

SADDLEBACK PHASE 2

Residential Opportunity

Temescal Valley | Unincorporated Riverside County, CA

± 16 Acres

Density Bonus
Opportunity

Environmental
Permits

Sewer Credits



TRUMARK
HOMES

TRUMARK
HOMES

PROPERTY

DIVERSIFIED
Pacific



PROJECT OVERVIEW

RARE I-15 CORRIDOR INFILL OPPORTUNITY

Saddleback Phase 2 is a residential development opportunity located in Temescal Valley within Unincorporated Riverside County. The Property is the remaining phase associated with the broader Tract 30760 / Solara community and is located between the established Horsethief Canyon and Sycamore Creek master-planned communities.

The Property was previously planned for 36 single-family detached lots, with view-oriented lots and an average lot size of approximately 7,785 square feet. Although the prior tentative tract map has expired, the surrounding Solara community has advanced into construction and home sales, providing direct builder validation for the submarket.

The Property benefits from an existing Medium Density Residential land use designation and R-4 zoning, which allows a minimum lot size of 3,500 square feet. Based on the land use designation, the site may support up to approximately 77 base units, subject to buyer verification, site constraints, infrastructure capacity, and Riverside County entitlement processing. A qualified density bonus program may provide additional unit upside.

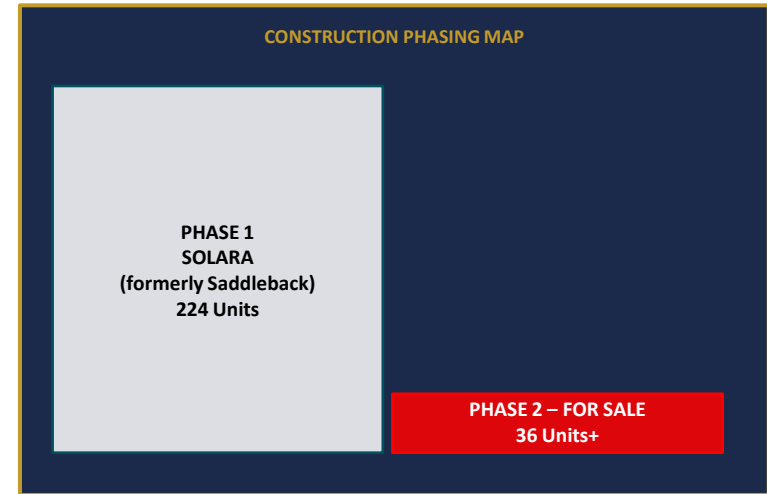
Seller has retained sewer credits for 55 homes, which are included in the sale, subject to buyer verification of transferability, value, timing, and agency requirements. Seller has also retained rights to certain environmental permits obtained in connection with Solara and the Property, subject to buyer verification of current validity and any renewal or agency requirements.

The opportunity allows a buyer to pursue a value-add entitlement strategy in an active new-home corridor with nearby new-home pricing reportedly reaching the high-\$800,000s to \$900,000+ range.

PROJECT OVERVIEW — SADDLEBACK PHASE 2

Temescal Valley, California

Project:	Saddleback Phase 2 (Tract 30760 – F)
Location:	Temescal Valley Area of Unincorporated Riverside County, CA (Portion of APN 393-090-012)
Jurisdiction:	Riverside County, CA
Land Use:	Medium Density Residential (2 – 5 DU/AC)(Base Density = 77 Units)
Zoning:	R-4 (Planned Residential-Minimum Lot Size of 3,500 SF)
Acres:	±15.6
Prior Entitlements:	TTM 30760-F previously planned for 36 lots; map expired
Prior Development Plan:	36 single-family lots
Avg. Lot SF:	7,785 (Prior Entitlements)
Product:	Single-Family Detached
Avg. Home Size:	TBD
New Home Pricing:	\$900,000+ based on nearby communities; buyer to verify
Sewer Credits:	55 home credits included, subject to buyer verification
Environmental:	Prior permits obtained / mitigation reportedly satisfied; buyer to verify current status
Price:	\$3,600,000 / \$100,000 per lot



Vineyard Pkwy · Dawn Wood St

Horizon at Solara

2,679 - 3,360 SF

\$845,215+

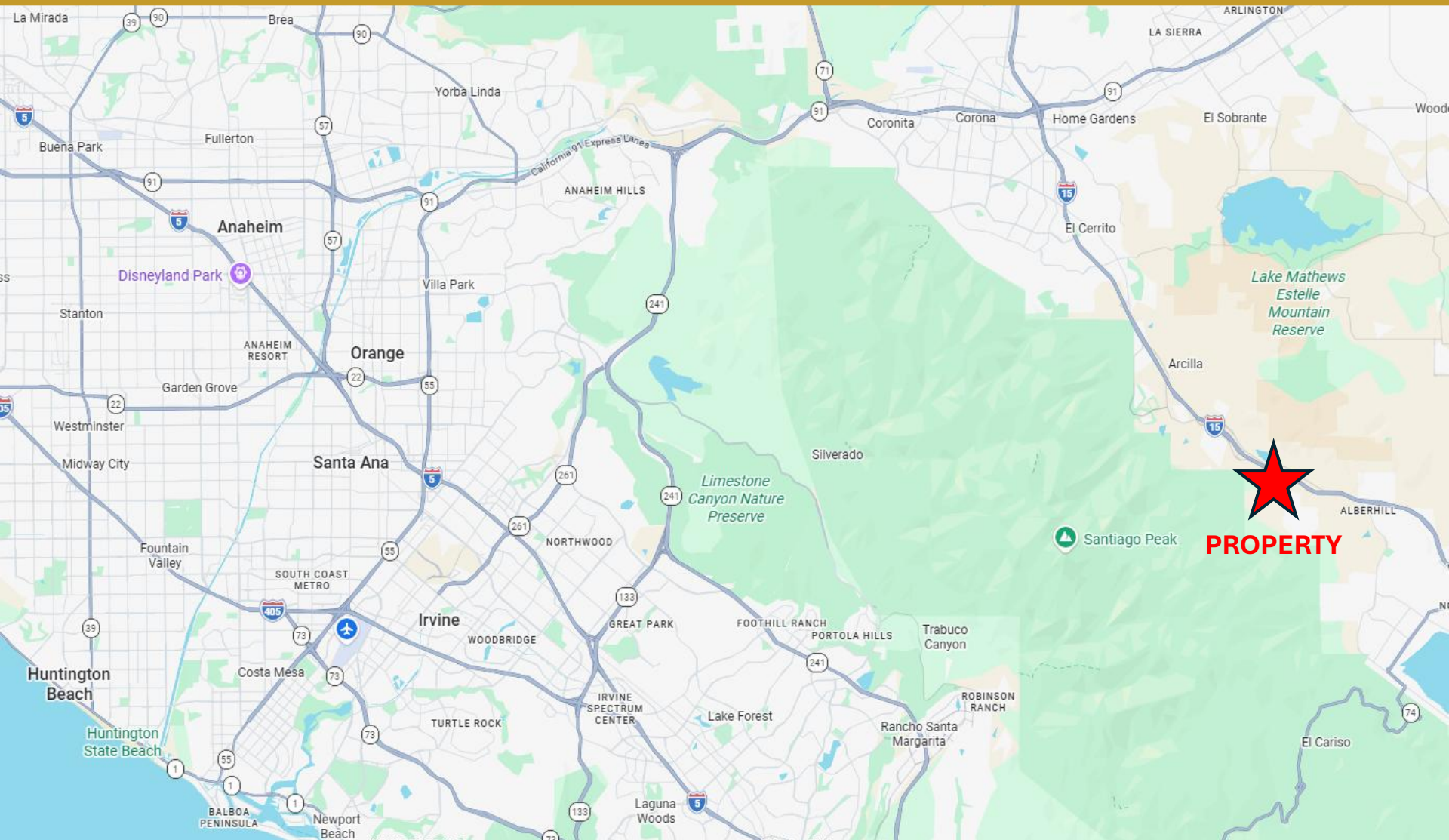
Radiance at Solara

2,683 – 4,065 SF

\$893,858+

Regional Map

Temescal Valley, California



Active Builder Validation

Temescal Valley, California



Conceptual Landscape Plan

Temescal Valley, California

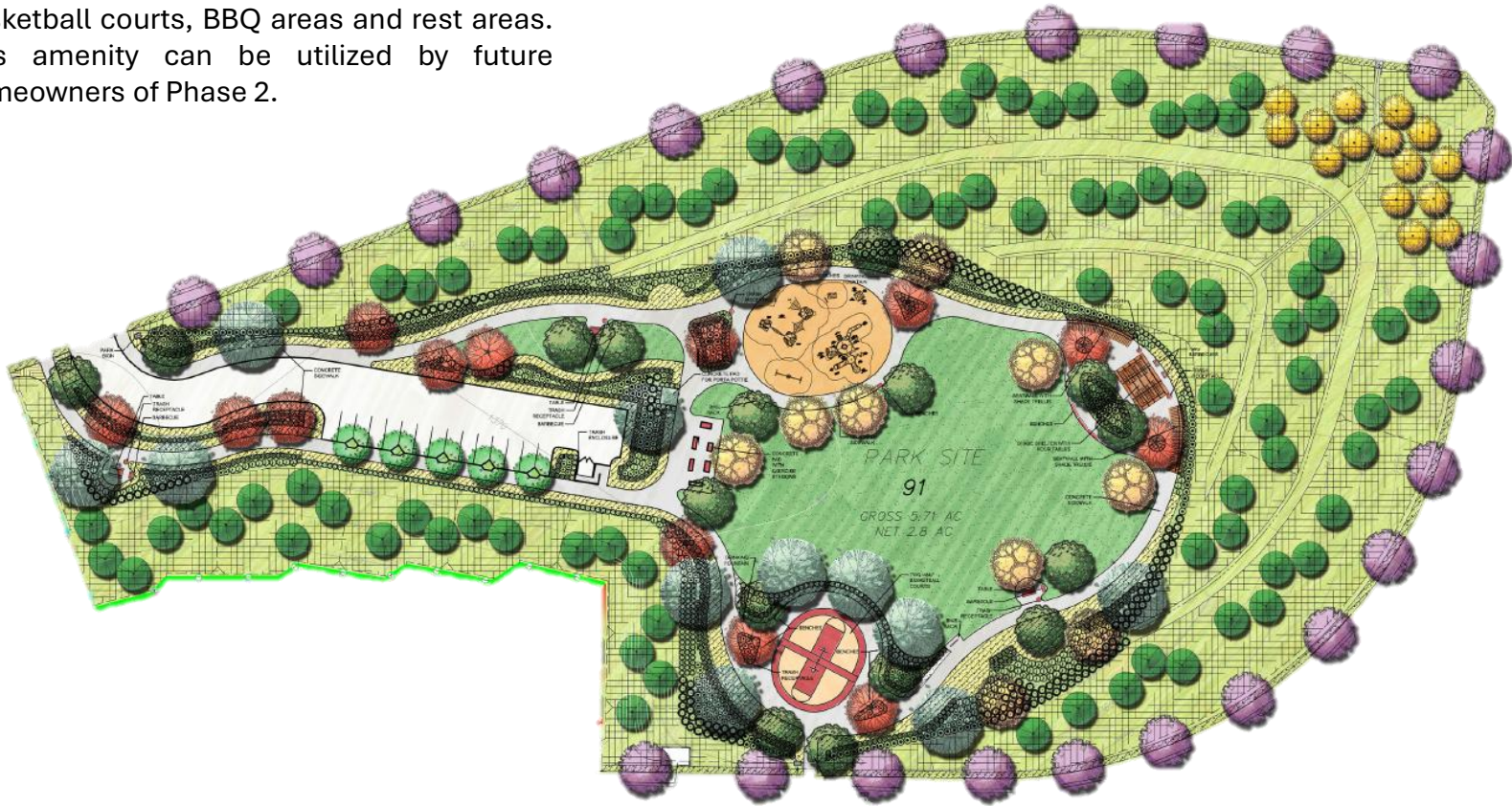
PHASE 2 – 36 Lots



PHASE 1 (Under Construction)

Solara Neighborhood Park

Phase 1 includes a public 5.71-acre active use neighborhood park which will feature a dog park, playground, large grass area, basketball courts, BBQ areas and rest areas. This amenity can be utilized by future homeowners of Phase 2.



Tract 30760

Temescal Valley, California

PHASE 2

PHASE 1 (Under Construction)

Through the recordation of Tract Map 30760-1 for Phase 1, the conservation areas identified as Area 1, Area 2, and Area 3 were conserved and conveyed to the Western Riverside County Regional Conservation Authority (RCA). Area 3 is not a separate legal parcel but was conveyed to RCA by metes-and-bounds legal description. RCA is currently finalizing the applicable record of survey. Seller has retained ownership of the Phase 2 property areas highlighted in red, which are included in the offering, subject to buyer verification of legal description, title, access, and any required parcelization or boundary adjustments.

Property Included in Sale:

The sale includes the Seller-owned Phase 2 property area shown in red, consisting of approximately ± 15.6 acres, together with Seller's retained rights to applicable sewer credits and environmental permits, subject to buyer's verification.

NEXT STEPS

Offering Guidelines

01

Seller: Temescal Valley Land, LLC

Seller will consider all offers.

02

Title/Escrow: Ticor Title

Seller will entertain offers with Ticor Title as escrow and title.

03

Purchase Price

Please submit all-cash offer.

04

Close of Escrow

The Close of Escrow shall occur ten (10) days after expiration of feasibility.

05

"As-Is" Sale: NO Representations & Warranties

The Property is being sold "as-is" with no representations or warranties from either the Seller or its Affiliates. The information provided is intended to help a Buyer develop an offer to purchase the Property, but the buyer must not rely on anything other than its own due diligence.

06

Offer Details

Please submit offer in the form of a Letter of Intent. Bids should identify the proposed Buyer, its principals and/or material aspects of its corporate organization. Buyer's submission should include information regarding Buyer's relevant experience and financial wherewithal, and its intended equity and debt sources for consummating the Transaction. Seller expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice.

BRIAN BUSH

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