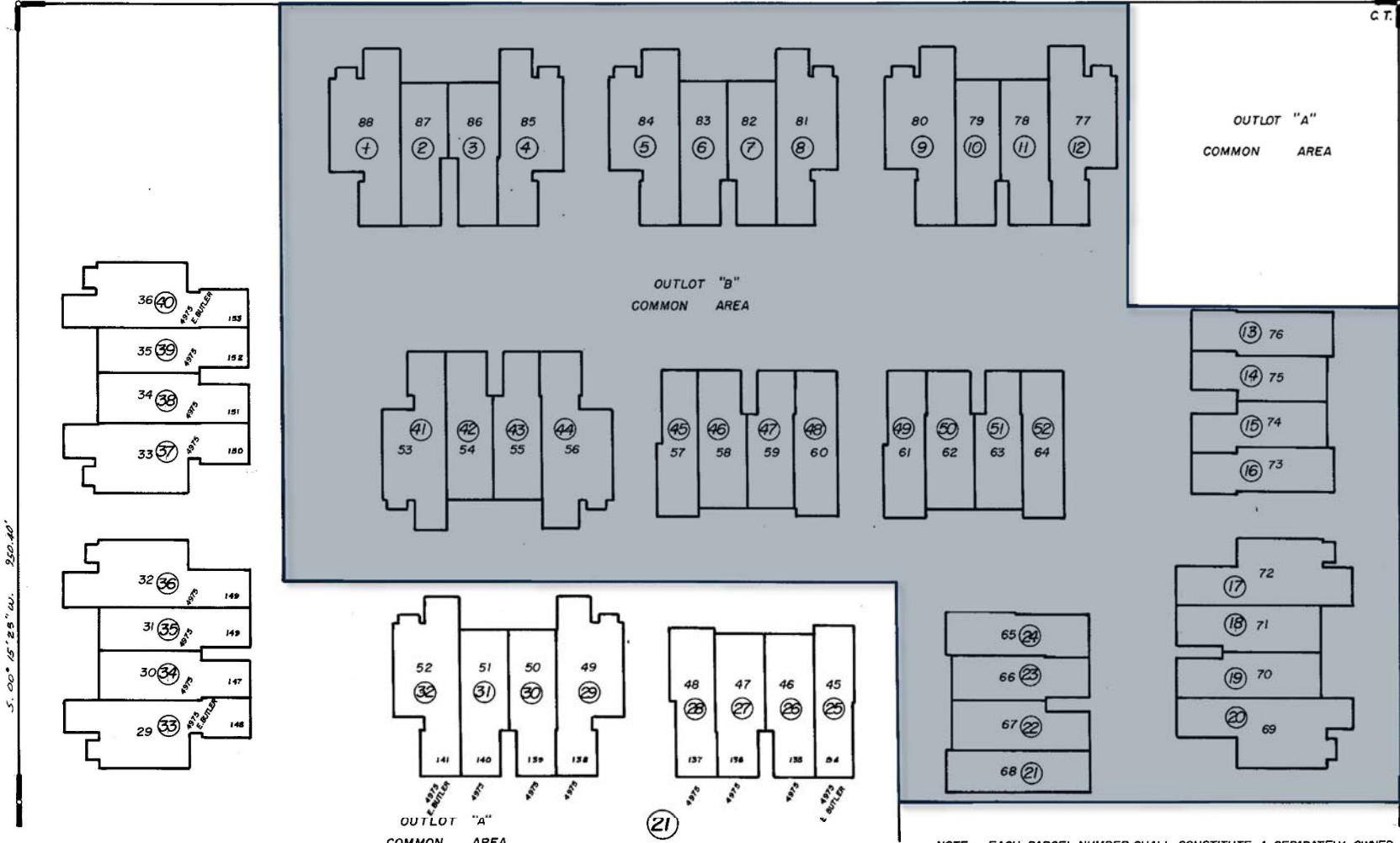
SUBDIVIDED LAND IN POR. SEC. 7, T. 14 S., R. 21 E., M. D. B. & M.

Tax Rate Area 5-136

472-20

04

N. 89° 56' 25" W. 660.58'



NOTE : EACH PARCEL NUMBER SHALL CONSTITUTE A SEPARATELY OWNED UNIT AND A PROPORTIONATE INTEREST IN THE COMMON AREA.

Capistrano Townhomes
Condominium Plan For Lot 1 Of Tract No. 3125 - Plat Bk. 34, Pg. 4

Assessor's Map Bk. 472 -Pg. 20
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



TRACT MAP

SITE PHOTOS



REGIONAL OVERVIEW

ARTS & CULTURE

SPORTS & OUTDOOR RECREATION

PARKS, RECREATION, TOURS & ATTRACTIONS

SHOPPING

ARTS & CULTURE

THE TOWER DISTRICT



The Tower District is Fresno's dining, arts and entertainment district. The Tower's character is set by a wide variety of businesses. Restaurants, cafes, nightclubs, performing arts venues, theaters, galleries, bakeries, delis, plus a unique blend of specialty retail establishments are all within walking distance of each other, and most are locally owned and operated.

THE FRESNO CHAFFEE ZOO



The Fresno Chaffee Zoo opened in 1907. Fresno Chaffee Zoo is home to approximately 125 species. They are the *only* zoo in North America that currently houses Northland green geckos and Southern tent tortoises. It is also home to 18 species that are part of the Species Survival Plan, a program created by AZA member zoos to systematically develop breeding management strategies to help protect some of the planet's rarest animals.

FRESNO ART MUSEUM



The Fresno Art Museum offers a dynamic experience for appreciating art. The Museum's exhibitions have included a wide range of visual arts media (painting, sculpture, graphics, photography, and fine crafts such as fiber arts, ceramics, jewelry, glass) by local as well as nationally and internationally known artists. The Museum is best known for showing modern and contemporary art.

FRESNO PHILHARMONIC



The Fresno Philharmonic is the cultural flagship of Fresno, and one of the leading cultural organizations in the central San Joaquin Valley, one of the fastest growing regions in California. The population of Fresno is approaching 500,000, with an equal number living in surrounding communities. The rapid growth of Fresno's cultural community in recent years speaks well of Fresno's potential as an emerging center of cultural activity in the western United States

LEGION OF VALOR MUSEUM



The Legion of Valor Museum grew out of the efforts of several dedicated Legion of Valor members and their wives who worked with the City of Fresno to use the Fresno Veterans Memorial Auditorium. The museum houses thousands of donated items and papers. Numerous framed citations, photographs, and exhibits tell the story of America's wars as seen by individual soldiers, sailors, and airmen. Uniforms and equipment of different eras are also on display.

SAROYAN THEATRE



The jewel of Central California, the Saroyan Theatre distinguishes itself with unparalleled elegance and luxurious seating and has hosted some of the world's most renowned performers during its rich history. The Saroyan Theatre is Fresno's premier cultural arts destination and home to the area's leading performing arts groups. The 2,353-seat theatre also hosts a variety of comedy shows, concerts, family entertainment and community events.

Source: City of Fresno, The Tower District, The Fresno Chaffee Zoo, Fresno Art Museum, Fresno Philharmonic, Legion of Valor Museum, and Saroyan Theatre

SPORTS & OUTDOOR RECREATION

FRESNO GRIZZLIES



After opening its gates in May 2002, Chukchansi Park is home to the Fresno Grizzlies, the San Francisco Giants' Triple-A affiliate, and has become the crown jewel of Downtown Fresno, standing as one of the most beautiful and modern minor league sports facilities in the country. The 12,500 capacity stadium has incredible sight lines from every seat and provides dramatic views of the downtown skyline and nearby Sierra Mountains.

FRESNO MONSTERS HOCKEY TEAM



The Fresno Monsters consist of two teams: a Junior A Tier II team in the North American Hockey League and a Junior A Tier III team in the Western States Hockey League. Junior A hockey is the highest level of amateur hockey in North America.

FRESNO STATE BULLDOGS



California State University, Fresno Athletics Department provides a distinctive educational and life-skill development experience for young men and women with exceptional athletic abilities. Additionally, intercollegiate athletics is uniquely positioned to aid the institution with some of its objectives; the engagement of the region, development of the campus community and pursuit of national recognition and prestige for Fresno State.

MILLERTON LAKE STATE REC. AREA



With over 40 miles of shore land for water sports, this State Recreation Area (SRA) offers visitors swimming, fishing, and boating. The hills surrounding the lake provide good hiking opportunities. Wildlife in the park includes ground squirrels, cottontails, mule deer, badgers and bald and golden eagles. During winter, the park has special boat tours to view the bald eagles.

YOSEMITE NATIONAL PARK



First protected in 1864, Yosemite National Park is best known for its waterfalls, but within its nearly 1,200 square miles, you can find deep valleys, grand meadows, ancient giant sequoias, a vast wilderness area, and much more. Not just a great valley, but a shrine to human foresight, the strength of granite, the power of glaciers, the persistence of life, and the tranquility of the High Sierra.

SEQUOIA & KINGS CYN NAT'L PARK



Sequoia and Kings Canyon National Parks lie side by side in the southern Sierra Nevada, east of the San Joaquin Valley. Visitor activities vary by season and elevation (1,370 feet to 14,494 feet). This landscape testifies to nature's size, beauty, and diversity - huge mountains, rugged foothills, deep canyons, vast caverns, and the world's largest trees.

PARKS, RECREATION, TOURS & ATTRACTIONS

CITY PARKS



The City of Fresno Parks, After School, Recreation and Community Services Department (PARCS) offers numerous parks including regional parks, neighborhood parks, action sports facilities, play structures and golf courses. In addition, PARCS owns and maintains many community and neighborhood centers that are open to the public and offer various programs for all ages.

ISLAND WATERPARK



Island Waterpark is located in northwest Fresno and is known as the Central Valley's favorite water park. It operates May through September. Island Waterpark features water slides and jungle gyms offers single day tickets, season passes. It is great place to take your family or host a corporate event.

WILD WATER ADVENTURE PARK



Located on 52-acres in a beautiful country setting near Clovis, Wild Water Adventure Park is the largest and wildest water park in Central California. The amusement park/theme park offers family fun including water slides, wave pools for the adventurous, adventure bay for younger children, and fishing.

PLAY FRESNO



Whether you're a sports enthusiast looking for the next big game, an avid art lover in search of hidden treasures, a foodie with a big appetite for fresh produce and local flavors, or the next Olympic snowboarding champion, Fresno has a playground for you, any time of year.

WINERIES



Whether you are new to wine drinking or a wine connoisseur, Fresno's wine country offers delicious wines to fit your palate. Fresno county winemakers include: A. Nonini Winery, Engelmann Cellars, Lomac Winery, Milla Vineyards, Moravia Wines, Fresno State Winery, Tivy Mountain Vitners, Los Californios, Appellation California, Simonian Farms, Yribarren Family Vineyards, and more.

YOSEMITE & BEYOND



Yosemite & Beyond Tours prefers small groups, their tour guide/specialists don't "come to work" they fulfill their passion to share this special park called Yosemite. The company got its name with the help of a friend who said "you go "beyond" in your service and expectations and you go "beyond" Yosemite. Whether it be a tour of Yosemite, gold country, local vitnners, agriculture, gardens or customized they will entertain and educate you on this fascinating and diverse area.

SHOPPING

RIVER PARK SHOPPING CENTER



River Park is located on the east side of Blackstone Avenue in Fresno and features three distinct shopping areas: The Shops at River Park, The Marketplace at River Park, and River Park Plaza. River Park is anchored by Macy's, Best Buy, Target, and the 21-screen movie and IMAX theatre run by Edwards Theatres. Other major retailers include Marshalls, Cost Plus World Market, Sports Authority, OfficeMax, Old Navy and REI, with several restaurants located throughout the sprawling 100-acre open-air complex. River Park is where shopping, food and fun meet work and play.

FASHION FAIR MALL



Fashion Fair really has it all – wonderful department stores, favorite specialty shops, memorable restaurants and a satisfying food court – all in a pleasing package in the heart of Fresno. To drop just a few names, here you'll find Anthropologie, Apple, Lucky Brand, M.A.C., Pac Sun, Sephora, Urban Outfitters and so much more. Forever 21 joins Macy's and JCPenney to answer every need. Our dining is delicious with The Cheesecake Factory, Fleming's Prime Steakhouse and BJ's Restaurant and Brewhouse, just to whet your appetite. Truly Fresno's best.

MANCHESTER CENTER



For over 50 years Manchester Center has served Fresno and surrounding areas with a unique sense of style and tastes. Manchester center has evolved from a primary retail strip center to an enclosed two-story mixed-use facility. Throughout out each trend and transition Manchester Center has always maintained integrity and sense of community.

SIERRA VISTA MALL



Sierra Vista Mall is a 78-acre regional shopping center with four anchors and over 85 retail and restaurant spaces in addition to Sierra Vista Cinema 16. Sierra Vista Mall recently completed an outdoor lifestyle expansion in 2007. Today, the shopping center's total square footage is 690,487. The outdoor lifestyle amenities include a state-of-art, stadium seating movie theater; exterior retail/restaurant buildings; a community park/concert area; and beautiful fountains and landscaping. Sierra Vista Mall is the retail center for Clovis and its surrounding areas.

DISCLOSURES

CONFIDENTIALITY & DISCLAIMER

BROKERAGE DISCLOSURE

CONFIDENTIALITY & DISCLAIMER

The information contained in this offering material ("Marketing Brochure") is confidential, furnished solely for the purpose of a review by prospective purchaser of any portion of Assessor Parcel Nos. 472-200-01 thru 472-200-24 and 472-200-41 thru 472-200-52 within the City of Fresno, County of Fresno, California ("Property") and is not to be used for any other purpose or made available to any other person without the express written consent of **Park Place Partners, Inc. d/b/a Land Advisors Organization** ("Land Advisors"). The material is based in part upon information supplied by **Pistoresi Investments, Inc.** ("Seller") and in part upon information obtained by Land Advisors from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Seller, Land Advisors, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. **Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.**

This Marketing Brochure was prepared by Land Advisors. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All assumptions are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation.

In this Marketing Brochure, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Marketing Brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Land Advisors or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Seller and Land Advisors expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Brochure or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations there under have been satisfied or waived. Land Advisors is not authorized to make any representations or agreements on behalf of Seller.

This Marketing Brochure is the Property of Land Advisors and may be used only by parties approved by Land Advisors. The Property is privately offered and, by accepting this Marketing Brochure, the party in possession hereof agrees (i) to return it to Land Advisors immediately upon request of Land Advisors or Seller and (ii) that this Marketing Brochure and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Marketing Brochure may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Land Advisors and Seller.

Please be advised, Buyer acknowledges that Park Place Partners, Inc. d/b/a Land Advisors Organization, may (1) act as an agent for more than one prospective Buyer on the subject property and/or (2) act as the agent for both the Buyer and Seller on the subject property. Any prospective Buyer requesting Land Advisors to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers.

The terms and conditions set forth above apply to this Marketing Brochure in its entirety.

**DISCLOSURE AND CONSENT FOR REPRESENTATION
OF MORE THAN ONE BUYER OR SELLER
Excerpts From – C.A.R. Form DA, 11/06**

A real estate broker, whether a corporation, partnership or sole proprietorship, (“Broker”) may represent more than one buyer or seller provided the Broker has made a disclosure and the principals have given their consent. This multiple representation can occur through an individual license as a broker or through different associate licensees acting for the Broker. The associates licensees may be working out of the same or different office locations.

Broker may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Buyer and Seller understand that Broker may represent more than one buyer or seller and even both buyer and seller on the same transaction.

If Seller is represented by Broker, Seller acknowledges that Broker may represent prospective buyers of Seller’s property and consents to Broker acting as a dual agent for both Seller and Buyer in that transaction.

If Buyer is represented by Broker, Buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both Buyer and Seller with regard to that property.

In the event of a dual agency, Seller and Buyer agree that: (a) Broker, without the prior notice written consent of the Buyer, will not disclose to the Seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the Seller, will not disclose to the Buyer that Seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a Dual Agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

NON CONFIDENTIALITY OF OFFERS: Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer’s offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent’s marketing strategy and the instructions of the seller.

Seller and/or Buyer acknowledges reading and understanding this Disclosure and Consent for Representation of More than One Buyer or Seller and agree to the dual agency possibility disclosed.



PLEASE DIRECT ALL INQUIRIES TO:



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