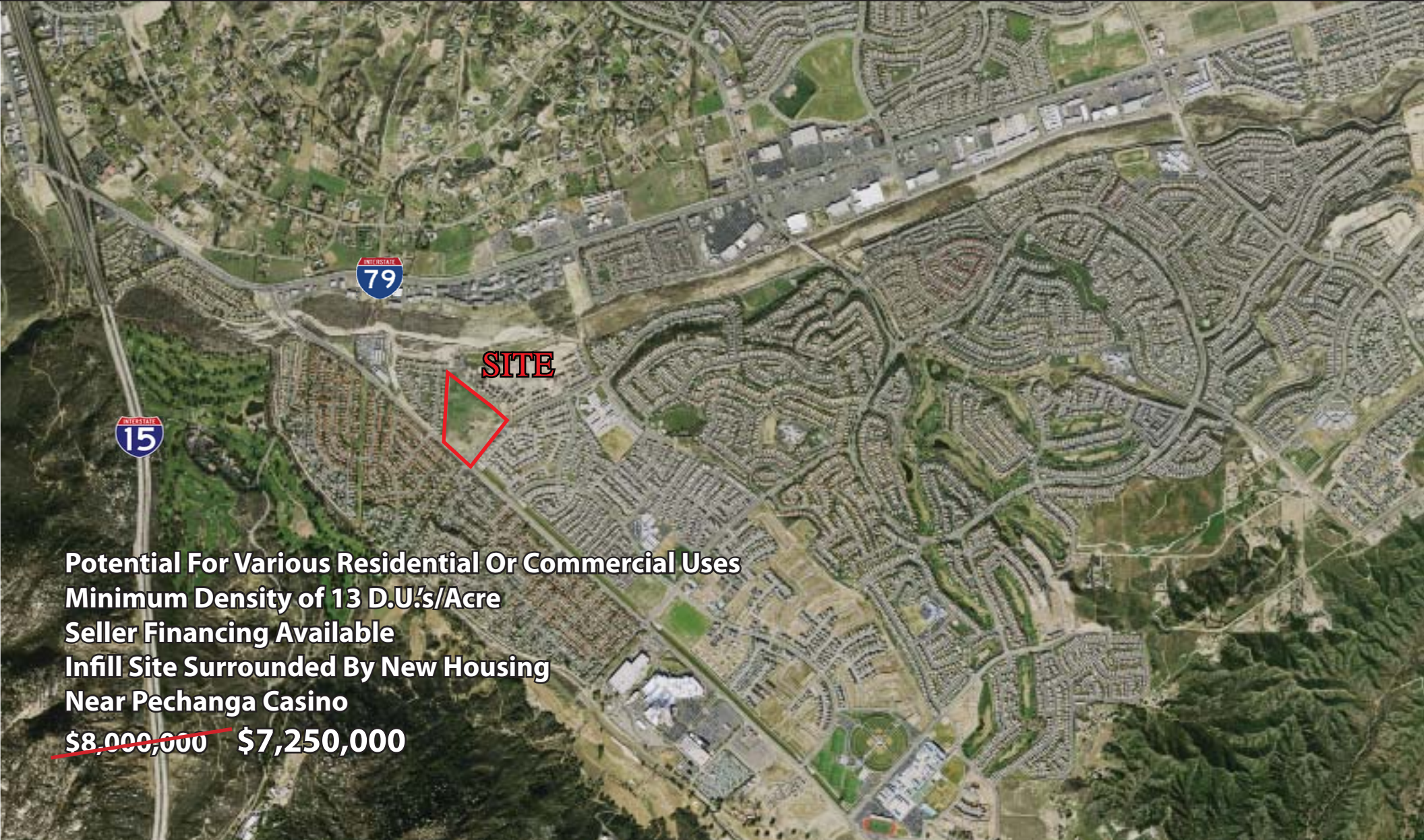


BANK REO INFILL SITE | 20.45 NET ACRES

45100 Pechanga Parkway | Temecula, CA

Seller Financing Available



SITE

Potential For Various Residential Or Commercial Uses

Minimum Density of 13 D.U.'s/Acre

Seller Financing Available

Infill Site Surrounded By New Housing

Near Pechanga Casino

~~\$8,000,000~~ **\$7,250,000**

BANK REO INFILL SITE | 20.45 NET ACRES

45100 Pechanga Parkway | Temecula, CA

Seller Financing Available

I. PROPERTY INFORMATION

- Aerials
- Location Map
- Property Highlights
- Area Features
- Photos
- Plat Map
- Architectural Renderings (Conceptual)
- Demographics

II. DUE DILIGENCE ITEMS



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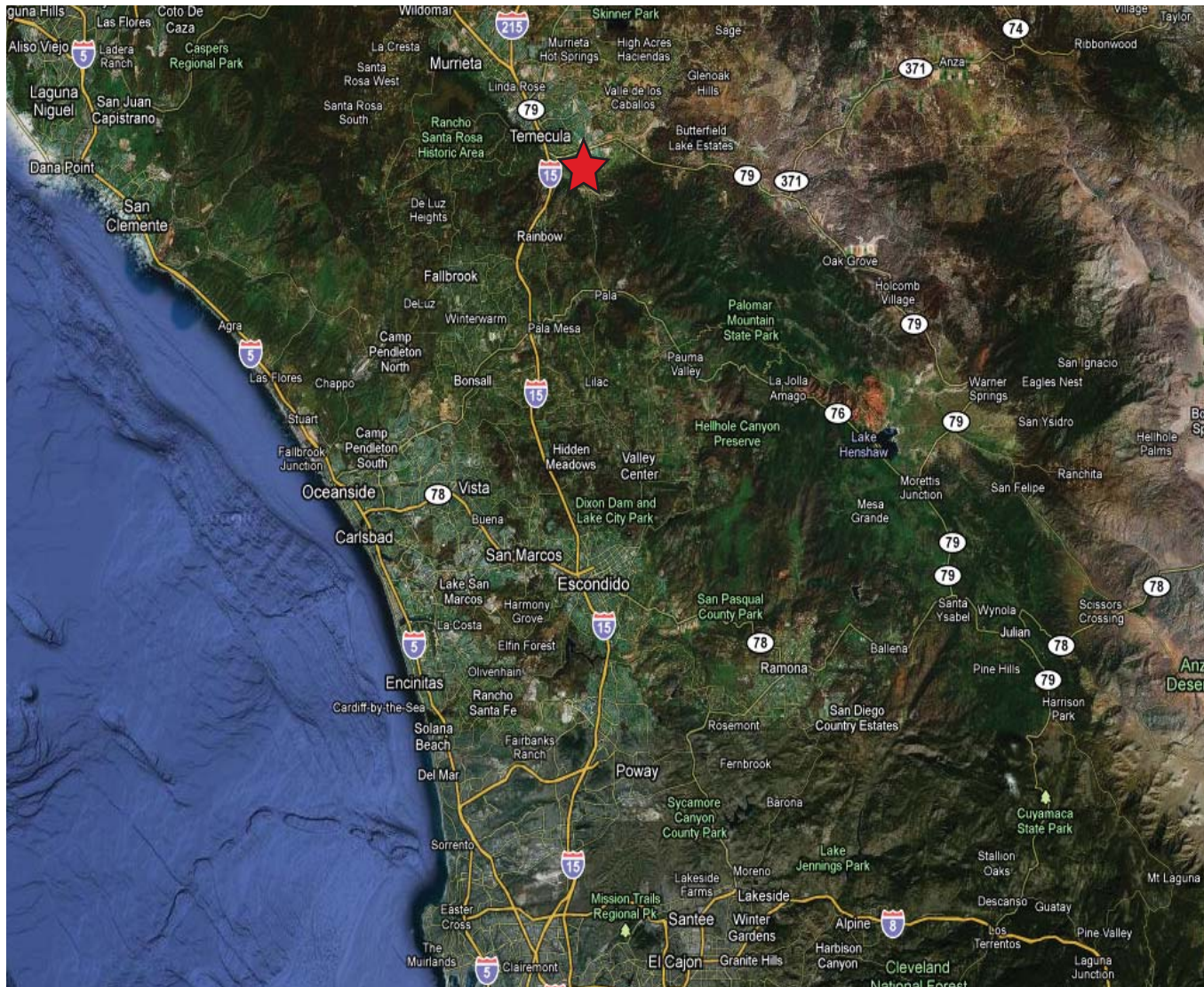
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AERIALS



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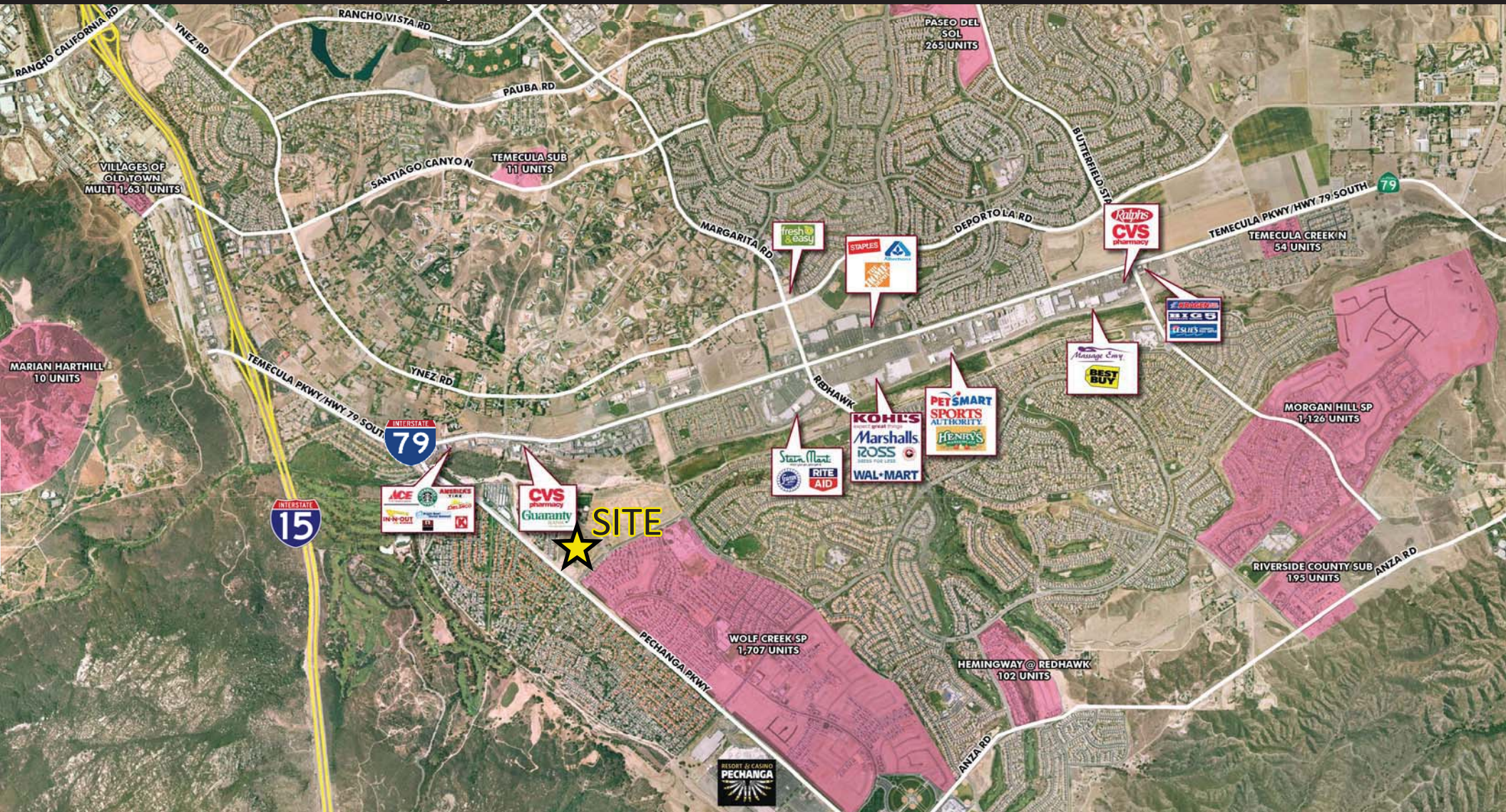
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AERIAL



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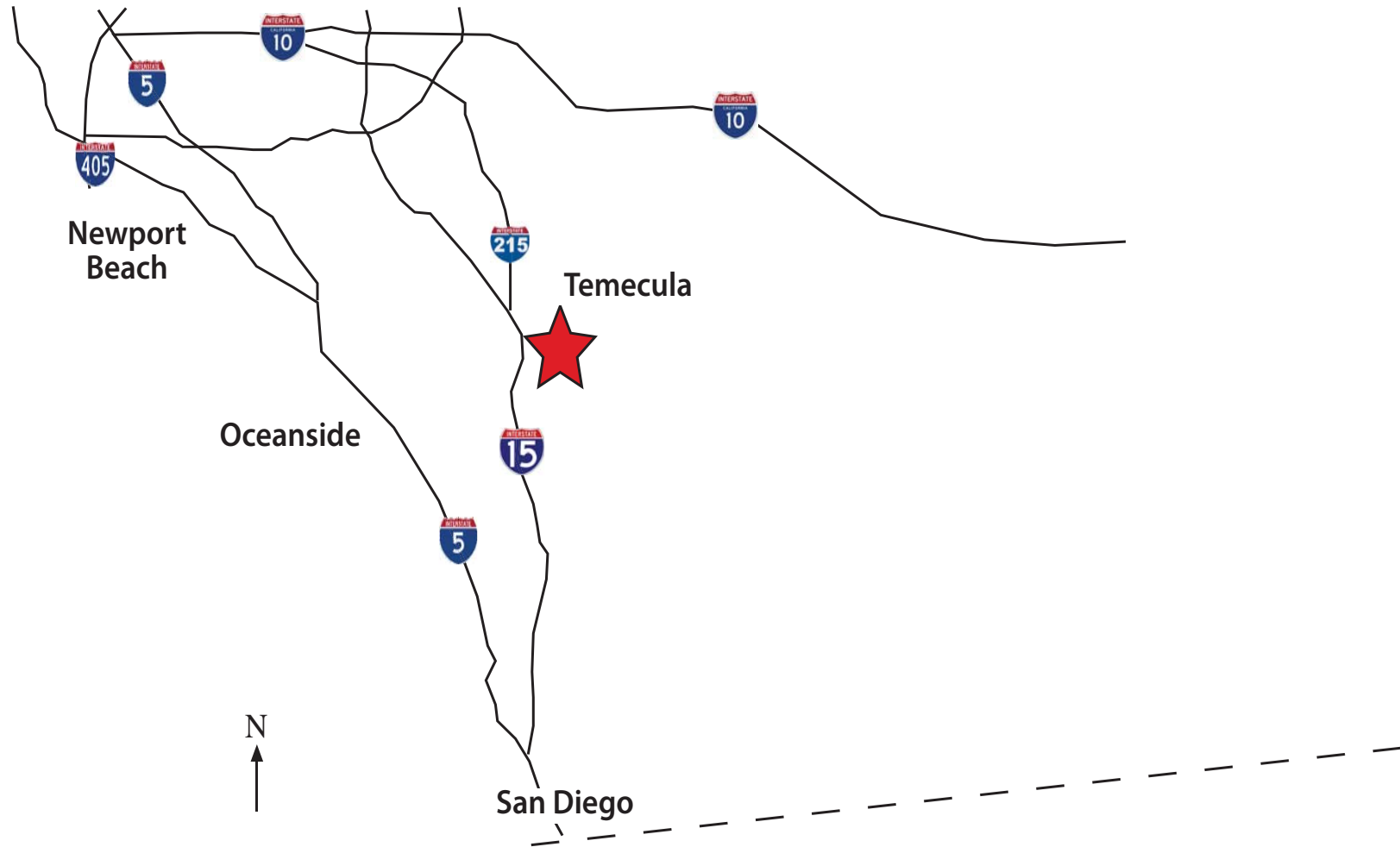
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LOCATION MAP



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PROPERTY HIGHLIGHTS

- 20.45 net acres
- 13 dwelling units/acre required – minimum density (can be more dense if desired)
- No affordable housing required with age restricted development (55+)
- Market rate housing (non-age restricted) requires 20% affordable housing at moderate income levels. (can potentially be changed to 15% at low income or 10% at very low income)
- Various conceptual site plans available with detached and attached (or both) residential
- Previous entitlements in process for 396 senior units plus service retail
- Previous entitlements also in process for 297 market rate townhomes
- Surrounded by development on all 4 sides
- NEC of a signalized intersection (Pechanga Pkwy and Loma Linda Rd)
- Thomas Guide 979 C4
- Zoned PO (Professional Office) - City of Temecula
- General Plan O (Professional Office)
- Offsite improvements completed – streets, sidewalks, curbs, streetlight, gutters & utility lines
- No CFDs or associations
- Flat topography, partially rough graded
- Good views
- 36,000 cars per day (Pechanga Pkwy & Rainbow Canyon Rd)
- Excellent Visibility
- Good access to I-15 Freeway
- Walking distance to Bus Stop
- APNs 961-450-012, -013
- Various conceptual site plans available



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AREA FEATURES

- Adjacent to Wolf Creek --1,750 residences with 14 neighborhoods upon completion
- 1/2 mile from Pechanga Casino - largest Indian Casino in the state
- Good access to I-15 Freeway
- Walking distance to Bus Stop
- Near employment centers, retail amenities and new schools
- Near wine country, historic Old Town and Temecula Creek Inn Golf Course
- Over 210,000 residents in the Temecula Valley
- Fastest growing metropolitan area in the nation between 2000 and 2006



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PHOTOS



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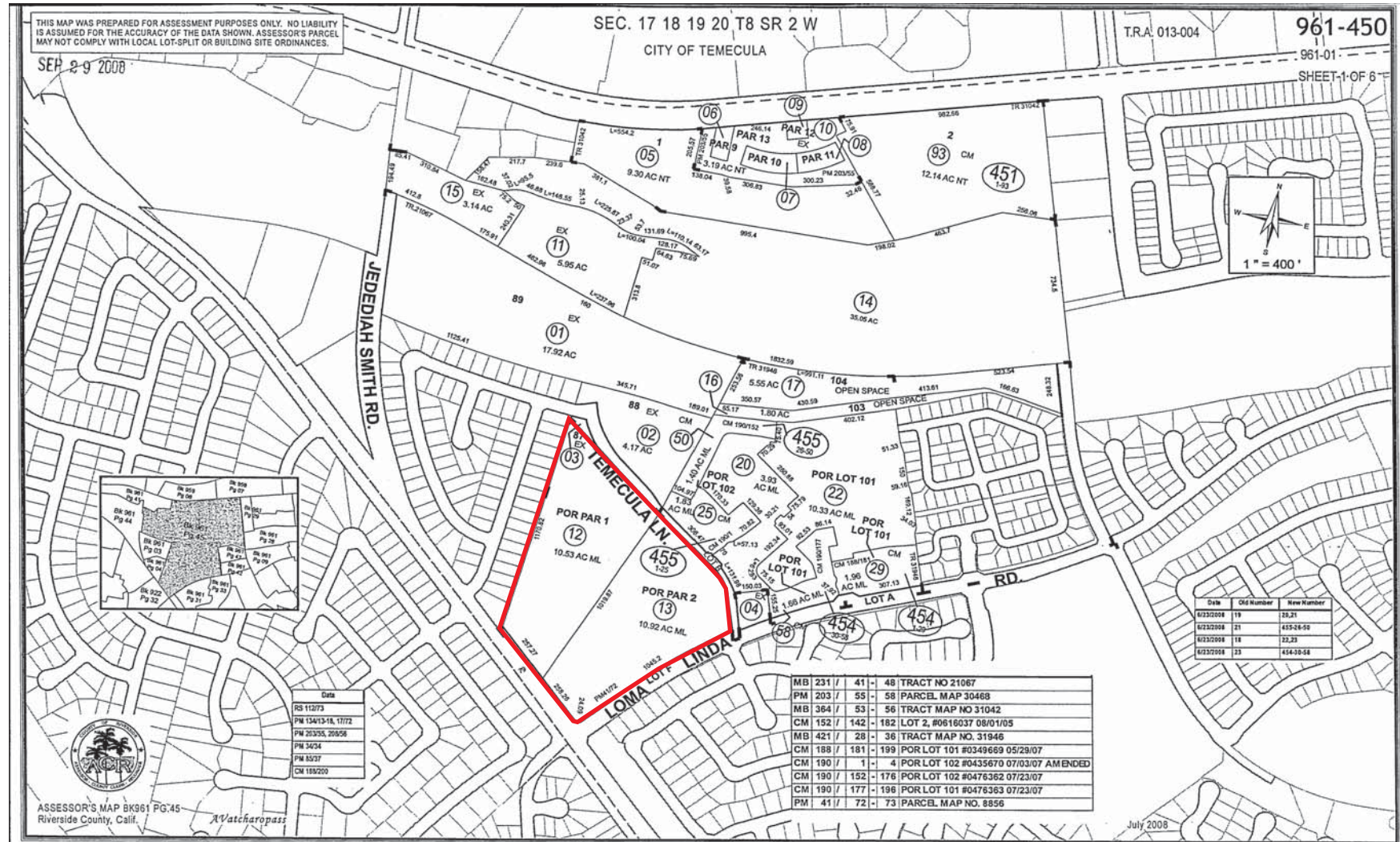
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PLAT MAP



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Seller Financing Available



Demographic and Income Profile

Lat: 3955990.785299, Lon: -13036040.829336
Ring: 5 miles radius

Latitude: 33.456021
Longitude: -117.104747

Summary	2000	2010	2015			
Population	60,655	95,259	108,030			
Households	19,255	29,052	32,674			
Families	16,027	24,138	27,077			
Average Household Size	3.14	3.27	3.30			
Owner Occupied Housing Units	14,626	21,979	24,864			
Renter Occupied Housing Units	4,629	7,073	7,810			
Median Age	31.9	31.8	32.0			
Trends: 2010 - 2015 Annual Rate	Area	State	National			
Population	2.55%	0.70%	0.76%			
Households	2.38%	0.63%	0.78%			
Families	2.32%	0.55%	0.64%			
Owner HHs	2.50%	0.68%	0.82%			
Median Household Income	1.93%	2.59%	2.36%			
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,326	6.9%	1,324	4.6%	1,049	3.2%
\$15,000 - \$24,999	1,415	7.3%	1,358	4.7%	1,128	3.5%
\$25,000 - \$34,999	1,703	8.8%	1,682	5.8%	1,303	4.0%
\$35,000 - \$49,999	2,851	14.8%	2,904	10.0%	2,258	6.9%
\$50,000 - \$74,999	4,859	25.2%	7,100	24.4%	7,778	23.8%
\$75,000 - \$99,999	3,572	18.6%	6,075	20.9%	6,962	21.3%
\$100,000 - \$149,999	2,555	13.3%	6,103	21.0%	8,619	26.4%
\$150,000 - \$199,999	545	2.8%	1,445	5.0%	1,993	6.1%
\$200,000+	428	2.2%	1,061	3.7%	1,583	4.8%
Median Household Income	\$61,212		\$75,438		\$83,008	
Average Household Income	\$70,360		\$86,745		\$97,445	
Per Capita Income	\$22,530		\$26,544		\$29,570	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,406	8.9%	9,040	9.5%	10,306	9.5%
5 - 9	6,294	10.4%	8,651	9.1%	10,070	9.3%
10 - 14	5,959	9.8%	8,226	8.6%	9,272	8.6%
15 - 19	4,552	7.5%	7,629	8.0%	7,495	6.9%
20 - 24	2,846	4.7%	5,419	5.7%	5,976	5.5%
25 - 34	8,403	13.9%	12,531	13.2%	16,471	15.2%
35 - 44	11,823	19.5%	14,808	15.5%	14,774	13.7%
45 - 54	7,075	11.7%	14,780	15.5%	15,795	14.6%
55 - 64	3,676	6.1%	7,693	8.1%	10,016	9.3%
65 - 74	2,931	4.8%	3,607	3.8%	4,765	4.4%
75 - 84	1,389	2.3%	2,206	2.3%	2,253	2.1%
85+	298	0.5%	667	0.7%	836	0.8%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	47,423	78.2%	65,138	68.4%	71,076	65.8%
Black Alone	2,146	3.5%	4,297	4.5%	4,932	4.6%
American Indian Alone	961	1.6%	1,789	1.9%	2,007	1.9%
Asian Alone	3,021	5.0%	8,517	8.9%	10,995	10.2%
Pacific Islander Alone	204	0.3%	480	0.5%	543	0.5%
Some Other Race Alone	4,327	7.1%	9,759	10.2%	12,117	11.2%
Two or More Races	2,574	4.2%	5,279	5.5%	6,360	5.9%
Hispanic Origin (Any Race)	11,517	19.0%	25,868	27.2%	32,283	29.9%

Data Note: Income is expressed in current dollars
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2010 and 2015.



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DUE DILIGENCE ITEMS

1. Acoustical Analysis Report
2. Acoustical Analysis Report w Map Insert
3. Additional Project Information
4. Air Quality Impact Analysis Report
5. Appraisal - Heath (3-21-05)
6. Completion List for EIR (5-27-03)
7. Due Diligence Closing Book
8. Environmental Impacts
9. Environmental Site
10. GL Insurance Certificate (12-12-09)
11. Habitat Assessment/MSHCP Consistency Analysis/HANS Review
12. Notice of Proposed Neg Dec (6-06)
13. OREO Sale Information Sheet (Temecula)
14. Phase I Cultural Resources Assessment
15. Phase I Cultural Resources Survey (6-03)
16. Phase I Report
17. Plat Map
18. Preliminary Hydrology Study - Part 1
19. Preliminary Hydrology Study - Part 2
20. Preliminary Hydrology Study - Part 3
21. Previously Approved Site Plan (Old)
22. SD01 Site Plan (A7058)
23. Sitrep - Westwood (Approx 7-03)
24. Storm Drain Assessment
25. Supplemental Geotechnical Investigation
26. Temecula Color Building Rendering
27. Temecula Sewer Will Serve Letter
28. Temecula Water Will Serve Letter
29. Temecula Lane II Due Diligence
30. Temecula Soils Report Map
31. Temecula Soils Report (Pgs 1-47)
32. Temecula Soils Report (Pgs 48-88)
33. Title Policy (12-14-07)
34. Traffic Study - Part 1
35. Traffic Study - Part 2
36. TSL - Site Plan (9-24-08)
37. Utilities - EMWD