

CRESTA VERDE

WDLand

EXCLUSIVE OFFERING MEMORANDUM

34 ACRES PLANNED FOR 49 RESIDENTIAL LOTS | CHINO HILLS, CA

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DUE DILIGENCE

To view due diligence materials please click the link below:

[Cresta Verde Dropbox](#)



Carbon Canyon Regional Park

EXECUTIVE SUMMARY

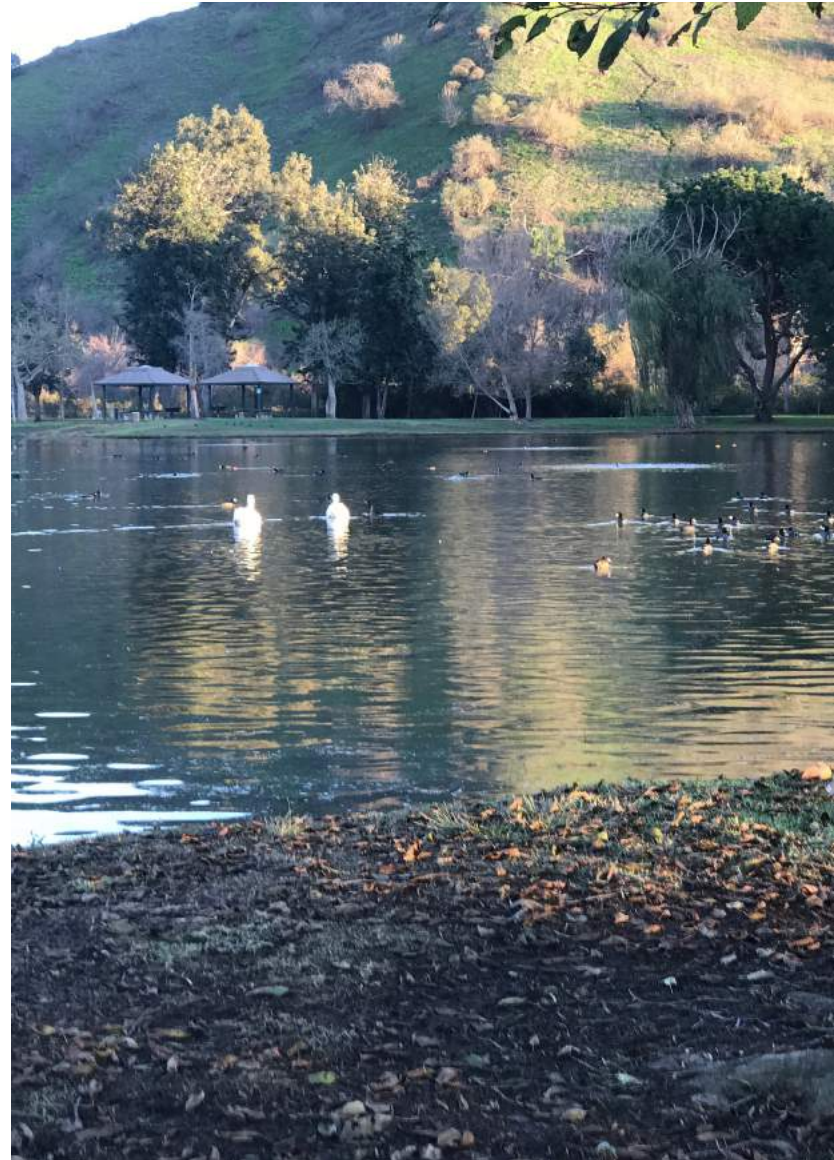


THE OPPORTUNITY

WD Land is pleased to present a luxury single family subdivision adjacent to Western Hills Country Club, a private club with a restaurant/grill, pool and 18-hole championship course designed by Harry and David Rainville.

Located in a naturally private and peaceful setting nestled into the hills of Chino Hills, this 34-acre site is planned for a 49-lot community. This site is in a highly-desirable, supply-constrained submarket served by a prestigious school district that attracts local buyers as well as affluent buyers from Los Angeles and Orange Counties. The project was previously approved with a 28-lot subdivision. While new approvals will require additional environmental impact analysis, discussions with the city indicate support for a 49-lot project using a similar land area and circulation. The owners have provided a conceptual layout to illustrate how to achieve this new design. As planned, the lots provide views of the surrounding hills and natural terrain that will garner valuable lot premiums.






The owner is seeking a qualified buyer to secure the land use approvals from the city and close upon receipt of a tentative tract map which is currently estimated to take approximately 18 months.



Carbon Canyon Regional Park

PROPERTY HIGHLIGHTS

- Great location with quick access to Carbon Canyon Rd.
- Rare infill development opportunity in the city of Chino Hills delivered fully entitled.
- No CFD on the property will allow for competitive advantage due to lower tax base.
- Excellent surrounding neighborhoods.
- Several successful luxury new home communities in this submarket are nearly sold-out and resale supply is very low.
- Newer schools located nearby and is in the highly desirable Chino Valley Unified School District.
- Quick access to regional shopping and entertainment.
- Close to local job centers in Chino, Ontario, Los Angeles, and Orange Counties.

-  **LOCATION:** West of Carbon Canyon Rd and East of Fairway Dr.
-  **JURISDICTION:** City of Chino Hills
-  **ENTITLEMENTS:** Buyer to process land use approvals
-  **PROPERTY CONDITION:** "As-Is"
-  **PRODUCT TYPE:** Single Family Residential Detached



Shops at Chino Hills

OFFERING GUIDELINES

PRICE Submit offer and provide key underwriting assumptions including projected home pricing, sales rate, direct costs, improvement costs, impact fee estimate, etc.

TERMS Seller financing may be available for qualified buyers.

FEASIBILITY PERIOD Buyer may have up to 60 Days from mutual execution of Letter of Intent (LOI) to complete a feasibility investigation of the property. A draft PSA will be provided to buyer by seller within 10 days upon mutual execution of LOI.

DUE DILIGENCE Due diligence information is available to a buyer by clicking the following link: [Cresta Verde Dropbox](#)

DEPOSITS Buyer to open escrow with a refundable deposit equal to 1% of the purchase price. Upon buyer's approval of the feasibility period, the deposit shall be increased to 5% of the purchase price and will become non-refundable but applicable to the purchase price at closing.

CLOSE OF ESCROW Shall occur shortly after approval of tentative map and expiration of all challenge periods.

CONDITION OF PROPERTY AT CLOSE OF ESCROW Seller to deliver property "as-is" with no representations or warranties. Information provided is intended to assist a buyer in evaluating the property.

SELLER Ausmas Properties LLC

BROKERAGE DISCLOSURE WD Land may act as seller's agent for more than one prospective buyer on this property. Any prospective buyer requesting WD Land to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships as with other prospective buyers. Pursuant to S.B. 1171, all offers on real estate in the State of California are required to be accompanied by an executed version of the Brokerage Disclosure Forms. Please fill out the forms and return them with your offer.



DEVELOPMENT SUMMARY



DEVELOPMENT OVERVIEW

LOCATION/ACCESS

Property is located on the West side of Carbon Canyon Rd and East of Fairway Dr. Access via Fairway Drive.

PROJECT SIZE

± 34 Acres

APNS

1031-011-69 and 1031-421-01 thru 07

MUNICIPALITY

City of Chino Hills

PRODUCT

Single Family Residential Detached

NUMBER OF LOTS

49 proposed

LOT DIMENSIONS

55 x 100

LOT SIZES

Minimum lot size of 6,000 SF

ZONING

Zoning is Planned Development (i.e. PD-18-157 - Stonefield).

The General Plan designation is Low Density Residential which contemplates a maximum density of 6 DU/acre. Please refer to the development standards in the city’s municipal code for details.

ENTITLEMENT SUMMARY

Buyer to process a tentative tract map and architecture for the property.

IMPROVEMENTS

Raw/unimproved.

UTILITIES

All utilities to the site (Buyer to verify).

CFD/HOA

No CFD. HOA likely required but not established at this time.

BONDS

None

SCHOOLS

Chino Valley Unified School District

Gerald F Litel Elementary School	K-6	GS: 9
Canyon Hills Middle School	7-8	GS: 9
Ruben S Ayala High School	9-12	GS: 10

DUE DILIGENCE DROPBOX: [CLICK FOLLOWING LINK TO ACCESS](#)

CRESTA VERDE DROPBOX

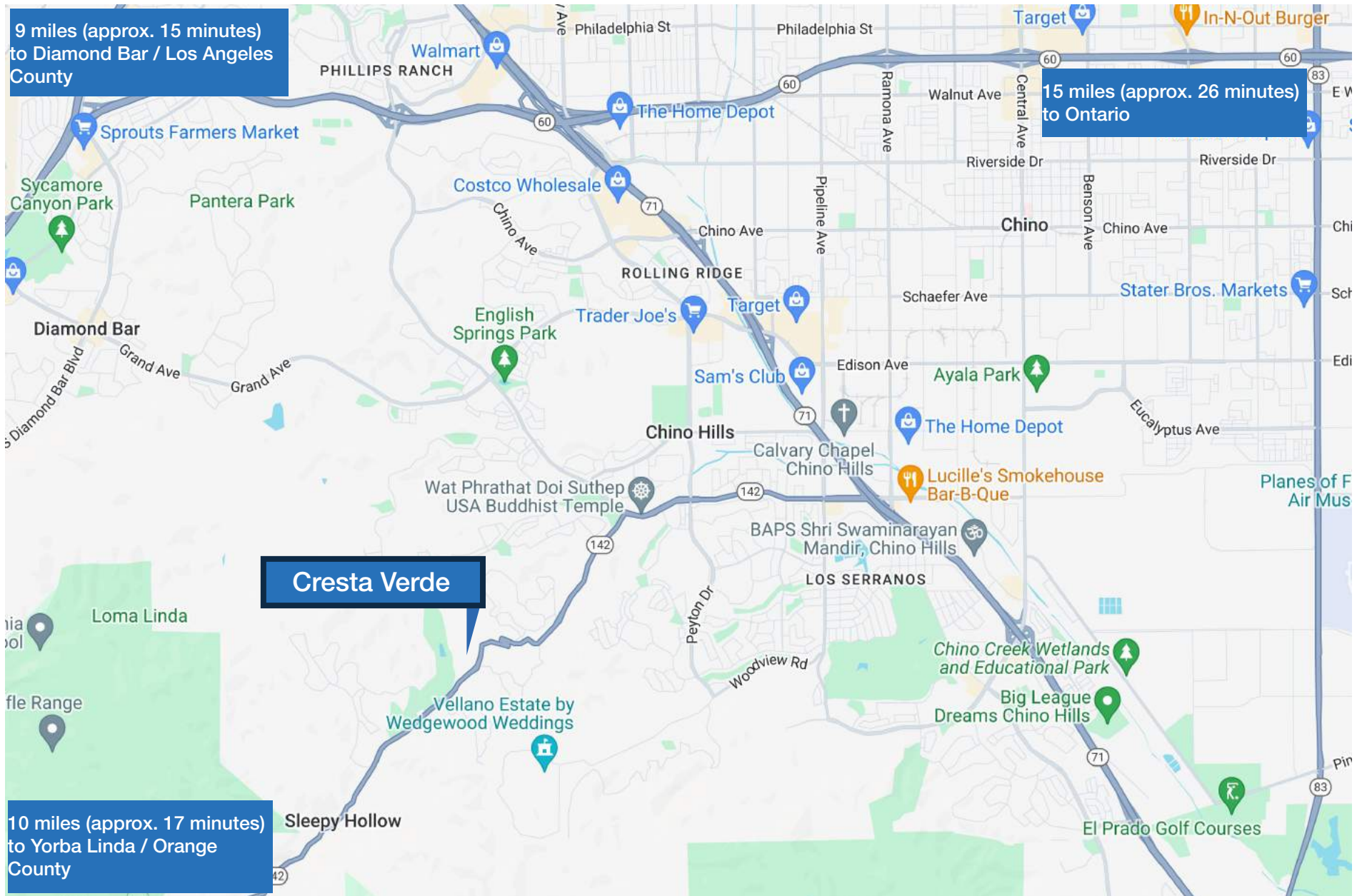
SITE PLAN - 49 LOTS PROPOSED



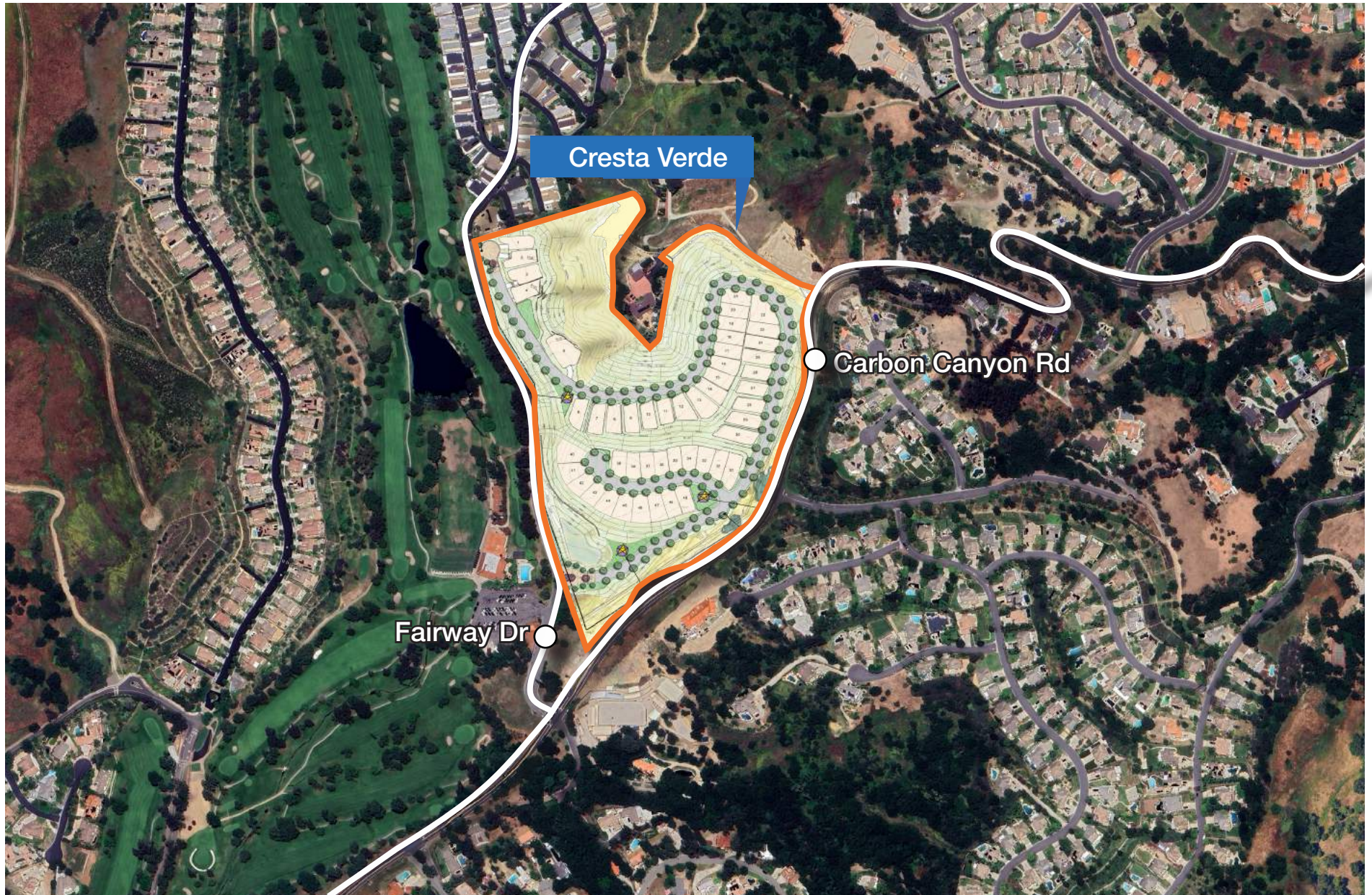
LOCATION



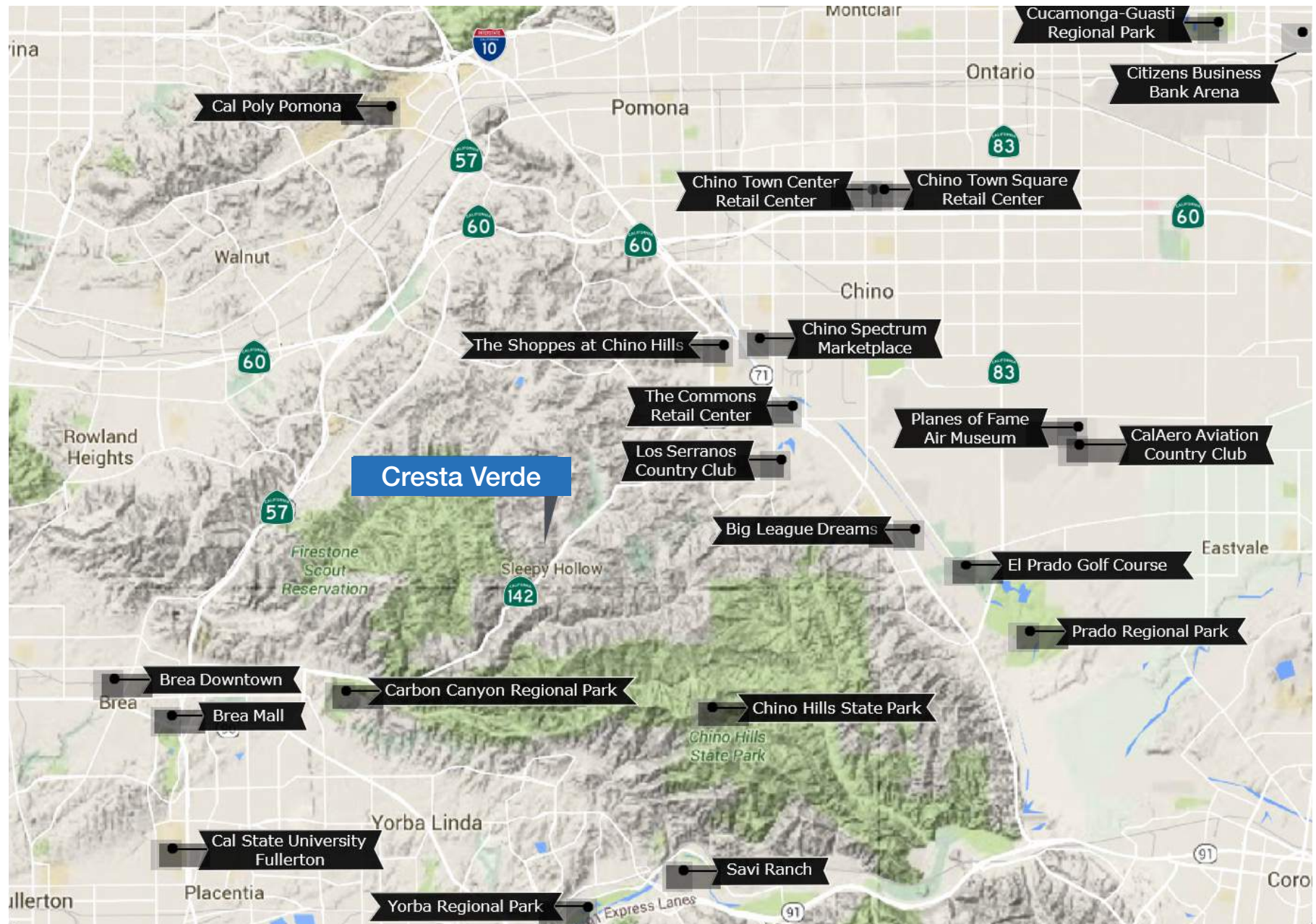
REGIONAL MAP



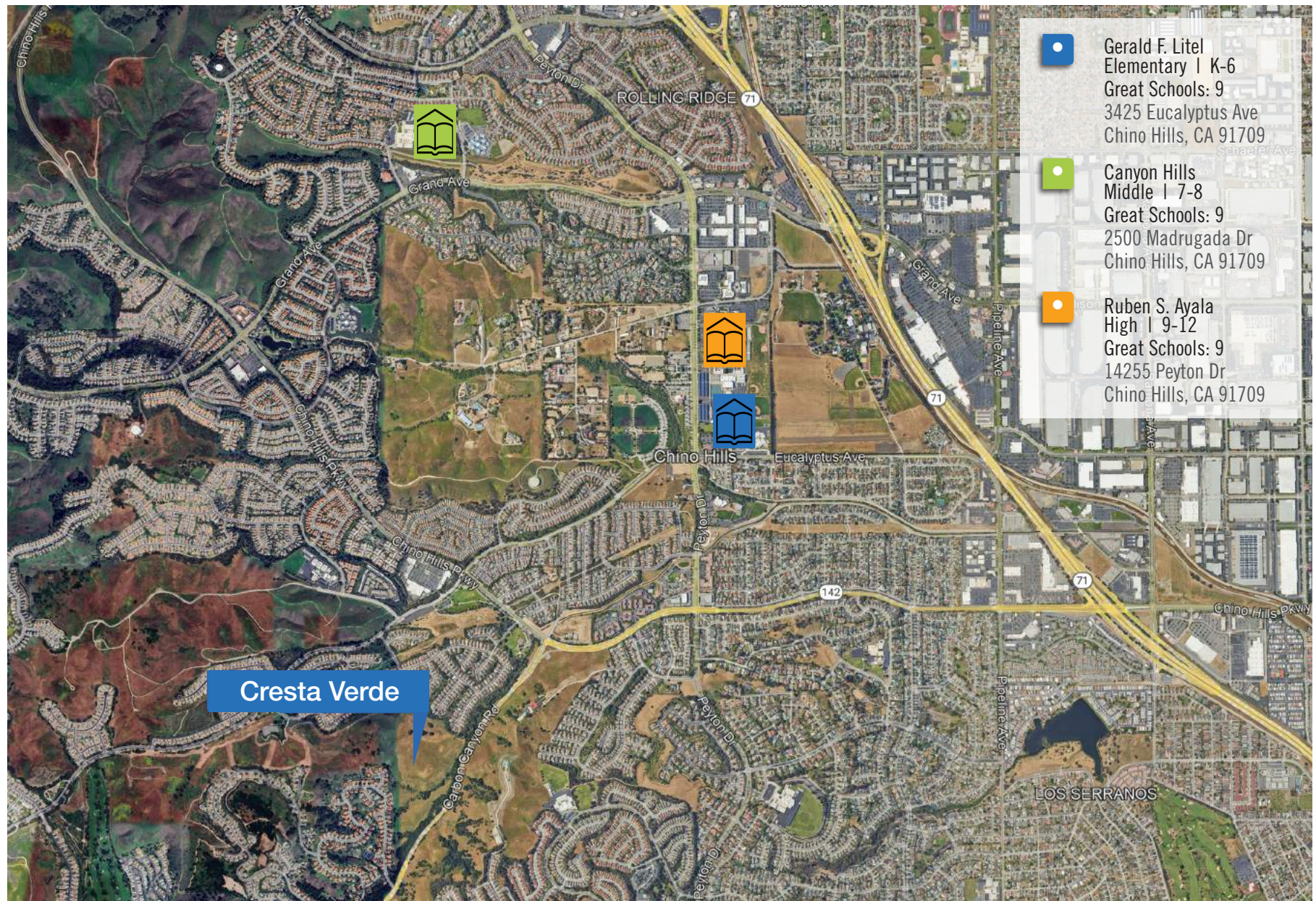
AERIAL



AREA AMENITIES MAP



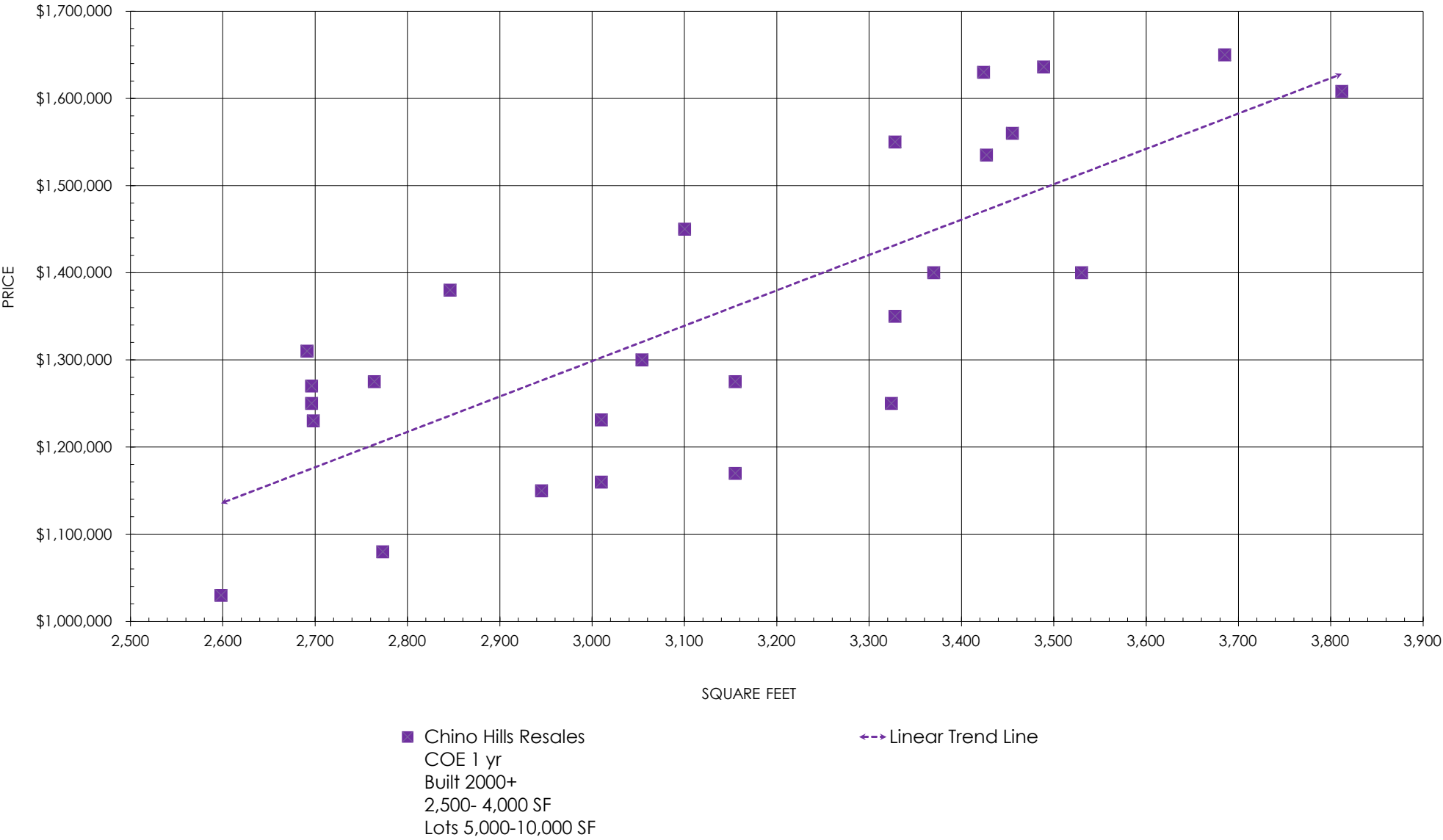
SCHOOLS



MARKET INFORMATION



RESALES PRICING GRAPH



RESALES MARKET COMPARABLES

Closed											
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
16276 Magenta	CHH	2000	STD	10/17/2023	5	3	41/41	2,598	7,700	\$396.46	\$1,030,000
5059 Lavender TE	CHH	2000	STD	08/07/2023	4	3	5/5	2,773	6,200	\$389.47	\$1,080,000
15756 Kingston RD	CHH	2017	STD	11/07/2023	5	4	32/32	2,945	8,387	\$390.49	\$1,150,000
5515 Veronese DR	CHH	2001	STD	07/31/2023	4	3	34/34	3,010	5,500	\$385.38	\$1,160,000
5496 Pine AV	CHH	2002	STD	09/28/2023	5	3	35/35	3,155	7,850	\$370.84	\$1,170,000
17148 Guarda DR	CHH	2017	STD	04/19/2023	4	3	23/137	2,698	7,533	\$455.89	\$1,230,000
16270 Van Gogh Ct	CHH	2001	STD	03/20/2024	4	3	20/20	3,010	8,000	\$409.05	\$1,231,250
17060 Branco DR	CHH	2017	STD	10/02/2023	4	3	34/34	2,696	8,335	\$463.65	\$1,250,000
5051 Lavender	CHH	2000	STD	06/13/2023	5	3	61/61	3,324	6,200	\$376.05	\$1,250,000
5574 Lisboa ST	CHH	2016	STD	08/15/2023	4	3	69/69	2,696	8,883	\$471.07	\$1,270,000
16857 Quail Country AV	CHH	2002	STD	09/01/2023	4	3	11/11	3,155	7,800	\$404.12	\$1,275,000
16497 Garnet WY	CHH	2003	STD	09/21/2023	6	3	43/59	2,764	5,200	\$461.29	\$1,275,000
16225 Phidias LN	CHH	2000	STD	01/26/2024	4	3	18/18	3,054	5,751	\$425.67	\$1,300,000
16620 Quail Country AV	CHH	2002	STD	08/03/2023	5	4	5/5	2,691	7,593	\$486.81	\$1,310,000
17211 Penacova ST	CHH	2018	STD	02/26/2024	5	5	7/7	3,328	7,781	\$405.65	\$1,350,000
5524 Lisboa ST	CHH	2015	STD	10/06/2023	4	4	6/6	2,846	7,384	\$484.89	\$1,380,000
3997 Coast Oak CR	CHH	2006	STD	12/11/2023	5	5	6/6	3,370	7,208	\$415.43	\$1,400,000
4973 Highview ST	CHH	2005	STD	04/27/2023	5	3	69/69	3,530	7,151	\$396.60	\$1,400,000
5624 Lisboa ST	CHH	2017	STD	04/03/2023	4	4	42/114	3,100	7,862	\$467.74	\$1,450,000
4941 Glenview ST	CHH	2004	STD	05/18/2023	4	4	6/6	3,427	6,534	\$447.91	\$1,535,000
5935 Porto Street	CHH	2017	STD	03/20/2024	5	5	12/12	3,328	8,044	\$465.75	\$1,550,000
5377 Carob AV	CHH	2003	STD	03/12/2024	5	3	4/4	3,455	8,040	\$451.52	\$1,560,000
17028 Estoril ST	CHH	2016	STD	09/05/2023	5	5	7/7	3,812	7,200	\$421.83	\$1,608,000
4853 Glenview ST	CHH	2005	STD	12/28/2023	5	3	7/7	3,424	7,841	\$476.05	\$1,630,000
4012 Golden Terrace Lane	CHH	2007	STD	10/30/2023	5	5	13/13	3,489	7,503	\$468.90	\$1,636,000
16436 Bell Ridge DR	CHH	2007	STD	01/16/2024	4	4	7/7	3,685	9,236	\$447.76	\$1,650,000
Maximum:					6	5	137	3,812	9,236	\$486.81	\$1,650,000
Minimum:					4	3	4	2,598	5,200	\$370.84	\$1,030,000
Average:					5	4	32	3,129	7,412	\$432.16	\$1,351,163
Median:					5	3	16	3,128	7,647	\$436.72	\$1,305,000

QUALIFICATION + DISCLAIMER

GENERAL DISCLOSURE

This sales information package and contents hereof, is provided for informational purposes only. Nothing contained herein is deemed to constitute an offer of sale or to impose upon Seller, or any of their affiliates, any obligation to negotiate the sale of any parcel or property, and all offers to purchase this property must be accepted by the Seller in writing. No representation or warranty, expressed or implied, is made regarding the information set forth herein, the factual accuracy or completeness of any such information or other materials contained herein. Seller reserves the right to make changes from time to time to any of the information contained or referred to herein, to change the price and/or terms and may withdraw the property from the market all without any obligations to notify the recipients of this sales information package.

Any party which may enter into any written agreement to purchase the subject property shall make its own independent investigation regarding all aspects of the subject property and the development contemplated thereon without complete reliance upon the materials contained herein. Nothing contained herein is intended in any way to limit or mitigate the need for any independent investigation, which a prudent buyer would be required to undertake in order to determine all facts which could have any effect upon the acquisition or development of the subject property. Any prospective buyers ("Buyer") are strongly advised to investigate the condition and suitability of all aspects of the property and all matters affecting the value or desirability of the property, including but not limited to the following items: size, lines, access and boundaries; zoning and land use; any conditions of approval, cost and fees to develop the site; utilities and services; environmental hazards; geological conditions; natural hazard zone; property damage; neighborhood, area and property conditions; common interest subdivisions and owner associations; and, speciality tax. If Buyer does not exercise these rights, Buyer is acting against the advice of WD Land. Buyer understands that although conditions are often difficult to locate and discover, all real property contains conditions that are not readily apparent and that may affect the value or desirability of the property. Buyer and Seller are aware that WD Land does not guarantee, and in no way will assume responsibility for, the condition of the property. WD Land has not and will not verify any of items listed above, unless otherwise agreed to in writing.

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DISCLOSURE AND CONSENT FOR REPRESENTATION OF MORE THAN ONE

BUYER OR SELLER (EXCERPT FROM C.A.R. FORM DA)

C.A.R. Form DA, 11/06 A real estate broker, whether a corporate, partnership or sole proprietorship, ("Broker") may represent more than one buyer or seller provided the Broker has made a disclosure and the principals have given their consent. This multiple representation can occur through an individual licensed as a broker or through different associate licensees acting for the Broker. The associate licensees may be working out of the same or different office locations.

Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers of, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Buyer and Seller understand that Broker may represent more than one buyer or seller and even both buyer and seller on the same transaction.

If Seller is represented by Broker, Seller acknowledges that Broker may represent prospective buyers of Seller's property and consents to Broker acting as dual agent for both Seller and Buyer in that transaction.

If Buyer is represented by Broker, Buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both Buyer and Seller with regard to that property.

In the event of dual agency, Seller and Buyer agree that: (a) Broker, without prior written consent of the Buyer, will not disclose to Seller that the Buyer is willing to pay a price greater than the offer price; (b) Broker, without prior written consent of the Seller, will not disclose to the Buyer that Seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a Dual Agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

NON CONFIDENTIALITY OF OFFERS: Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent's marketing strategy and the instructions of the Seller.

Seller and/or Buyer acknowledges reading and understanding this Disclosure and Consent for Representation of More than One Buyer or Seller and agree to the dual agency possibility disclosed.



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