

Oak Tree Ranch: MULTI-RESIDENTIAL DETACHED CONDO DEVELOPMENT OPPORTUNITY

San Diego County, State of California



PHASE II

PHASE III

SPRING VALLEY ROAD

COLE GRADE ROAD



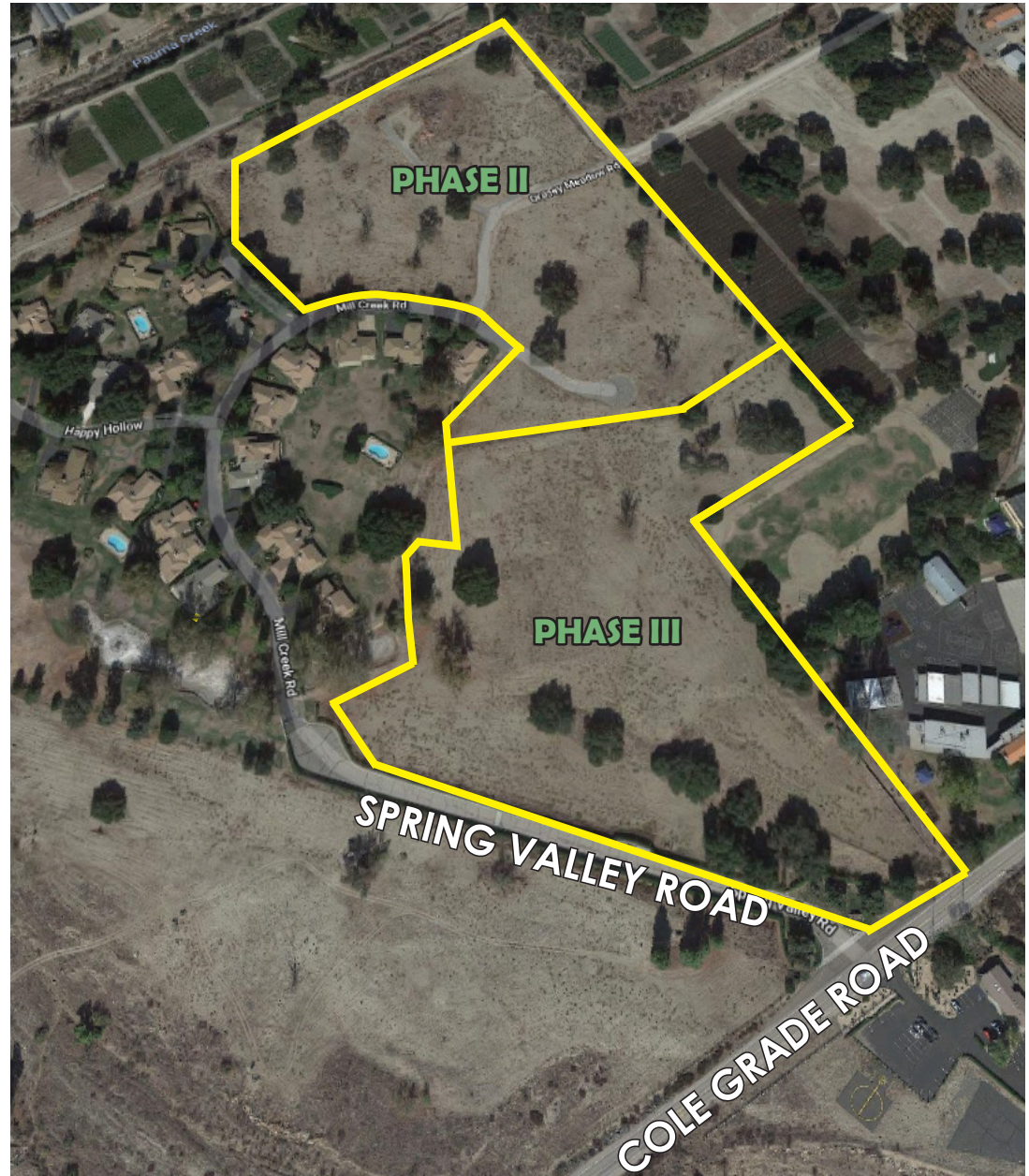
Almar Group Inc. has been retained by ownership to market this 20.44 acre property, including 26 finished lots and 24 potential condo lots in Pauma Valley, North County San Diego, California. The property is conveniently located near Highway 76. The offering presents rare opportunity for developers.

ALMAR Group Inc. makes no representations or warranties regarding the properties discussed herein. This information is subject to errors, omissions, changes in terms and conditions, prior sales, lease or withdrawals, without notice.

Oak Tree Ranch

San Diego County, California

property description	
Project Location	Pauma Valley North County San Diego, California
Size	20.77 Acres Total Projected: 68 Residential:3.3/OV/AC. Phase II: 26 Condo Lots -Final Map Phase III: 43 Condo Lots- Proposed Subject to TM.
Assessor's Parcel No.	1. 130-080-41-00 - 9.95 Ac, 2. 130-080-45-00 - 4.63 Ac, 3. 130-080-46-00 - 5.86 Ac
Zoning	(RR) Single Family Residential
Pricing	\$2,500,000.00



Investment Highlights

Development Opportunity

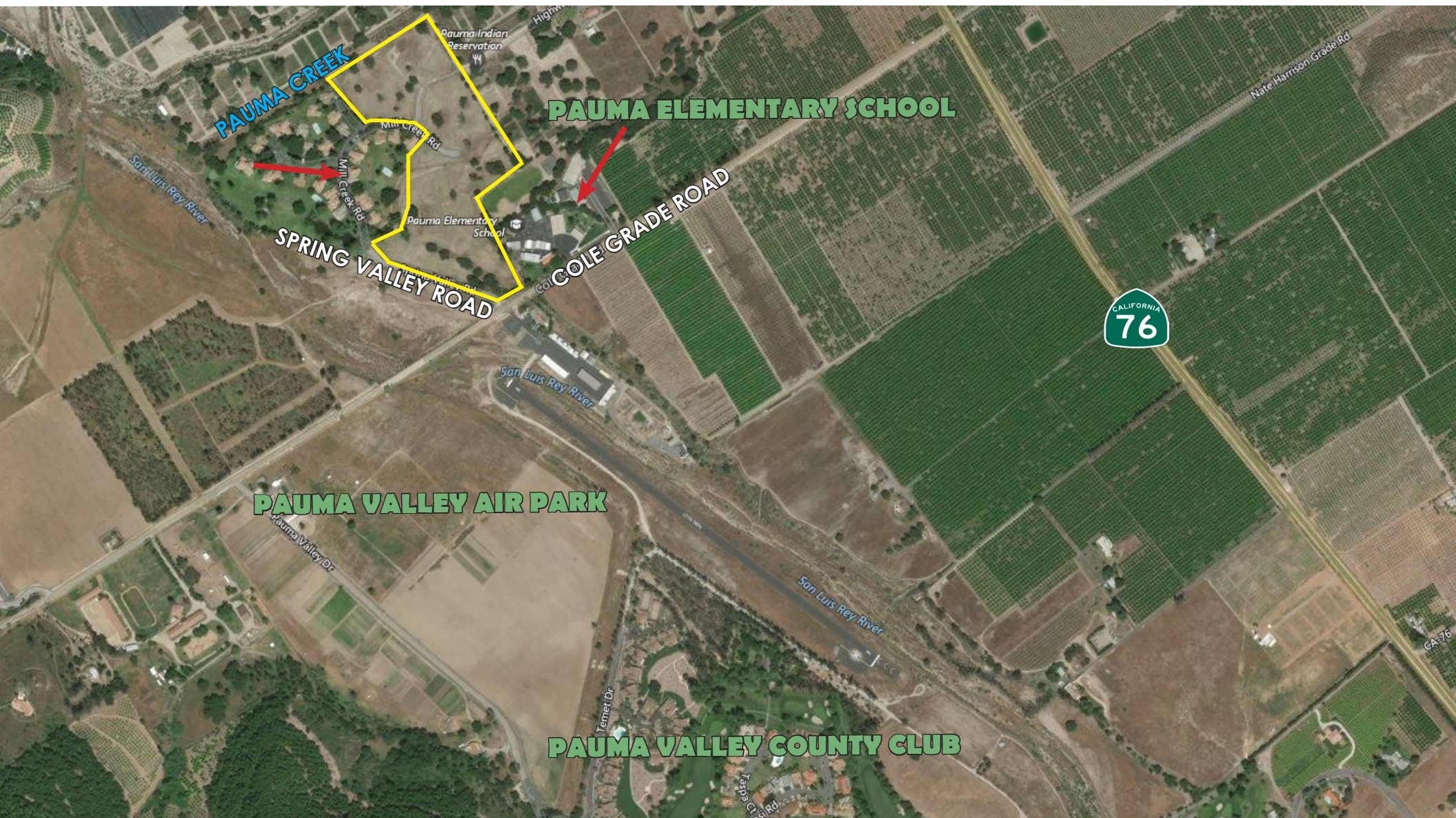
Oak Tree Ranch is a Residential Detached Condo Project comprised of 69 proposed and (Final Map) condo units situated on 20.44 acres in the unincorporated San Diego County area of Pauma Valley. The property is located on the corner of Spring Valley Road and Cole Grade Road, with access to Highway 76 via Cole Grade Road. The asset available for acquisition is the remaining phases of the Oaktree Development Detached Condos.

Oak Tree Ranch

San Diego County, California

Investment Highlights continued

Aerial



Oak Tree Ranch

San Diego County, California

Investment Highlights continued

Site Plan



Oak Tree Ranch

San Diego County, California

Investment Highlights continued Site Plan

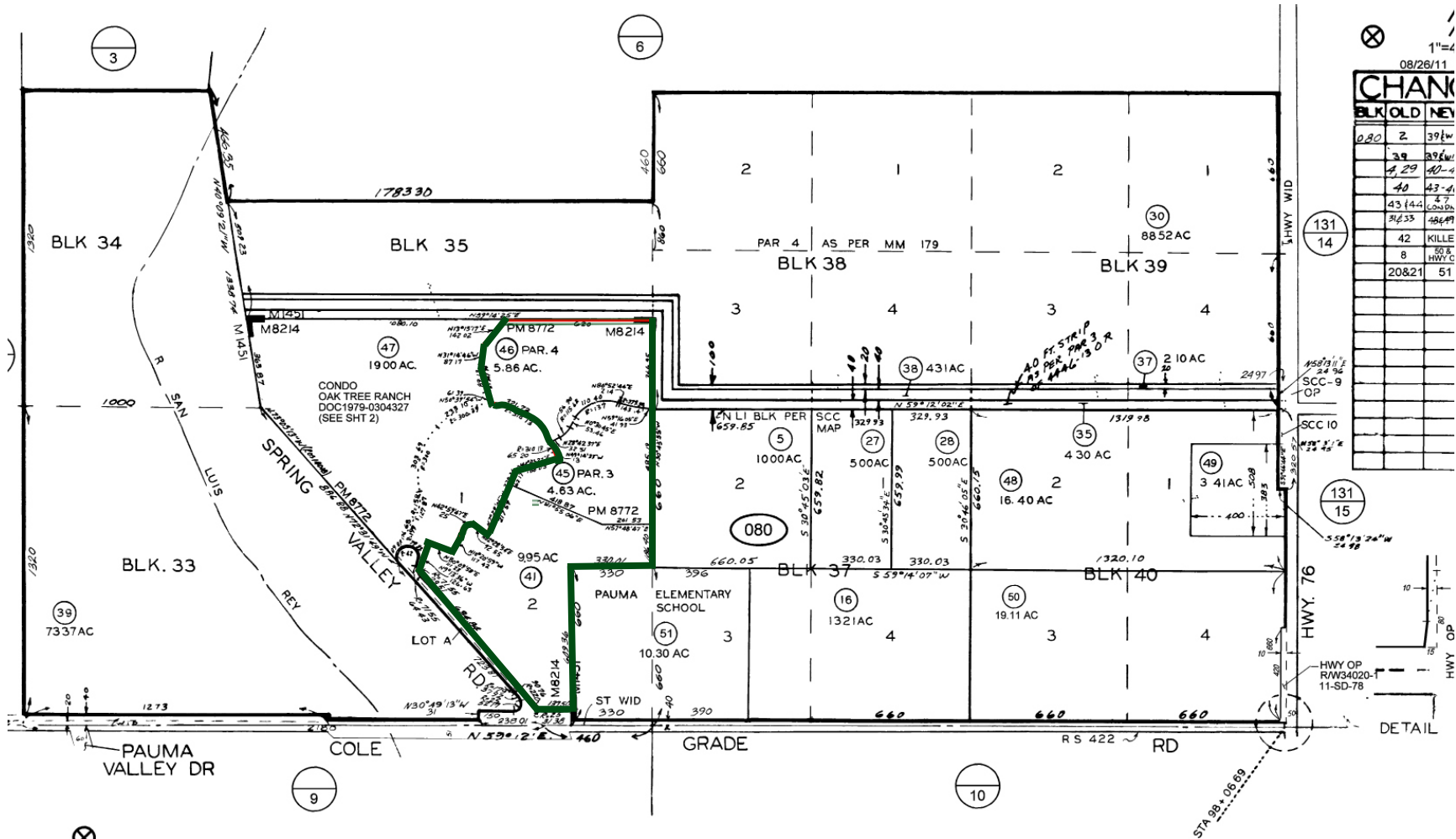


Oak Tree Ranch

San Diego County, California

Investment Highlights continued

Parcel Map



CJC
F-16-18
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 130 PG 08 SHT 1 OF 2

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

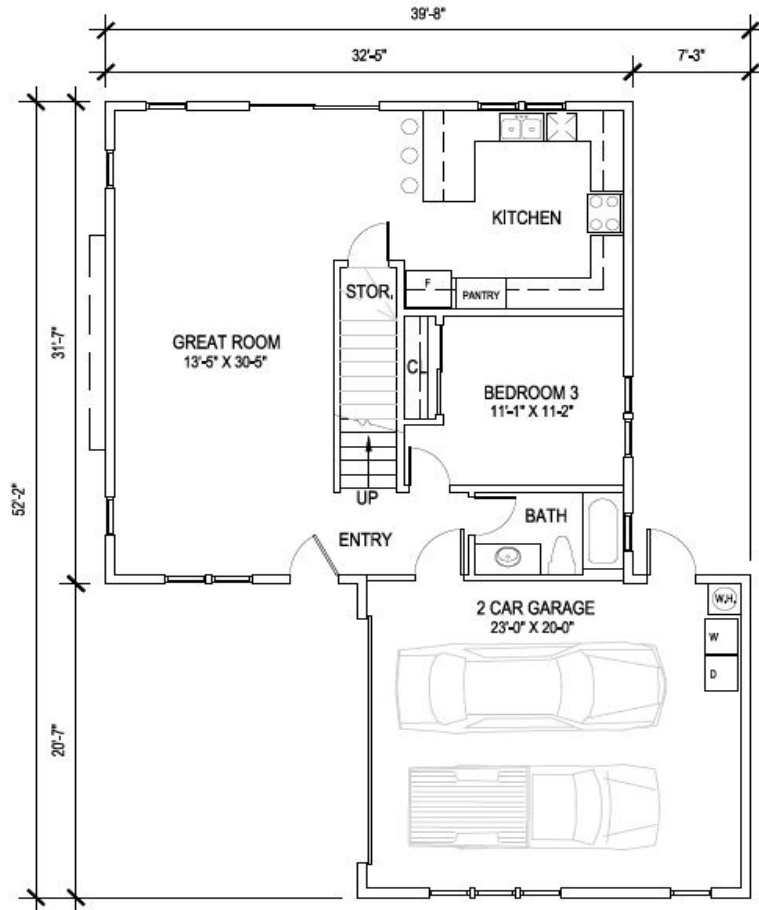
MAP 8214 - OAK TREE RANCH
MAP 1451 - RIVER TCT NO 1
ROS 8855, 9104, 14018, 15154

Oak Tree Ranch

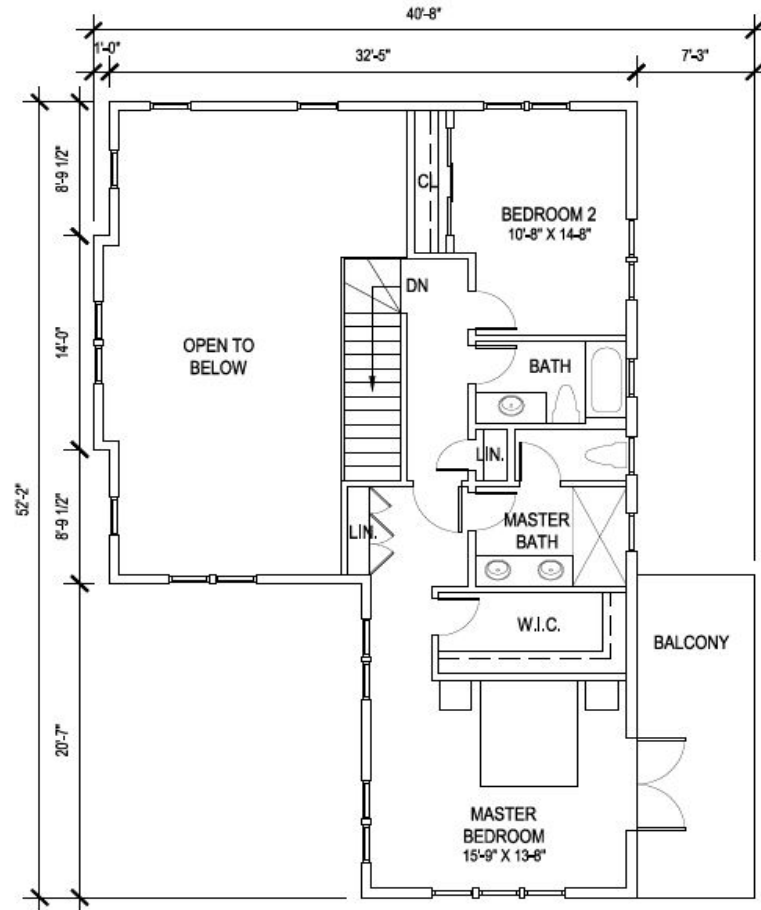
San Diego County, California

Investment Highlights continued

RESIDENCE "A" PLANS



FIRST FLOOR
963 SF

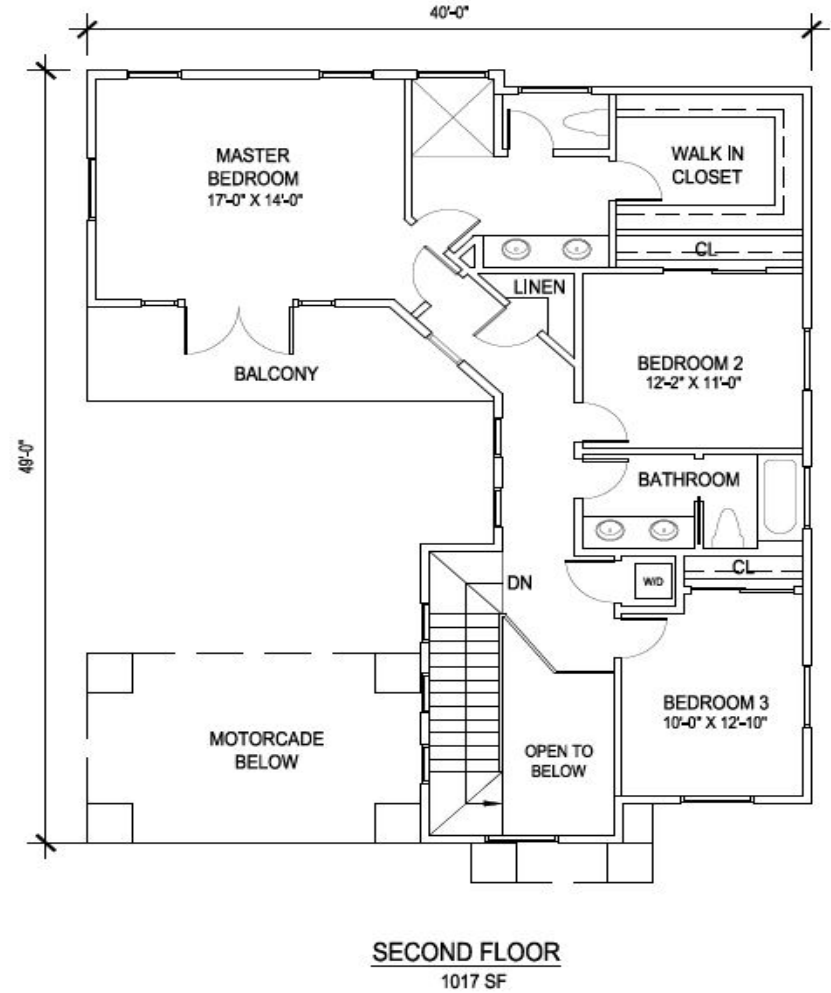
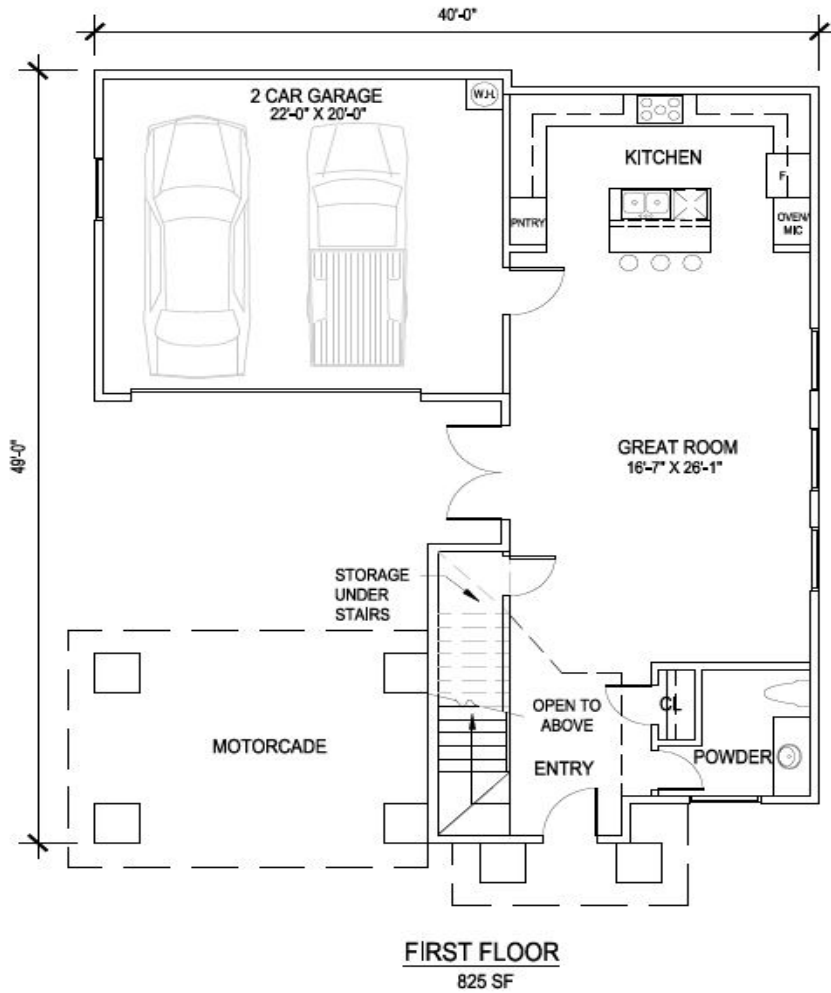


SECOND FLOOR
771 SF

Oak Tree Ranch

San Diego County, California

Investment Highlights continued RESIDENCE "B" PLANS

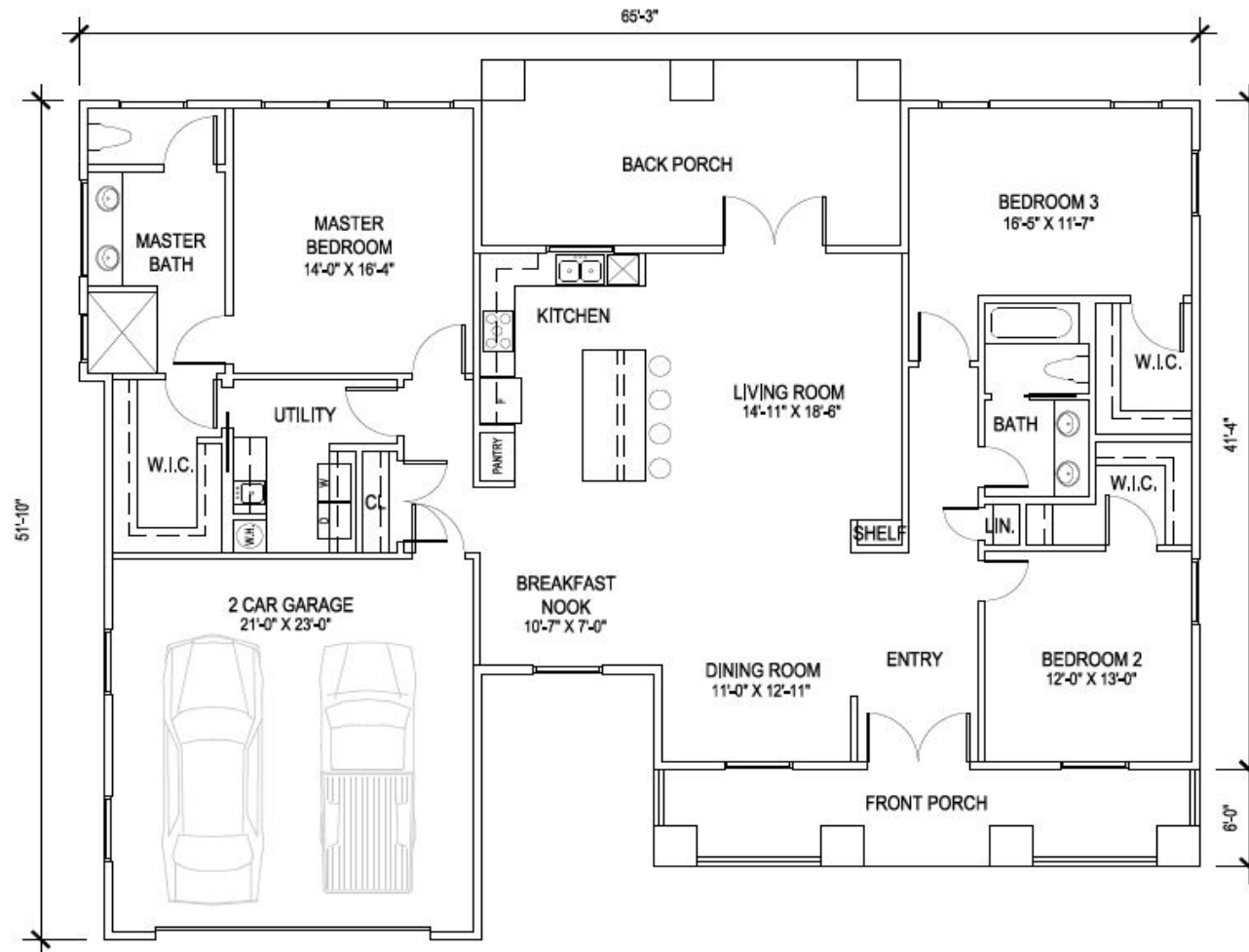


Oak Tree Ranch

San Diego County, California

Investment Highlights continued

RESIDENCE "C" PLANS

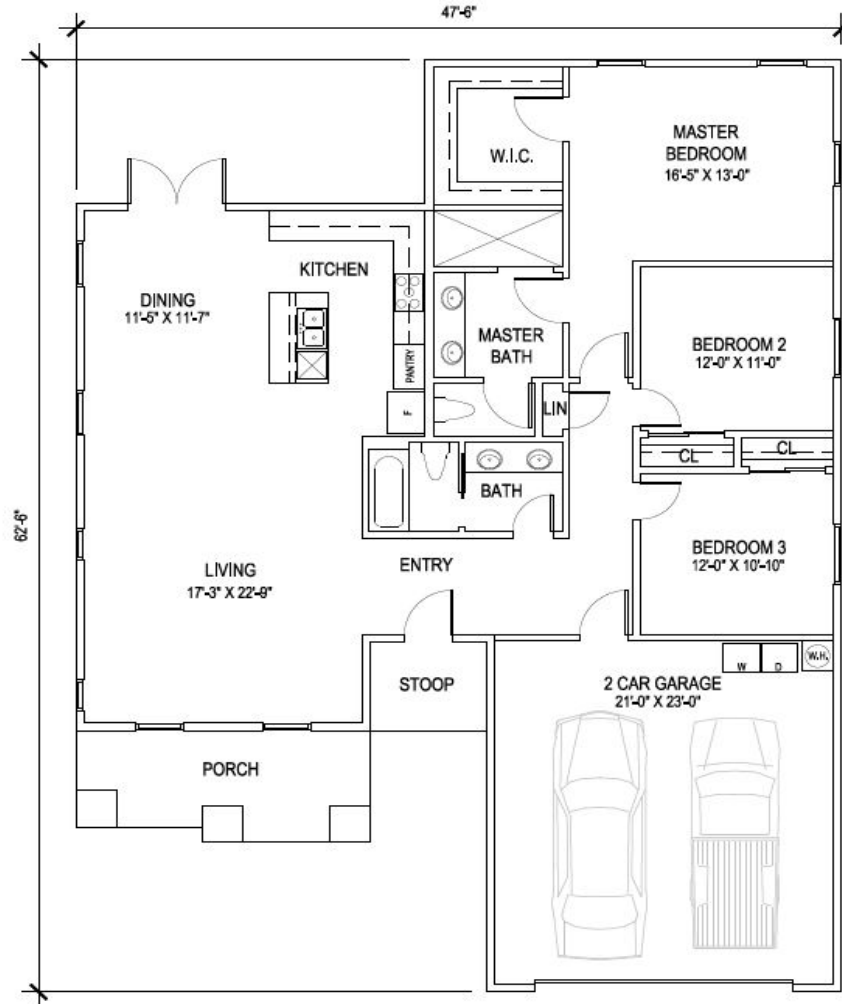


RESIDENCE C
1992 SF

Oak Tree Ranch

San Diego County, California

Investment Highlights continued RESIDENCE "D" PLANS



RESIDENCE D
1663 SF

Oak Tree Ranch

San Diego County, California

Investment Highlights continued Resident “A” Elevations



Oak Tree Ranch

San Diego County, California

Investment Highlights continued Resident “B” Elevations



Oak Tree Ranch

San Diego County, California

Investment Highlights continued
Resident “C” Elevations



Oak Tree Ranch

San Diego County, California

Investment Highlights continued Resident “D” Elevations



Oak Tree Ranch

San Diego County, California

The property is located on the corner of Spring Valley Road and Cole Grade Road, with access to Highway 76 via Cole Grade Road.

NARRATIVE: Oaktree Ranch consists of twenty (20.77) acres located in the Community of Pauma Valley, North County of San Diego. Merits of the project include:

- Entitlement: twenty-six (26) finished single family parcels and forty-six (46) potential multi-family condominium parcels.
- Location: surrounded by existing residential homes, farms, ranches and vacant land.
- Environmental: seeming free of water way and flood issues.
- Location: the subject site is located east of the I-15 Freeway on Hwy 76 to the (North) San Diego County region referred to as Pauma Valley

Oak Tree Ranch

Phil Jones

Project Manager

951 760-801-1857

pjones@TheGarrettGroup.net

Allen Lee Nunez

Founding Partner - Broker

951 237 3427

anunez@alnrealestate.com

CalBRE 00920659



Two BetterWorld Circle, Suite 200
Temecula, California 92590

