



JIBBOOM STREET PROJECT

PRIME OFF-MARKET DEVELOPMENT OPPORTUNITY

LOCATION: 10060 Jibboom Street | Truckee, CA 96161

PRICE: \$14,500,000

PARCEL NUMBERS: 1.67 acres consist of 8 parcels 019-102-011 through 019-102-018

LISTING AGENT: Breck Overall, Sierra Sotheby's International Realty



The Jibboom Street project offers a prime development opportunity in the heart of Truckee, CA. Situated on a strategically located 8-parcel site, this project is ideally positioned to capitalize on Truckee's booming real estate market. Located near downtown, the parcels are zoned for mixed-use, allowing a variety of commercial, residential, and hospitality development options.

FINANCIAL HIGHLIGHTS

- **Projected Sales Revenue:** \$47,112,000
- **Total Build Cost:** \$26,865,000
- **Net Profit (Estimated):** \$13,078,000
- **Estimated Rental Income (6% Cap):** \$7,704,400
- **IRR (Internal Rate of Return):** 23.02%

DEVELOPMENT BREAKDOWN



BUILDING A:

- Unit Mix:
 - » Studios: 7 units
 - » 1-Bedroom: 8 units
- Rental Income: \$29,200 per month



BUILDING B-C:

- Unit Mix:
 - » Studios: 8 units
 - » 1-Bedroom: 10 units
 - » 2-Bedroom + Flex: 12 units
 - » 3-Bedroom: 2 units
- Total Sales Price: \$28,100,000



BUILDING D:

- Unit Mix:
 - » 1-Bedroom: 5 units
 - » 2-Bedroom: 1 unit
 - » 3-Bedroom: 9 units
- Total Sales Price: \$20,975,000



COMMERCIAL SPACE:

- Total Square Footage: 2,173 (Buildings B & D)
- Estimated Lease Value: \$5 per square foot

INVESTMENT POTENTIAL:

Total Project Cost: \$37,402,247

Equity Required: \$1,186,685

Loan Financing: \$28,051,685 (75% LTC)

Additional upside in A & B could allow 84 units.