

APPROVED 44 RESIDENTIAL UNITS - DUPLEX HOMES

PACIFICA RIDGE - 1975 SMYTHE AVENUE | SAN DIEGO, CA

- **Expansive Ocean, Mountain & Mexico Views**
- **Average Unit Size 1,448 SF all with Patios and Upper Floor Decks**
- **Convenient Access to I-5, I-805, CA Hwy 905 & Trolley Station**
- **Area New Home Values of \$400,000 - \$450,000+**
- **For Sale or For Rent Development Project**

ASKING PRICE: \$4,000,000



FOR ADDITIONAL INFORMATION:

AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
DRE ##01323215

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MATT WEAVER
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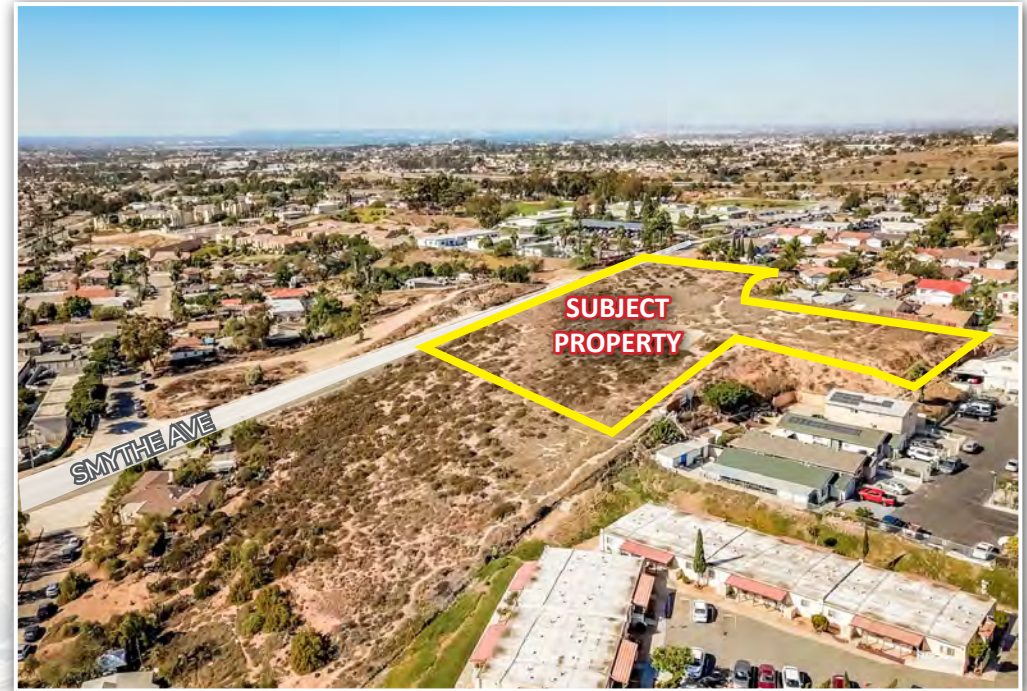
Lee & Associates-North San Diego County | 1900 Wright Place, Suite 200, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com

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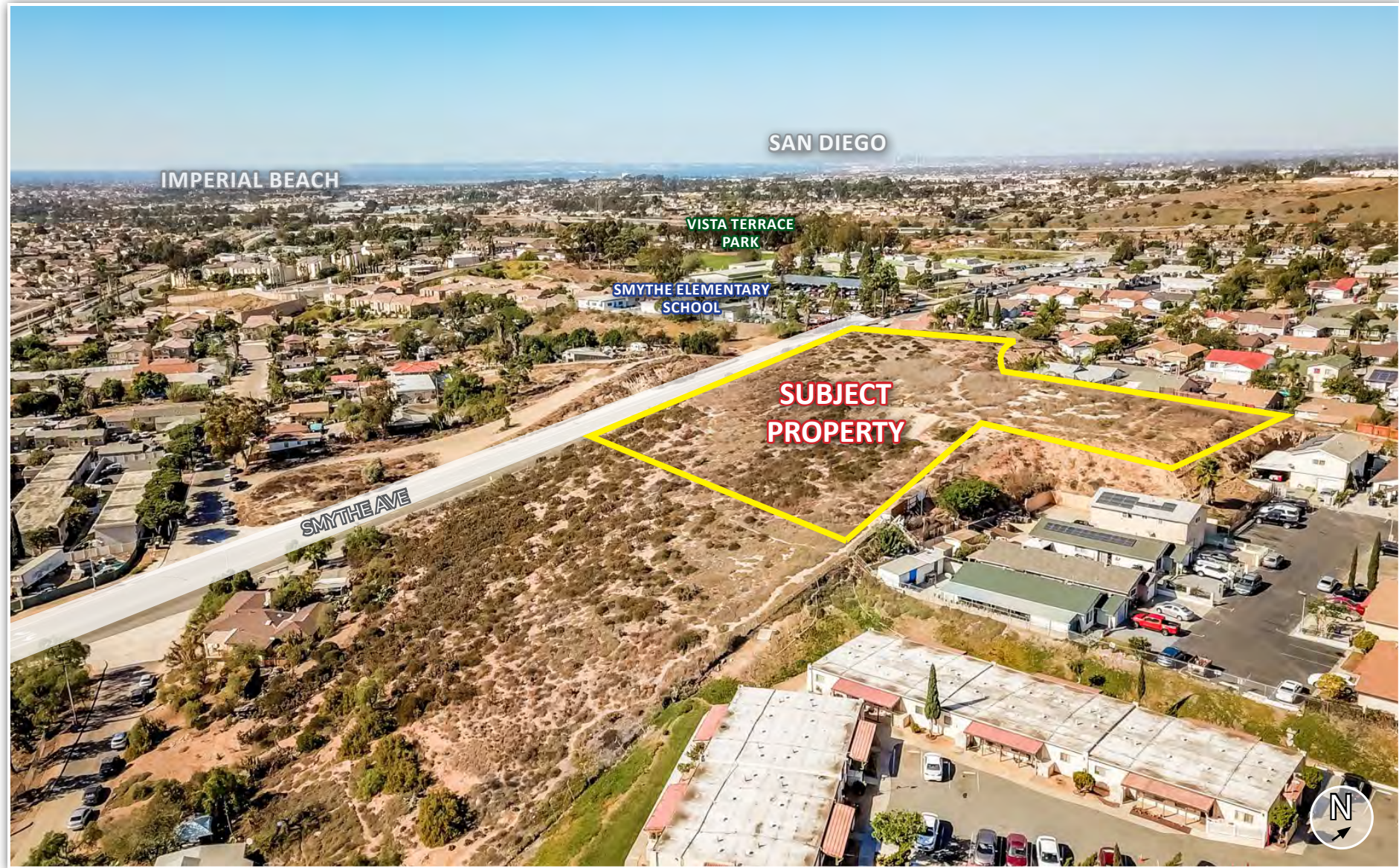
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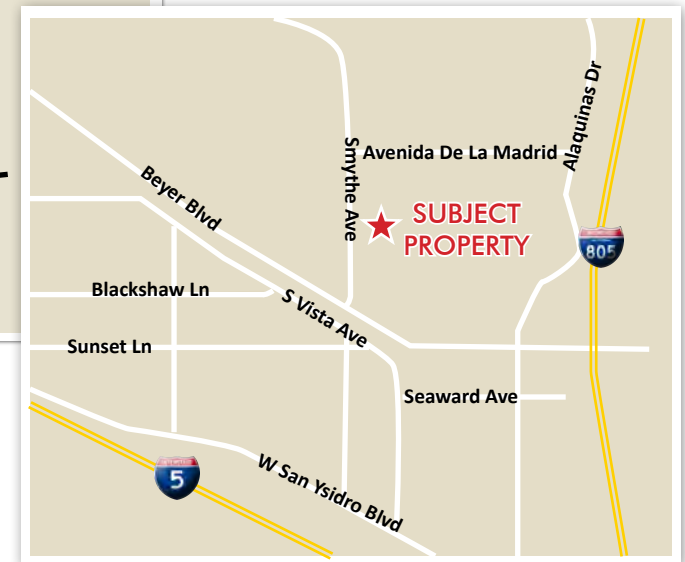
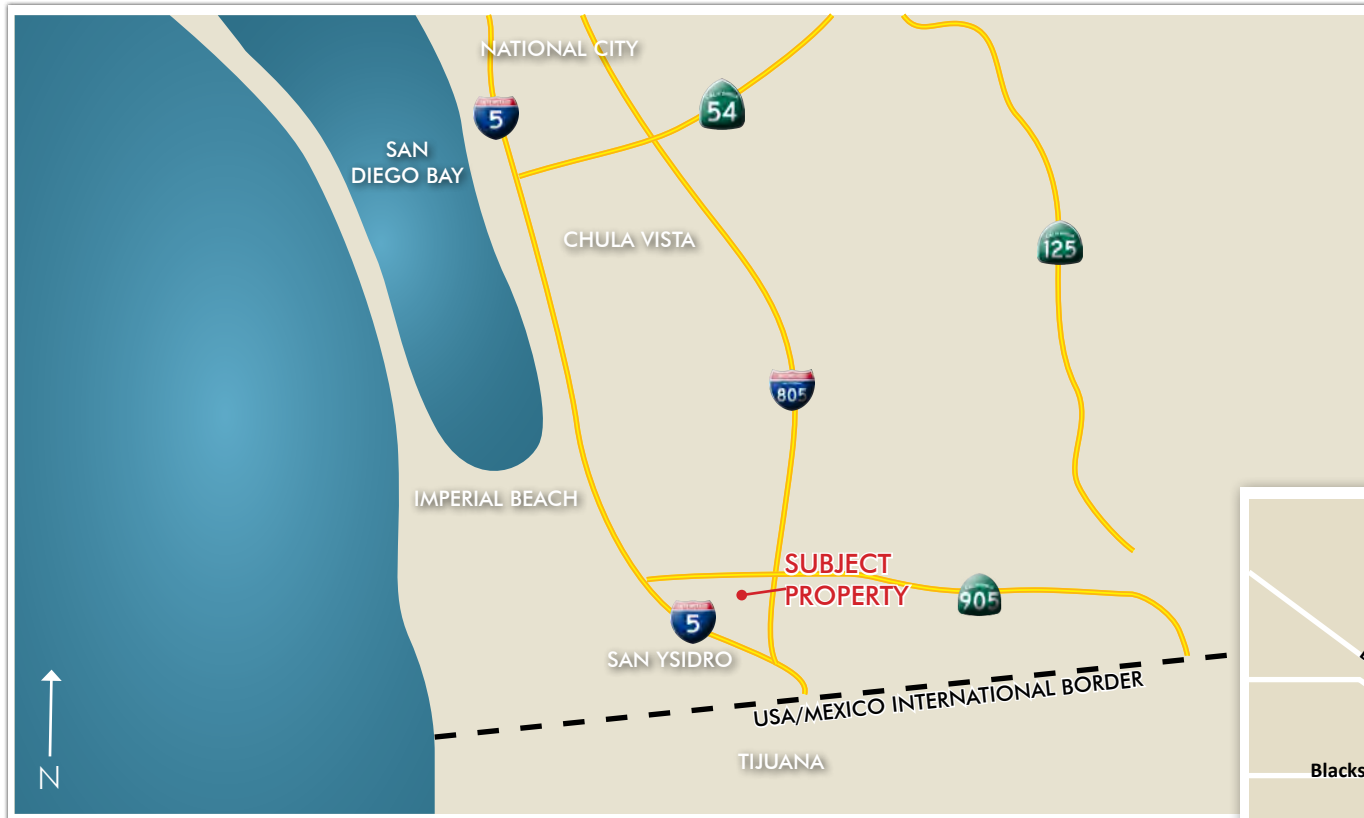
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LOCATION MAP



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PROPERTY INFO

LOCATION: The property is located at 1975 Smythe Avenue in the City of San Diego, County of San Diego. Approximately 1/4 mile west of Interstate 805 and 1/2 mile east of Interstate 5, this property has convenient access to major employment centers in San Diego County and quick access to Mexico. With schools, parks, and retail nearby, this residential site is ideally positioned for a residential for sale or rental builder.

JURISDICTION: City of San Diego (San Ysidro Neighborhood)

APN #'S: 638-060-03, 04 & 41-00

ACREAGE: Approx. 4.35 Acres

ZONING: RM-1-1 (Multi-Family)

MAX DENSITY: 1 Dwelling Unit per 3,000 SF

TOPOGRAPHY: Sloped in some areas

PROPOSED PROJECT: 44 Duplex Homes Consisting of 2 Plans
 Plan 1 is a 1,385 SF 3 bedroom, 2.5 bath with 2 car garage, patio and deck
 Plan 2 is a 1,501 SF 4 bedroom, 2.5 bath with 2 car garage, patio and deck

PROJECT STATUS: The Planned Development Permit #2187341 & Site Development Permit #1381778 for the 44 unit residential project was approved by the City of San Diego Planning Commission on November 8, 2018.

IMPACT FEES: Approx. \$31,881 per lot

SCHOOL DISTRICT: Sweetwater Union High School District

SERVICES:
 Water/Sewer: City of San Diego
 Gas/Electric: SDG&E
 Fire: San Diego Fire Dept.
 Police: San Diego Police Dept.

ASKING PRICE: \$4,000,000



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DEVELOPMENT IMPACT FEES

San Ysidro Area - San Diego

Estimated Development Fees
Per Approximate 1,448 SF Unit

<i>Item</i>	<i>MFR</i>
SUHSD & San Ysidro Elementary District Combined School Fees (\$3.79/SF)	\$ 5,488
Development Impact Fees (DIF - includes Park, Road, Library & Fire)	\$ 10,917
Regional Transportation Congestion Improvement Program (RTCIP)	\$ 2,892
SDCWA Water Capacity Charge (3/4" Meter)	\$ 5,267
SDCWA Water Treatment Charge	\$ 146
Water Capacity Charge (Assumes 1 EDU per unit for separate meters)	\$ 3,047
Sewer Capacity Charge (Assumes 1 EDU per unit for separate meters)	\$ 4,124
TOTAL PER UNIT	\$ 31,881

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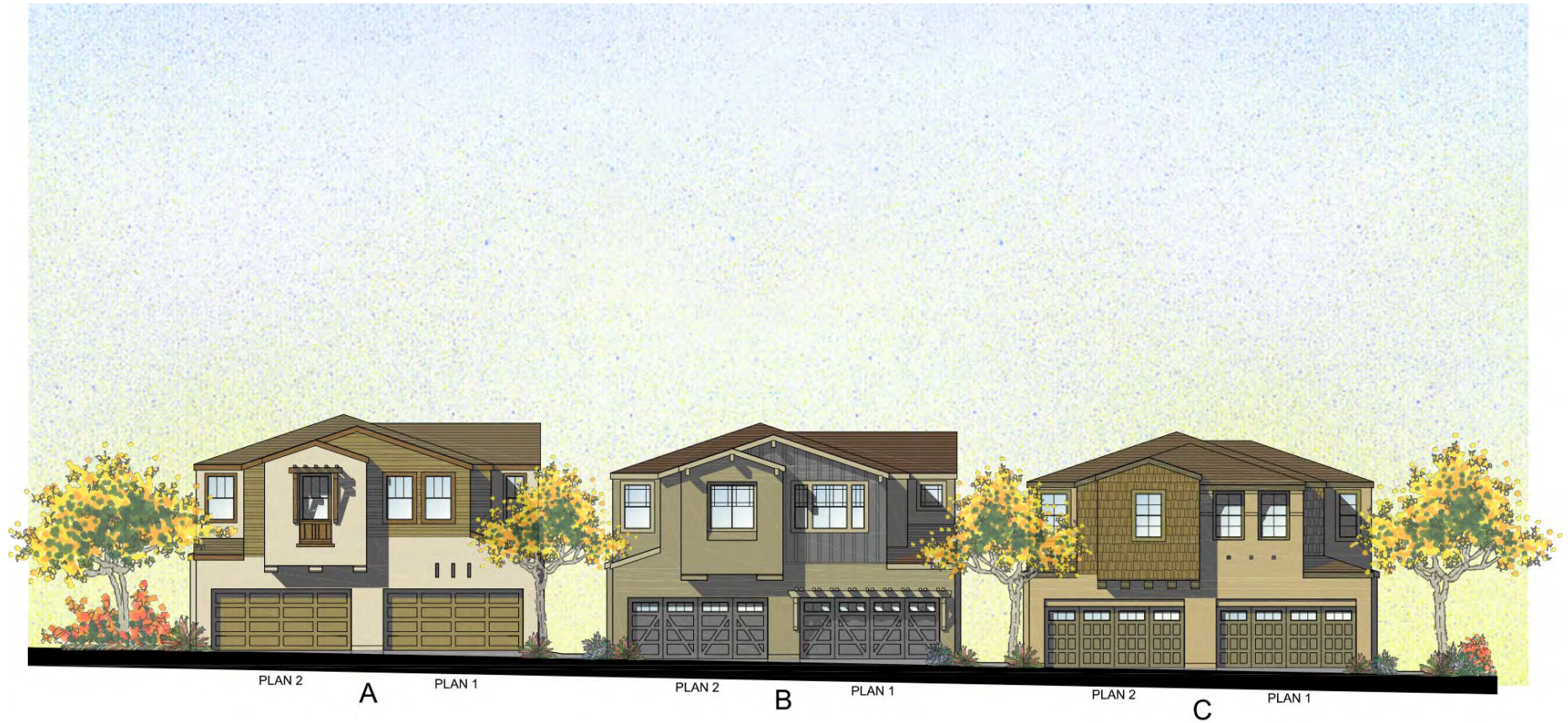


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ELEVATIONS



PLAN 2

A

PLAN 1

PLAN 2

B

PLAN 1

PLAN 2

C

PLAN 1

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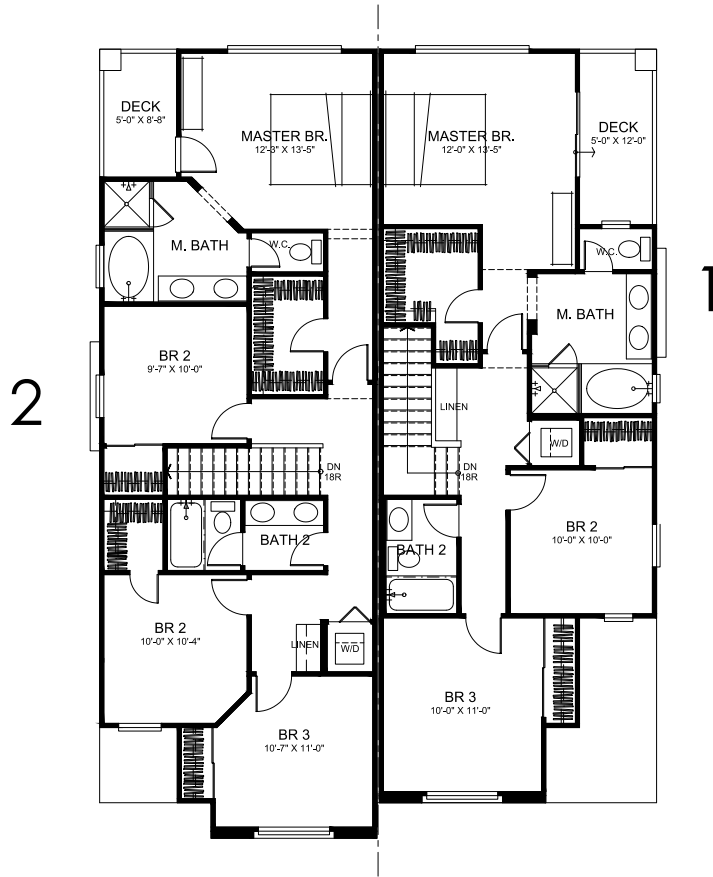
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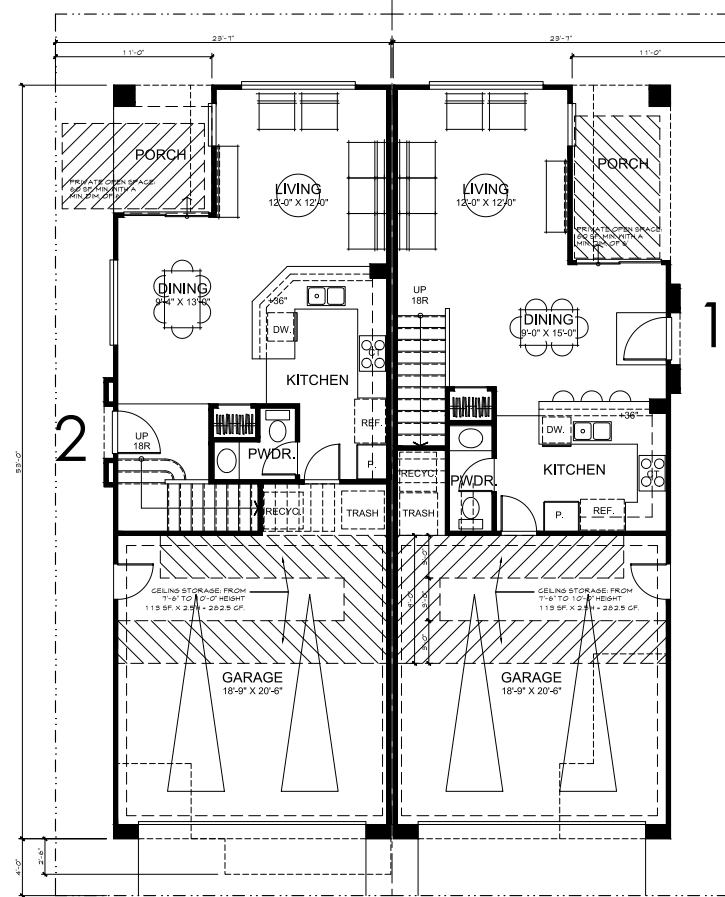
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ARCHITECTURAL PLANS



SECOND FLOOR PLAN - A (B & C SIM.)



FIRST FLOOR PLAN - A (B & C SIM.)

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PROPERTY PHOTOS

PROPERTY VIEWS FROM 6 FEET



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PROPERTY PHOTOS

PROPERTY VIEWS FROM 15 FEET



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DOCUMENT LINKS

DOCUMENT LINKS

[BIOLOGY ASSESSMENT](#)

[CAP CONSISTENCY CHECKLIST](#)

[CULTURAL REPORT](#)

[ENVIRONMENTAL IMPACT REPORT](#)

[GEOTECHNICAL INVESTIGATION](#)

[GEOTECHNICAL INVESTIGATION - UPDATED JUNE 1, 2015](#)

[PACIFICA RIDGE COMPLETE PLANS](#)

[PLANNED DEVELOPMENT & SITE DEVELOPMENT PERMIT](#)

[PLANNING COMMISSION REPORT](#)

[PRELIMINARY DRAINAGE STUDY](#)

[PRELIMINARY DRY-WELL ANALYSIS](#)

[SWQMP](#)

[TITLE REPORT](#)

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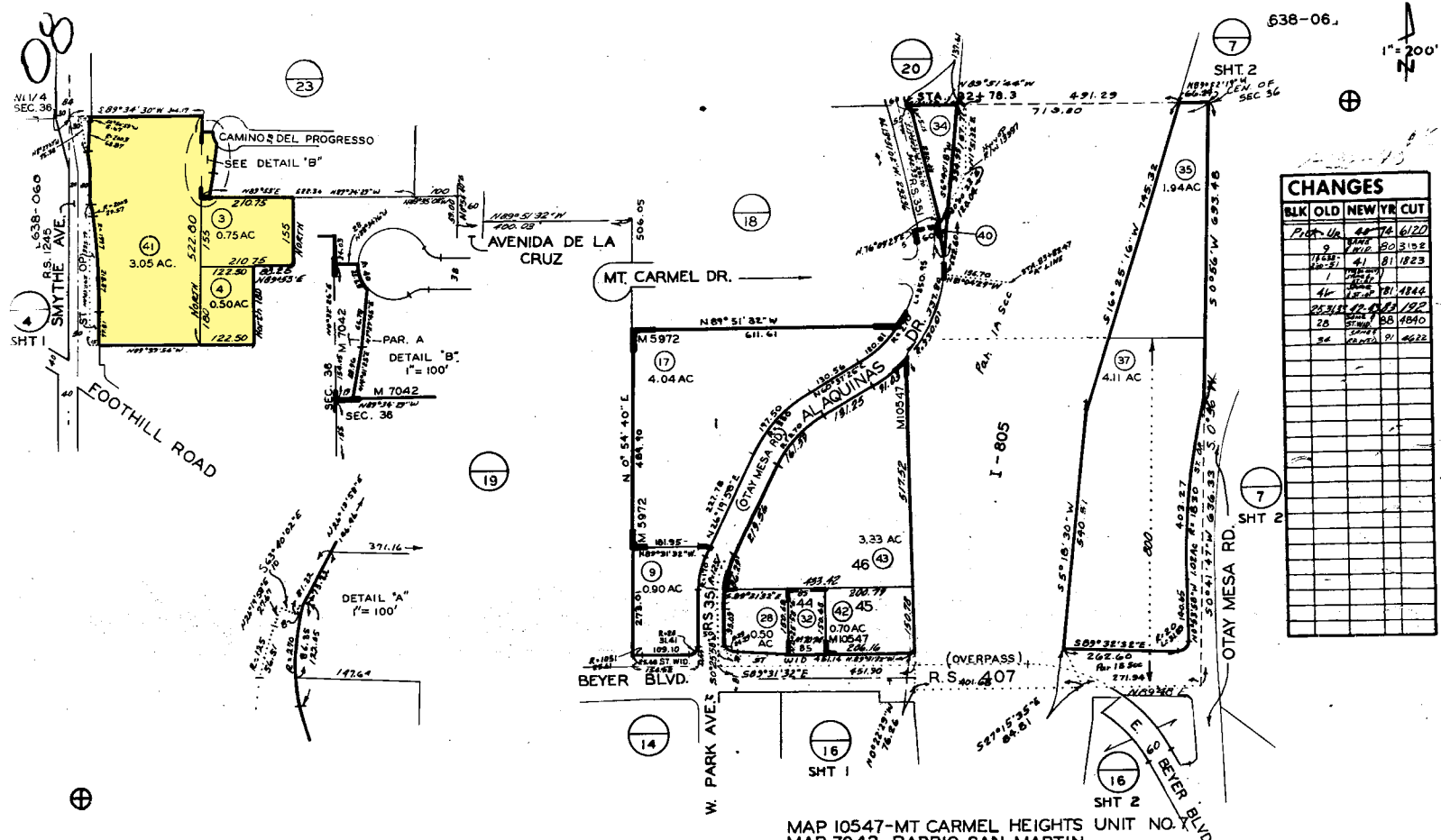
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PLAT MAP



CHANGES				
BLK	OLD	NEW	YR	CUT
Plat No	44	74	6/20	
9	1012	20	3/15/2	
1628	41	81	1/2/23	
1				
46	1500	21	1/2/16	
25-31/2	12	22	1/2/2	
28	1500	88	1/2/10	
52	1500	21	1/2/22	

MAP 10547-MT CARMEL HEIGHTS UNIT NO. 3
 MAP 7042-BARRIO SAN MARTIN
 MAP 7074 - MT. CARMEL HTS NO. 3
 MAP 5972 - MT. CARMEL HTS NO. 1
 SEC 36 - T 18 S - R 2 W - POR SW 1/4
 ROS 7053, 7703, 11238

SAN DIEGO COUNTY
 ASSESSORS' MAP
 BOOK 630, PAGE 06. MAPPED FOR ASSESSMENT PURPOSES ONLY

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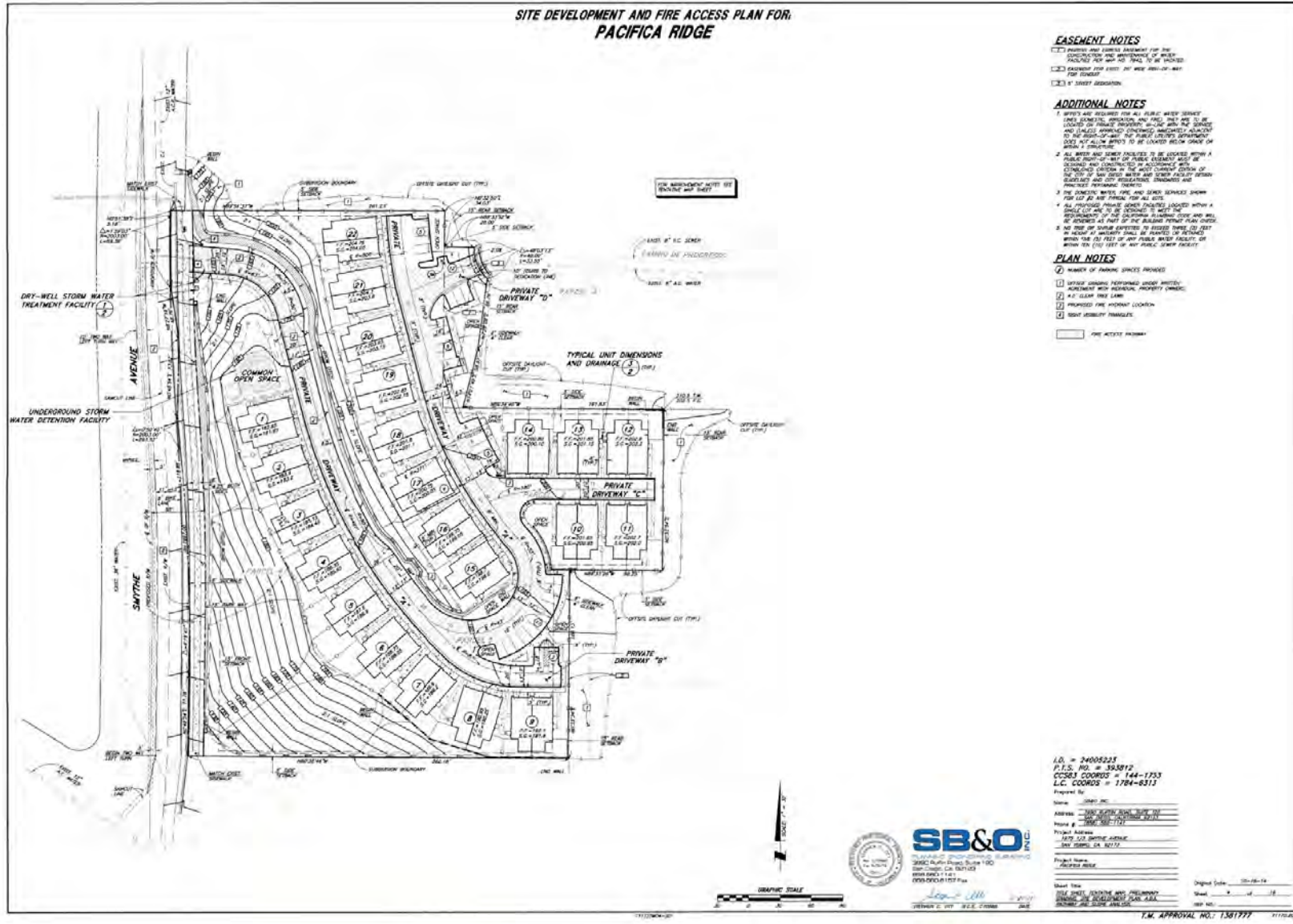
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TENTATIVE MAP



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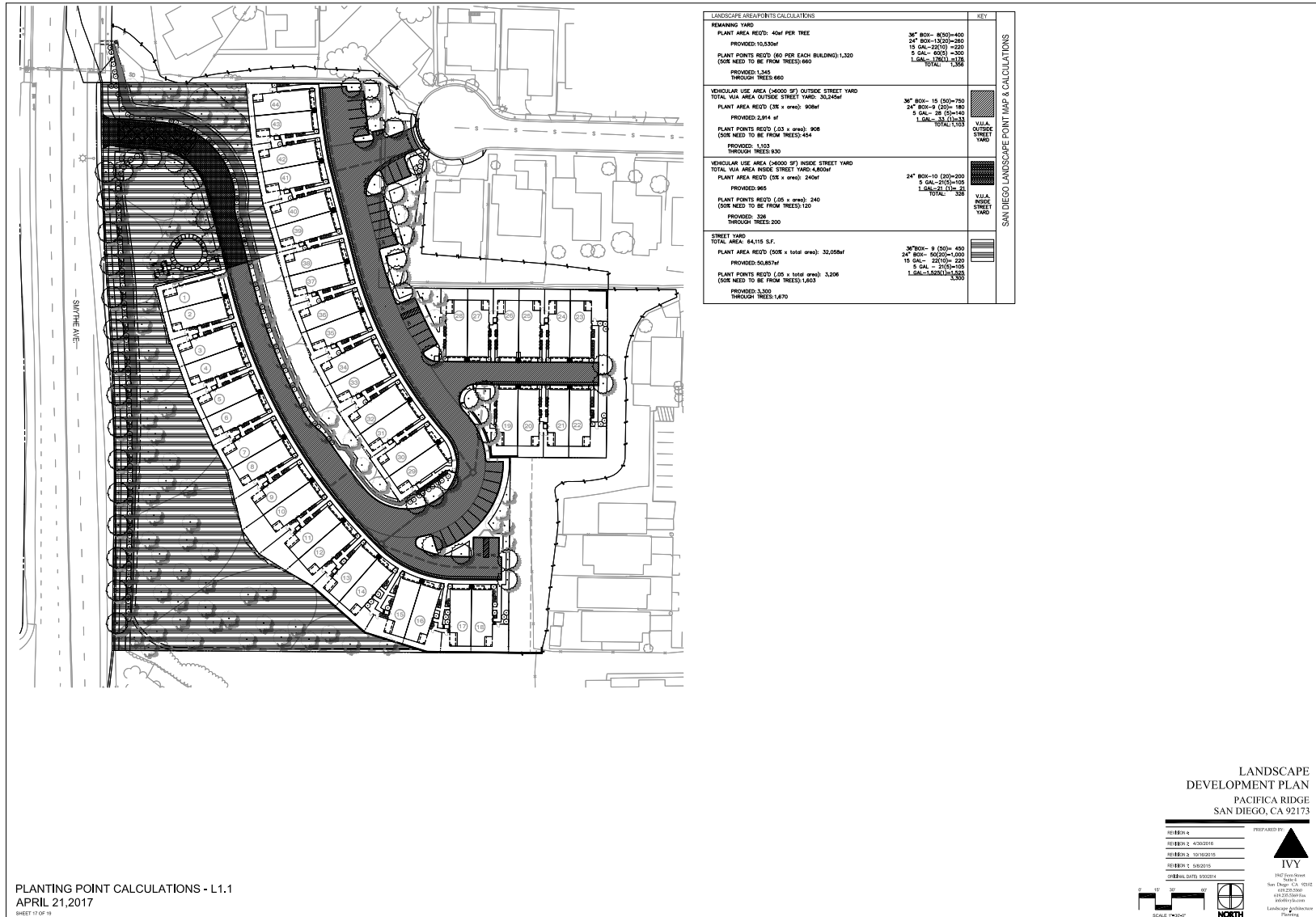
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LANDSCAPE PLANS



PLANTING POINT CALCULATIONS - L1.1
APRIL 21, 2017
SHEET 17 OF 19

LANDSCAPE DEVELOPMENT PLAN
PACIFICA RIDGE
SAN DIEGO, CA 92173

PREPARED BY: **IVY**

DATE: 4/20/2016

DATE: 10/10/2015

DATE: 04/07/17

DATE: 03/28/14

SCALE: 1" = 10'-0"

NORTH

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NEW HOME SALES COMPARABLES

SALES COMPARABLES

Project Name	Builder Name	City	Master Plan	Open Date	Product Type	Min Unit Size	Max Unit Size	Min Price	Max Price	Min \$/SF	Max \$/SF	Total Units Planned	Total Units Sold	Total Remaining	Sales Rate	Sale Rate L3M	Zip Code
Bahia Vista II/TH	Pathfinder Partners	Chula Vista	-	6/2/2018	Attached	1,638	1,788	\$483,990	\$510,038	\$ 285.26	\$ 295.48	16	2	14	0.4	0.7	91911
Boulevard at Millenia	Lennar	Chula Vista	Millenia at Otay Ranch	7/21/2018	Attached	1,679	2,046	\$453,900	\$502,900	\$ 245.80	\$ 270.34	78	16	62	7.1	-	91915
Evo	Meridian Communities	Chula Vista	Millenia at Otay Ranch	8/13/2016	Attached	1,687	1,958	\$460,000	\$554,900	\$ 272.67	\$ 283.40	66	62	4	2.4	1.3	91915
Flora at Escaya	Brookfield Residential	Chula Vista	Escaya at Otay Ranch	9/16/2017	Attached	1,278	1,710	\$394,590	\$450,000	\$ 263.16	\$ 308.76	107	41	66	3.3	3.0	91913
Lovina	Heritage Building and Development	Chula Vista	Otay Ranch	3/25/2017	Attached	1,561	2,476	\$445,900	\$527,900	\$ 213.21	\$ 285.65	78	67	11	3.5	3.3	91913
Metro	Meridian Communities	Chula Vista	Millenia at Otay Ranch	8/13/2016	Attached	1,298	1,964	\$398,900	\$462,000	\$ 235.23	\$ 307.32	70	61	9	2.4	2.0	91915
Parc Place	Pacific Coast Communities	Chula Vista	Otay Ranch	3/25/2017	Attached	1,116	1,587	\$372,900	\$442,900	\$ 279.08	\$ 334.14	160	65	95	3.5	4.3	91913
Strata at Escaya	Shea Homes	Chula Vista	Escaya at Otay Ranch	6/10/2017	Attached	1,407	1,736	\$408,000	\$491,000	\$ 282.83	\$ 289.98	72	47	25	2.9	2.7	91913
Suwerte	Heritage Building and Development	Chula Vista	Otay Ranch	7/7/2018	Attached	1,166	2,414	\$367,900	\$510,900	\$ 211.64	\$ 315.52	292	1	291	0.3	0.3	91913
Tosara I & II	Pacific Coast Communities	Chula Vista	Otay Ranch	8/23/2014	Attached	1,635	2,366	\$449,900	\$500,900	\$ 211.71	\$ 275.17	173	126	47	2.5	5.7	91913
Trio	Meridian Communities	Chula Vista	Millenia at Otay Ranch	8/13/2016	Attached	1,653	1,880	\$455,000	\$512,000	\$ 272.34	\$ 275.26	81	60	21	2.3	4.7	91915
Z at Millenia	Shea Homes	Chula Vista	Millenia at Otay Ranch	11/12/2016	Attached	1,288	1,475	\$393,000	\$433,000	\$ 293.56	\$ 305.12	106	61	45	2.6	3.3	91915
Hampshire at Bayside Landing	Beazer Homes	Imperial Beach	-	3/29/2017	Attached	1,172	2,205	\$491,990	\$688,990	\$ 312.47	\$ 419.79	75	69	6	3.8	4.0	91932
Norfolk at Bayside Landing	Beazer Homes	Imperial Beach	-	3/29/2017	Attached	1,172	1,709	\$491,990	\$577,490	\$ 337.91	\$ 419.79	119	117	2	6.4	6.7	91932
Esperanza at Vista Del Sur	Cornerstone Communities	San Diego	Vista Del Sur	4/25/2015	Attached	1,548	1,830	\$396,990	\$451,990	\$ 246.99	\$ 256.45	100	76	24	1.8	2.3	92154
Moderna at Playa del Sol	Pardee Homes	San Diego	Playa del Sol	9/1/2018	Attached	1,301	1,894	\$358,675	\$444,200	\$ 234.53	\$ 275.69	121	3	118	-	-	92154
Tesoro at Vista Del Sur	Cornerstone Communities	San Diego	Vista Del Sur	10/7/2017	Attached	1,410	1,600	\$385,990	\$414,990	\$ 259.37	\$ 273.75	134	36	98	3.1	3.7	92154
Veraz at Playa Del Sol	Pardee Homes	San Diego	Playa del Sol	9/1/2018	Attached	1,340	2,005	\$383,825	\$469,800	\$ 234.31	\$ 286.44	107	5	102	-	-	92154

RESALE HOME COMPARABLES

RESIDENTIAL Summary Statistics				
High	Low	Average	Median	
LP:\$450,000	\$391,000	\$419,875	\$425,000	
SP:\$445,000	\$397,075	\$419,783	\$425,000	

RESIDENTIAL - Sold

Number of Properties: 9

Num	MLS #	Status	Style	FIAdd	ZipArea	Beds	TotB	COEdate	LotSFapx	EstSF	DOM	LP	PrcSqft	SP	PrcSqft
1	170056580	SOLD	TOWNH	5211 Calle Rockfish 91	OTAY MESA (92154)	3	3	6/8/2018		1,442	51	\$391,000	\$271.15	\$397,075	\$275.36
2	170046707	SOLD	TOWNH	5401 San Roberto	OTAY MESA (92154)	3	3	12/6/2017		1,505	62	\$394,000	\$261.79	\$400,000	\$265.78
3	170051621	SOLD	ATT	1780 Saltaire Pl 14	OTAY MESA (92154)	3	3	12/17/2017		1,549	40	\$399,900 - \$414,900	\$267.85	\$409,000	\$264.04
4	180013167	SOLD	ATT	1770 Saltaire Place 6	OTAY MESA (92154)	3	3	5/4/2018		1,549	19	\$405,000 - \$420,000	\$271.14	\$425,000	\$274.37
5	180029779	SOLD	ATT	1795 Saltaire Pl 25	OTAY MESA (92154)	3	3	7/16/2018		1,549	3	\$425,000	\$274.37	\$425,000	\$274.37
6	180033695	SOLD	TOWNH	1795 Saltaire Pl 26	OTAY MESA (92154)	3	3	8/24/2018		1,549	31	\$425,000	\$274.37	\$418,000	\$269.85
7	180035267	SOLD	TOWNH	5230 Calle Rockfish Lot 98, P1	OTAY MESA (92154)	3	3	8/30/2018		1,442	20	\$428,980	\$297.49	\$428,980	\$297.49
8	180020413	SOLD	TOWNH	1250 Calle Seabass 29	OTAY MESA (92154)	3	3	6/29/2018		1,442	5	\$430,000	\$298.20	\$430,000	\$298.20
9	180030056	SOLD	TOWNH	1719 San Eugenio	OTAY MESA (92154)	3	3	8/30/2018		1,504	34	\$450,000	\$299.20	\$445,000	\$295.88
Avg						3	3			1503	29	\$419,876	\$279.51	\$419,784	\$279.48
Min						3	3			1442	3	\$391,000	\$261.79	\$397,075	\$264.04
Max						3	3			1549	62	\$450,000	\$299.20	\$445,000	\$298.20
Med						3	3			1505	31	\$425,000	\$274.37	\$425,000	\$274.37

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RENTAL COMPARABLES

AREA RENTAL COMPARABLES - 3 BEDROOM								
Address	City	Zip Code	Type	Beds	Baths	Square Feet	Rent/Month	\$/SF/Month
307 Sycamore Road	San Ysidro	92173	Townhome	3	3	1,650	\$ 2,395.00	\$ 1.45
1310 Cassiopeia Lane	Otay Mesa	92154	Condominium	3	2	1,158	\$ 2,100.00	\$ 1.81
1415 Paseo Aurora	Otay Mesa	92154	Condominium	3	3	1,459	\$ 2,175.00	\$ 1.49
1508 Paseo Aurora	Otay Mesa	92154	Condominium	3	2	1,193	\$ 2,145.00	\$ 1.80
1662 Paseo Aurora	Otay Mesa	92154	Townhome	3	2	1,193	\$ 2,195.00	\$ 1.84
1795 Saltaire Place	San Ysidro	92173	Townhome	3	2.5	1,549	\$ 2,495.00	\$ 1.61
Dennery Road & Del Dol Boulevard	Otay Mesa	92154	Condominium	3	2	1,295	\$ 2,371.00	\$ 1.83
Average Square Feet>>>						1,357	WAVG Rent>>>	\$ 1.67

AREA RENTAL COMPARABLES - 4 BEDROOM								
Address	City	Zip Code	Type	Beds	Baths	Square Feet	Rent/Month	\$/SF/Month
257 Cottonwood Road	San Ysidro	92173	House	4	2	1,500	\$ 2,490.00	\$ 1.66
307 Sycamore Road	San Ysidro	92173	Townhome	4	3	1,750	\$ 2,395.00	\$ 1.37
769 Grogan Court	Otay Mesa	92154	Apartment	4	2.5	1,756	\$ 2,595.00	\$ 1.48
1424 Paseo Aurora	Otay Mesa	92154	Townhome	4	3	1,597	\$ 2,600.00	\$ 1.63
1646 Howard Avenue	San Ysidro	92173	House	4	2	1,592	\$ 2,550.00	\$ 1.60
1673 Masterson Lane	Otay Mesa	92154	House	4	2.5	1,686	\$ 2,500.00	\$ 1.48
3070 Don Poncho Way	San Ysidro	92173	House	4	2	1,745	\$ 2,495.00	\$ 1.43
3783 Clavelita Street	Otay Mesa	92154	House	4	2	1,746	\$ 2,300.00	\$ 1.32
Average Square Feet>>>						1,672	WAVG Rent>>>	\$ 1.49

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APPROVED 44 RESIDENTIAL UNITS - DUPLEX HOMES

PACIFICA RIDGE - 1975 SMYTHE AVENUE | SAN DIEGO, CA

DISCLOSURE

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