

THE SEASCAPE BLUFFS

100+ ACRES ON THE OCEAN IN APTOS, CA



PORTFOLIO
Real Estate • Investments • Finance

1840 41st Ave., #205
Capitola, CA 95010
www.seascapebluffs.com

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Approximate Parcel Outline

OVERVIEW

The Seascape Bluff's location is in one of the most desirable, coastal communities in the Bay Area: Aptos, CA. With 100+ oceanfront acres and approximately 1/3 mile of sandy beach, this is a once in a multi-generational opportunity. Zoned to potentially build a family compound, develop iconic ocean front ag estates, or preserve the working organic farm...this property is one of a kind.

Asking Price: \$34,000,000

HIGHLIGHTS

- 100+ oceanfront acres divided into four parcels
- Preliminary plans for up to four ocean view ag estates
- Own an estimated 6%+ of the Aptos coastline
- In-place organic farm operation
- Agriculture land lease expires at the end of 2020
- Zoning: CA (Commercial Agriculture)



PROPERTY PHOTOS



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AERIAL MAP

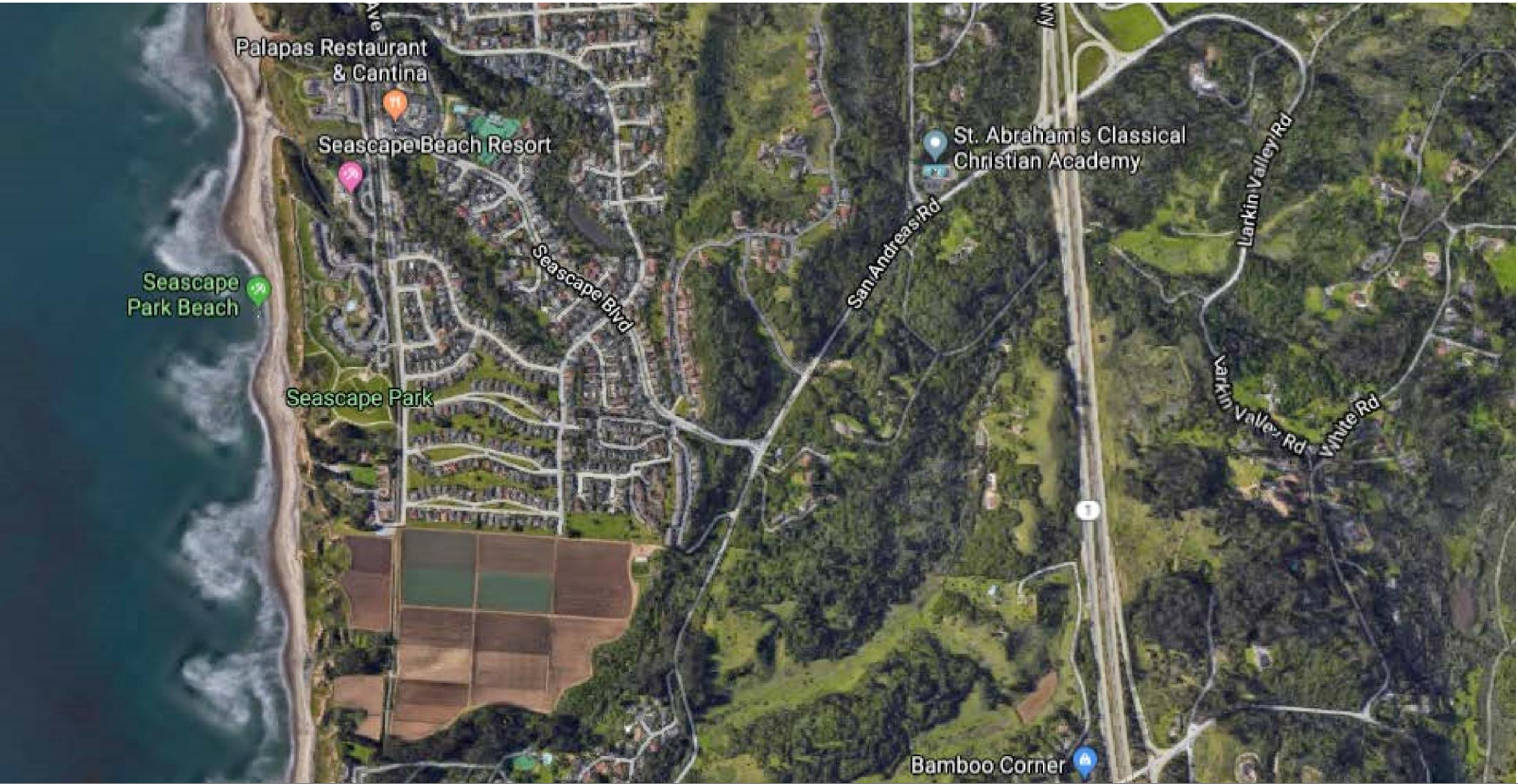


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STREET MAP



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COMMUNITY OVERVIEW

Aptos is a charming and exclusive beach town in Santa Cruz County, CA. It's world-class beaches, redwood forests, and endless outdoor activities are transforming Aptos into the Malibu or Newport of Silicon Valley. However, oceanfront land of this size in Malibu or Newport would demand a price above \$100M. Instead of powering up the private plane to go to Southern California, Aptos is less than a 2-hour drive from San Francisco and 45 minutes from your office in Silicon Valley. Adding to its appeal, the property is within walking distance of the following amenities:

LOCATION HIGHLIGHTS

- Access to one of the most secluded and beautiful beaches in the U.S.
- Seascape Resort's park, bar, restaurant, and hotel.
- Seascape Sports Club's fitness center, tennis courts, and swimming pools.
- Short golf cart drive to Seascape Golf Club.
- Seascape Village's grocery store, shopping and restaurants.



THE PORTFOLIO ADVANTAGE

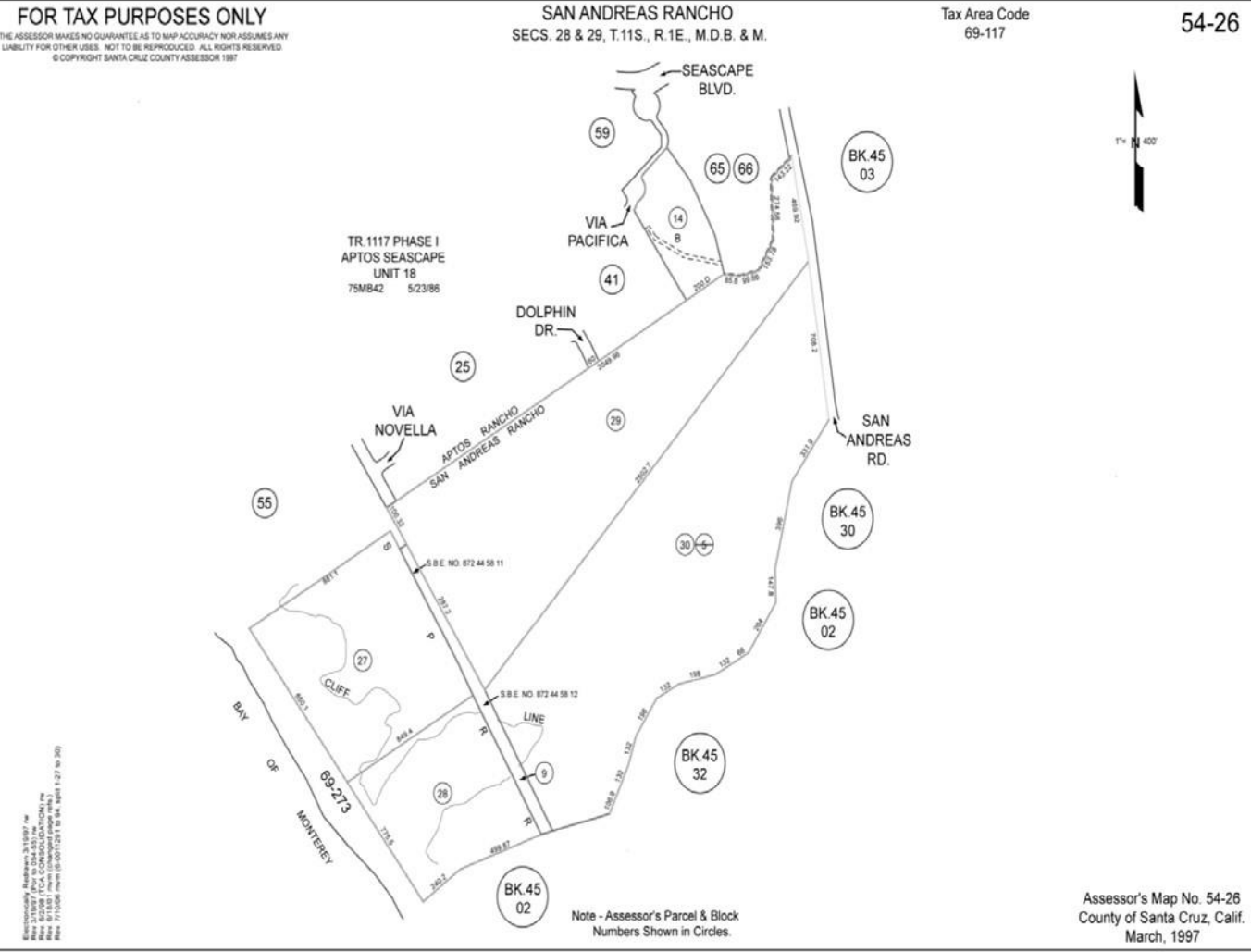
High-end real estate clients have specific attributes that they are looking for when they make an offer on a luxury property. These clients commit after the stage has been set for the award-winning experience that they are accustomed to experiencing in the best hotels, restaurants, and stores around the world. PORTFOLIO is committed to providing full-service, white-glove treatment to these sophisticated and exacting clients. Our commitment is to remain a small, highly specialized team that has the resources to serve our exclusive clients' needs.

FRANK DEBERNARDO, CEO & BROKER

The DeBernardo family has been building, selling and investing in Santa Cruz County real estate since 1967. With decades of local knowledge, Frank DeBernardo, CEO, brings 20 years of full-time experience as a real estate investor and Broker, personally producing over \$175 million in real estate sales since 1998. His primary focus is luxury properties in Santa Cruz, specifically the Rio Del Mar and Seascape Neighborhoods.



PARCEL MAP



- Parcel 1:
 APN: 054-261-27-000
 Lot Size: 15.5 acres / 675,180 sq. ft.

- Parcel 2:
 APN: 054-261-28-000
 Lot Size: 13.7 acres / 596,772 sq. ft.

- Parcel 3:
 APN: 054-261-29-000
 Lot Size: 31.8 acres / 1,385,208 sq. ft.

- Parcel 4:
 APN: 054-261-30-000
 Lot Size: 43.7 acres / 1,903,572sq. ft.

- Total Acres: 104.7
 Total Sq. Ft: 4,560,732

CONFIDENTIALITY AGREEMENT & DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or PORTFOLIO.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by PORTFOLIO or the Seller. Neither PORTFOLIO nor the Seller have verified, and will not verify, any of the information contained herein. Neither PORTFOLIO nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from PORTFOLIO or the Seller. This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and PORTFOLIO reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or PORTFOLIO or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at its own risk. PORTFOLIO is licensed in C

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FOR ADDITIONAL DISCLOSURES, DOCUMENTS AND MORE INFORMATION



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