

Vista Pacific Residences

Approved 16 Single Family Detached Homes Site
Rancho del Oro Drive, Oceanside, CA 92056

Highlights –

- Perfect Development Opportunity
- Floor Plans & Elevations
- Approved Tentative Tract Map
- Close to Schools, Shopping Centers, Golf Courses, Parks, etc.
- Close to Highway 78
- Floor Plans Ranging from 1,975 SF to 2,256 SF
- Great Neighborhood



Sale Price \$3,450,000

EXCLUSIVELY LISTED BY:

Greg Jones || President
www.JonesRE.net || greg@JonesRE.net || 562-697-3333
BRE License #00661121



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TABLE OF CONTENTS

Offering Summary	4
Sale Comparables	5
Proforma	6
Location Map	7
Aerial	8
Parcel Map	9
Tentative Tract Map	10
Floor Plan	11
Elevations	12
Area Information	13



OFFERING SUMMARY

SALE PRICE: \$3,450,000

MARKET: City of Oceanside

LOCATION: The property is located along Rancho del Oro drive, just north of East Vista Way, in the City of Oceanside, County of San Diego, California approximately ¼ mile from I-78. Situated in the Mira Costa neighborhood, the site is surrounded by multifamily communities and proximate to local schools, retail, office and recreational facilities. This site is easily accessible and provides quick transit into Orange and San Diego Counties.

PROJECT STATUS: Tentative approval for 16 detached cloud single family homes. Conceptual architectural and landscape plans have been constructed and site improvement cost/fees are provided. In addition, a soils report, slope analysis, preliminary hydrology report, and storm water mitigation plan have been completed. The Seller is willing to sell the property AS IS.

APNs / ACREAGE: 165-362-02 / 3.56 acres

GENERAL PLAN: RM-A (Medium Density A) – 6 – 9.9 DU's per acre

TOPOGRAPHY: Moderate Slope

ZONING: MDA-R (Medium Density Residential) – 6 DU's per acre

UNIT MIX:

Plan *	Unit Size	BR/BA	# of Units
Plan A	1,984 SF	3/3.5	8
Plan B	2,256 SF	4/3.5	6
Plan C	1,975 SF	3/3.5	2
TOTAL			16

FOR ADDITIONAL INFORMATION

To request information such as reports, plans, surveys, etc. email Greg Jones at greg@jonesre.net and he will send you a drop box link to access the documents.

SERVICES:

School:	Oceanside Unified School District
Water/Sewer:	City of Oceanside
Gas/Electric:	San Diego Gas & Electric
Fire:	Oceanside Fire Department
Police:	Oceanside Police Department

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.



RESALE HOME COMPARABLES

MLS #	Status	Style	Address	ZipArea	Beds	Lot SF Apx	Est SF	Price	\$/EstSF
170026686	ACT	DET	1509 Leonis Pl	VISTA 92083	4	7,538	3,067	\$849,990	\$277.14
170026676	ACT	DET	1505 Leonis Pl	VISTA 92083	4	7,164	3,368	\$884,990	\$262.76
170026654	ACT	DET	1513 Leonis Pl	VISTA 92083	4		3,311	\$909,990	\$274.84
170026680	PENDING	DET	1501 Leonis Pl	VISTA 92083	5	5,411	3,576	\$934,990	\$261.46
	SOLD	DET	364 Adobe Estates Dr	VISTA 92083	5	10,215	2,609	\$827,500	\$229.00
	SOLD	DET	438 Cota Ln	VISTA 92083	4	6,242	3,311	\$800,000	\$242.00
	SOLD	DET	446 Machado Way	VISTA 92083	5	5,521	3,576	\$797,000	\$223.00
	SOLD	DET	458 Adobe Estate Dr	VISTA 92083	4	11,325	3,580	\$847,000	\$237.00

PROFORMA

Finished Lot Value	394,381
% of Home Price	49.3%
Intract Lot Development	163,536
Offsite Mitigations	0
Blue Top Value (Retail)	230,845
Percent of Retail for Bulk Sales	90%
Total Blue Top Value (Retail)	3,693,527
Gross Profit from Home Sales	12,800,000
Direct and Indirect Costs	(6,489,904)
Cost of Land	(3,693,527)
Net Profit at Build-out	2,616,569

<i>Detail</i>	<i>%</i>	
Unit Type		Detached Condo
Average Lot Size / Sq. Ft.		2,214
Total Lots		16
Average Home Size		2,000
Direct Construction Costs/ SF		95
Sales Price / Sq. Ft.		400
Base Sales Price		800,000
Upgrades/ Options	0%	
Proposed Average Sales Price		800,000
Directs		
Base House Cost		190,000
Building Permits & Fees		50,619
Closing Costs	0.5%	2,000
Total Directs		242,619
Gross Profit		5,577,381
Indirects		
Site Indirects	4%	32,000
Sales & Marketing	3%	24,000
Warranty	1%	8,000
Insurance	3%	24,000
Overhead	2%	16,000
Total Indirects	13%	104,000
Cost of Funds	5%	40,000
Contingency	10%	19,000

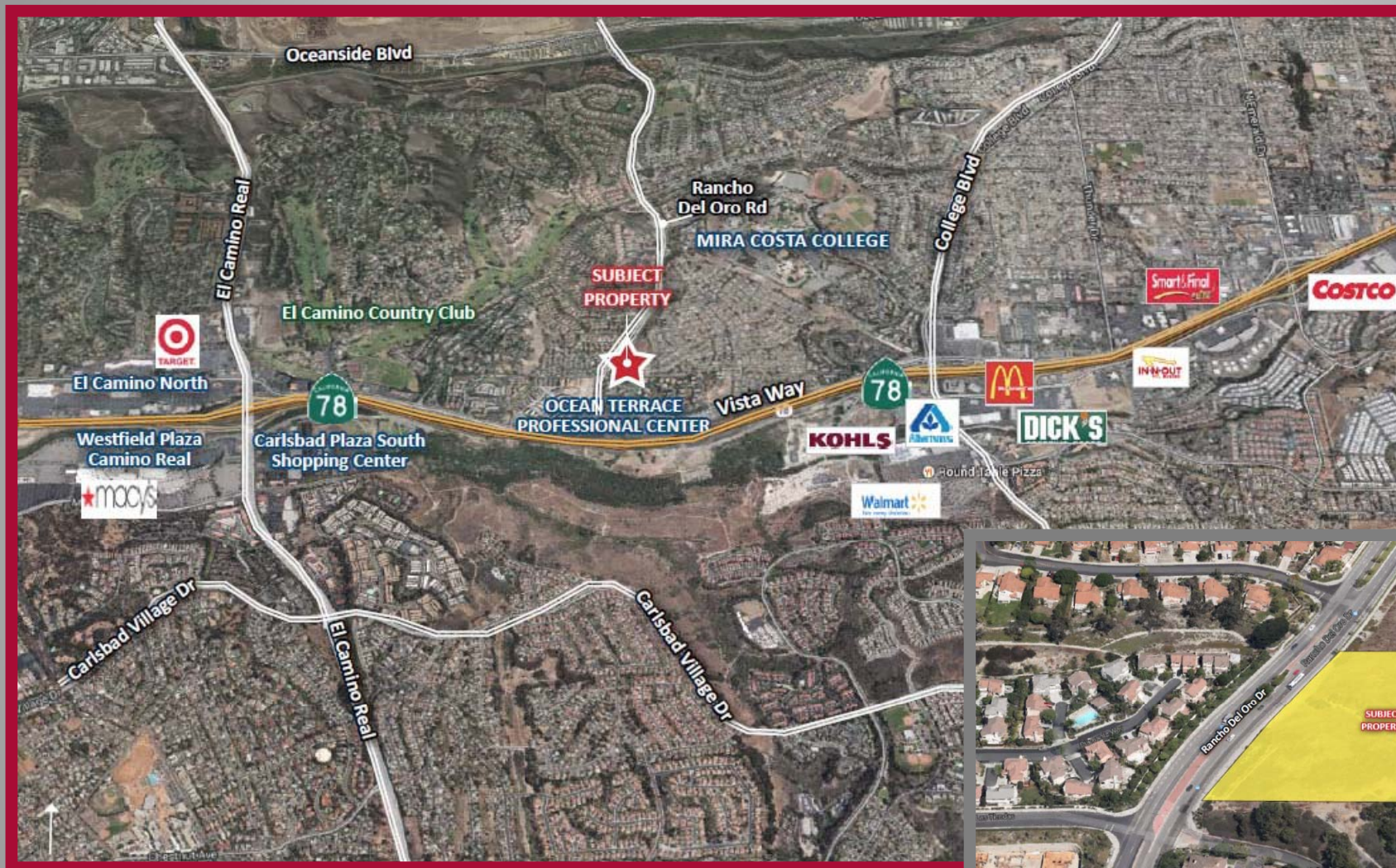


For entire Budget package email Greg Jones at greg@jonesre.net and he will send you a drop box link to access the package.

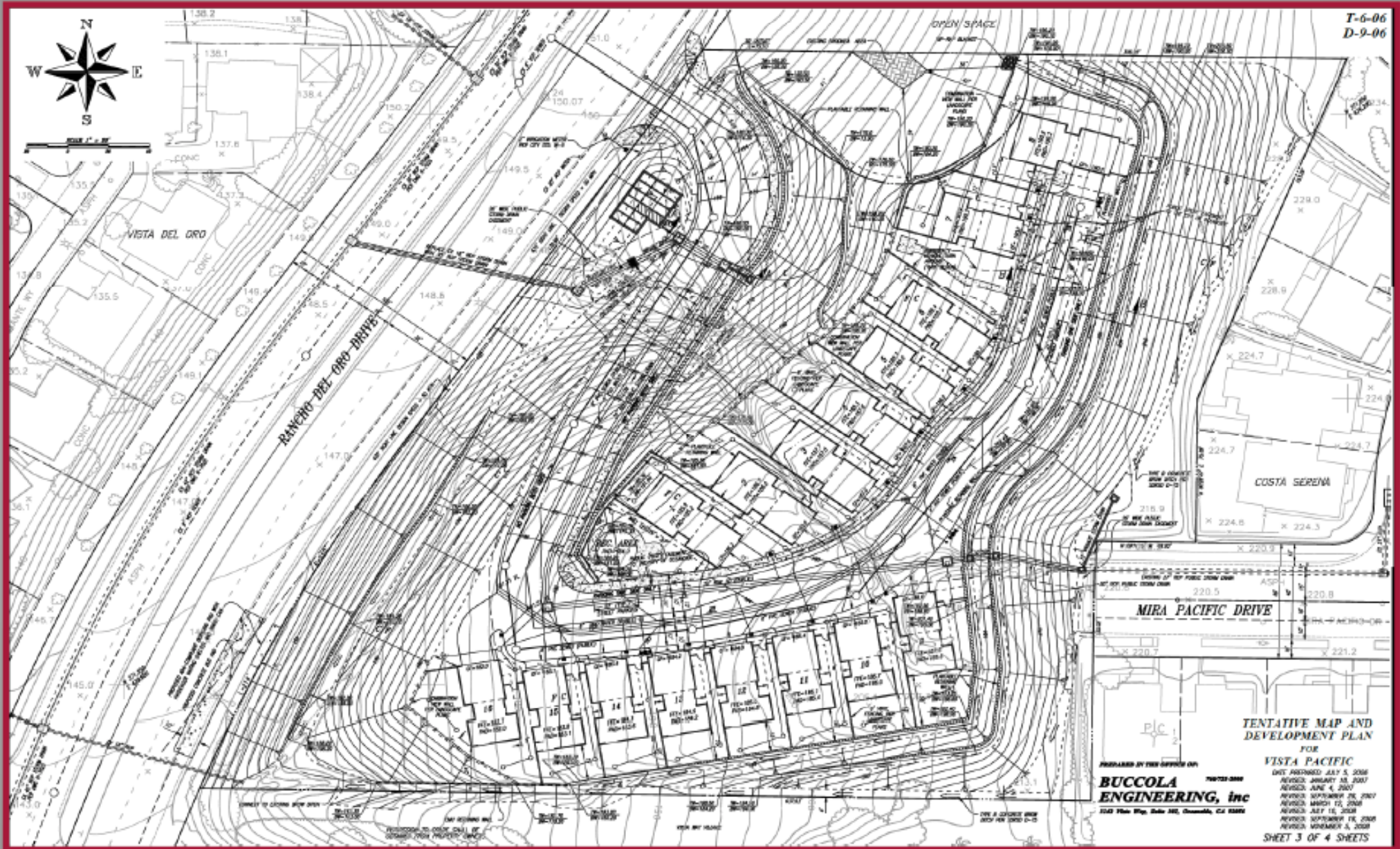
LOCATION MAP



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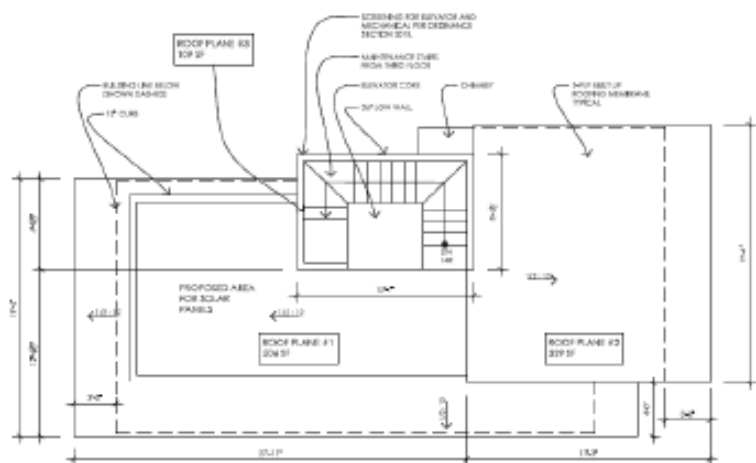
TRACT MAP



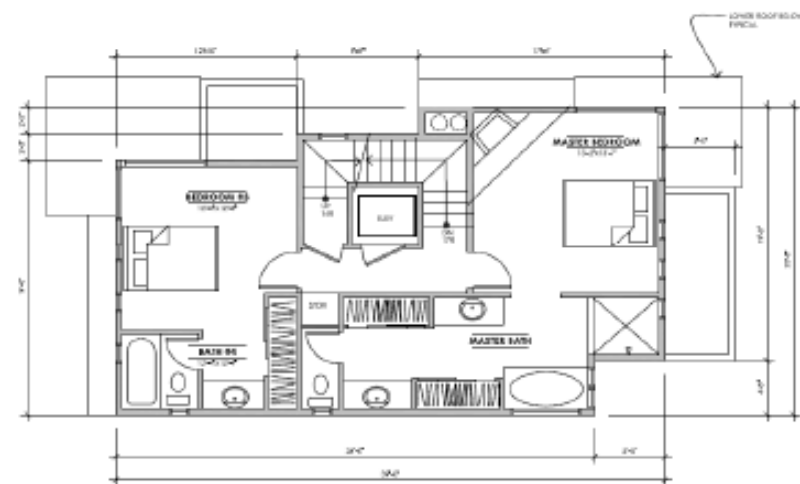
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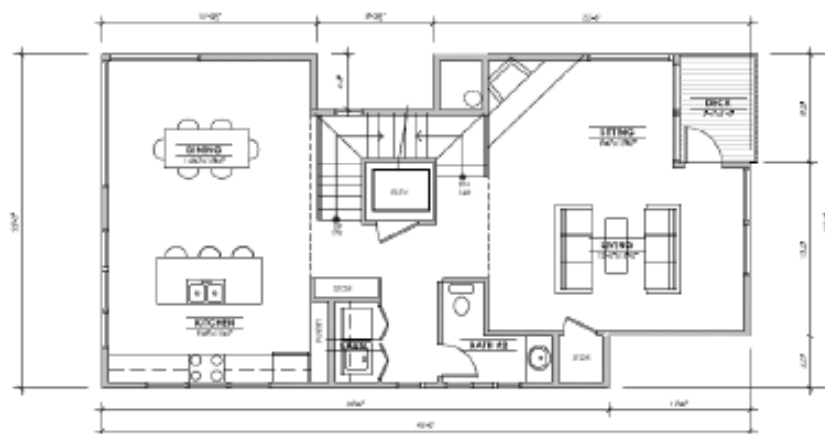
PLAN A – CURRENT FLOORPLAN



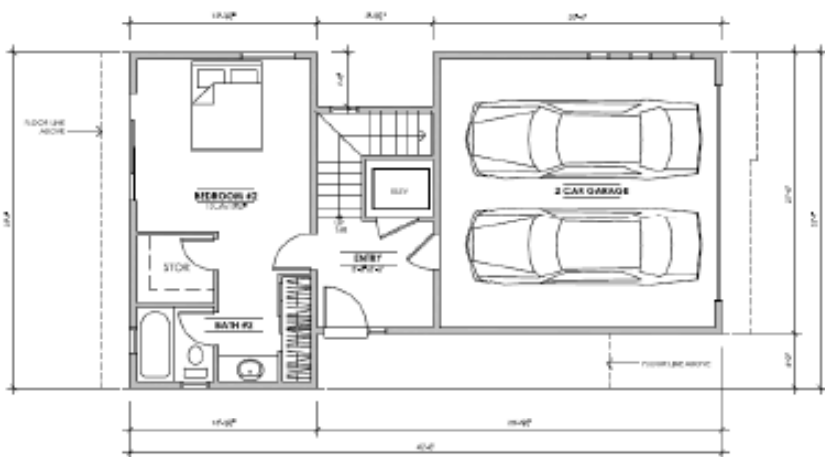
4 ROOF PLAN - PLAN A
1/8" = 1'-0"



3 THIRD FLOOR PLAN - PLAN A



2 SECOND FLOOR PLAN - PLAN A



1 FIRST FLOOR PLAN - PLAN A

PLAN A
TOTAL FLOOR AREA: 1,094.0
0 2' 4'

SCALE: 1/4" = 1'-0"

VISTA PACIFIC RESIDENCES OCEANSIDE, CALIFORNIA
DEVELOPMENT PLAN APPLICATION: THIRD SUBMITTAL

TETA ARCHITECTURE
 architects • interior consultants • landscape architects
 200 ROXBOROUGH STREET, CHICAGO, IL 60610

PROJECT NUMBER: 201
DOCUMENT TITLE:
ASBESTOS REMEDIATION
UNSATURATED ZONE
ASBESTOS REMEDIATION
.....
.....
.....
DOCUMENT TYPE:
FLOOR PLANS
PLAN A
DOCUMENT NUMBER:
A5

TRE ARCHITECTURE

Floor Plans and Elevations provided by TRE Architecture located in Carlsbad, California (760) 268-9090 tre.team.com



Plan A



Plan B



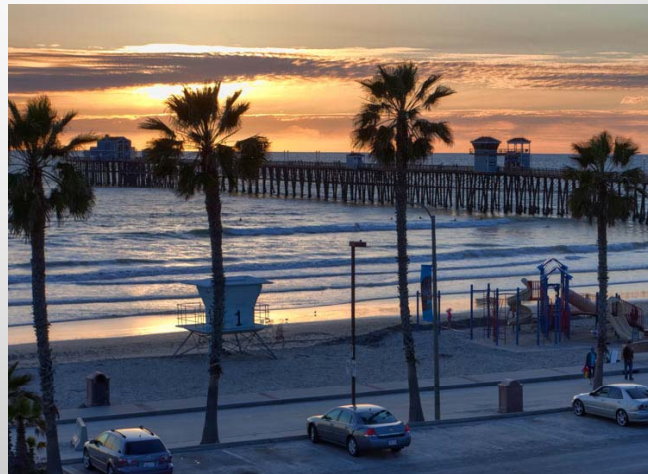
Plan C



Final project design is configured with 16 homes total.
Complete Elevations provided upon request.

CITY OF OCEANSIDE

Oceanside is centrally located between Los Angeles and San Diego with 3.4 miles of beach, a 1,000 board slip harbor a major transportation hub with light rail lines. The community has a population of just over 176,000, median age is 36 years old and the an average household income is \$73,000. Oceanside offers year-round perfect weather and easy access to all of Southern California attractions.



Market

Location

Today, Oceanside is a thriving coastal community that provides all of the conveniences of a modern city without the disadvantages. Located just 35 miles north of San Diego and 83 miles south of Los Angeles, Oceanside offers a unique combination of outstanding coastal location, well-priced available land and multiple resources. California's main highway, Interstate 5, runs through Oceanside, as does Highway 78, which provides southeast access to Interstate 15. Highway 76, which runs northeast, also provides access to Interstate 15. With the Los Angeles area to the north and the San Diego/Tijuana area to the south, Oceanside enjoys proximity to all major Southern California destinations, while at the same time maintaining its coastal beauty and autonomy.

Housing Market

Oceanside also has a wide variety of housing options from beach cottages and urban condos to estate homes and agricultural properties making Oceanside a highly sought after community. The housing market in Oceanside is in high demand.

Because a limited supply of housing is on the market, new and resale homes are selling within 20 days of being listed for sale, at a median housing price of \$439,000, which is 4.5% higher from one year ago. Additional housing developments are in process with new for sale townhomes and condo units, and some higher-end rental product also being developed.

Other Developments

Commercial development includes the Camino Town and Country Shopping center at El Camino Real and Vista Way which will be scraping and rebuilding about 85,000 square feet of retail space and renovating the remaining buildings; In-N-Out burger will be constructing a new restaurant at 936 N. Coast Highway; Starbucks will be constructing a new restaurant at Mission Ave and Barnes Street; GF Properties is constructing a 66-unit apartment complex with 9,500 square feet of retail space in the heart of downtown at Cleveland and Mission Avenue; and Pelican Development will be constructing a 35 unit apartment complex with 9,200 square feet of retail in the same area. Also, in the downtown at Horne and Clementine, a new 124 room hotel with 90 live-work lofts and 8,300 square feet of retail is in process.

