

1373-1375 Gossage Ave, Petaluma Ca 94952

Development Opportunity w/2 Existing Homes, 2 Barns, 1 Gazebo



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Disclaimer: information has not been verified, is not guaranteed and is subject to change.



G o s s a g e A c r e s . c o m

1373-1375 Gossage Avenue, Petaluma Ca 94952

2nd Preliminary *Tentative Map 11 Lot Subdivision Engineer Design

*Huffman Engineering & Surveying

HOME

2 Barns

Farmhouse



Summary: Total of 11-lot split, 2 lots with existing homes and another lot of the accessory dwelling(s) of the barn/studio & Large barn & 9 remaining buildable lots.

11 Total Lots with size ranges from .27 - .71 acres.

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Gossage Acres Estate

Tentative 11-Lot Split Subdivision w/ 2 Homes & 2 Barns



A Must
See!

www.GossageAcres.com

Yasmeen Hillyard, Realtor, RE/MAX GOLD, 201 1st St, Petaluma Ca 94952
CALBRE:01505622, 707.771.0338 cell, DHLUXUS.com

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Gossage Acres Estate

1373-1375 Gossage Avenue, Petaluma Ca 94952

4.99 Acres, Zoned "RVL" City of Petaluma, Subdivision Development Opportunity!



4.99 Acres • 2 Homes • 2 Barns • 1 Gazebo • Development Zoning (City of Petaluma) "RVL"



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Built in 1907's, 5 bed/6 bath total of multi-unit(s) *(5+ potential rental units)
Total of 4500+ sq. ft + 450+/- sq. ft finished Barn w/kitchenette + a 2700+/- sq. ft
barn/workshop or storage, Gazebo, fruit trees, chicken coop, views, privacy
in WPetaluma, minutes to historic downtown.

Total of 11-lot split potential, 2 lots with existing homes and accessory
dwellings & 9 remaining buildable lots. 11-12 Total Lots with size ranges from
.27 - .71 acres. 4.99 acre, 11-lot split tentative map *engineer design.

*Design by Huffman Engineer & Surveying

**Buyer to verify permits

www.GossageAcres.com

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Gossage Acres Estate Investment Summary

Estimated Value Retail Breakdown:

- ⇒ TOTAL Retail Raw Land Value: 4.99 acres
- ⇒ (Unimproved ¼ acre Residential Lot Retail Comps = \$300,000-\$320,000 (depending on views/location))
4.99 / .25 lots = 19.96 (.25 acre lots)
- Infrastructure Street & Sidewalk land
(Estimate Only) - .30 - .50
- ⇒ New Total: 19.46 – 19.66
- ⇒ Total Raw Residential Land Retail Value:
19.46 x \$300,000 = \$5,838,000 - \$6,227,200
- ⇒ 2 Existing Legal Homes, 1 Gazebo, 2 Barns Retail Value:
 - ⇒ \$750,000 \$800,000 (1980's Home)
 - ⇒ \$1,200,000 - \$1,300,000 (1907 Farmhouse w/Gazebo)
 - ⇒ \$100,000-\$150,000 2 Existing Barns
- ⇒ Formula For Retail Value:
\$5,838,000 - \$6,227,200
+
\$750,000 - \$800,000
+
\$1,200,000 - \$1,300,000
+
\$100,000-\$150,000
- ⇒ *Estimated Retail Value Total:
\$7,888,000 - \$8,477,200

Estimated Value Range:

\$7,888,000 - \$8,477,200

Expenses:

Estimated New Annual Taxes: \$32,000
Annual (Actual) Insurance: \$3458
Annual (Actual) Utilities: \$10,884
Total Annual Expenses: \$46,342
Vacancy: 5%

Total*Market Income:

\$9100/Monthly Gross
\$109,200/Annual Gross
\$56,858 Yearly Net
\$5,238 Monthly Net

Asking Price:
\$3,159,950

*Market rents do not reflect actual rents

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Gossage Acres Estate

Development Opportunity

Highlights:

- 4.99 acres
- 4,500+/- sq. ft. total building space split into 5+ rentable units
- Zoned RVL-Very Low Density Residential (City of Petaluma)
- Existing 11-lot split tentative map design (for current or future development)
- 1,200+/- sq. ft. 1907 Vintage Craftsman Farmhouse w/wraparound 800+/- sq. ft. porch
- 800 +/- sq. ft. Separate rentable 1 bedroom apartment (above Farmhouse)
- Gazebo (Guest House)
- 450 +/- sq. ft Studio w/kitchenette Barn conversion
- 2700 sq. ft Large barn w/electricity & access to water (Rented out for special events)
- 1500 +/- sq. ft. Hill-top Home with 2 bedrooms /1 bath home with a wraparound deck and spectacular views
- 500+/- sq. ft. Studio w/kitchenette (below hilltop home)
- Chicken coop
- Area for raised bed organic garden
- Fruit trees: 7 apple, 2 apricot, 1 peach & 1 pear, 2 walnut
- Room for a pool and spa
- Existing Well & Septic & Public Sewer Connection
- Privacy, Views, Tranquility & Desirable Location
- Zoning allows for vacation rental

*. Buyer to verify all information on licensing requirements for VRBO.

www.GossageAcres.com

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G o s s a g e A c r e s . c o m

1373-1375 Gossage Avenue, Petaluma Ca 94952

Development: 4.99 acre Tentative 11-lot Split Engineer Design



Summary:
 Tentative (not finalized) 4.99 acre
 11-Lot Split Map *Engineer Design
 *Design by Huffman Engineer & Surveying

Value Range:
 \$990,000- \$1,390,000

(Closest comp sold for \$1.5 mil 5/11/06 for 1 acre average lots, 11-lot Approved tentative map (Not Final MAP) W/Petaluma, info below, farther from downtown area)

Address	City	Map	Acre	SqFt	Date	\$/Acre	DOM/ CDOM	Orig Price	List Price		
2762 I Extension St	Petaluma		16.2900	709,592	10/08/17	115101.29	18/18	1,875,000	1,875,000		
Listing Count	1	Averages	16.29			115101.29	18/18	1,875,000	1,875,000		
				High	1,875,000		Low	1,875,000	Median	1,875,000	
Sold											
Address	City	Map	Acre	SqFt	Date	\$/Acre	DOM/ CDOM	Orig Price	List Price	Sale Price	SP % OP
2762 I St	Petaluma		16.2900	709,592	05/11/16	92081.03	307/307	1,750,000	1,599,000	1,500,000	85.71s
Listing Count	1	Averages	16.29			92081.03	307/307	1,750,000	1,599,000	1,500,000	85.71
				High	1,500,000		Low	1,500,000	Median	1,500,000	
Property Type Count	2	Averages	16.29			103591.16	162/162	1,812,500	1,737,000	1,500,000	

Presented By: Yasmeen Hillyard Lic: 01505622 / RE/MAX PROs Phone: 707-771-0338 Lic: 01209917

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Gossage Acres Estate

VALUE/ COMPS: 1907 Victorian Craftsman Ranch home, 2,000 +/- sq. ft range including 2nd story (non-confirming) 1 bed. Apartment, 2 barns 1 (non-confirming) converted & another for rental/ special events)



Summary:

Well maintained & beautiful craftsman farmhouse w/unique historic charm & details of the 1907 era. 3 bedrooms & 2 bathrooms. A gorgeous 800+/- sq. ft wrap-around porch, huge fenced yard, fruit trees, chicken coop & loads of privacy and tranquility. Approx. 2000 sq. ft total (2nd floor could be rented separately)

Value Range :
\$1,190,000- \$1,390,000
(Including 2 barns, Gazebo,
Chicken Coop, Fruit Trees)

Listings as of 5/9/2018 4:32:12 PM

Page 1

Residential

Contingent-Show

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
415 5th St	Petaluma,		4	2 (2 0)	2500	8250 sf	1900	05/09/18	510.00	54/54	1,399,000	1,275,000
Listing Count	1	Averages			2500				510	54/54	1,399,000	1,275,000
					High 1,275,000				Low 1,275,000			Median 1,275,000

Sold

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % OP
844 Chapman Ln	Petaluma,		4	2 (1 1)	1918	2.7900 ac	1910	05/04/18	599.58	46/46	1,150,000	1,150,000	1,150,000	100.00
320 7th St	Petaluma,		3	3 (3 0)	1371	0.1240 ac	1905	12/01/17	875.27	26/26	1,250,000	1,250,000	1,200,000	96.00
962 Thompson Ln	Petaluma,		3	4 (3 1)	2050	2.0400 ac	1914	04/20/18	756.10	9/9	1,350,000	1,350,000	1,550,000	114.81
Listing Count	3	Averages			1780				743.65	27/27	1,250,000	1,250,000	1,300,000	103.60
					High 1,550,000				Low 1,150,000			Median 1,200,000		
Property Type Count	4	Averages			1960				685.24	34/34	1,287,250	1,256,250	1,300,000	

Presented By: Yasmeen Hillyard Lic: 01505622 / RE/MAX Gold Phone: 707-771-0338 Lic: 01215931

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Gossage Acres Estate

1980's Home

VALUE/COMPS: 3 bed / 2 bath Home (includes non-confirming Studio Unit), 2,000 +/- sq. ft w / Views



Summary:
Built in 1980's:
3 bedrooms & 2 baths
(*includes potential studio below)

Listings as of 5/9/2018 5:05:07 PM

Value Range:
\$789,000- \$869,000

Page 1

Residential
Contingent - Release

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	
16 Lone Oak Ct	Petaluma,		3	3 (2 1)	2250	0.4100 ac	1982	05/01/18	464.44	18/18	1,045,000	1,045,000	
Listing Count	1	Averages			2250				464.44	18/18	1,045,000	1,045,000	
					High	1,045,000			Low	1,045,000		Median	1,045,000

Sold

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP %	OP
11530 Sutton St	Petaluma,		2	2 (2 0)	1848	0.3300 ac	1989	11/08/17	378.79	78/78	740,000	720,000	700,000	94.59	
615 Elm Dr	Petaluma,		3	2 (2 0)	2047	0.2216 ac	1979	12/21/17	393.26	62/62	819,500	819,500	805,000	98.23	
2 Forest Trl	Petaluma,		3	2 (2 0)	2064	0.4672 ac	1984	04/12/18	423.93	20/20	825,000	825,000	875,000	106.06	
Listing Count	3	Averages			1986				398.66	53/53	794,833	788,167	793,333	99.63	
					High	875,000			Low	700,000		Median	805,000		

Sold Off MLS

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP %	OP
25 Sunnyslope Ct	Petaluma,		5	3 (3 0)	2340	0.2081 ac	1982	03/05/18	423.08	46/46	949,000	949,000	990,000	104.32	
Listing Count	1	Averages			2340				423.08	46/46	949,000	949,000	990,000	104.32	
					High	990,000			Low	990,000		Median	990,000		
Property Type Count	5	Averages			2110				416.7	45/45	875,700	871,700	842,500		

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Gossage Acres Estate

Development Opportunity

AERIAL VIEW



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G o s s a g e A c r e s . c o m

1373-1375 Gossage Avenue, Petaluma Ca 94952

City Of Petaluma Zoning Map



April 4, 2018

polygonLayer



Override 1

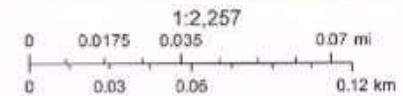
polygonLayer



Override 1



SMART Station



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Zoning: RVL/Urban Separator- “Very Low Density Residential (0.6-2.5 units per acre). Single-family residential development applied primarily to southern hillsides, with a minimum lot size of half an acre, and larger lots required for sloped sites.” – Petaluma General Plan 2025, pages 1-4 & 1-8. (Buyer to verify with City of Petaluma)

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G o s s a g e A c r e s . c o m

1373-1375 Gossage Avenue, Petaluma Ca 94952

TENTATIVE SUBDIVISION MAP LANDS OF RASONSKY 1375 Gossage Avenue Petaluma, California APN: 048-132-012

OWNER:

Joseph and Katherine Rasonsky
1375 Gossage Avenue
Petaluma California 94952

CIVIL ENGINEER/SURVEYOR:

Huffman Engineering & Surveying
203 Hoffman, P.E., L.S.
537 College Ave. Suite A
Santa Rosa, CA 95404
T: 707-542-0209
F: 707-521-0411
E: eh@huffmanengineering.com

UTILITIES:

OWNERSHIP:

Sewer City of Petaluma
Water City of Petaluma
Electricity Pacific Gas and Electric
Natural Gas Pacific Gas and Electric
Cable Television Comcast
Telephone AT&T

BENCHMARK

HFGN D CA 04 KE - PID J79615
EL = 20.6 FEET (NAD 1988)

TOPOGRAPHIC MAPPING

PREPARED BY PHELPS AND ASSOCIATED
DATED 5/3/2004

Abbreviations List

A	ACRES	J	JOINT POLE
A/E	ALARM ELECTRIC	L	LINE
B/S	BUILDING	LF	LINEAR FEET
BM	BENCHMARK	MAK	MAXIMUM
BO	BOTTOM	MIN	MINIMUM
BW	BOTTOM OF WALL	N	NEW
CL	CENTERLINE	N.T.S.	NOT TO SCALE
CMF	CONCRETE METAL PIPE	O	ON CENTER
CO	CONCRETE	O/H	OVERHEAD
COB	CONCRETE	OP	PROPOSED
SI	GROUP INLET	PAE	PACIFIC GAS AND ELECTRIC COMPANY
DA	DIAMETER	PL	PROPERTY LINE
SL	DAYLIGHT	PRM	PRIMARY
DWG	DRAWING	PUE	PUBLIC UTILITY EASEMENT
D/W	DRAINWAY	PVC	POLYVINYL CHLORIDE PIPE
CS	CORNER/OUT	RC	RELATIVE COMPACTON
(E)	EXISTING	RE	REGISTERED CIVIL ENGINEER
EV	EXISTING GRADE	RE	REGISTERED ENGINEER
ELEV	ELEVATION	R/W	RIGHT OF WAY
ELC	ELECTRIC	S.A.R.	SEE ARCHITECTS DRAWINGS
EMT	EASEMENT	S.A.R.	SEE ARCHITECTS DRAWINGS
EXP	EXPANSION	SO	STORM DRAIN
FF	FINISH FLOOR	S	SLOPE
F0	FINISH GRADE	STA.	STATION
FL	FLOWLINE	STD	STANDARD
FND	FOUND	TB	TO BE REMOVED
GB	GRACK BREAK	T/B	TOP OF BANK
GV	GATE VALVE	T/E	TOP OF BANK
HP	HIGH POINT	T	TREE
H/C	HANDICAP	TS	TOP OF SLAB (OR SIDEWALK)
IG	INVERT GRADE	TR	TOP OF WALL
IP	IRON PIPE	TRP	TYPICAL
		USP	UNDER SEPARATE PERMIT

ZONING AND LAND USE		
GREEN AREA (AC)	EXISTING COUNTY OF SONOMA	DESIGNATED CITY OF PETALUMA
ZONING	AR (AGRICULTURAL AND RESIDENTIAL DISTRICT)	R2 (RESIDENTIAL 2)
LAND USE	RM2 (RURAL RESIDENTIAL)	RL (LOW RESIDENTIAL)

SLOPE ANALYSIS (CONTINUATION)					
LOT #	LENGTH (F)	REQUIRED SLOPE	WIDTH	REQUIRED (S.F.)	AREA (S.F.)
1	988	0.23 (AC) 11,700 (S.F.)	16.84	10,028	10,028
2	925	0.27 (AC) 11,876 (S.F.)	16.48	8,148	8,148
3	1,050	0.26 (AC) 12,843 (S.F.)	16.79	10,028	10,028
4	1,205	0.36 (AC) 15,237 (S.F.)	15.54	8,148	8,148
5	1,124	0.44 (AC) 16,140 (S.F.)	11.75	6,776	6,776
6	875	0.56 (AC) 24,388 (S.F.)	7.18	6,000	6,000
7	604	0.37 (AC) 16,188 (S.F.)	7.88	6,000	6,000
8	537	0.36 (AC) 15,897 (S.F.)	6.88	6,000	6,000
9	688	0.41 (AC) 17,825 (S.F.)	7.50	6,000	6,000
10	885	0.42 (AC) 18,334 (S.F.)	6.47	6,000	6,000
Remainder	1,342	0.71 (AC) 31,173 (S.F.)	8.05	6,000	6,000

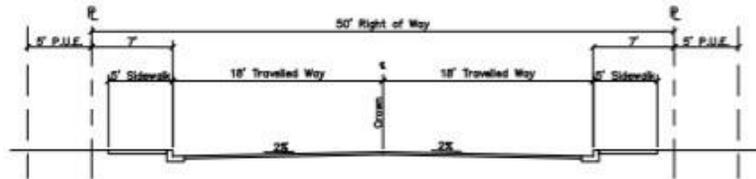
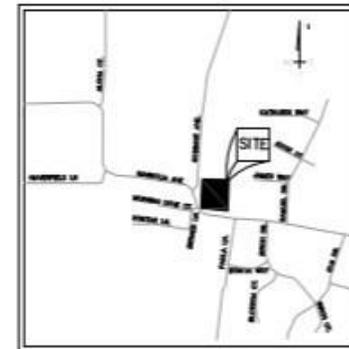
AVERAGE SLOPE FORMULA:
SLOPE = 0.0023 (0.0023)
A
CONTOUR INTERVAL (I) = 2'
LENGTH OF CONTOURS (L) = 11968.84
AREA IN ACRES (A) = 5.01
AVERAGE SLOPE = 10.99 %

PROJECT DENSITY CALCULATION 4.40 NET ACRES X 2.5 UNITS/ACRE = 11.0 UNITS

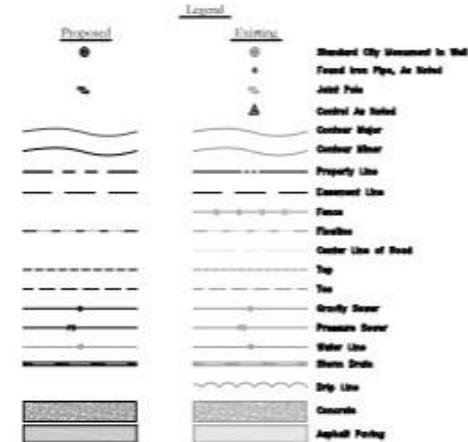
NET AREA CALCULATIONS				
TOTAL GROSS	COUNTY DEDICATION (2000 S.F.)	CITY DEDICATION (2000 S.F.)	CITY DEDICATION (2400 S.F.)	NET GROSS
216,338 S.F. (5.01 ACRES)	2000 S.F. (0.04 ACRES)	8,884 S.F. (0.22 ACRES)	14,176 S.F. (0.37 ACRES)	191,178 S.F. (4.40 ACRES)

Project Description

The purpose of Tentative Subdivision Map is to subdivide one parcel of land containing 4.99 acres into 10 parcels plus a designated remainder. Rezoning and annexation to the City of Petaluma will be required as a part of this project.



Typical Section
James Way



MAPPING NOTE

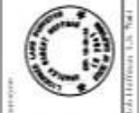
THE LOCATION OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAS BEEN DETERMINED FROM SURFACE EVIDENCE OF THEIR EXISTENCE AND/OR FROM INFORMATION OBTAINED FROM PUBLIC AND/OR UTILITY AGENCIES. THE ENGINEER ACCEPTS NO LIABILITY FOR THE LOCATION, EXISTENCE OR NON-EXISTENCE OF THOSE UNDERGROUND STRUCTURES, UTILITY LINES AND RELATED APPURTENANCES. ANY INDIVIDUAL, COMPANY OR AGENCY USING THIS MAP MUST CONFIRM THE LOCATION OF ALL UNDERGROUND LINES OR STRUCTURES PRIOR TO COMMENCING ANY EXCAVATION.

Sheet Index

SHEET #	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS EXHIBIT
3	SUBDIVISION EXHIBIT
4	PRELIMINARY GRADING PLAN
5	PRELIMINARY UTILITIES PLAN

Huffman Engineering & Surveying
203 Hoffman, P.E., L.S.
537 College Avenue, Suite A
Santa Rosa, CA 95404
Tel: 707-542-0209
www.huffmanengineering.com

DATE	DESCRIPTION



Tentative Subdivision Map
Title Sheet
1375 Gossage Avenue
Petaluma, California
A.P.N.: 048-132-012

DATE	SCALE	NO.
1/15/10	AS SHOWN	1
10/20/07		
8/28		
10/2/07		

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Huffman Engineering & Surveying
 107 DeWay Avenue, Suite 2
 Petaluma, CA 94952
 Phone: 707.762.1111
 www.huffmaneng.com

REV	DATE	DESCRIPTION



Tentative Subdivision Map
 Existing Conditions Exhibit
 1375 Gossage Avenue
 Petaluma, California
 A.P.N.: 048-132-012

DATE	11/15/18	BY	JLH
SCALE	1" = 200'	CHECKED	JLH
PROJECT	1375 Gossage Avenue	APPROVED	JLH
DATE	11/15/18	BY	JLH
SCALE	1" = 200'	CHECKED	JLH
PROJECT	1375 Gossage Avenue	APPROVED	JLH
DATE	11/15/18	BY	JLH
SCALE	1" = 200'	CHECKED	JLH
PROJECT	1375 Gossage Avenue	APPROVED	JLH



G o s s a g e A c r e s . c o m

1373-1375 Gossage Avenue, Petaluma Ca 94952

Preliminary *Tentative Map 11 Lot Subdivision Engineer Design

*Huffman Engineering & Surveying



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G o s s a g e A c r e s . c o m

Engineer Estimate/Land Surveyor/Engineer/Contacts

Item No.	Item Description	Unit of Measure	Unit Cost	Quantity On-Site	Extended	Quantity Totals	Totals
1	Tree Preservation	L.S.	\$300.00	1	\$300.00	1	\$300.00
2	Construction Area Signs	L.S.	\$1,500.00	1	\$1,500.00	1	\$1,500.00
3	Erosion Control	L.S.	\$5,000.00	1	\$5,000.00	1	\$5,000.00
4	Remove Fence	L.F.	\$4.00	50	\$200.00	50	\$200.00
5	Remove Street Barricade	Each	\$700.00	1	\$700.00	1	\$700.00
6	Remove Tree (Moderate)	Each	\$375.00	4	\$1,500.00	4	\$1,500.00
7	Clearing and Grubbing	L.S.	\$3,000.00	1	\$3,000.00	1	\$3,000.00
8	Site Excavation	C.Y.	\$20.00	8000	\$160,000.00	8000	\$160,000.00
9	Unsuitable Material	C.Y.	\$10.00	400	\$4,000.00	400	\$4,000.00
10	Aggregate Base, Class 2	C.Y.	\$30.00	487	\$14,610.00	487	\$14,610.00
11	Asphalt Concrete (Type "A")	Ton	\$100.00	239	\$23,900.00	239	\$23,900.00
12	Rip Rap	ton	\$40.00	10	\$400.00	10	\$400.00
13	8" PVC SDR-35 STORM DRAIN	L.F.	\$30.00	50	\$1,500.00	50	\$1,500.00
14	12" HDPE N-12 STORM DRAIN	L.F.	\$40.00	161	\$6,440.00	161	\$6,440.00
15	18" HDPE N-12 STORM DRAIN	L.F.	\$80.00	243	\$19,440.00	243	\$19,440.00
16	Curb Inlet (Petaluma Standard)	Each	\$2,500.00	2	\$5,000.00	2	\$5,000.00
17	Drop Inlet, Kristar P8	Each	\$500.00	5	\$2,500.00	5	\$2,500.00
18	Trench Shoring and Bracing Storm Drain	L.S.	\$2,500.00	1	\$2,500.00	1	\$2,500.00
19	Sewer Lateral, 4"	Each	\$1,500.00	11	\$16,500.00	11	\$16,500.00
20	Sewer PVC, 6"	L.F.	\$65.00	252	\$16,380.00	252	\$16,380.00
21	Standard Manhole	Each	\$2,500.00	1	\$2,500.00	1	\$2,500.00
22	Minor Concrete, Curb and Gutter	L.F.	\$22.00	520	\$11,440.00	520	\$11,440.00
23	Minor Concrete, Sidewalk	S.F.	\$4.50	2369	\$10,660.50	2369	\$10,660.50
24	Sidewalk Barricade	Each	\$1,750.00	1	\$1,750.00	1	\$1,750.00
25	Roadside Sign (One Post)	Each	\$275.00	1	\$275.00	1	\$275.00
26	Painted Traffic Stripe (4" yellow)	L.F.	\$1.50	215	\$322.50	215	\$322.50
27	Object Markers	Each	\$70.00	1	\$70.00	1	\$70.00
28	Street Lights, Decorative	Each	\$2,800.00	1	\$2,800.00	1	\$2,800.00
29	Street Light Pull Box	Each	\$325.00	1	\$325.00	1	\$325.00
30	Street Light Conduit and Conductor	L.F.	\$14.00	200	\$2,800.00	200	\$2,800.00
31	6" PVC Sleeves (St. Lt.)	L.F.	\$25.00	1	\$25.00	1	\$25.00
32	Street Light Service	Each	\$5,000.00	1	\$5,000.00	1	\$5,000.00
33	Water Main 8" PVC	L.F.	\$50.00	225	\$11,250.00	225	\$11,250.00
34	Gate Valve 6"	Each	\$1,250.00	1	\$1,250.00	1	\$1,250.00
35	Gate Valve 8"	Each	\$1,500.00	1	\$1,500.00	1	\$1,500.00
36	Blow-off, 2"	Each	\$1,800.00	1	\$1,800.00	1	\$1,800.00
37	Fire Hydrant Assembly	Each	\$5,500.00	1	\$5,500.00	1	\$5,500.00
38	Water Service, 1"	Each	\$2,500.00	11	\$27,500.00	11	\$27,500.00
39	Survey Monuments	Each	\$400.00	3	\$1,200.00	3	\$1,200.00
Total Item Price					\$372,138.00		\$372,138.00
Contingency (5%)					\$18,606.90		\$18,606.90
Engineering cost, Fees, Inspections, etc...					\$55,955.70		\$55,955.70
Engineers Estimate					\$446,700.60		\$446,700.60

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 Rob Survey/Civil
 Technician
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Civil Engineers ~ Land Surveyors
 Land Planners ~ Landscape Architects

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 Consulting Planner
 Serving the City of Petaluma
 11 English Street, Petaluma, CA 94952
 Phone: (707) 778-4314
 Hours: M-Th 8am-5pm, closed Fridays



G o s s a g e A c r e s . c o m

1373-1375 Gossage Avenue, Petaluma Ca 94952

1 1 - L o t S p l i t B r e a k d o w n

ZONING AND LAND USE		
GROSS AREA (AC)	EXISTING (COUNTY OF SONOMA)	PROPOSED (CITY OF PETALUMA)
ZONING	AR (AGRICULTURAL AND RESIDENTIAL DISTRICT)	R2 (RESIDENTIAL 2)
LAND USE	RR2 (RURAL RESIDENTIAL)	RL (LOW RESIDENTIAL)

SLOPE ANALYSIS (2' CONTOUR INTERVAL)				
LOT #	LENGTH (FT)	MEASURED AREA	SLOPE %	REQUIRED AREA (S.F.)
Net	10,278	4.33 (AC) 188,964 (S.F.)	10.91	N/A
1	989	0.27 (AC) 11,700 (S.F.)	18.84	10,028
2	925	0.27 (AC) 11,975 (S.F.)	15.48	9,149
3	1,069	0.29 (AC) 12,643 (S.F.)	16.79	10,028
4	1,205	0.35 (AC) 15,237 (S.F.)	15.84	9,149
5	1,124	0.44 (AC) 19,140 (S.F.)	11.75	6,776
6	875	0.56 (AC) 24,398 (S.F.)	7.18	6,000
7	604	0.37 (AC) 16,188 (S.F.)	7.55	6,000
8	537	0.36 (AC) 15,897 (S.F.)	6.86	6,000
9	669	0.41 (AC) 17,825 (S.F.)	7.50	6,000
10	865	0.42 (AC) 18,334 (S.F.)	9.47	6,000
Remainder	1,242	0.71 (AC) 31,173 (S.F.)	8.05	6,000

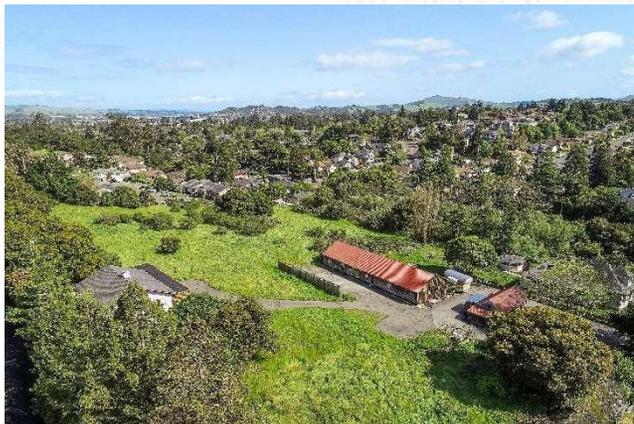
AVERAGE SLOPE FORMULA:

$$S = \frac{0.0023 (I)(L)}{A}$$

CONTOUR INTERVAL (I) = 2'
 LENGTH OF CONTOURS (L) = 11968.64
 AREA IN ACRES (A) = 5.01

AVERAGE SLOPE = 10.99 %

COMPANY



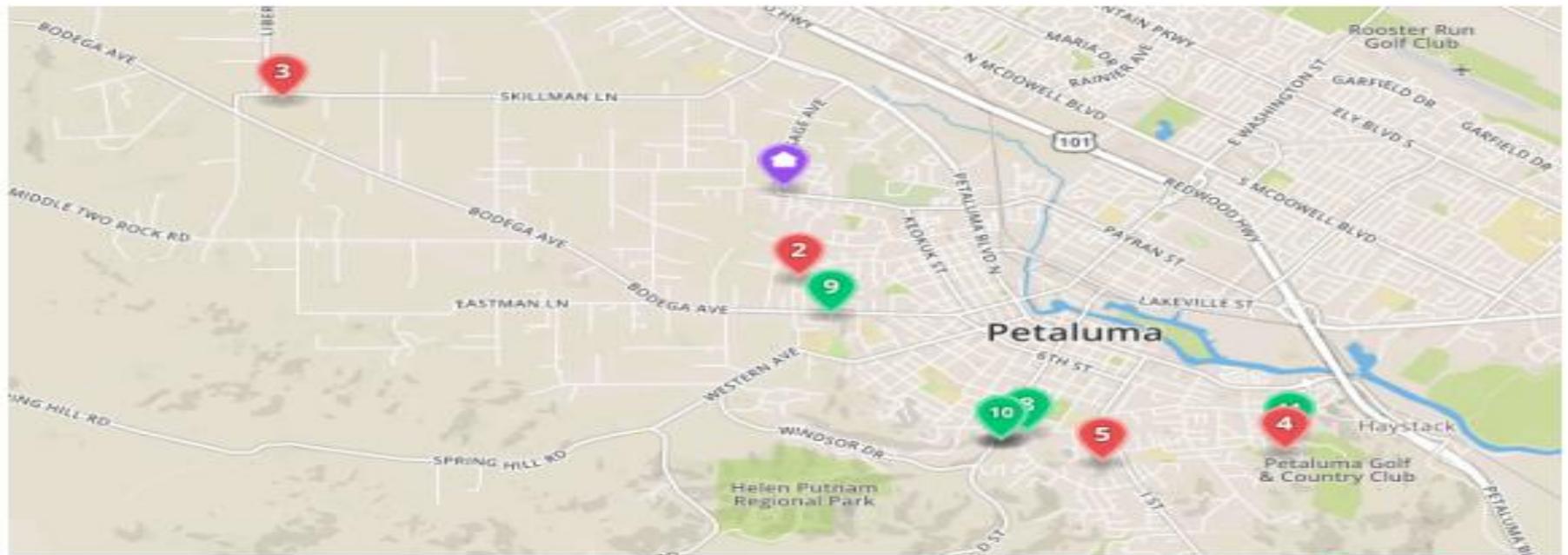
PROJECT DENSITY CALCULATION	4.40 NET ACRES X 2.5 UNITS/ACRE	= 11.0 UNITS
-----------------------------	---------------------------------	--------------

Disclaimer: information has not been verified, is not guaranteed and is subject to change.



GossageAcres.com

Retail Land Costs .2 acre average



STATUS: S - SOLD A - ACTIVE

MLS #	STATUS	ADDRESS	BEDS	BATHS	PRICE
1		1375 Gossage Ave	3	2.00	-
2	S	1070 Bantam Way	-	0/0	\$435,000
3	S	3971 Skillman Lane	-	0/0	\$320,000
4	S	45 Augusta Circle	-	0/0	\$335,000
5	S	16 Kingswood Drive	-	0/0	\$270,000
6	A	1311 D Street	-	0/0	\$399,000
7	A	1311 D Street	-	0/0	\$399,000
8	A	0 Sunnyslope Road	-	0/0	\$399,000
9	A	715 El Paseo Drive	-	0/0	\$339,900
10	A	1311 D Street	-	0/0	\$399,000
11	A	118 Kimberly Way	-	0/0	\$350,000

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Comparative Market Analysis

1375 Gossage Avenue, Petaluma, California 94952

Summary of Comparable Properties

S Sold Listings

ADDRESS	BEDS	BATHS	YRBLT	LOT SIZE	PRICE	SOLD DATE
1070 Bantam Way	-	0/0	-	20,717	\$435,000	9/28/18
3971 Skillman Lane	-	0/0	-	39,204	\$320,000	9/14/18
45 Augusta Circle	-	0/0	-	11,953	\$335,000	6/14/18
16 Kingswood Drive	-	0/0	-	30,056	\$270,000	5/17/18

A Active Listings

ADDRESS	BEDS	BATHS	YRBLT	LOT SIZE	PRICE	SOLD DATE
1311 D Street	-	0/0	-	9,178	\$399,000	-
1311 D Street	-	0/0	-	14,501	\$399,000	-
0 Sunnyslope Road	-	0/0	-	13,068	\$399,000	-
715 El Paseo Drive	-	0/0	-	10,001	\$339,900	-
1311 D Street	-	0/0	-	9,692	\$399,000	-
118 Kimberly Way	-	0/0	-	7,767	\$350,000	-

Averages

STATUS	LOT SIZE	PRICE
S Sold Listings	25,482	\$340,000
A Active Listings	10,701	\$380,983

Comparable Property Statistics

S Sold Listings

HIGHEST PRICE **\$435,000**

AVERAGE PRICE **\$340,000**

AVG DOM **69**

LOWEST PRICE **\$270,000**

SOLD LISTINGS **4**

A Active Listings

HIGHEST PRICE **\$399,000**

AVERAGE PRICE **\$380,983**

AVG DOM **82**

LOWEST PRICE **\$339,900**

ACTIVE LISTINGS **6**

Sold Property Analysis

Averages

98.0%

Homes sold for an average of 98.0% of their list price.

69

Days on market

It took an average of 69 days for a home to sell.

Analysis

ADDRESS	LIST PRICE	SOLD PRICE	% OF LIST PRICE	DOM
1070 Bantam Way	\$425,000	\$435,000	102.4%	24
3971 Skillman Lane	\$340,000	\$320,000	94.1%	111
45 Augusta Circle	\$325,000	\$335,000	103.1%	22
16 Kingswood Drive	\$298,000	\$270,000	90.6%	121
Averages	\$347,000	\$340,000	98.0%	69

Gossage Acres II- Lot Size Breakdown:

Lot 1- .27 acres = 11,761.2 sqft + 848.7

Lot 2 -.27 acres = 11,761.2 sqft + 848.7

Lot 3- .29 acres = 12,632.4 sqft + 1,719.9

Lot 4 -.35 acres = 15,246 sqft + 4,333.5

Lot 5- .44 acres = 19,166.4 sqft + 8,253.9

Lot 6- .56 acres = 24,393.6 sqft + 13,481.1

Designated Reminder .71 acres = 30,492 sqft + 19,579.5

Lot 7- .37 acres = 16,117.2 sqft + 5,204.7

Lot 8 -.34 acres = 14,810.4 sqft + 3,897.9

Lot 9- .41 acres = 17,859.6 sqft + 6,947.1

Lot 10- .42 acres = 18,295.2 sqft + 7,382.7

Honomobo Steel Homes

H05+
MAIN HOUSE

LIVING SPACE: 1530 Sqft

3Bedrooms and 2 Baths



GossageAcres.com

Proposed Sub-Division Homes and Floor Plans

This floor plan is a 3-bedroom with ensuite and den, with the option to add a stair opening to access a site built garage or basement. This home features a large living room, dining room, and full kitchen, finished with thirty-seven feet of floor to ceiling glass. Five shipping containers are stitched together to create a beautiful living space within 1,530 square feet. This is truly spacious and an efficient single level home California approved home.



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GossageAcres.com

Proposed Sub-Division Homes and Floor Plans

M2

LIVING SPACE: 810 Sqft

2 Bedrooms and 2 Baths

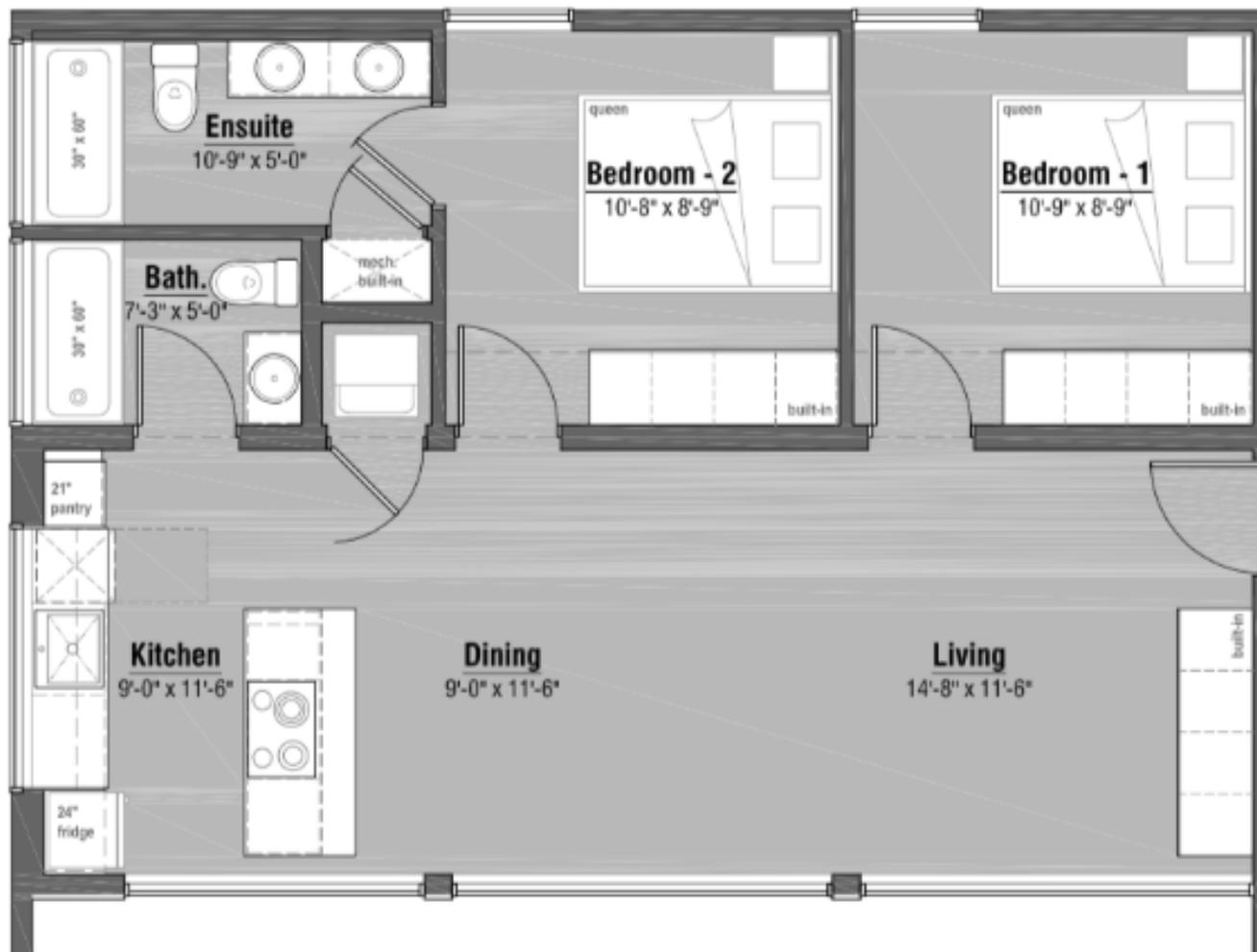
ADU / SECOND DWELLING UNIT / GRANNY UNIT



GossageAcres.com

Proposed Sub-Division Homes and Floor Plans

The most efficient and liveable two bedroom two bathroom home possible. The design is focused on light, which utilizes floor to ceiling glass over twenty nine feet of its front to fill the spaces. The bedrooms are right sized, allowing ample space while not oversized. A full sized living room, dining area, kitchen, two bedrooms, and an ensuite with two sinks round out the two module unit.



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Proposed Sub-Division Homes and Floor Plans

HONOMOBAR

FOOTPRINT: 104 SQ/FT

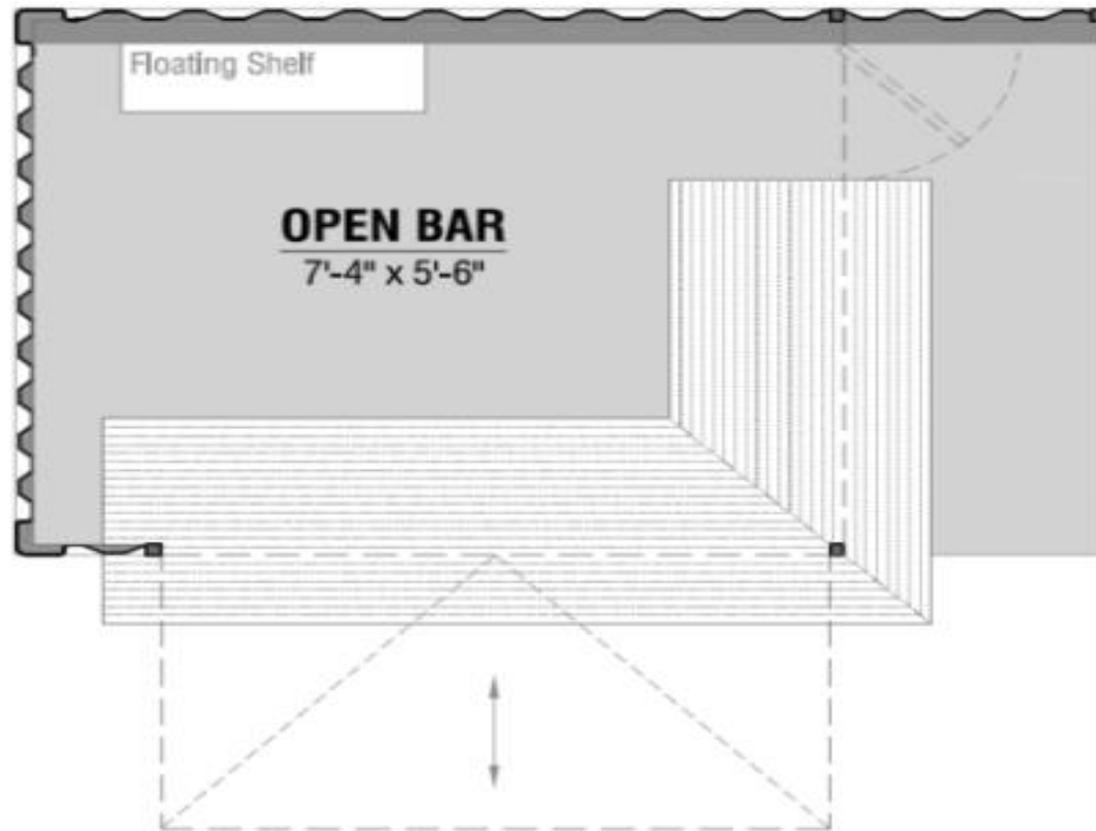


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GossageAcres.com

Proposed Sub-Division Homes and Floor Plans

The Honomobar is simple. A modern, beautiful and sexy container bar. In your backyard, by the pool, at the lake, on a mountain - basically anywhere you can imagine having a pop up bar!



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After Repair/Construction Value

1. Lot#6, HO5, M2 over the garage, Barn, .56 acres = \$1,695,950
2. Lot # (Existing) Farmhouse , M.5, & , nice covered carport ,Gazebo .71 acres =\$1,595,950
3. Lot #4, 1980's (existing) duplex, .35 , carport, acres = \$979,950
4. Lot #7, .37 acres, HO5 (1 story) , m2, 2-car garage = \$1,395,950
5. Lot #8, .36 acres, HO5 (1 story) , m2, 2-car garage = \$1,395,950
6. Lot #9, .41 acres, HO5 (1 story) , m2, 2-car garage = \$1,429,950
7. Lot #10, .42 acres, HO5 (1 story) , m2, 2-car garage = \$1,429,950
8. Lot #5, .44 acres, view lot, HO5 (2 story) , m2, 2-car garage \$1,595,950
9. Lot #3, .29 acres, view lot, HO5 (2 story) , m2, 2-car garage \$1,595,950
10. Lot #2, .27 acres, view lot, HO5 (2 story) , m2, 2-car garage \$1,595,950
11. Lot#1, .27 acres, view lot, HO5 (2 story) , m2, 2-car garage \$1,595,950

Honomobo Cost Per Unit

Honomobo fee H05: \$302,768
\$50,000 foundation
\$30,000 transport
10% fees
Total: \$ 421,044.80

Honomobo fee M2: \$186,080
\$21,000 foundation
\$12,500 transport
10% fees
total:\$241,538

Honomobo M.5 :\$98,318
Foundation: \$21,000
Transport: \$12,500
10% fees
Total: \$144,499.80

Optional Bar: \$

Rent Roll Summary/Income & Expense Gossage Ave Property

Monthly/Yearly Expenses:

1375 Gossage:

Trash: \$64/\$768
Solar Lease: \$140/\$1,680
Gas: \$125/\$1,500
Pump Electricity (both Barns): \$70/\$840
Comcast: \$200/\$2,400
Water Softener: \$25/\$300
Sewer: \$100/\$1200
Insurance: \$225/\$2800 Insurance
(includes umbrella & earthquake policy)

1373 Gossage:

Insurance: \$54/\$658
Redwood Empire Disposal: \$40/\$489
Gas & Electric: \$133/\$1600

Expenses:

\$907/month/\$10,884/year: Utilities

Total Operating Expenses:

\$3,862/monthly
\$46,342/Yearly
(utilities, insurance & new taxes)



Actual Rental Income

For 5 units & Barn:

Main 1907 House: Owner Occupied
2nd floor 1 bed apartment: \$1000
Gazebo: \$500
Large Storage 90x 30 Barn: \$0
Small Barn: \$1000
Home w/views (2nd floor): \$2300
Studio below (1st floor): \$825
(All tenants on month-to-month, and some will require 60+ day notice to vacate)



Market Rental Income:

*Main 1907 House as a Vacation Rental: \$4000 +/-
Includes Gazebo/Guest Room, 2nd floor 1 bed apartment

Large Barn- (Possible Rental)
Small Barn/Guest House: \$1500

Home w/views (2nd floor): \$2300
Studio below (1st floor): \$1300

Total Actual Income:

\$5,625/Monthly Gross
\$67,500/Annual Gross

Total*Market Income:

\$9100/Monthly Gross
\$109,200/Annual Gross
\$56,858 Yearly Net
\$5,238 Monthly Net

*Market rents do not reflect actual rents .



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DHLUXUS.com

Gossage Acres Estate

1375 Gossage Ave, Petaluma, CA 94952-1945, Sonoma County



5	N/A	217,364	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
2	1907	SFR	N/A
Baths	Yr Built	Type	Sale Date

Owner Name:		Tax Billing Zip:	94952
Tax Billing Address:	1373 Gossage Ave	Tax Billing Zip+4:	1945
Tax Billing City & State:	Petaluma, CA	Owner Occupied:	Yes

Location Information

Census Tract:	1509.02	Zoning:	AR2
Carrier Route:	C011		

Tax Information

Tax ID:	048-132-012	% Improved:	58%
Tax Area:	063004		
Legal Description:	TWP 05N RGE 07W SEC 29 2		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$442,961	\$434,276	\$427,754
Assessed Value - Land	\$184,478	\$180,861	\$178,145
Assessed Value - Improved	\$258,483	\$253,415	\$249,609
YOY Assessed Change (\$)	\$8,685	\$6,522	
YOY Assessed Change (%)	2%	1.52%	

Characteristics

Approx Lot SqFt:	217,364	Full Baths:	3
Lot Acres:	4.99	Half Baths:	1
Land Use - County:	Rural Resid-2+ Resid	Total Rooms:	11
Stories:	2	Cooling Type:	Yes
Style:	L-Shape	Construction:	Wood Frame/Cb

www.GossageAcres.com

Disclaimer: information has not been verified, is not guaranteed and is subject to change.



Gossage Acres Estate

1373-1375 Gossage Avenue, Petaluma Ca 94952

Property Map



*Lot Dimensions are Estimated



www.GossageAcres.com

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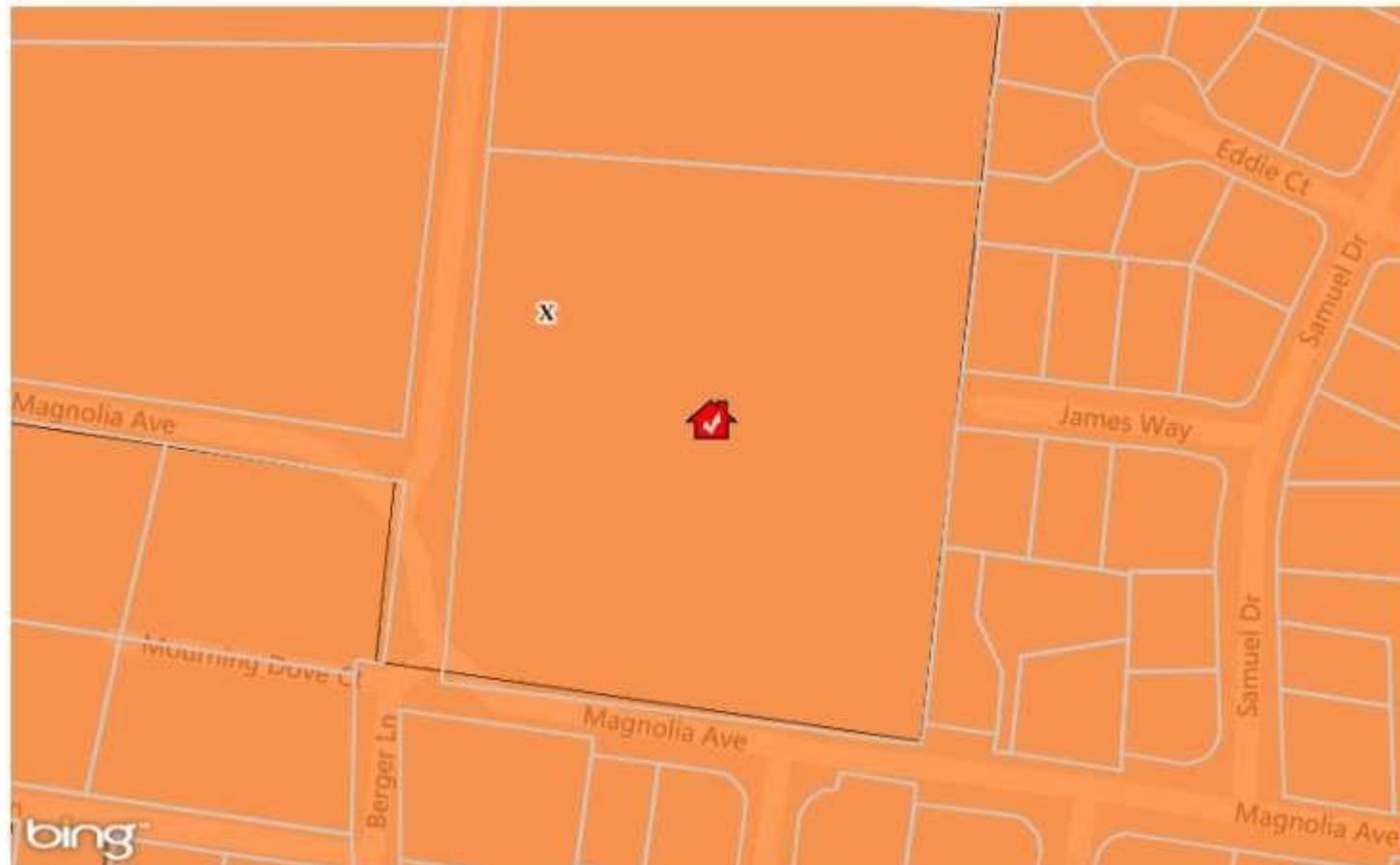


G o s s a g e A c r e s . c o m

Flood Map

1375 Gossage Ave, Petaluma, CA 94952-1945, Sonoma County

Report Date:	04/25/2018	Panel Date:	12/02/2008
Flood Zone Code:	X	Community Name:	Sonoma County
County:	Sonoma	Special Flood Hazard Area (SFHA):	Out
Flood Zone Panel:	060375-06097C0981E	Within 250 feet of multiple flood zone:	No
Flood Code Description:	Zone X-An area that is determined to be outside the 100- and 500-year floodplains.		



Flood Zones

 Coastal 100-year Floodway	 100-year Floodway	 Undetermined	 500-year Floodplain incl. levee protected area
 Coastal 100-year Floodplain	 100-year Floodplain	 Unknown or Area Not Included	 Out of Special Flood Hazard Area

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