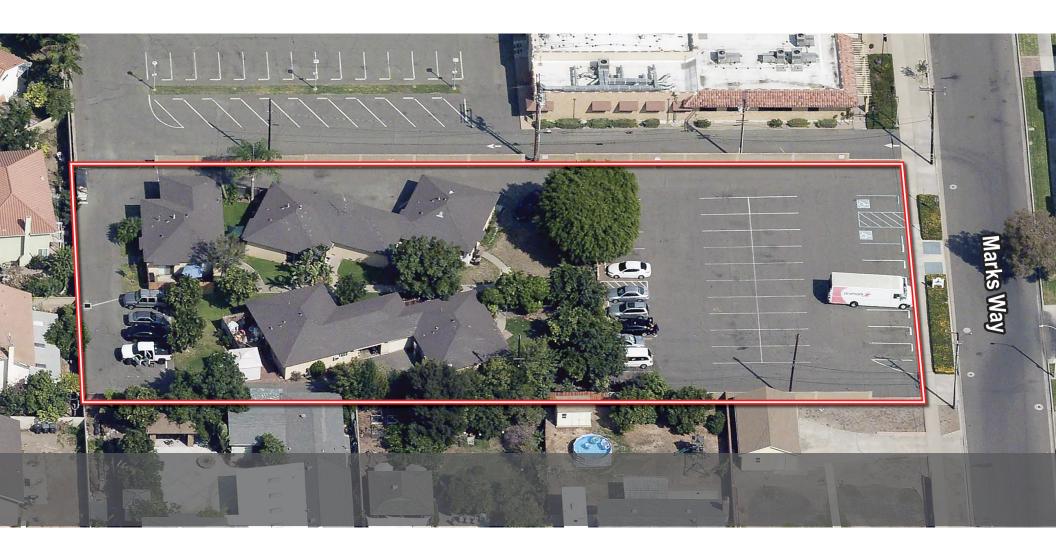
# **LAND FOR SALE**

## DEVELOPMENT OPPORTUNITY



#### **TRAVIS FORSTER**

Senior Vice President 949.263.5332 tforster@voitco.com Lic. #01935471

#### JIM ZAKHAR

Realtor 949.310.3240 jimzakhar@regencyre.com Lic. #00823355

#### **ANNIE CONTRERAS**

Realtor 714.620.5634 acontreras@regencyre.com Lic. #02091735



### **BUILDING DESCRIPTION**

• 5 Unit Complex

• Asking Price: \$3,000,000 (\$76/SF of land)

• Property Type: residential

• Land Size: ± 39,212

• APN: 390-231-06

• Zoning: R-3 (A) & R-2-3 (A)

• Single-story overlay: In order to get rid of the single-story overlay and construct two-story product (three-story is not permitted) developer will need to construct two affordable units or 10% of the total units rounded up at a moderateincome level. With these standards, 14 two-story town homes can be constructed on the site, 12 market rate and two affordable.









