

EXCLUSIVELY REPRESENTED BY:



OTAY RANCH VILLAGE 2 WEST

CITY OF CHULA VISTA, COUNTY OF SAN DIEGO

62 SINGLE FAMILY LOTS & ±26.03 INDUSTRIAL ACRES





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EXECUTIVE SUMMARY

Project Description

Otay Ranch Village 2 West is located within the highly desirable Otay Ranch master planned community in eastern Chula Vista providing a wide variety of new homes, private swim club facilities, abundant parks and trails in a beautiful setting. Otay Ranch combines the best of old-style neighborhoods with the latest in community design.

The property is currently approved for 62 single family residential units and approximately 26 acres of industrial acreage. The location of the property provides easy access to Interstate 805 and Highway 125 and is a short commuting distance of downtown San Diego and Otay Ranch employment center.

Location

The property is located in central Chula Vista, east of Interstate 805 and west of Highway 125, generally located at the southwest corner of Olympic Parkway and Heritage Road.

Municipality

City of Chula Vista, County of San Diego

Owner of Record

Capital Salvage, Inc.

Assessor Parcel Numbers

644-312-02 and 644-312-04

Acres

Approximately 64.11 acres

Lot Count / Size

Otay Ranch Village 2 West consists of 62 low-medium residential lots to be built on approximately 38.08 acres of land and 26 acres zoned for industrial use.

Asset Type	Lots	Acres	Planned Lot Size	Site Condition
Single Family Detached Lots APN 644-312-02	62	38.08	60' x 105' 6,300 SF Min	Unimproved
Industrial Acreage APN 644-312-04	N/A	26.03	N/A	Unimproved

Total 62 64.11

Zoning

- 38 acres zoned for Low-Medium Residential (3-6 du/ac)
- 26 acres zones for industrial use

Entitlements

Otay Ranch Village 2 West has an approved tentative tract map on the residential portion and it's subject to the Otay Ranch Master Plan development guidelines and provisions for Village 2.

Property Condition

The subject site is currently in an unimproved condition. The Buyer will be responsible for making all necessary improvements.

Topography

The property is generally flat to rolling hills.

EXECUTIVE SUMMARY

Homeowners Association

To be determined

Tax & CFD Information

The current property taxes are:

APN 644-312-0200 \$46,543 Total Amount Due

APN 644-312-0400 \$26,844 Total Amount Due

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

LAO recommends further due diligence with the CFD to confirm assessment and to determine financial standing of the CFD.

School District

Chula Vista Elementary School District

- Veterans Elementary School (K-6)
State Rank: 9 API: 896

Sweetwater Union High School District

- Rancho Del Rey Middle School (7-8)
State Rank: 8 API: 864
- Otay Ranch High School (9-12)
State Rank: 8 API: 824

*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 2011 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*

Broker

The Seller shall pay Land Advisors Organization – California Division a brokerage fee pursuant to a separate agreement. There is no cooperating brokerage fee available.

Comments

Otay Ranch is a pedestrian friendly 5,300-acre master planned community that combines the best of old-style neighborhoods with the latest in community design. It is a balanced community with housing, shops, workplaces, schools, parks, civic facilities and open spaces. It is intended to cluster the majority of development in villages, with conveniently located features and well-defined edges such as the Chula Vista Greenbelt, open spaces and wildlife corridors. The entire ranch will ultimately add a total population to Chula Vista of approximately 62,373.

Asking Price

Property is presented at \$9,000,000.

Exclusively Represented By:

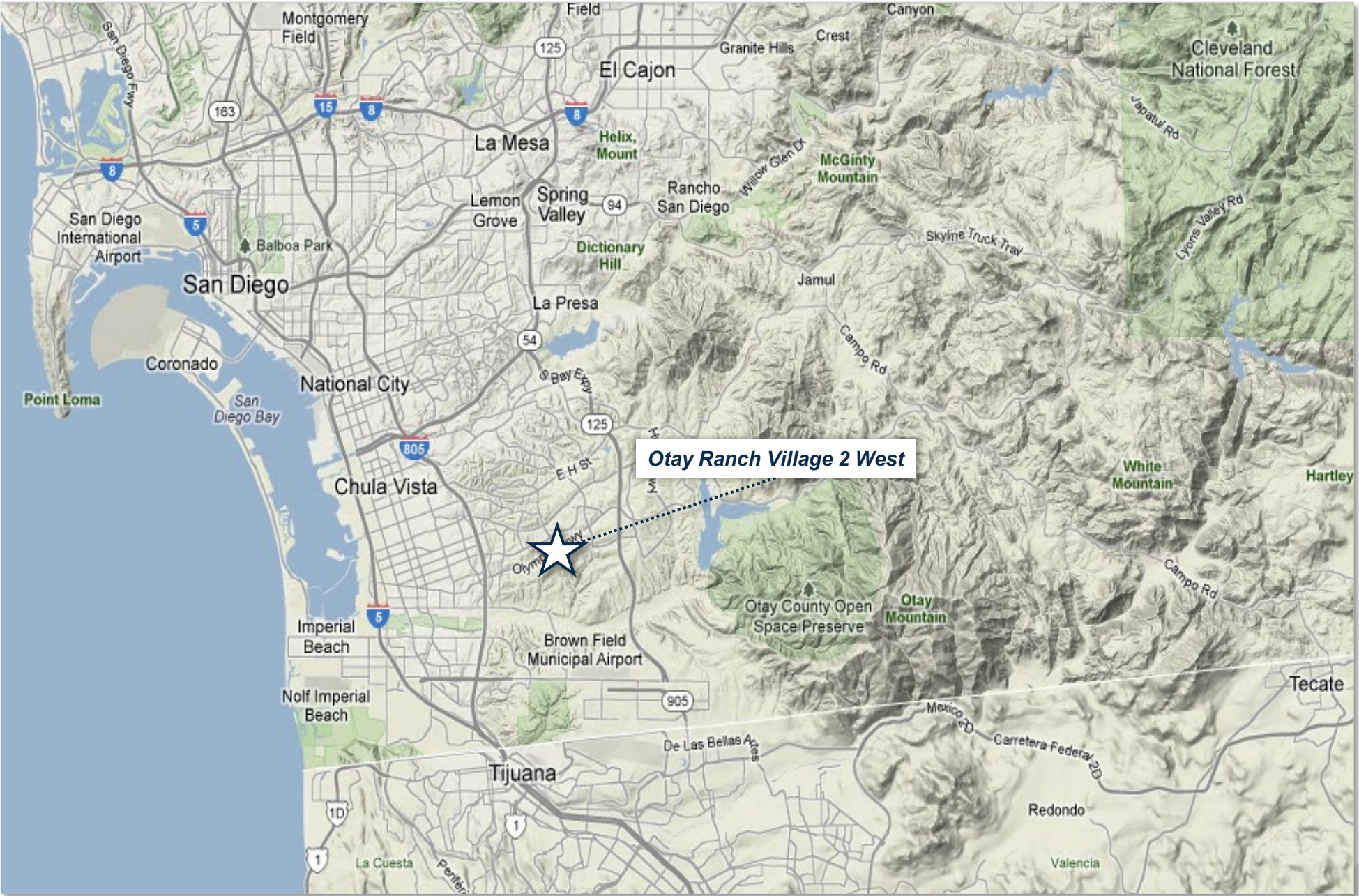
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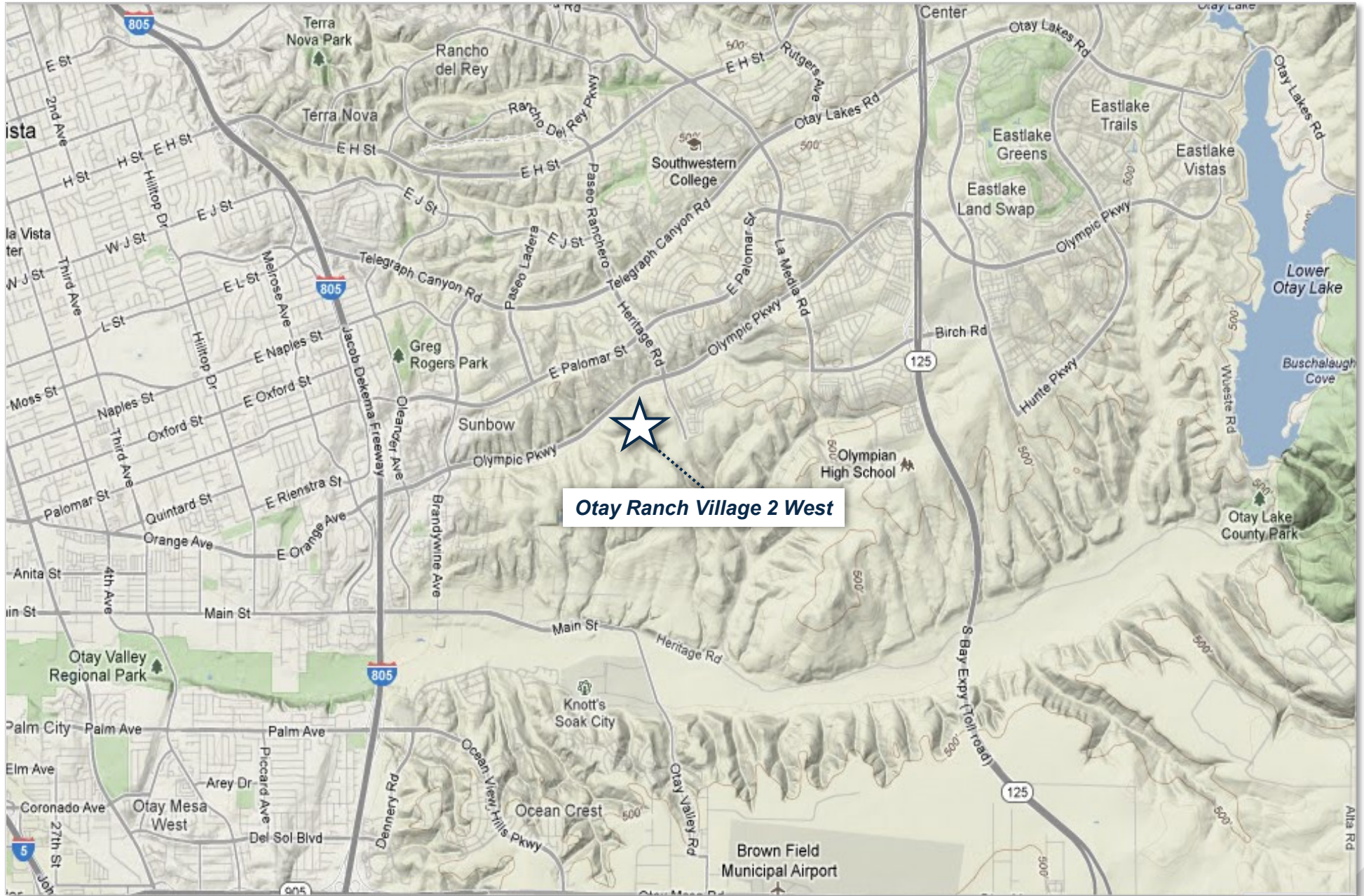
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REGIONAL MAP



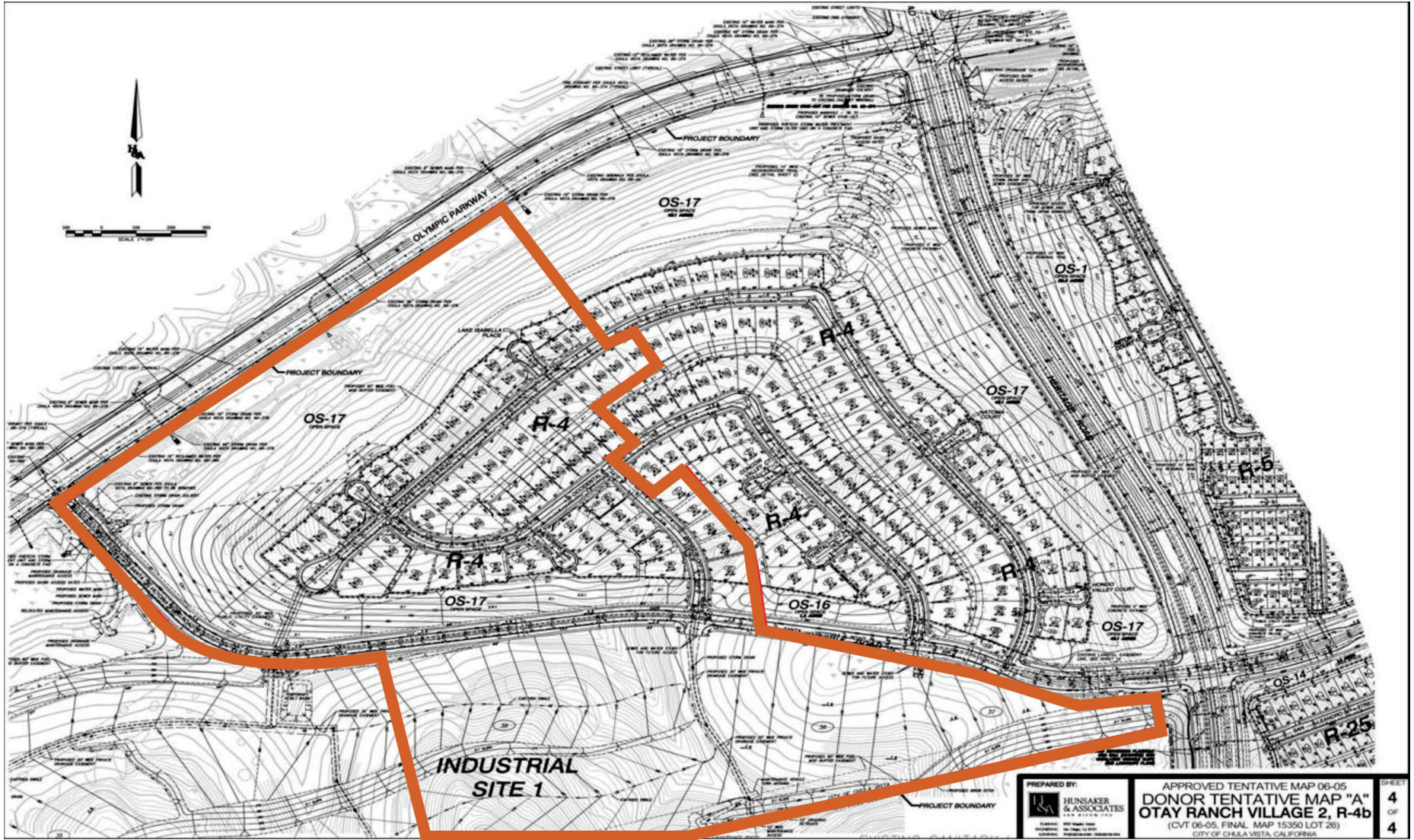
LOCAL MAP



AERIAL MAP



TENTATIVE TRACT MAP



 HUNSAKER & ASSOCIATES 1555 W. 15th St. San Diego, CA 92161 619.594.1100	APPROVED TENTATIVE MAP 06-05 DONOR TENTATIVE MAP "A" OTAY RANCH VILLAGE 2, R-4b (CVT 06-05, FINAL MAP 15350 LOT 28) CITY OF CHULA VISTA, CALIFORNIA	SHEET 4 OF 4
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SITE PHOTOS



Olympic Parkway

View from the northwest corner of the subject site looking southeast

MAPS & PHOTOS



Heritage Towne Center



Scenic Trail, Otay Ranch



Scenic Pond, Heritage Park in Village of Heritage



Pathway at Heritage Park



Fire Station in Otay Ranch



Heritage Town Center

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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.

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

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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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