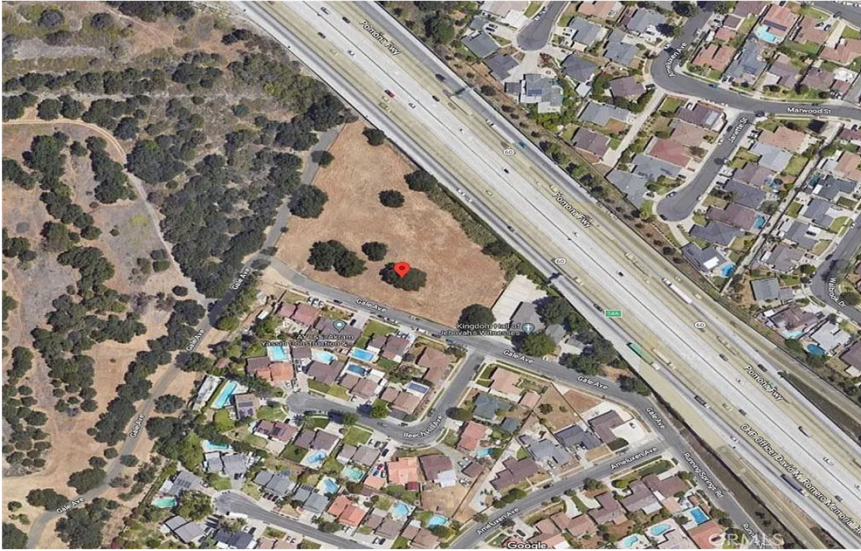


14425 Gale Ave.,

HACIENDA HEIGHTS, CALIFORNIA





This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the property or the owner of all Property (the "Owner"), to be all-inclusive or to contain all or part of the information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors being the control of the Owner and MGR. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or MGR, MGR nor any of their respectful directors, officers, Affiliates or representatives make a representation or warranty, expressed or implied, as to the accuracy or completeness of the Memorandum or any of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or MGR. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner of MGR. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to MGR.

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SALE SUMMARY

MGR is pleased to offer an unique development opportunity of a 2.05 acres lot, with a subdivision of 10 separate lots for high demand Single Family Residential in Hacienda Heights. This jewel is strategically located near 60 fwy and 605 fwy, next to the well-known Hacienda Hills Outdoor which is famously known for its dazzling view and outdoor trails. The Hacienda La Puente Unified school district's ratings are a major selling point for families looking for quality education for their children. According to GreatSchools, a national school rating organization, the Hacienda La Puente Unified School District has an overall rating of 8 out of 10. For real estate developers, Hacienda Heights offers many opportunities for growth and development. With a strong local economy and convenient location, Hacienda Heights is an attractive option for families looking for a place to call home. Building properties near the district's schools can be a major selling point for potential buyers, helping to attract families to your developments.

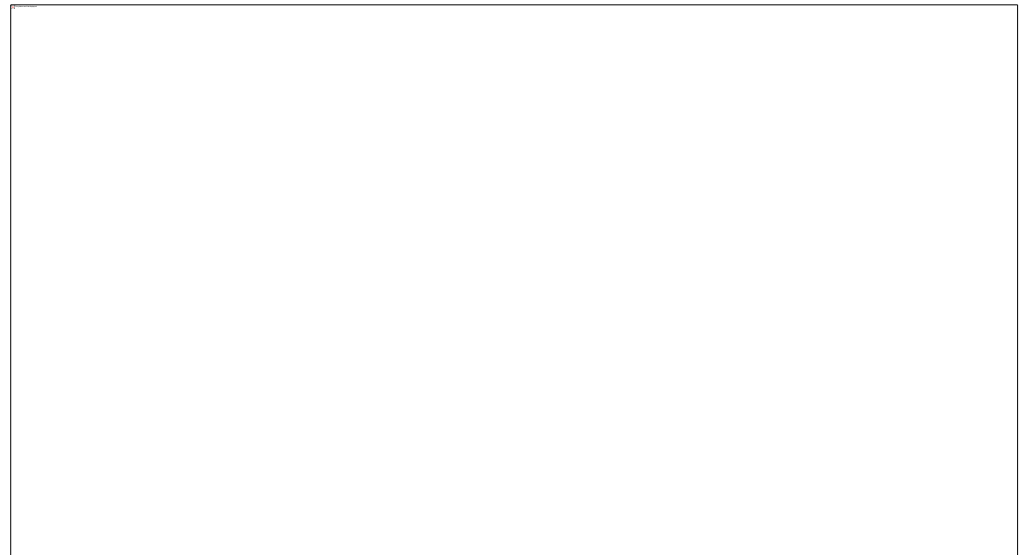
Address: 14425 Gale Ave.,
Hacienda Heights, CA

Land Area: ± 2.05 acres

Subdivided Lot: 10 lots

Zoning: Residential Agriculture

Price: \$2,300,000



PHOTOS

SALE SUMMARY

MAPS

FLOOR PLANS

SALES COMPARABLES

Insert map which include local amenities

Location Summary

Hacienda Heights is a beautiful and diverse community located in the San Gabriel Valley region of Los Angeles County, California. The area is known for its family-friendly atmosphere, excellent schools, and convenient location. For these reasons and more, Hacienda Heights is a popular destination for families looking for a place to call home.

One of the biggest draws of Hacienda Heights is its highly regarded school district, the Hacienda La Puente Unified School District. The district operates 17 elementary schools, 5 middle schools, and 5 high schools, with a student-to-teacher ratio of 22:1 and a graduation rate of 93%. The district is also home to several award-winning schools, including Glen A. Wilson High School, which has been recognized as a California Distinguished School and a National Blue Ribbon School.

Aside from its excellent school district, Hacienda Heights also boasts a thriving local economy. The area is home to many businesses, including restaurants, retail stores, and professional services. Some of the largest employers in the area include Hacienda La Puente Unified School District, Wal-Mart, and Hsi Lai University.

Hacienda Heights' convenient location is another major selling point for families and businesses alike. The community is located just a short drive from Downtown Los Angeles, making it easy to access all that the city has to offer. Additionally, Hacienda Heights is located near several major freeways, including the 60, 605, and 10, providing easy access to other parts of the region.

For real estate developers, Hacienda Heights offers many opportunities for growth and development. With a strong local economy and convenient location, Hacienda Heights is an attractive option for families looking for a place to call home. Building properties near the district's schools can be a major selling point for potential buyers, helping to attract families to your developments. Overall, Hacienda Heights is a community that offers something for everyone, making it a great place to live, work, and play.

Insert pictures to elaborate

Education Excellence

Hacienda Heights is a desirable community located in the San Gabriel Valley region of Los Angeles County, known for its family-friendly atmosphere, excellent schools, and convenient location.

The Hacienda La Puente Unified School District operates 27 schools with a student-to-teacher ratio of 22:1 and a graduation rate of 93%. According to GreatSchools, the district has an overall rating of 8 out of 10, with many individual schools receiving ratings of 8 or above.

Some of the district's award-winning schools include Glen A. Wilson High School, recognized as a California Distinguished School and a National Blue Ribbon School, and Cedarlane Academy, which has a perfect 10/10 rating from GreatSchools.

Here are the schools in the Hacienda La Puente Unified School District with ratings of 8 or above:

Elementary Schools:

- Bixby Elementary School (rating 9/10)
- Cedarlane Academy (rating 10/10)
- Grazide Elementary School (rating 8/10)
- Los Altos Elementary School (rating 9/10)
- Mesa Robles School (rating 9/10)
- Wedgeworth Elementary School (rating 10/10)

Middle Schools:

- Cedarlane Academy (rating 10/10)
- Mesa Robles School (rating 8/10)
- Newton Middle School (rating 8/10)

High Schools:

- Glen A. Wilson High School (rating 9/10)
- Los Altos High School (rating 9/10)
- Los Altos Academy of Engineering, Medical and Technology (rating 8/10)
- Valley Alternative High (Continuation) School (rating 8/10)

It's worth noting that several of these schools, such as Cedarlane Academy and Wedgeworth Elementary School, have perfect 10/10 ratings from GreatSchools. These schools may be particularly attractive to families with young children looking for top-rated schools in the area.

Add Financials

Add Sales Comps (For Land)

Add Sales Comps (For New Home sold)