



Keegan & Coppin
COMPANY, INC.

FOR SALE

**MONTGOMERY VILLAGE
SOPHISTICATED SENIOR LIVING**

**CREEKSIDE COMMONS
(A DEVELOPMENT OPPORTUNITY)**

PRICE REDUCED!



Go beyond broker.

PRESENTED BY:

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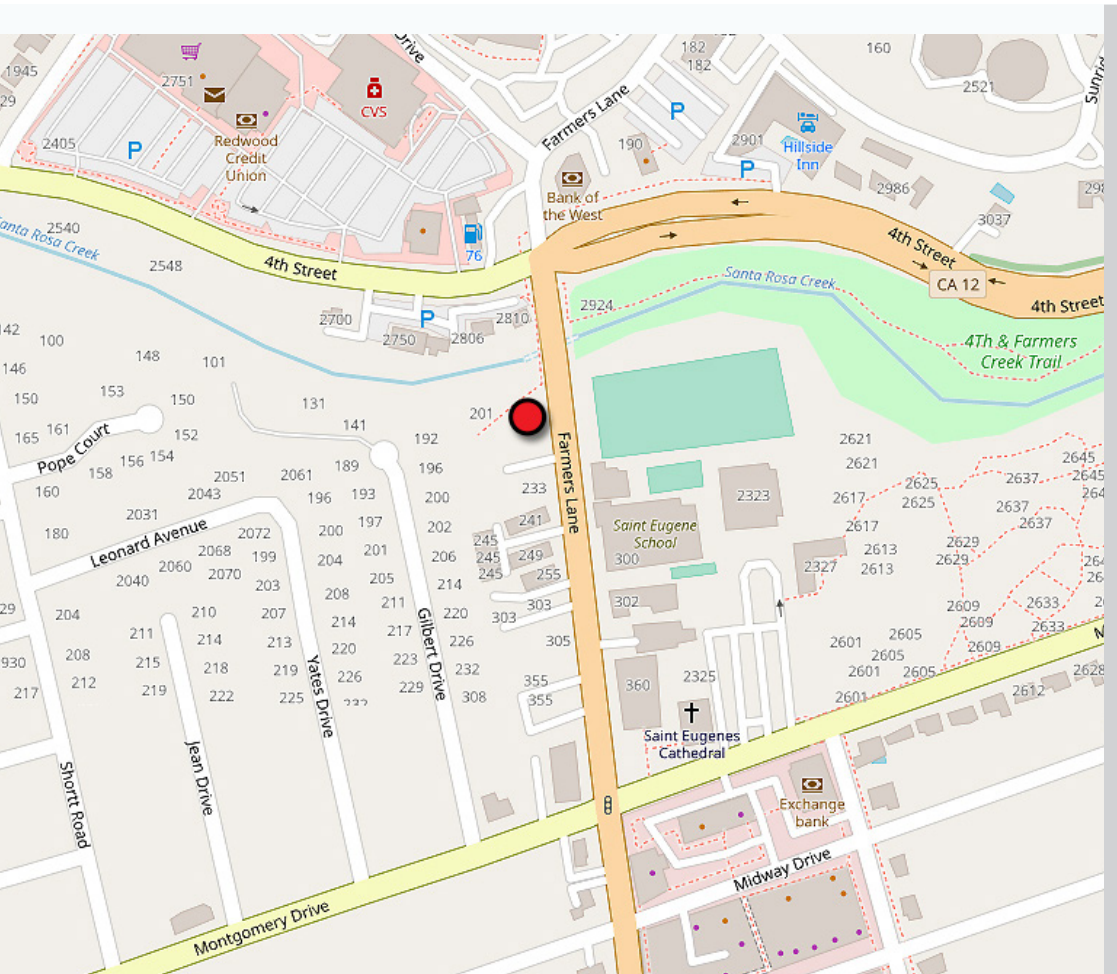


EXECUTIVE SUMMARY



MONTGOMERY VILLAGE
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- Upscale 26-Unit Senior Development Opportunity Consisting of 24 Units in 3 Stories; Above Level Parking; 2 Units in Second Building
- Approved Project on 1.22+/- Acres - 47,000+/- sf of Residential in Two (2) Buildings; Zoned R-3-18-SH; General Plan: Medium Residential
- Unit Breakdown as Follows
- 25 Units of 2 BD & 2 BA (2 Units with Additional Offices)
- 1 Unit of 3 BD & 2 BA

Sale Price **\$995,000**

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PROPERTY DESCRIPTION



MONTGOMERY VILLAGE
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PARCEL SIZE

1.22+/- Acres

ZONING

R-3-18 Medium Density Residential

APN

014-071-093

PROJECT INFO & CALCULATIONS

NUMBER OF LIVING UNITS

26 Senior Condominiums

- In the 24-unit, 4-story building:
 - (12) 1,181+/- sq ft, 2 bedrm, 2 bath units.
 - (6) 1,090+/- sq ft, 2 bedrm, 2 bath units.
 - (6) 1,069+/- sq ft, 2 bedrm, 2 bath units.
- In the 2-unit, 2-story building:
 - (1) 1,341+/- sq ft, 3 bedrm, 2 bath unit.
 - (1) 1,608+/- sq ft, 3 bedrm, 2 bath unit.

PROJECT DENSITY

(with senior bonus): 21.3 units per acre

PARKING CALCULATIONS

Vehicle parking required for Senior Housing Project:

1 parking stall per unit (50% covered) + 1 guest parking stall per 10 units.

26 units x 1 = 26 resident stalls (50% covered) + 3 guest stalls = 29 required.

Vehicle parking provided:

26 units x 1 = 26 resident stalls (100% covered) + 3 guest stalls = 29 provided.

Bicycle parking required for Senior Housing Project:

1 space per 8 units if units do not have a private garage or storage space.

24 units in 4-story building/ 8 = 3 bike parking stalls required.

Bicycle parking provided:

7 bike parking stalls provided: 4 located inside garages of 4-story building for tenants and 3 located outside for visitors.

OCCUPANCY CLASSIFICATIONS

4-story building:

Living Units: R-2

Garages: U

2-story building:

Living Units: R-3

Garages: U

BUILDING CONSTRUCTION TYPE

4-story building:

Living Units: Type V-8, sprinklered

Garages: Type I-A, sprinklered

2-story building:

Living Units: Type V-8, sprinklered

Garages: Type V-8, sprinklered

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SITE PLAN



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SITE PLAN, VIEWED FROM THE NORTHEAST



2-STORY BUILDING, VIEWED FROM NORTHWEST

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ARCHITECTURAL RENDERINGS



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SITE PLAN, VIEWED FROM THE SOUTHEAST



SITE PLAN, VIEWED FROM THE SOUTHWEST



South



West

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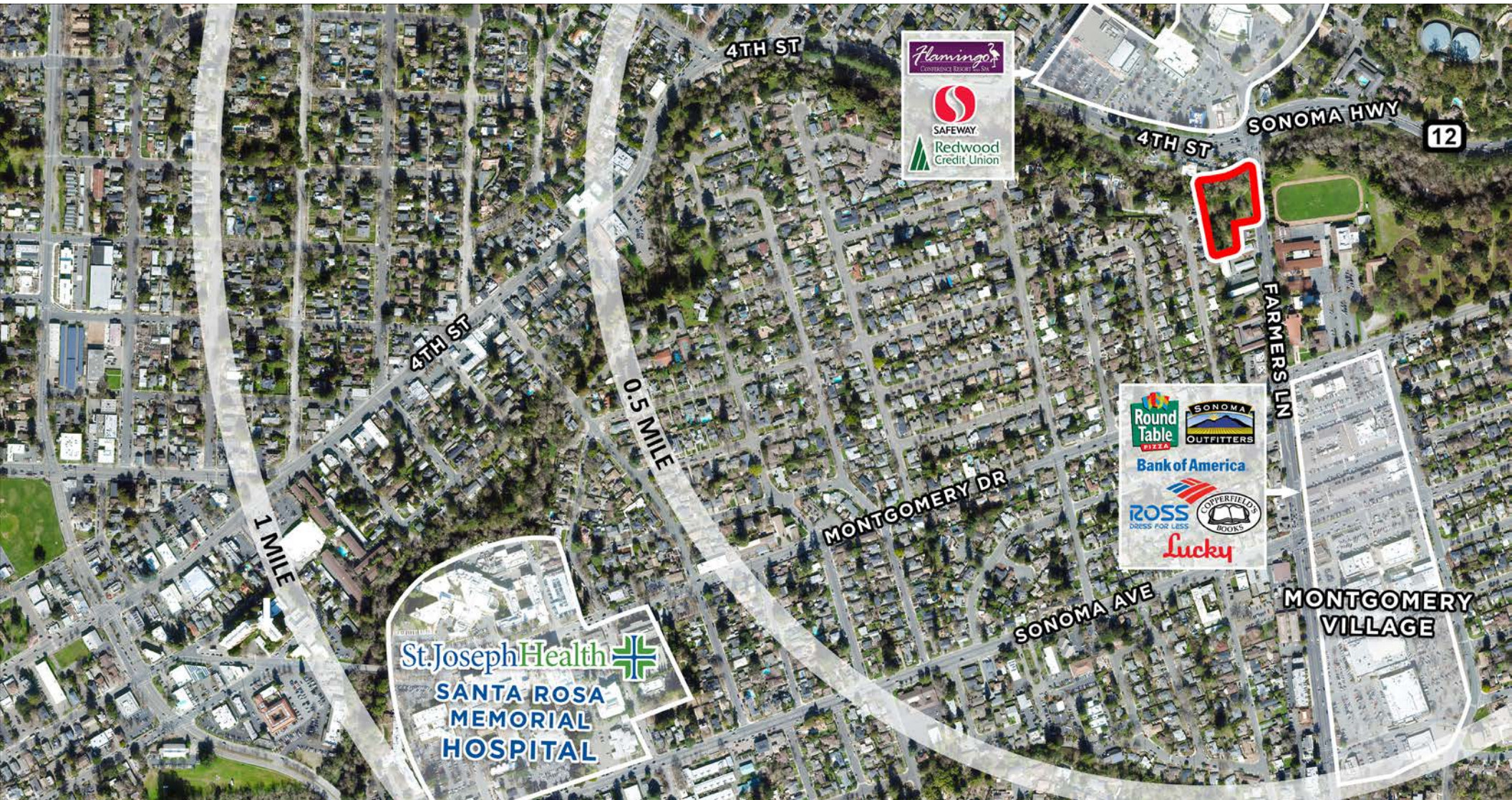


VICINITY AERIAL



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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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