

MEADOWOOD ESTATES SUBDIVISION

Tartan Trail Road and Crystal Springs Road • Hillsborough, CA 94010

INVESTMENT / ENTITLED LOT

INVESTMENT OVERVIEW

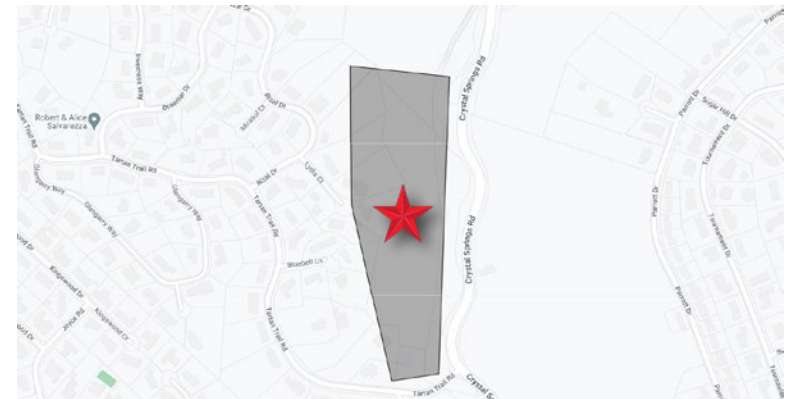
LOCATION OVERVIEW

TENTATIVE SITE PLANS



For Sale

±20.83 Acres



John Michael Hansen

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650.704.8708

CAL DRE LIC NO. 02040610

SEQUOIA REALTY SERVICES

1629 MAIN STREET

REDWOOD CITY, CA 94063

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www.sequoiarealty.com

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Confidential Offering Memorandum

This confidential Offering Memorandum (“Memorandum”) is being given to you for the sole purpose of evaluating the possible purchase of **Tartan Trail Road and Crystal Springs Road, Hillsborough, CA 94010** (“Property”). This Memorandum shall not be used for any other purpose and will not be distributed to any other party without the prior written consent of its Owner, Sequoia Realty Services (“Broker”).

This Memorandum was prepared by Broker with information supplied by both Owner and Broker. It does not contain all the information needed to evaluate the acquisition of the Property. The financial assumptions and projects contained within the Memorandum are for general reference purposes only. The financial projections are assumptions based on the current economic state and local competition amongst other factors. The information contained in this Memorandum is deemed to be accurate but is not guaranteed by either Broker or Owner.

The prospective purchaser must conduct its own due diligence and cannot rely on the information in this Memorandum in evaluating the potential purchase of the Property. Potential purchaser should seek advice from their own attorneys, accountants, engineers, environmental council, and other experts.

Owner shall have no legal commitment or obligation to any party until a written sale agreement is fully executed by both Seller/ Owner and Purchaser. Owner has retained Broker as its exclusive broker and will be responsible for any commission due to broker per separate agreement. Broker is not authorized to make any representation or agreement on Owner’s behalf.

This Memorandum is the property of Owner and Broker and may be used only by parties approved by Owner or Broker.



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Investment Overview

INVESTMENT HIGHLIGHTS

- Price: \$8,750,000
- Lot Size: ±20.83 Acres
- Tentative Map Approved
- 8 Single Family Lots
- Lot sizes range from 0.7-3.7 Acres
- Two cul-de-sacs
- All lots eligible for ADUs
- All lots have flexibility in home size and design
- Potential home sizes range from 3,200sf-8,000sf+
- Prime Hillsborough location
- Gorgeous hillside surroundings
- Easy access to San Francisco International Airport
- Proximity to Crystal Springs Village Shopping Center and downtown San Mateo



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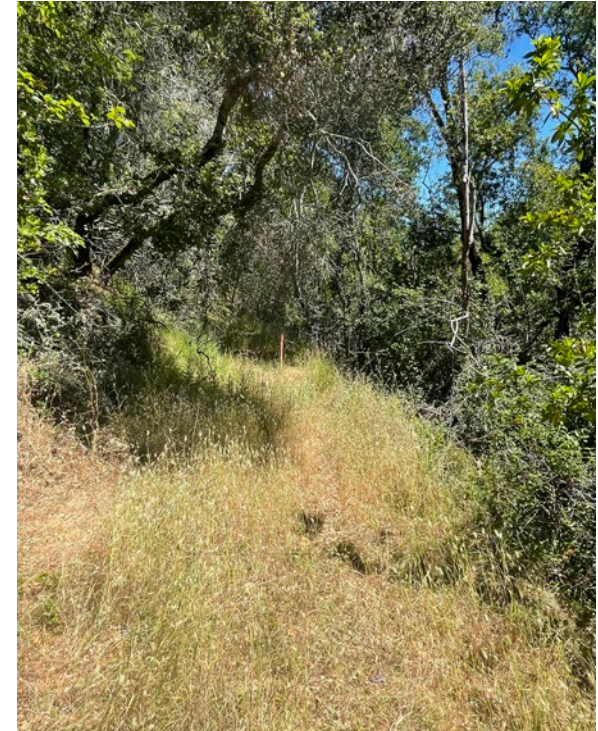
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Location Overview

Hillsborough California is one of the most prestigious cities in the San Francisco Bay Area. Highly sought after, Hillsborough's luxury housing market routinely sees high end homes selling at top prices with minimal days on market. The Meadowood Estates project rests in the Lakeview neighborhood. Known for its rustic beauty, Lakeview's lush, tree-lined roads offer a year-round serenity, while its proximity to downtown San Mateo and easy access to highways 280 and 92 allows for residents to enjoy a peaceful, nature filled lifestyle without sacrificing any of the amenities of the bustling Silicon Valley Peninsula.



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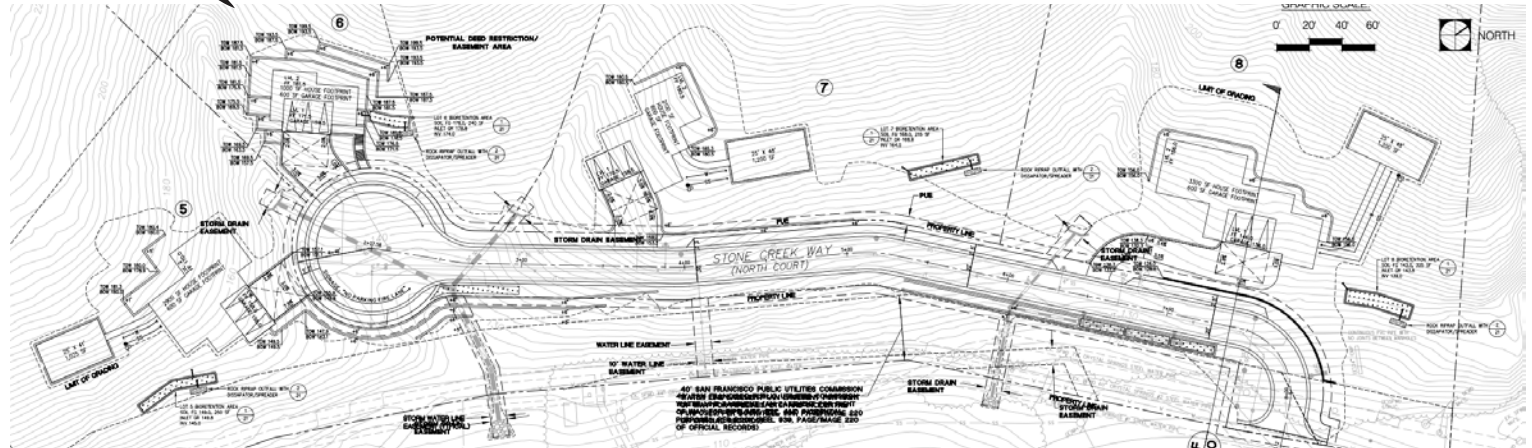
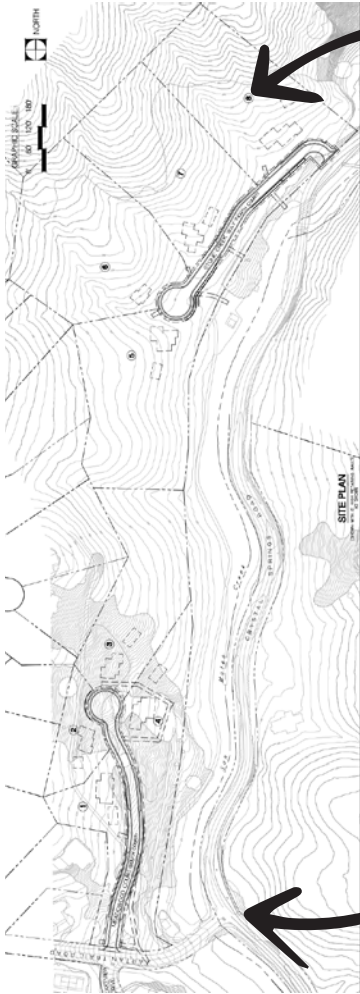
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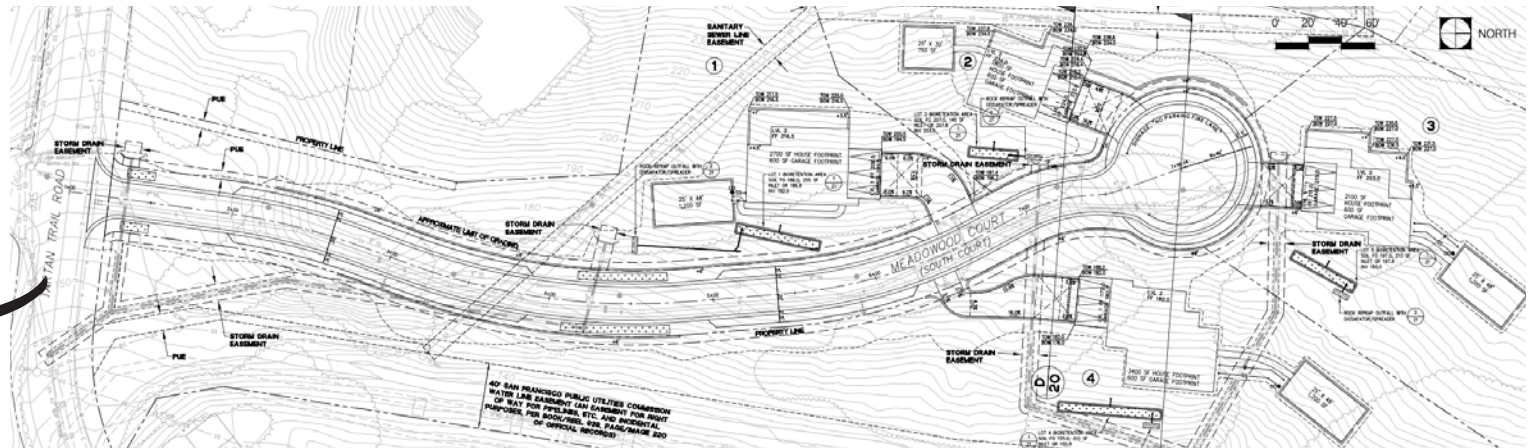
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Tentative Site Plans



STONE CREEK WAY



MEADOWOOD COURT



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