

PROPERTY INFORMATION BROCHURE

Senior Housing Site ± 9.56 Acres For Sale

5700 Natomas Blvd., Sacramento, CA 95835

SWC Rose Arbor Dr. & Natomas Blvd.

Regency Park

Carefree SENIOR LIVING

SUBJECT PROPERTY ± 9.56 Acres

Heritage Park Village 7

NORTH POINTE APARTMENTS

Motivated Seller All Offers Considered

EXCLUSIVELY OFFERED BY: Kris Templeton Ken Templeton Realty & Investment, Inc. 3311 S. Rainbow Blvd. Ste 225 Las Vegas, NV 89146 Office: 702-873-6700 Ext. 123 kt@ktri.biz www.kentempletonrealty.com

- The Site has approved uses for senior condos or any and all assisted care facilities including rehabilitation, Alzheimer's / memory care, apartments or full-service assisted living facilities.
- FEMA-Imposed Building Moratorium Ended April 1st, 2015!
- Natomas Building Boom Expected!

The property information ("Property Information") is being provided regarding the property located at APN's: 201-0440-077 & 078 (Partial) in the City of Sacramento, County of Sacramento, California (the "Property") and is strictly confidential and furnished solely for the purpose of a review by the prospective purchaser. No portion of the Property Information may be used for any other purpose or provided to any other person without the express written consent of Ken Templeton Realty & Investment, Inc. ("Broker"). The Property Information is based in part upon information supplied by Seller and is not intended to be comprehensive or all-inclusive. No warranty or representation, expressed or implied, is made by the Seller, Ken Templeton Realty & Investment, Inc., or any of their respective affiliates or employees as to the accuracy or completeness of the Property Information or as to any engineering or environmental matters. Prospective purchasers should perform their own analysis and make their own projections and conclusions without reliance upon the Property Information and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property, its feasibility for development, and the potential existence of any hazardous materials located on the Property.

The Property Information has been assembled by Ken Templeton Realty & Investment, Inc. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Any assumptions contained in the Property Information are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation.

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Buyer acknowledges that Ken Templeton Realty & Investment, Inc. may (i) act as an agent for more than one prospective buyer on the Property and/or (ii) act as the agent for both the Buyer and Seller on the Property. Any prospective buyer requesting Ken Templeton Realty & Investment, Inc. to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective buyers.

Prospective Buyer

Due Diligence Materials:	The due diligence documents are available upon request. Please do not contact or meet with city regarding this project until permission is granted.
Seller:	Sabrina Plaza, LLC
Letter of Intent Address:	Ken Templeton Realty & Investment, Inc. c/o Kris Templeton 3311 S. Rainbow Blvd. Ste 225 Las Vegas, NV 89146 Office: 702-873-6700 Ext. 123 kt@ktri.biz
Offer Form:	Buyer to offer price and other major business points via Buyer's own form of Letter of Intent (LOI).
Asking Price:	Submit Offer
Deal Structure:	Seller will entertain an All-Cash transaction. Buyer to assume site in an As-Is, Where-Is condition.
Purchase & Sale Agreement:	Seller to provide Buyer with a Purchase & Sale Agreement. Buyer and Seller shall work diligently to have the Purchase & Sale Agreement executed by both parties, within 10-days after delivery.

Deposits:	A Minimum Initial Deposit of equal to Two and a Half Percent (2.5%) of the purchase price shall be made at the Opening of Escrow and shall remain refundable during the Due Diligence Period. The Second Deposit shall be placed into Escrow prior to expiration of the Due Diligence Period. The sum of the Initial Deposit and Second Deposit shall equal a Total Deposit of Five Percent (5.0%) of the Purchase Price. Upon Buyer's approval of its Due Diligence, the Total Deposit shall be released to Seller and shall be non-refundable except for Seller default.
Opening of Escrow:	Upon Delivery to Escrow of the mutually executed Purchase & Sales Agreement and the initial Deposit equal to a minimum of Two-and-a-Half Percent (2.5%) of the purchase price.
Close of Escrow:	The Close of Escrow shall occur within 15 days after due diligence period expiration.
Offer Due Date:	Offers will be considered as they are submitted.

EXISTING HOUSING DEVELOPMENTS

Woodland



SACRAMENTO INTERNATIONAL AIRPORT

E. Commerce Way

Heritage Park
Village 7



Regency Park

Village 12

Natomas Blvd.

W. Elkhorn Blvd.

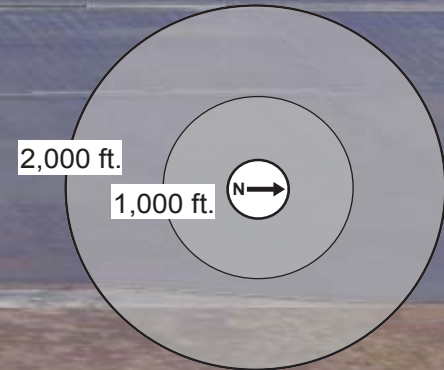


SUBJECT
PROPERTY
± 9.56 Acres

Rose Arbor Dr.

Natomas Blvd.

Owner/Licensee



RECENTLY CLOSED TRANSACTIONS

ABOUT US

The Ken Templeton Group is a diversified group of companies owned or controlled by Ken Templeton. Our Lender Owned Land division is comprised of a strong group of lenders, developers and brokers with expertise in all areas of real estate from lending, general contracting, land development, vertical development, to leasing and property management. Having bought, financed, sold or developed several billion dollars' worth of projects throughout the west coast, our group offers first-hand experience in working with, and through all classes of assets.

The Ken Templeton Group includes Templeton Development Corporation, Carefree Senior Living, Ken Templeton Realty and Investment, Incorporated and Templeton Gaming Corporation. The Ken Templeton Group is active and has property interests in 10 states including Arizona, California, Colorado, Idaho, Nevada, Oregon, Tennessee, Texas, Utah and Washington.

Since 1975, the Ken Templeton Group has been involved in a variety of diverse business operations including the development and management of several residential and commercial projects in the western region of the United States, and running a successful gaming operation throughout Nevada. Ken's flagship product is Carefree Senior Living - premier senior apartment communities located in Las Vegas, NV and Sacramento, CA. The Ken Templeton Group and its partners are privately owned companies with corporate headquarters in Las Vegas, NV.

FOR ADDITIONAL INFORMATION CONTACT:
Kris Templeton
Ken Templeton Realty & Investment, Inc.
3311 S. Rainbow Blvd. Ste 225
Las Vegas, NV 89146
Office: 702-873-6700 Ext. 123
kt@ktri.biz
www.kentempletonrealty.com

Folsom, CA



Size: ± 11.48 acres
Zoning: Multi-Family High Density

The Executive Centre 5595 Kietzke Lane, Reno, NV



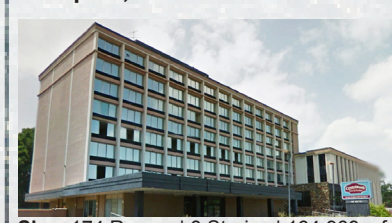
Size: ± 10,681 s.f.
Price: \$1,800,000.00

215-Beltway & Durango Dr. Las Vegas, NV



Size: ± 3.13 acres
Zoning: Multi-Family Residential
Price: \$1,010,000.00

The Artisan Hotel Memphis, TN



Size: 174 Rooms | 8 Stories | 164,969 s.f.

Desert Highlands Coachella, CA



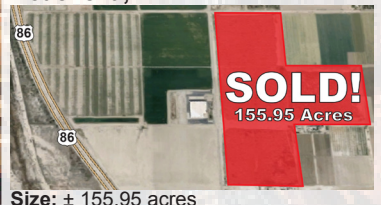
Size: ± 107 acres
Zoning: Residential
Price: \$3,210,100.00

Palm Springs, CA



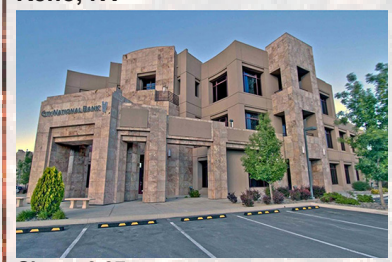
Size: ± 4.8 Acres
Zoning: M1/IL (Manufacturing/Industrial)
Price: \$1,254,704.00

Desert Highlands Coachella, CA



Size: ± 155.95 acres
Zoning: Residential
Price: \$2,807,100.00

5470 Kietzke Lane Reno, NV



Size: ± 3.37 acres
Zoning: City of Reno - SPD/SPA
Price: \$9,500,000.00

5.5 Acres Land Reno, NV



Size: ± 5.552 acres / ± 241,758 s.f.
Zoning: SPD (Specific Plan District)
Price: \$2,000,000.00

Carpinteria, CA



Size: ± 27.53 acres
Zoning: PUD (Planned Urban Development)
Price: \$6,750,000.00

Bakersfield, CA



Size: ± 108.43 Acres / ± 4,723,210.80 s.f.
Zoning: Exclusive Agriculture
Price: \$3,000,000.00

Former King's Inn Reno, NV



Size: ± 0.689 acres / ± 105,000 s.f.
Zoning: MUDR (Mixed use DT Reno)
Price: \$1,350,000.00

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