

OFFERING MEMORANDUM

May 2025

SUNSET BOULEVARD



Whitney Walk
60 SFD Lots
80 SF Duet Lots



Whitney Walk
30 SF Duet Lots

WHITNEY BOULEVARD

WHITNEY WALK

City of Rocklin, County of Placer

170 Single-Family Residential Lots

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01

Property Overview



WHITNEY WALK HIGHLIGHTS

- 60 Single-Family Detached Lots
- 110 Single-Family Duet lots
- ±14 Acres
- Award-winning Rocklin Unified School District
- Close proximity to Platinum Living Amphitheater at Quarry Park, hosting concerts, various performing arts and community events throughout the year.
- Close to Westfield Galleria at Roseville, Schools, Shopping, Entertainment & Restaurants

PROJECT OVERVIEW

Property Overview

Whitney Walk is an approximately 14-acre single-family residential project located within the City of Rocklin, County of Placer, State of California. The subject sites are bifurcated by Whitney Boulevard featuring:

Product Type	No. of Units	House Size SF	Bed	Bath	Garage
SFD	60	1,593 – 1,788	2 – 3	2.5	2-Car
SF Duet	110	1,369 – 1,497	2 – 3	2	1-Car
Total	170				

Assessor Parcel Nos.

016-210-011 & 016-240-044 & a portion of 016-240-039

Location

The subject site is generally located at the southwesterly corner of Sunset Boulevard and South Whitney Boulevard.

Owner

Whitney Sunset 14 LLC

Acreage

±14 acres

Zoning

PD-R: Planned Development Residential

Topography

The subject site is relatively flat.

Site Condition

The subject site is currently in an unimproved condition and will be delivered “as is, where is”. Buyer shall be responsible for making all necessary improvements.

Entitlement Status

All approvals have been completed with a mitigated negative declaration on environmental.

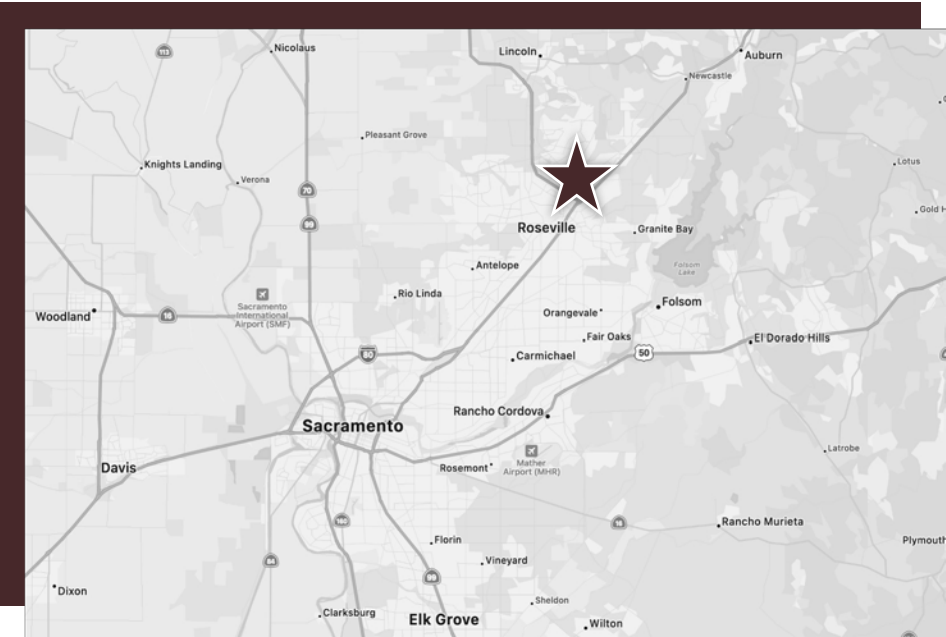
School District

Rocklin Unified School District

- Antelope Creek Elementary School (K-6)
- Spring View Middle School (7-8)
- Whitney High School (9-12)

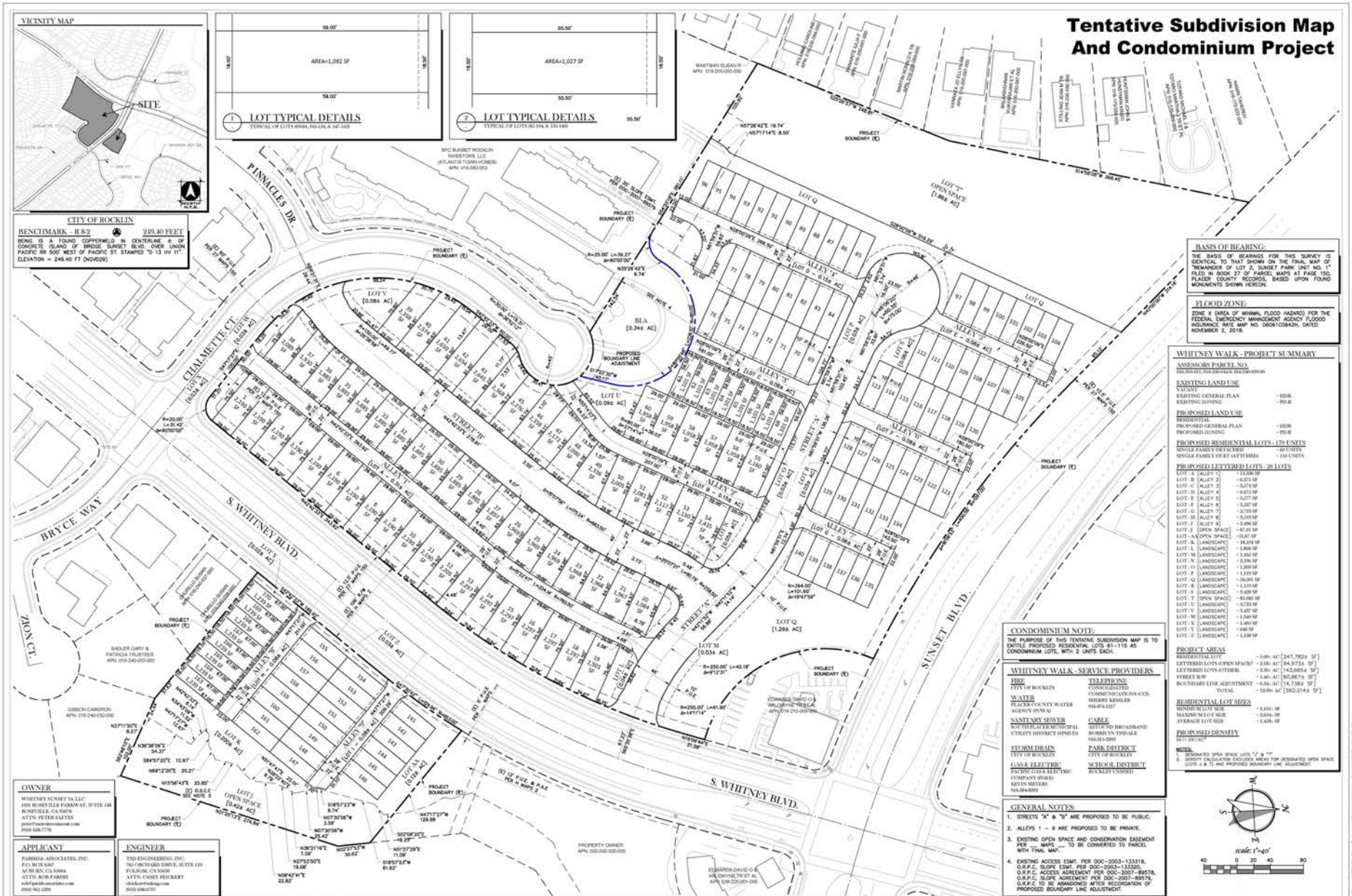
Tax Rate

The annual tax rate is to be determined.





AERIAL MAP



TENTATIVE MAP & CONDO PROJECT



PRELIMINARY SITE PLAN



PLAN 1

1,593 SF | 2 – 3 Beds | 2.5 Baths | 2-Car Garage



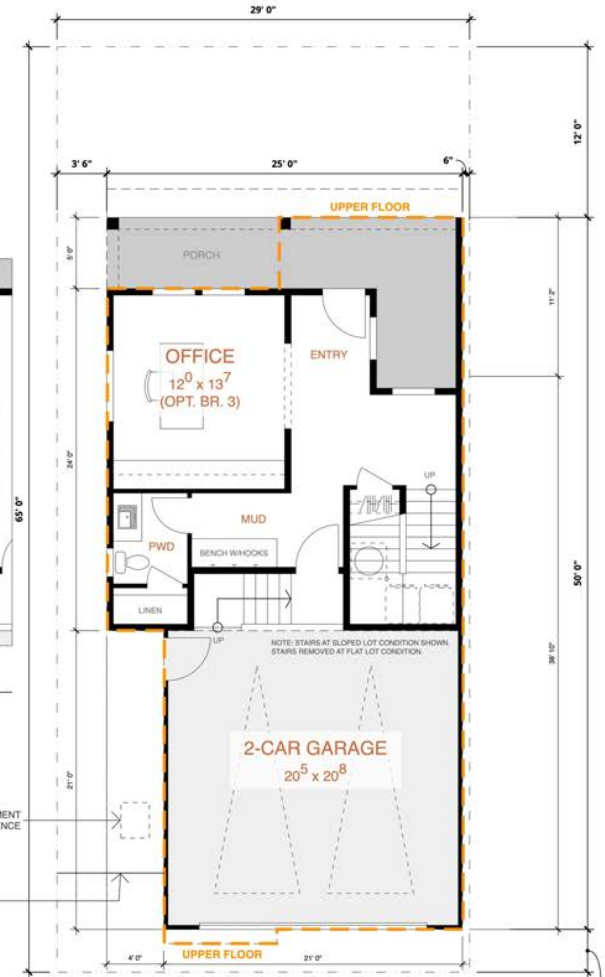
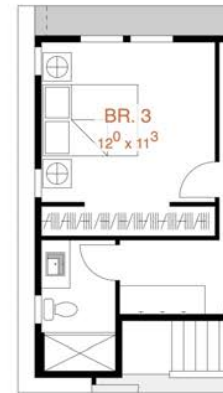
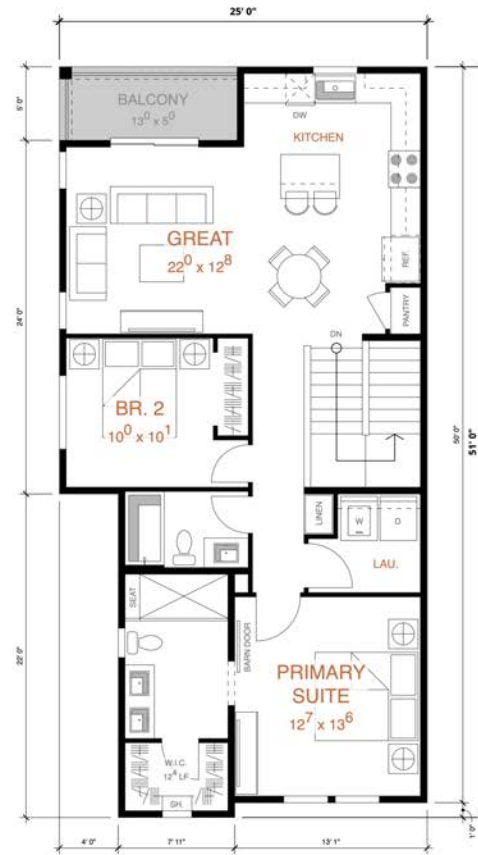
Modern Agarian | Scheme 1



Napa Farmhouse | Scheme 4



California Bungalow | Scheme 8



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ELEVATIONS & FLOOR PLANS

PLAN 2

1,727 SF | 3 Beds | 2.5 Baths | 2-Car Garage



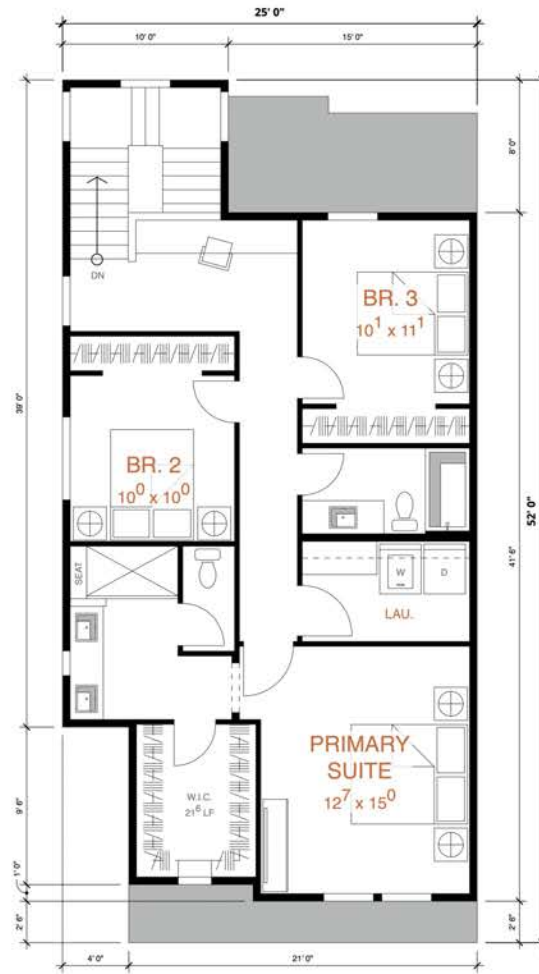
Modern Agrarian | Scheme 3



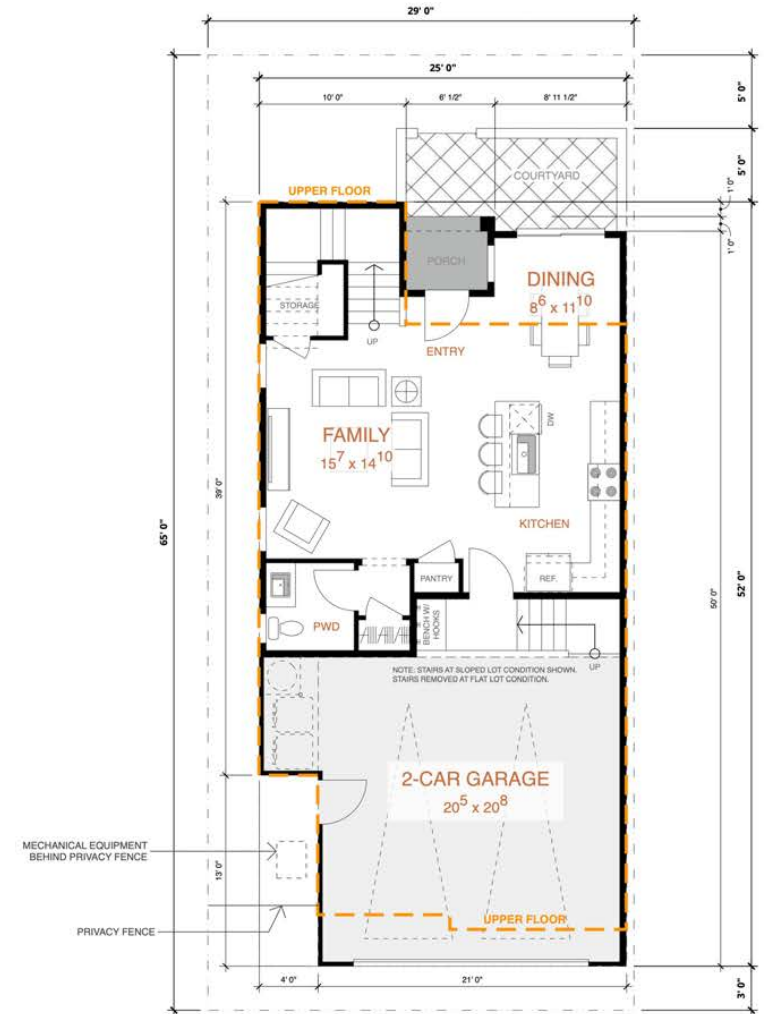
Napa Farmhouse | Scheme 5



California Bungalow | Scheme 7



UPPER FLOOR | 976 SF



MAIN FLOOR | 751 SF

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ELEVATIONS & FLOOR PLANS

PLAN 3

1,788 SF | 3 Beds | 2.5 Baths | 2-Car Garage



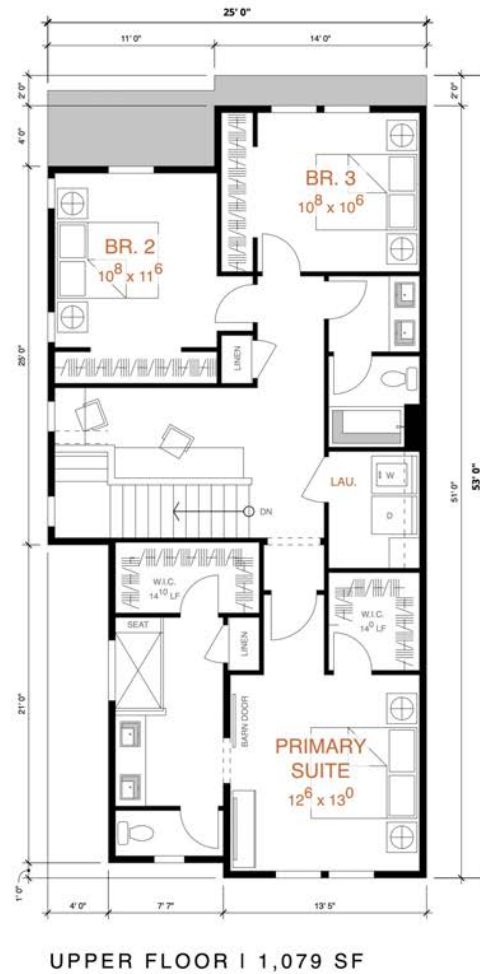
Modern Agrarian | Scheme 1



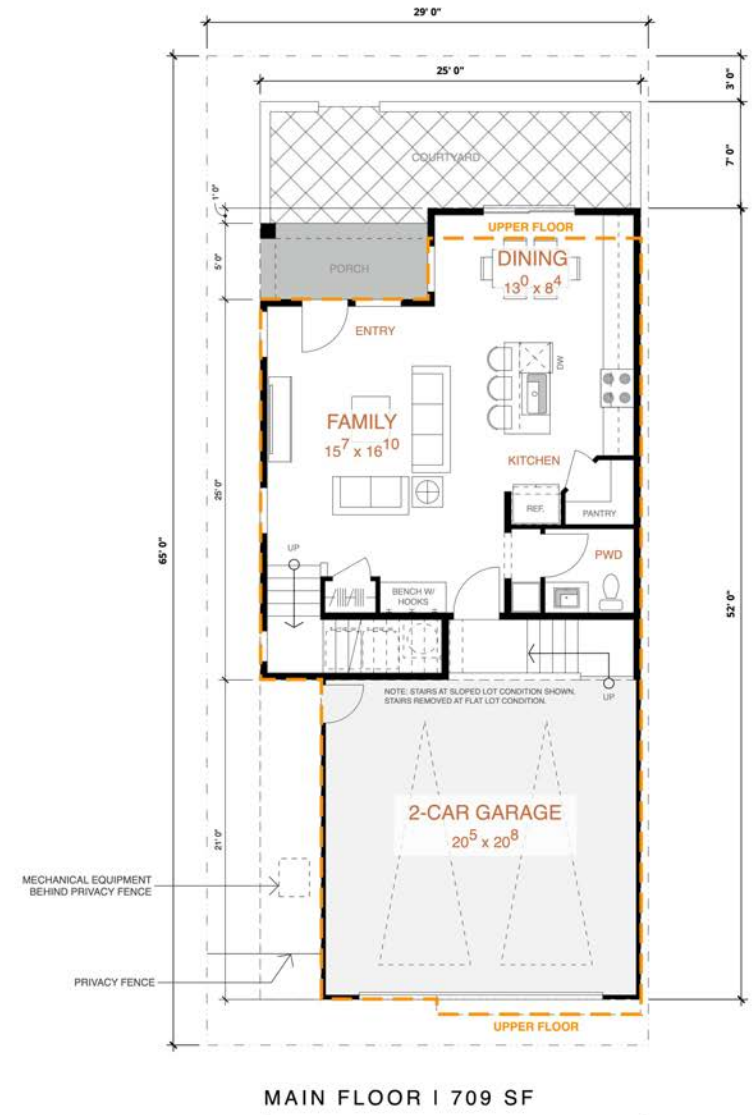
Napa Farmhouse | Scheme 6



California Bungalow | Scheme 7



UPPER FLOOR | 1,079 SF



MAIN FLOOR | 709 SF

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ELEVATIONS & FLOOR PLANS

BUILDING 1

Unit 1 1,369 SF | Unit 2 1,369 SF



Modern Agrarian | Scheme 1



Napa Farmhouse | Scheme 6



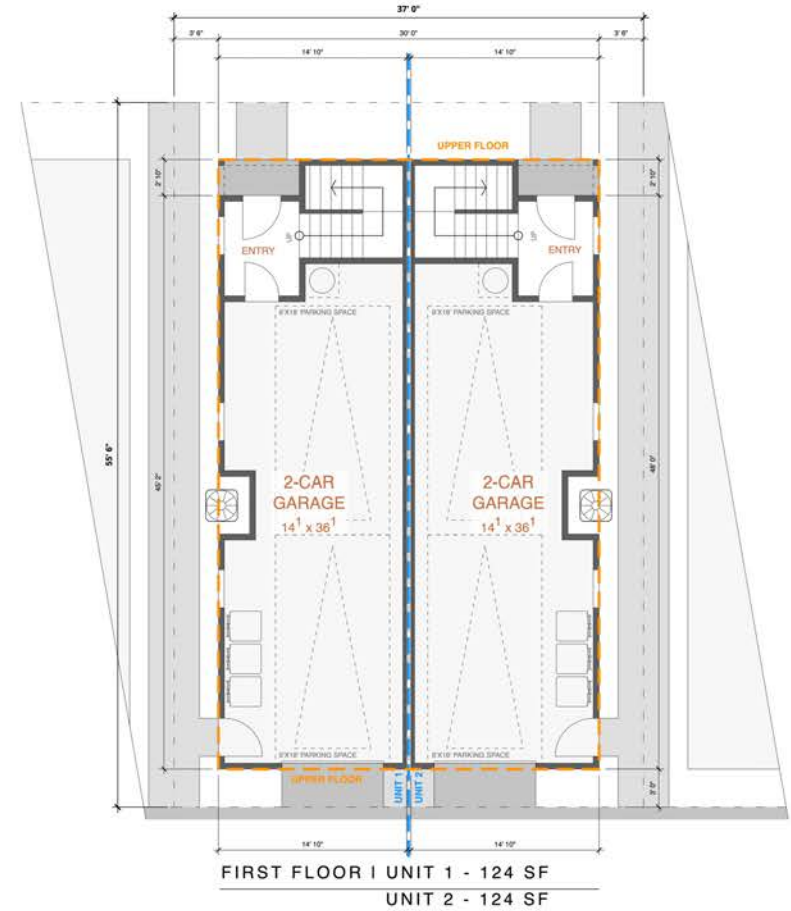
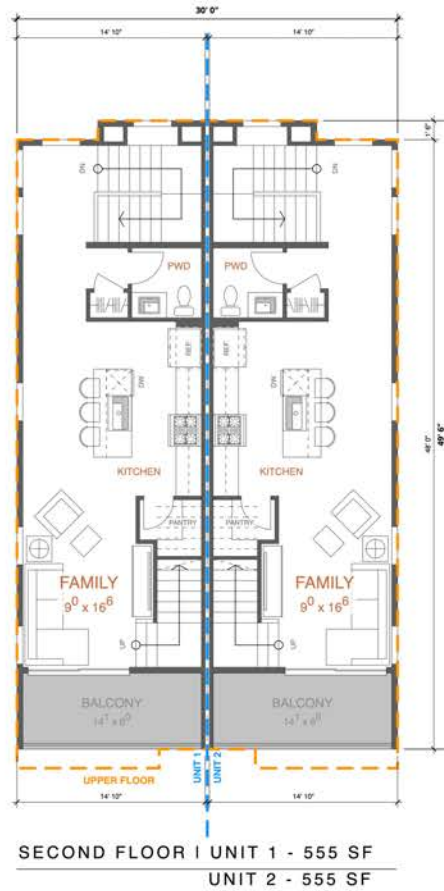
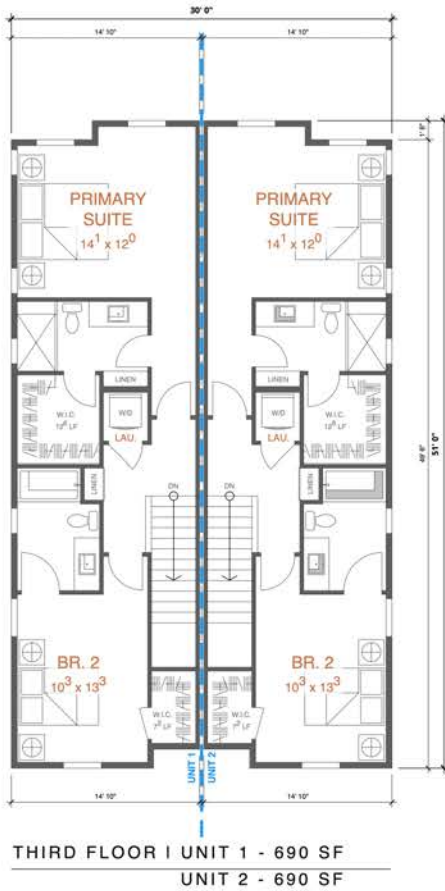
California Bungalow | Scheme 9

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ELEVATIONS & FLOOR PLANS

BUILDING 1

Unit 1 1,369 SF | Unit 2 1,369 SF



BUILDING 2

Unit 1 1,767 SF | Unit 2 1,381 SF



Modern Agrarian | Scheme 2



Napa Farmhouse | Scheme 5



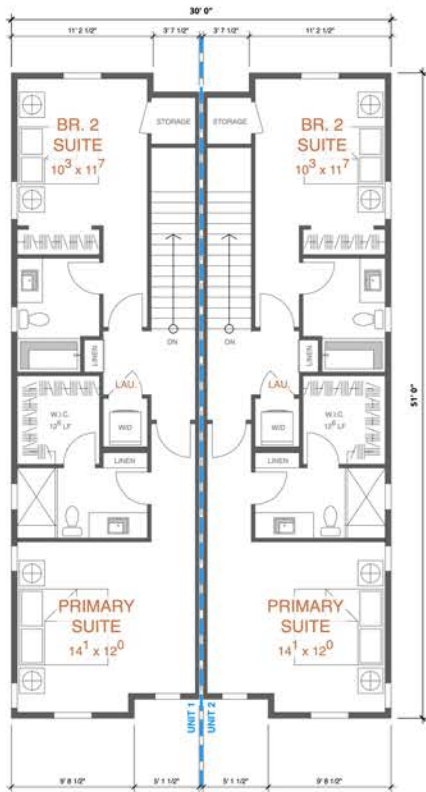
California Bungalow | Scheme 9

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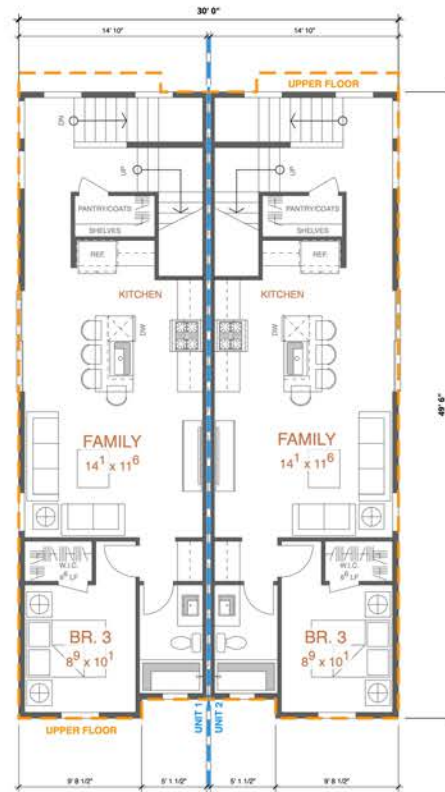
ELEVATIONS & FLOOR PLANS

BUILDING 2

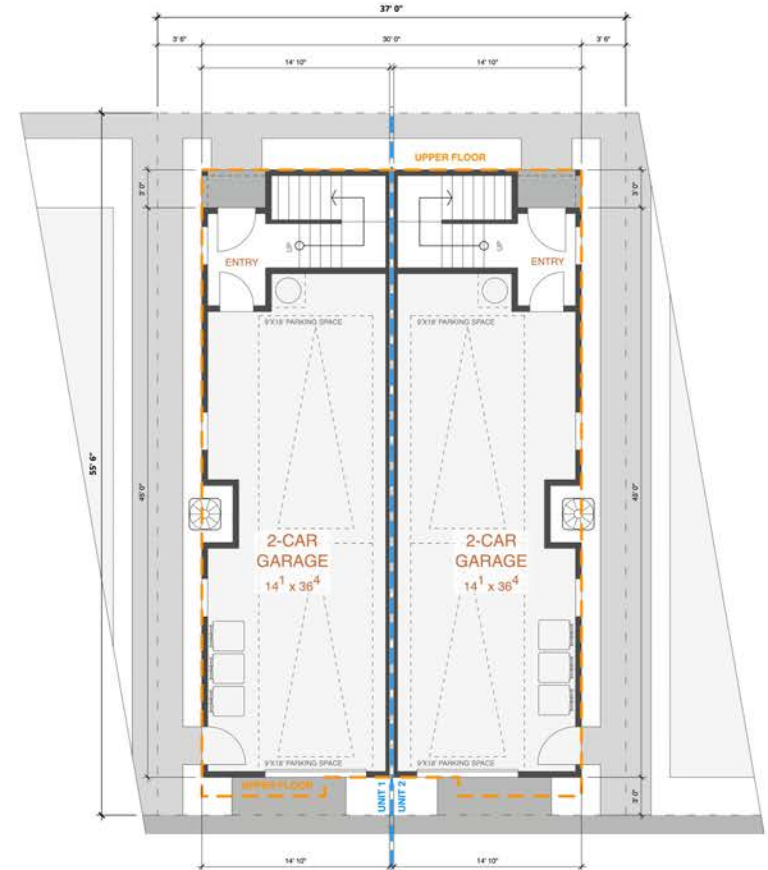
Unit 1 1,497 SF | Unit 2 1,497 SF



THIRD FLOOR | UNIT 1 - 689 SF
UNIT 2 - 689 SF



SECOND FLOOR | UNIT 1 - 685 SF
UNIT 2 - 685 SF



FIRST FLOOR | UNIT 1 - 123 SF
UNIT 2 - 123 SF

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ELEVATIONS & FLOOR PLANS

WHITNEY WALK SUBDIVISION - OVERALL IMPROVEMENTS
ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS

2/26/2025

(PLEASE NOTE THESE QUANTITIES ARE FROM PRELIMINARY ENGINEERING STUDIES & EXHIBITS DATED FEBRUARY '25 AND
 SHALL NOT BE USED FOR CONSTRUCTION)

of Units: 170

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
EARTHWORK & DEMOLITION					
1	Mobilization	1.0	LS	\$65,000.00	\$65,000
2	Clearing & Grubbing	10.5	ACRE	\$2,950.00	\$30,995
3	Tree Removal	50	EA	\$1,200.00	\$60,000
4	PCC, C&G and SDWK Removal	4,761	SF	\$5.50	\$26,186
5	Saw Cut	2,081	LF	\$2.50	\$5,203
6	Full Depth Pavement Removal	9,728	SF	\$3.35	\$32,589
7	Slurry Seal	39,710	SF	\$2.75	\$109,202
8	Excavation & Embankment	2,600	CY	\$7.75	\$20,150
9	Export Material	45,235	CY	\$20.00	\$904,700
10	Final Pad Grading	115	Lot	\$500.00	\$57,500
11	Finish Grading (Streets & Alleys)	88,538	SF	\$1.25	\$110,673
				Sub-Total	\$1,422,198
SITE WORK					
12	3" AC on 10" AB Streets (Public)	43,195	SF	\$6.25	\$269,969
13	Type 2 Vertical Curb & Gutter (Public)	2,341	LF	\$42.00	\$98,318
14	PCC Sidewalk (6"PCC on 4"AB) (Public)	10,455	SF	\$12.50	\$130,688
15	Rolled Curb and Gutter (Public)	256	LF	\$46.00	\$11,787
16	6" PCC on 6" AB Alleys (Private)	45,343	SF	\$12.75	\$578,128
17	Modified Rolled Curb & Gutter (Private)	3,766	LF	\$45.00	\$169,487
18	Vertical Curb (Alley)	665	LF	\$36.00	\$23,937
19	Concrete Cutoff Swale	528	LF	\$75.00	\$39,611
20	Private Sidewalk (4" PCC on 4" AB)	29,418	SF	\$11.25	\$330,950
21	Std. Dwg. 3-19 Alley Driveway Connection	10	EA	\$4,700.00	\$47,000
22	Std. Dwg. 3-23 Street "A" & "B" Connection	2	EA	\$14,500.00	\$29,000
23	Curb Ramps (PCC & AB)	4	EA	\$4,500.00	\$18,000
24	S. Whitney Paving Resto. [3.5" AC /13" AB]	8,361	SF	\$7.95	\$66,471
25	Chalmette Paving Resto. [3" AC /10" AB]	1,367	SF	\$6.25	\$8,544
				Sub-Total	\$1,821,891
SANITARY SEWER					
26	6" Sewer Main PVC SDR-26	2,804	LF	\$85.00	\$238,365
27	4" Sewer Lateral (Residential Units)	115	EA	\$2,500.00	\$287,500
28	48" Sewer Manhole	24	EA	\$10,500.00	\$252,000
29	Connect to Existing	4	EA	\$15,000.00	\$60,000
				Sub-Total	\$837,865

Source: TSD Engineering, Inc.

COST TO COMPLETE

WHITNEY WALK SUBDIVISION - OVERALL IMPROVEMENTS
ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS

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2/26/2025

(PLEASE NOTE THESE QUANTITIES ARE FROM PRELIMINARY ENGINEERING STUDIES & EXHIBITS DATED FEBRUARY '25 AND
 SHALL NOT BE USED FOR CONSTRUCTION)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
STORM DRAIN					
30	12" Drain	654	LF	\$95.00	\$62,149
31	18" Drain	565	LF	\$125.00	\$70,620
32	24" Drain	375	LF	\$145.00	\$54,392
33	48" Drain Manhole	10	EA	\$9,800.00	\$98,000
34	Drop Inlet (Type B)	11	EA	\$6,800.00	\$74,800
35	Drop Inlet (Type F)	5	EA	\$6,900.00	\$34,500
36	Diversion Bypass Manhole	1	EA	\$25,000.00	\$25,000
37	CDS Unit	1	EA	\$75,000.00	\$75,000
38	Flared End Section	2	EA	\$1,500.00	\$3,000
39	Basin Outlet Structure	1	EA	\$9,500.00	\$9,500
40	Bio-Retention Basin	6,139	SF	\$55.00	\$337,633
				Sub-Total	\$844,594
WATER					
41	6" Water Line	680	LF	\$90.00	\$61,239
42	10" Water Line	1,328	LF	\$120.00	\$159,387
43	12" Water Line	298	LF	\$175.00	\$52,064
44	Fire Hydrant & Assembly	6	EA	\$13,000.00	\$78,000
45	4" Blow Off	2	EA	\$4,800.00	\$9,600
46	6" Gate Valve	2	EA	\$4,200.00	\$8,400
47	10" Gate Valve	10	EA	\$5,200.00	\$52,000
48	12" Butterfly Valve	6	EA	\$7,800.00	\$46,800
49	16" Butterfly Valve	4	EA	\$14,500.00	\$58,000
50	Connection to Existing	4	EA	\$15,000.00	\$60,000
51	1" Water Service No Meter (Residential Units)	115	EA	\$3,800.00	\$437,000
52	1.5" Landscape Service No Meter (Irrigation)	3	EA	\$6,900.00	\$20,700
53	Irrigation Backflow Device	3	EA	\$2,500.00	\$7,500
54	3" & 4" Irrigation Sleeve	1,480	LF	\$45.00	\$66,596
				Sub-Total	\$1,117,285
FENCING & PERIMETER WALLS					
55	Stack Block Retaining Wall (Courtyard)	4,200	SF	\$65.00	\$273,000
56	Lock & Load Retaining Wall	10,100	SF	\$75.00	\$757,500
57	Rockery Retaining Wall	4,100	SF	\$45.00	\$184,500
58	6' Open View Fence (Steel Tube)	1,488	LF	\$75.00	\$111,587
59	Proto II Soundwall	900	LF	\$164.00	\$147,600
60	Post and Cable Fence	341	LF	\$55.00	\$18,734
61	Vehicle Gate	1	EA	\$12,500.00	\$12,500
62	Pedestrian Gate	1	EA	\$8,500.00	\$8,500
				Sub-Total	\$1,513,920

Source: TSD Engineering, Inc.

COST TO COMPLETE

WHITNEY WALK SUBDIVISION - OVERALL IMPROVEMENTS
ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS

2/26/2025

(PLEASE NOTE THESE QUANTITIES ARE FROM PRELIMINARY ENGINEERING STUDIES & EXHIBITS DATED FEBRUARY '25 AND
 SHALL NOT BE USED FOR CONSTRUCTION)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
MISCELLANEOUS					
63	Type "A" Street Light	6	EA	\$9,750.00	\$58,500
64	Type "B" Street Light	6	EA	\$8,500.00	\$51,000
65	Street Light Service Pedastal	1	EA	\$15,000.00	\$15,000
66	Street Light Conduit	2,008	EA	\$18.00	\$36,153
67	Irrigation Elec. Service Pedastal	3	EA	\$15,000.00	\$45,000
68	Onsite Signage & Striping	1	LS	\$12,000.00	\$12,000
69	Offsite Signage & Striping	1	LS	\$13,500.00	\$13,500
70	Entry Monumentation Signage	1	LS	\$25,000.00	\$25,000
71	Underground Ex. Overhead Util. Lines	1	LS	\$250,000.00	\$250,000
72	Street Monumentation	3	EA	\$950.00	\$2,850
73	Lot Monumentation	115	EA	\$325.00	\$37,375
74	Winterization/Erosion Control	1	LS	\$105,000.00	\$105,000
75	Joint Trench	170	UNIT	\$11,000.00	\$1,870,000
76	Site Landscaping	136,286	SF	\$8.75	\$1,192,505
77	Open Space Landscaping	77,462	SF	\$7.50	\$580,968
				Sub-Total	\$4,294,851
				Sub-Total:	\$11,852,603
				15% Contingencies	\$1,777,890
				Total Estimate	\$13,630,494
				Per Unit Cost:	\$80,179

Source: TSD Engineering, Inc.

COST TO COMPLETE

Land Use		Southwest of Whitney & Sunset					Southeast of Whitney & Sunset		Total
		SFD Plan 1	SFD Plan 2	SFD Plan 3	SFD Plan 2	SFD Plan 3	SF Duet 1	SF Duet 2	
Single Family Residential: Home Plan									
No. of Homes		20	20	20	40	40	15	15	170
Size of Home		1,593	1,727	1,727	1,369	1,479	1,369	1,479	1,515
Estimated Home Price (Base)		\$ 585,000	\$ 610,000	\$ 630,000	\$ 525,000	\$ 575,000	\$ 525,000	\$ 575,000	\$ 570,588
Less Homeowner's Exemption		(7,000)	(7,000)	(7,000)	(7,000)	(7,000)	(7,000)	(7,000)	\$ (7,000)
Assessed Value		\$ 578,000	\$ 603,000	\$ 623,000	\$ 518,000	\$ 568,000	\$ 518,000	\$ 568,000	\$ 563,588
PER HOME TAX / ASSESSMENT									
Tax/Assessment Information	Ad Valorem:	%							
	General	1.00000%	\$ 5,780	\$ 6,030	\$ 6,230	\$ 5,180	\$ 5,680	\$ 5,180	\$ 5,680
	Sierra College SFID #4 2018 Series A	0.00232%	13	14	14	12	13	12	13
	Sierra College SFID #4 2018 Series B	0.00167%	10	10	10	9	9	9	9
	Sierra College SFID #4 2018 Series C	0.00847%	49	51	53	44	48	44	48
	Rocklin USD 2002 Series A	0.03424%	198	206	213	177	194	177	194
	Rocklin USD 2002 Series B	0.04443%	257	268	277	230	252	230	252
	Subtotal	1.09113%	\$ 6,307	\$ 6,579	\$ 6,798	\$ 5,652	\$ 6,198	\$ 5,652	\$ 6,198
	Special Taxes/Assessments: (i)								
	Placer Mosquito & Vector Cont	\$ 34	\$ 34	\$ 34	\$ 34	\$ 34	\$ 34	\$ 34	\$ 34
	City of Rocklin LLD	125	125	125	125	125	125	125	125
	City of Rocklin Park District	30	30	30	30	30	30	30	30
	City of Rocklin CFD No. 1 (ii)	258	258	258	258	258	258	258	258
	City of Rocklin CFD No. 5 (ii) (estimate)	584	584	584	584	584	584	584	584
	Rocklin USD CFD No. 2 (iii)	955	1,159	1,159	1,159	1,159	-	-	955
	Subtotal	\$ 1,986	\$ 2,191	\$ 2,191	\$ 2,191	\$ 2,191	\$ 1,032	\$ 1,032	\$ 1,986
	BOLD Special Tax								
	BOLD Special Tax	\$ 2,135	\$ 2,032	\$ 2,210	\$ 2,351	\$ 1,607	\$ 1,961	\$ 2,766	\$ 3,121
	Subtotal	\$ 2,135	\$ 2,032	\$ 2,210	\$ 2,351	\$ 1,607	\$ 1,961	\$ 2,766	\$ 3,121
	Total Tax/Assessment Per Land Use		\$ 10,530	\$ 10,980	\$ 11,340	\$ 9,450	\$ 10,350	\$ 9,450	\$ 10,350
	Target Total Tax/Assessment Rate %		1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
	BOLD Special Tax for Bonding		\$ 40,646	\$ 44,191	\$ 47,026	\$ 64,279	\$ 78,457	\$ 41,495	\$ 46,811
Bond Analysis	Sources of Funds:								5.5%
	Principal Amount of Bond								\$ 5,545,000
	Less Underwriter's Discount								2.00% \$ (110,900)
	Net Bond Proceeds								\$ 5,434,100
	Use of Funds:								
	Debt Service Reserve Fund								\$ 515,861
	Capitalized Interest								\$ 304,975
	Costs of Issuance								3.00% \$ 166,350
	Improvement Fund								\$ 4,446,914
	Total Uses of Funds								\$ 5,434,100
	Improvement Fund per Unit (iv)								\$ 26,158

Footnotes:

(i) Estimate based on adjacent properties.

(ii) Per Megan Bressemer at the City of Rocklin. Actual rates for CFD No. 5 will depend on maintenance requirements determined at time of annexation. \$584.41 is the current average but rates range from \$46.04 to \$1,918.10 per EDU.

(iii) The 30 duets to the east of Whitney Blvd do not appear to be in CFD No. 2 at this time.

Draft current as of 5/2/25

TAX RATE ANALYSIS

Fees Paid @ Building Permit		Housing Unit Fees					Project Totals
Product Type	(i)	SFD Plan 1	SFD Plan 2	SFD Plan 3	SF Duet 1	SF Duet 2	Units
Unit Price		585,000	610,000	630,000	525,000	575,000	
Square Footage	(i)	1,593	1,727	1,727	1,369	1,479	
Number of Units	(i)	20	20	20	55	55	170
Fee Category							
Building Services (ii)							
Continuing Education Fee		1.50	1.50	1.50	1.50	1.50	255
Building Fee		2,052.65	2,172.35	2,172.35	1,793.30	1,886.40	330,331
Production Plan Check Fee		537.00	537.00	537.00	537.00	537.00	91,290
Seismic Fee		29.61	31.88	31.88	24.49	26.35	4,664
State Building Standards Fund Fee		10.00	10.00	10.00	8.00	9.00	1,535
Electrical Fee		412.00	412.00	412.00	412.00	412.00	70,040
Mechanical Fee		412.00	412.00	412.00	412.00	412.00	70,040
Plumbing Fee		412.00	412.00	412.00	412.00	412.00	70,040
Permit Processing Fee		176.00	176.00	176.00	176.00	176.00	29,920
Records Maintenance Fee		3.00	3.00	3.00	3.00	3.00	510
Fire Sprinkler Fee		406.00	406.00	406.00	406.00	406.00	69,020
PV Solar		450.00	450.00	450.00	450.00	450.00	76,500
Fire Plan Check		164.21	173.79	173.79	143.46	150.91	26,426
Fire ESS Plan Check/Inspection		197.00	197.00	197.00	197.00	197.00	33,490
Sub Total		5,263	5,395	5,395	4,976	5,079	874,061
City Development Impact Fees							
City Construction Tax		2,053	2,575	2,575	1,793	1,886	346,436
Trails Impact (1,501 - 2,500 sqft)		238	238	238			14,265
Trails Impact (1,001 - 1,500 sqft)					171	171	18,762
Community and Rec. Facilities (1,501 - 2,500 sqft)		1,031	1,031	1,031			61,888
Community and Rec. Facilities (1,001 - 1,500 sqft)					740	740	81,396
City Public Facilities (1,501 - 2,500 sqft)		2,729	2,729	2,729			163,740
City Public Facilities (1,001 - 1,500 sqft)					2,325	2,325	255,750
Park Improvement Impact Fee (1,501 - 2,500 sqft)		5,341	5,341	5,341			320,450
Park Improvement Impact Fee (1,001 - 1,500 sqft)					3,831	3,831	421,461
Watershed Drainage Fee		113	113	113	113	113	19,210
City Traffic		3,774	3,774	3,774	3,774	3,774	641,580
Park Development Impact Fee (see footnotes)		1,985	1,985	1,985	1,985	1,985	337,450
Sub Total		17,264	17,786	17,786	14,732	14,825	2,682,386
Other Agency Fees							
SPRTA - Single Family - ITE 210		4,593	4,593	4,593	3,812	3,812	694,900
HWY 65 Fees		1,396	1,396	1,396	1,396	1,396	237,244
Placer County Capital Facilities		3,447	3,447	3,447	3,447	3,447	586,019
SPMUD Participation Fee (Local)		4,926	4,926	4,926	4,926	4,926	837,420
SPMUD Participation Fee (Regional)		9,802	9,802	9,802	9,802	9,802	1,666,340
PCWA - Water Connection (lots under 2,900 SqFt)		5,163	5,163	5,163	5,163	5,163	877,710
PCWA - Water Meter		422	422	422	422	422	71,740
Rocklin USD (\$5.17/SqFt)		8,236	8,929	8,929	7,078	7,646	1,331,689
Total Other Agency Fees		37,985	38,677	38,677	36,045	36,614	6,303,061
Housing Units							
		20	20	20	55	55	170
Total Fees All Units		\$ 1,210,224	\$ 1,237,157	\$ 1,237,157	\$ 3,066,442	\$ 3,108,528	\$ 9,859,508
Total Fees Per Unit or SF		\$ 60,511	\$ 61,858	\$ 61,858	\$ 55,753	\$ 56,519	\$ 57,997
Grand Total Project Fees		\$ 9,859,508					
Grand Total Project Fees / Unit		\$ 57,997					

(i) Provided by developer.

Draft current as of 5/2/25

BUILDING PERMIT & IMPACT FEE ANALYSIS



02

Offering Guidelines

List Price

Submit

All offers should reflect Finished Lot Value (FLV) in accordance with the assumptions and detail outlined in the Offering Memorandum.

Purchase Options

- **Option 1:** Purchase at approval of Tentative Tract Map (TTM) after appeal period. (Anticipated Aug-Sept)
- **Option 2:** Purchase land at approval of Tentative Tract Map ("TTM") & appeal period. Seller will then perform all horizontal site development in mutually agreed upon finished condition, on a pay-as-you-go format. Payments will be tendered monthly.

Seller

Whitney Sunset 14 LLC

Letter of Intent

A Letter of Intent ("LOI") should identify the purchase price, deal structure, terms, feasibility period, closing date, and source of capital which will be used to purchase the Property.

Feasibility Period

Buyer shall have a sixty (60) day Feasibility Period in which to investigate all aspects of the Property. The Feasibility Period shall commence upon mutual execution of the Purchase & Sale Agreement.

Purchase & Sale Agreement

Seller shall provide Buyer with the initial draft of the Purchase & Sale Agreement ("PSA").

Property Condition at COE

The subject site will be delivered "as-is, where-is".

Close of Escrow

The close of escrow ("COE") shall occur thirty (30) days after the expiration of the Feasibility Period.

Due Diligence Materials

Due diligence materials are available upon request.

DISCLOSURE AND CONSENT FOR REPRESENTATION 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.

SOURCES

Sources used throughout this package include, but are not limited to: City of Rocklin, County of Placer, Rocklin Unified School District



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CONTACT US