

Bothwell Ranch

Incredibly Rare Infill Development Opportunity for 14.09 Acres Zoned RA-1

5300 Oakdale Avenue, Woodland Hills, CA



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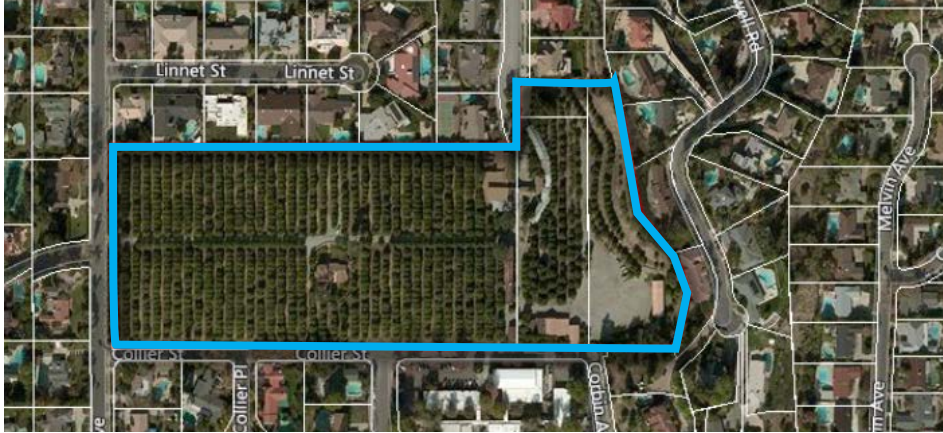
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Property Overview



Colliers International and Coldwell Banker have been exclusively retained by the Owner to offer qualified buyers an opportunity to acquire 14.09 acres located at 5300 Oakdale Avenue, Woodland Hills, CA 91364. The property is located in the highly sought after community of Woodland Hills. It is situated in a rare infill location and zoned RA-1, which allows for 17,500 square foot minimum lots.

Project Summary

LOCATION	5300 Oakdale Avenue Woodland Hills, CA 91364
APNS	2164-008-001, 005, 006, 007
MUNICIPALITY	County of Los Angeles
COMMUNITY PLAN	Encino - Tarazana
PLANNING COMMISSION	South Valley
COUNCIL AREA	Woodland Hills - Warner Center / District 3
ACREAGE	14.09 (613,760 sq. ft.)
EXISTING STRUCTURES	2,683 sq. ft. & 3,520 sq. ft. residences
ZONING	RA-1

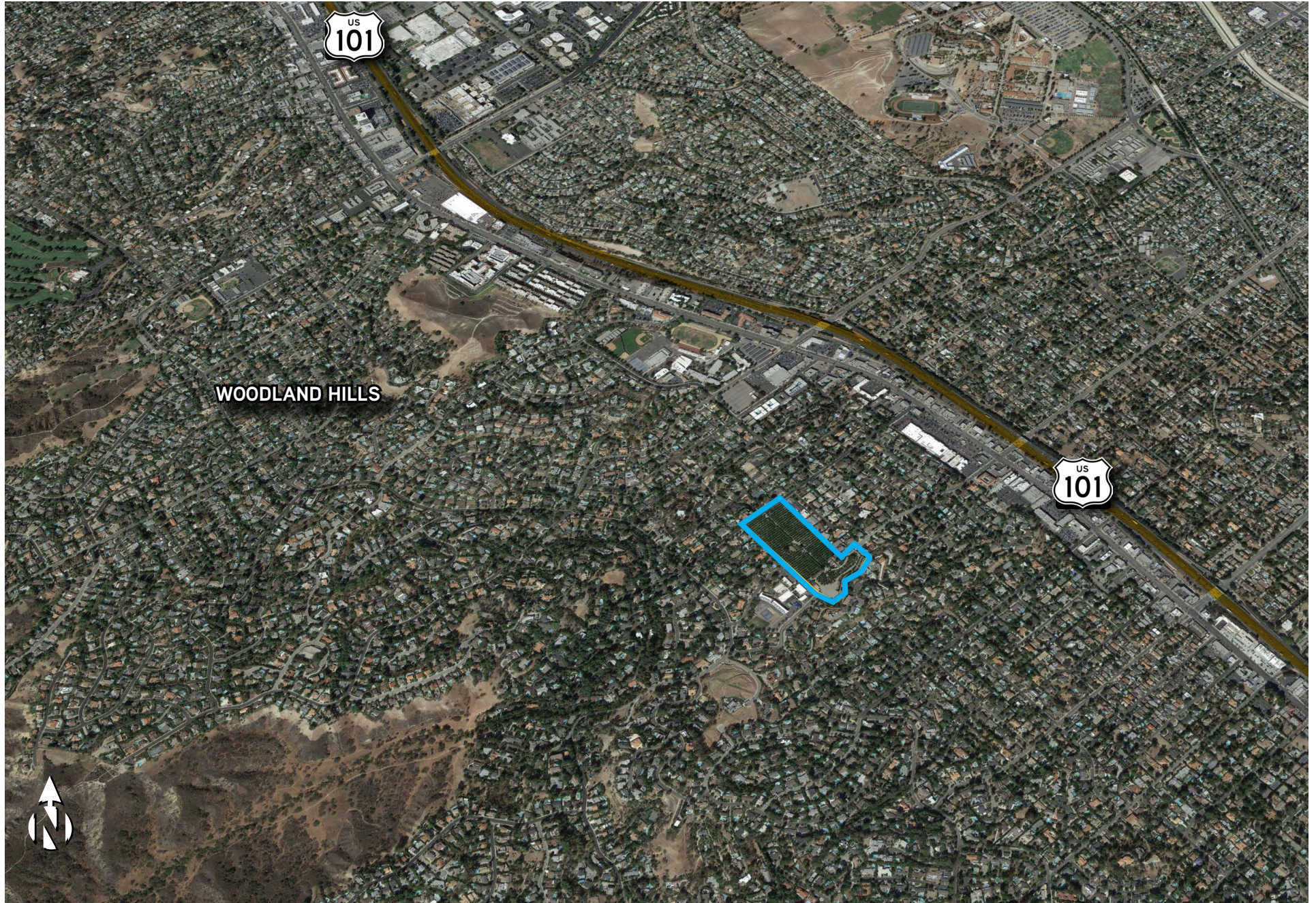
GENERAL PLAN	Very Low Residential
DEVELOPMENT REGULATIONS	Minimum 17,500 sq. ft. (min. 70' wide lots) - FAR 25%
TRACT MAP	TR 10515 (Map Reference MB 164-42)
LIKELY YIELD	Conceptual site plan for 26 lots included on page 7. Buyer shall verify. Seller makes no representations or warranties regarding approvals.
SCHOOL DISTRICT INFO	Los Angeles Unified School District Elementary: Wilbur Charter for Enriched Academics Middle: Gaspar De Portola High: William Howard Taft Senior High



OAKDALE AVE

COLLIER ST

Aerials | Far



Aerials | Close



Site Plan - 26 Units

SITE AREA: 14.08 ac
 ZONING: RA-1
 MIN. LOT SIZE: 17,500sf (*1.0 ac FOR HILLSIDE LOTS)
 NO. OF UNITS: 26
 DENSITY: 1.85 DU/AC
 SETBACKS:
 FRONT = 20% LOT DEPTH OR 25'
 SIDE = 10'
 REAR = 25% LOT DEPTH OR 25'



CONCEPTUAL SITE PLAN BOTHWELL RANCH PROPERTY

5300 OAKDALE AVENUE
WOODLAND HILLS, CA 91364



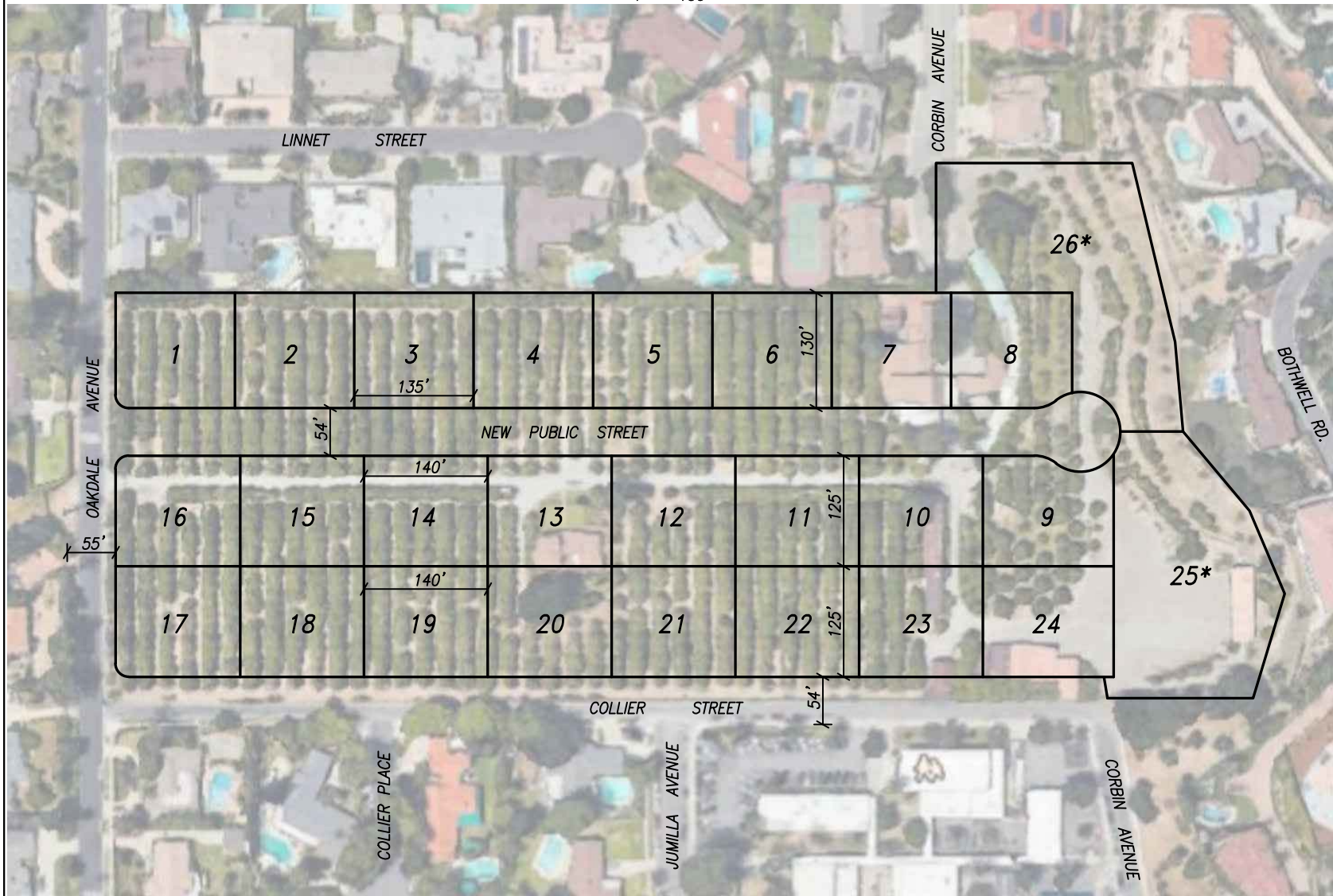
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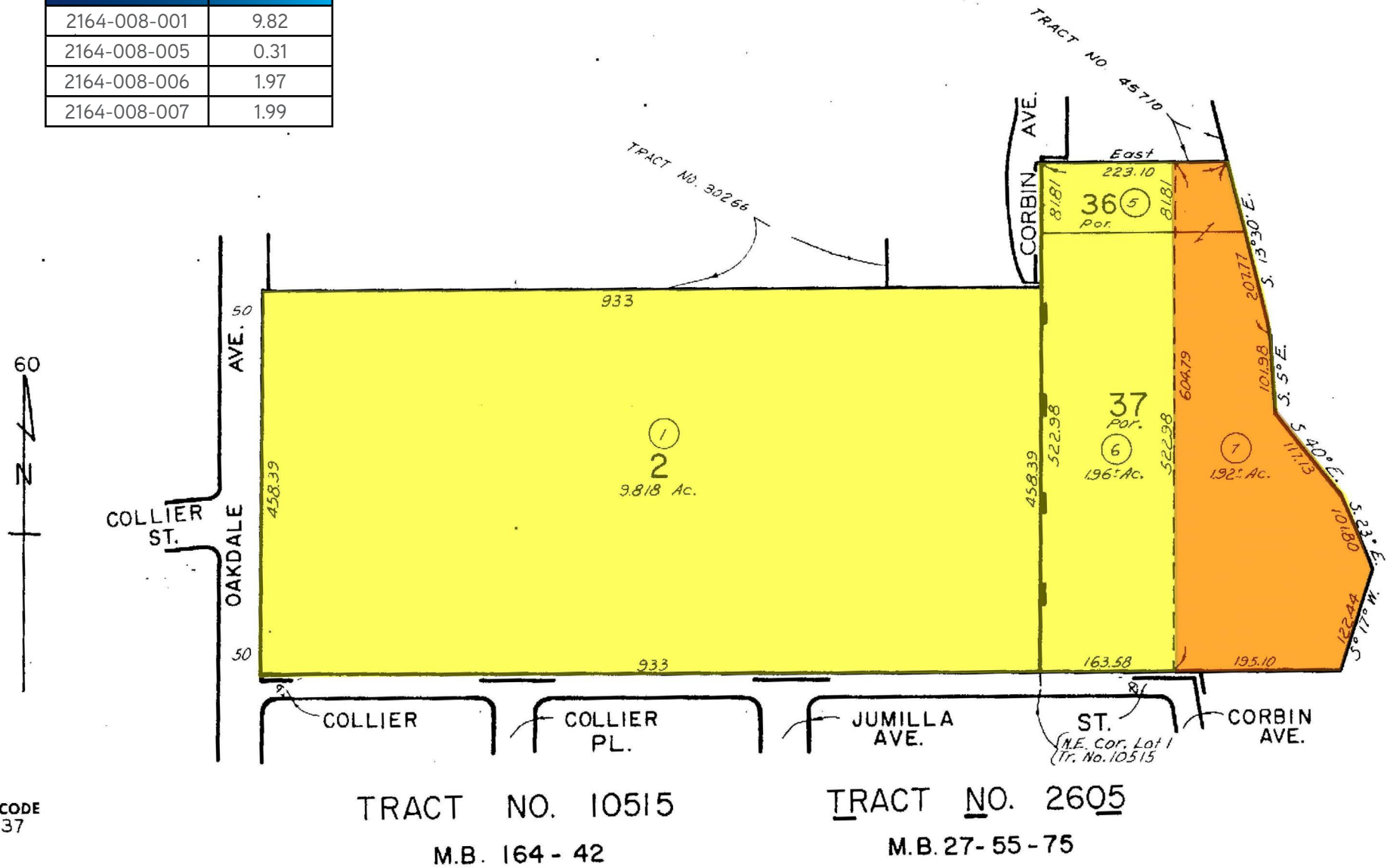
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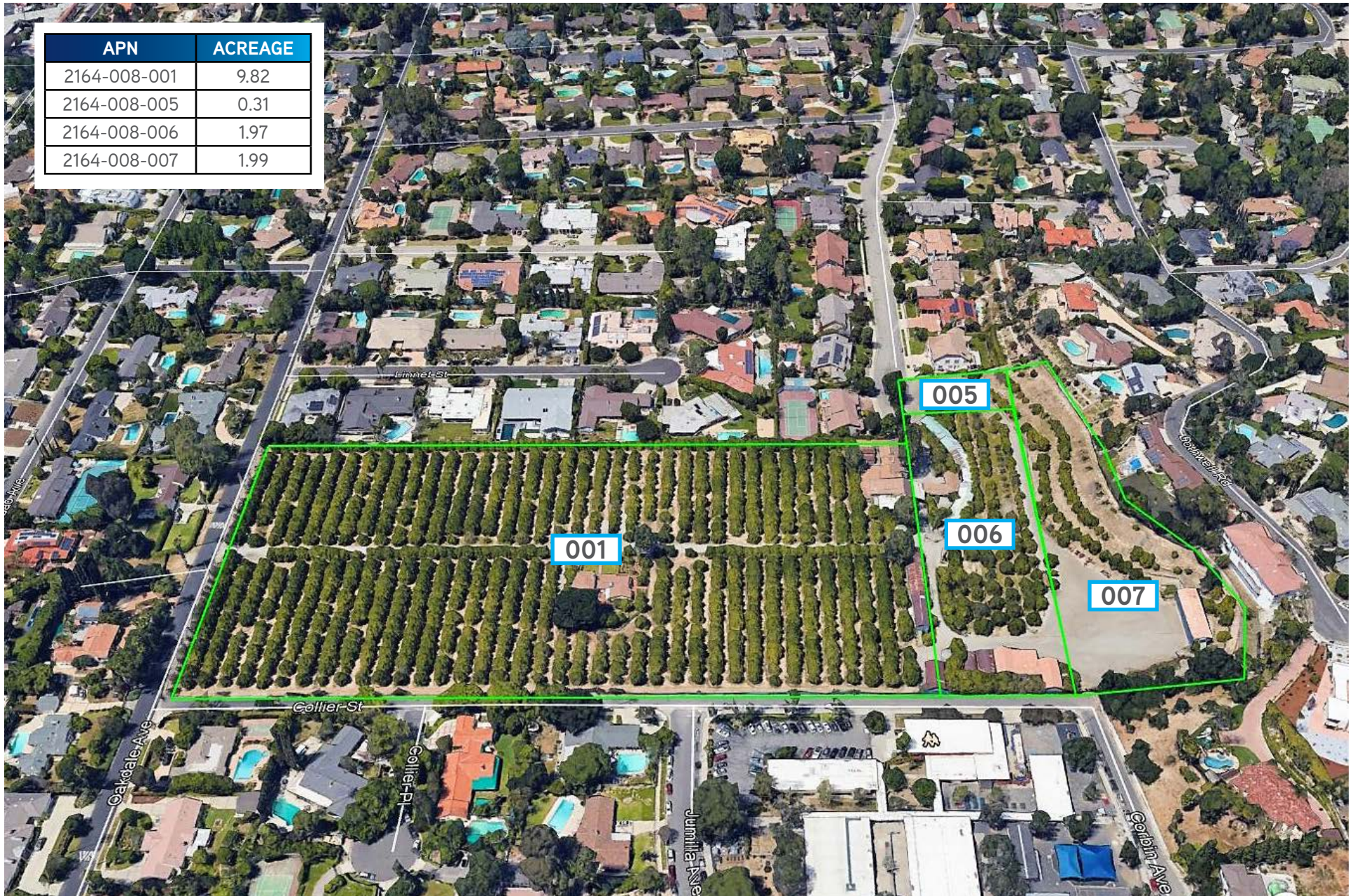


Parcel Map

APN	ACREAGE
2164-008-001	9.82
2164-008-005	0.31
2164-008-006	1.97
2164-008-007	1.99

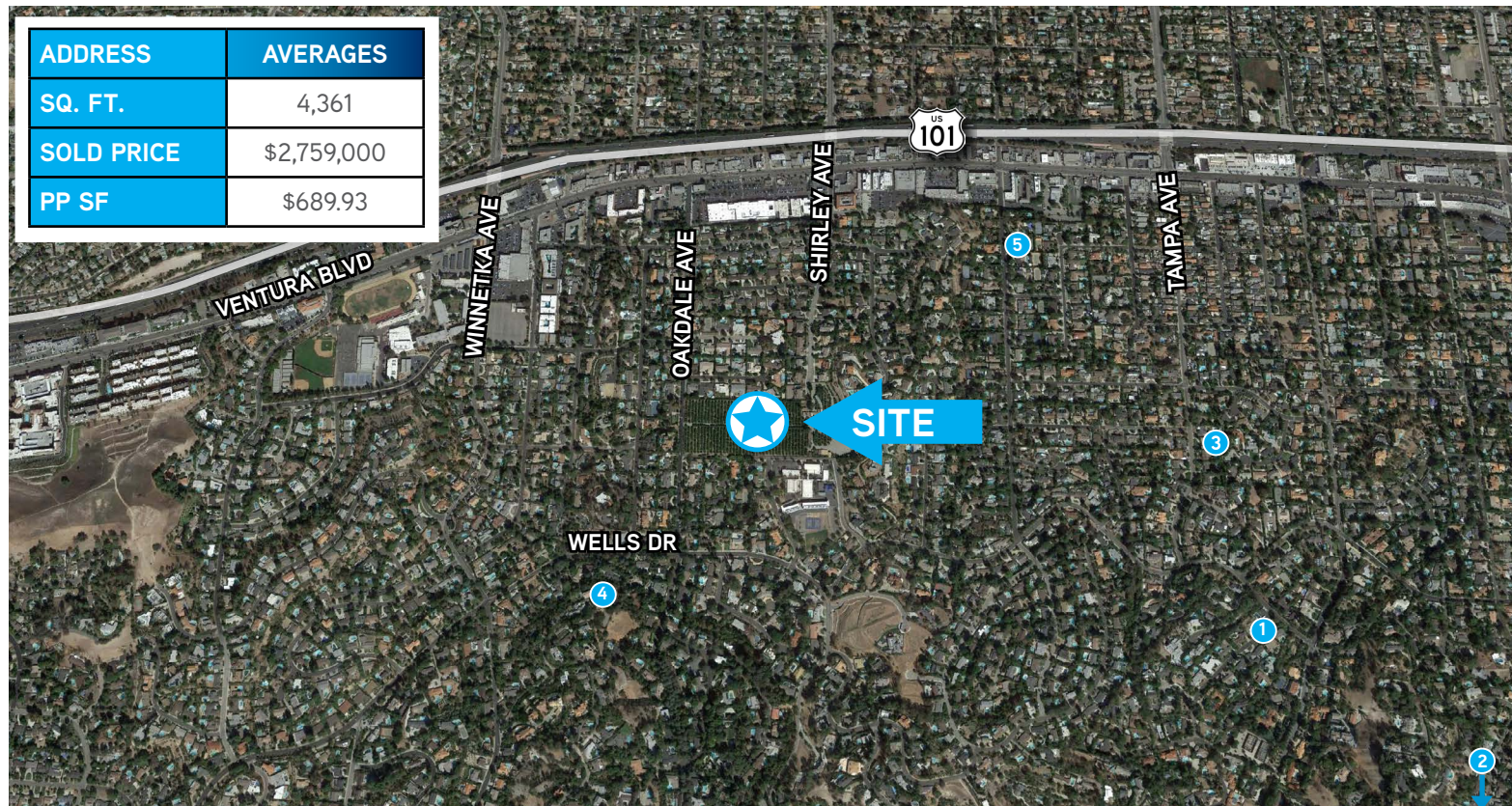


Parcel Outlines



Competitive Resale Map

	1	2	3	4	5
ADDRESS	5041 Palomar Dr.	18811 La Amistad Pl.	19241 Wells Dr.	5055 Hood Dr.	5454 Shirley Ave.
BED/BATH	5/8	3/3	N/A	N/A	N/A
SQ. FT.	5,840	2,364	6,630	2,951	4,018
ACREAGE	0.42	0.26	0.83	1.08	0.84
YEAR BLT	n/a	1962	1956	1930	1948
SOLD PRICE	\$3,110,000	\$2,400,000	\$3,560,000	\$2,100,000	\$2,625,000
PP SF	\$532.53	\$1,015.23	\$536.95	\$711.62	\$653.31
SOLD DATE	12/20/2018	6/14/2018	8/9/2018	12/19/2018	10/30/2018



Woodland Hills, California

Woodland Hills is an upscale neighborhood located on the edge of the Santa Monica Mountains in the San Fernando Valley of northern Los Angeles. Woodland Hills is bordered by Calabasas, Tarzana, Topanga and is a short hop from the famous beaches of Malibu. It's lush, green and a great place to hike, bike, enjoy nature and update your wardrobe. Whether your interest is shopping or the outdoors, Woodland Hills has activities and attractions that can provide a fun, entertaining experience. On Ventura Boulevard there are lively bars and gastropubs with delicious food and live music, making Woodland Hills a unique, vibrant destination in the Valley.



Los Angeles Unified School District

In 2014 California's education system began transitioning to a new testing system and a shift to a new accountability system. As a result the previous API system of reporting was removed. Parents can now access each school's School Accountability Report Card (SARC) to review school's strengths and weaknesses. Although there is great variation in the design of school report cards, they generally begin with a profile that provides background information about the school and its students. The profile usually summarizes the school's mission, goals, and accomplishments. State law requires that the SARC contain all of the following: Demographic data, School safety and climate for learning information, Academic data, School completion rates, Class sizes, Teacher and staff information, Curriculum and instruction descriptions, Postsecondary preparation information Fiscal and expenditure data. The SARC can be found at <http://www.cde.ca.gov/ta/ac/sa/>



ELEMENTARY

Wilbur Charter for Enriched Academics

8/10

Wilbur Charter for Enriched Academics seeks to create a challenging learning environment that encourages high expectations for success through developmentally appropriate instruction that allows for individual differences and learning styles. Learning is a collaborative effort based on utilizing resources effectively and is maximized when it takes place in an environment enriched with support, encouragement and assistance of staff, parents and community. We are committed to providing a broad base of learning experiences that will assist our students in achieving their greatest potential while adapting and adjusting to a diverse and ever-changing society. We nurture high self-esteem and respect for others and believe that everyone can learn to become critical thinkers and independent, lifelong learners. We also strive to utilize Common Core State Standards to maximize student achievement.



MIDDLE SCHOOL

Gaspar De Portola

8/10

Portola Middle School and Highly Gifted Magnet are a partnership of teachers, staff, administrators, parents, students and the community. Combined we share the obligation of providing a safe, nurturing and supportive learning environment. Our vision is to provide all students an academically rigorous and comprehensive curriculum to foster maximum academic achievement and positive character development. We empower students to maximize their academic potential through standards-based instruction. We will facilitate our students in developing critical thinking skills, learning personal and social accountability and responsibility, and technological skills to support the 21st Century and prepare them for post secondary opportunities.



HIGH SCHOOL

William Howard Taft Senior High

7/10

Taft will provide all students with the opportunity to develop their individual passions and talents through innovative programs and instruction that challenge them academically and creatively.

Woodland Hills is a neighborhood bordering the Santa Monica Mountains in the San Fernando Valley region of the city of Los Angeles, California. Along the western boundary of Woodland Hills is the large Upper Las Virgenes Canyon Open Space Preserve, a regional park with a trail network for miles of hiking, mountain biking, and equestrian rides, and is home to the Woodland Hills Country Club, a private equity golf club. The country club is complete with golf course, fine dining, and entertainment options. Woodland Hills, CA has a population of 181,224 people with a median age of 38.1 and a median household income of \$71,251.

The Market



POPULATION

181,224



MEDIAN
AGE

38.1



MEDIAN HOUSEHOLD
INCOME

\$71,251

Offering Guidelines

OFFERS

SUBMIT ALL OFFERS

DEAL STRUCTURE

The Seller reserves the right to retain the easterly most parcel and requests two (2) separate offers be submitted one for each of the following two scenarios:

1. Purchase Price for 14.09 acres.
2. Purchase Price for 12.17 Acres (Excluding Parcel 7)".

DEPOSIT

An initial deposit of \$250,000.00 shall be placed into escrow at the execution of Purchase Agreement and shall be refundable during the Due Diligence Period. Upon Buyer's election to proceed with acquisition of the Property at the end of the Due Diligence Period, the deposit shall be increased to between five percent (5%) and ten percent (10%) of the Purchase Price and the entire deposit shall be non-refundable except in the case of a default or breach by Seller prior to closing. The balance of the purchase price shall be paid at Closing.

OFFERS DUE

All offers shall be submitted by Tuesday, April 16, 2019, and shall be submitted to:

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DUE DILIGENCE

Buyer shall have forty-five (45) days from the Effective Date of the Purchase Agreement to perform whatever studies it may desire on the Property, including, but not limited to, market studies, engineering and environmental reviews, feasibility in light of entitlements, verification of government approvals, CFD obligations, tax rates, HOA budgets, clear title, etc. Seller will deliver to Buyer all studies, plans, and reports in its possession.

CLOSING

While it is the preference of the Seller to sell the property in an "as-is" condition, the Seller will entertain offers based on a closing upon a Tentative Map Approval.

ESCROW

Seller(s) shall have the right to assign the Title Policy to the company of their choice.

DISCLAIMER

This document has been prepared by Colliers International for advertising and general information only. Neither Colliers International nor the Seller, or Seller's agent or representatives, makes any guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies.

BROKERAGE

A commission to Colliers International will be paid by Owner pursuant to a separate listing agreement. A co-op commission is offered at one percent (1%) of the purchase price. All communications and inquiries regarding the Property should be directed to Ciara Trujillo.



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