

FOR SALE 20 Lot SFR Subdivision

4762 Pacheco Blvd., Martinez, CA



STREET VIEW



Edward A. Collantes, SIOR DRE #00523983
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FOR SALE \$1.75 Million

GREEN RIDGE ESTATES
4762 Pacheco Blvd., Martinez, CA



BANK OWNED

20 LOT SFR SUBDIVISION



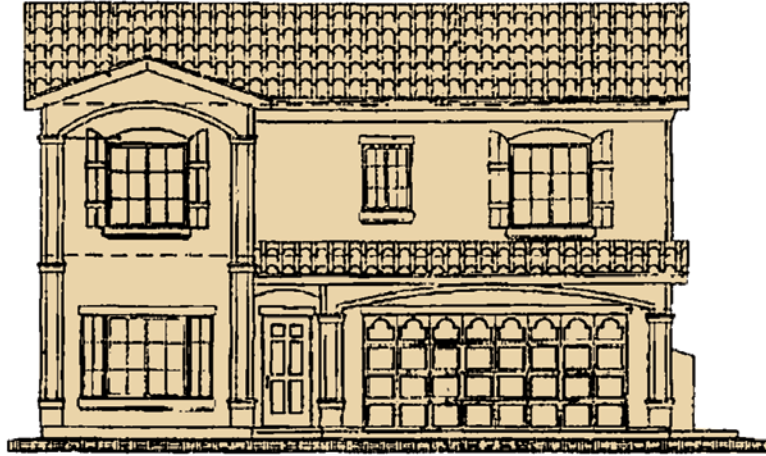
20 SINGLE FAMILY LOTS LOT SIZES: 2,921± TO 4,703± SQ. FT. SITE SIZE: ±2.47 ACRES

- 6 Private Lanes
- Street & Utilities in Place
- ±\$2.5 Million Site Improvements/Fees
- ±2.47 Acres - Gross
- No Street Improvement Bonds
- Seller May Finance to Qualified Buyer
- Block/Lot #'s: 161-570-01 thru 21
- Finished Lot

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FRONT VIEW (Sample)



REAR VIEW (Sample)

*Not to scale

Market Information:

Adjacent to Green Ridge Estates is [Belmont Terrace](#), a 128 unit new home subdivision by O'Brien Homes. This project has completed sales of phase 1 and is actively marketing phase 2. The project offers two-story homes with approximately ±1,497 sq. ft. to ±2,155 sq. ft. As of August 11, 2010, Belmont Terrace is offering homes priced between \$382,000 and \$439,000. **Green Ridge Estates** offers larger lot sizes (±3,400sf/avg. vs ±2,700sf/avg.), direct street access to each home driveway, and 2 car side-by-side garages on all homes.

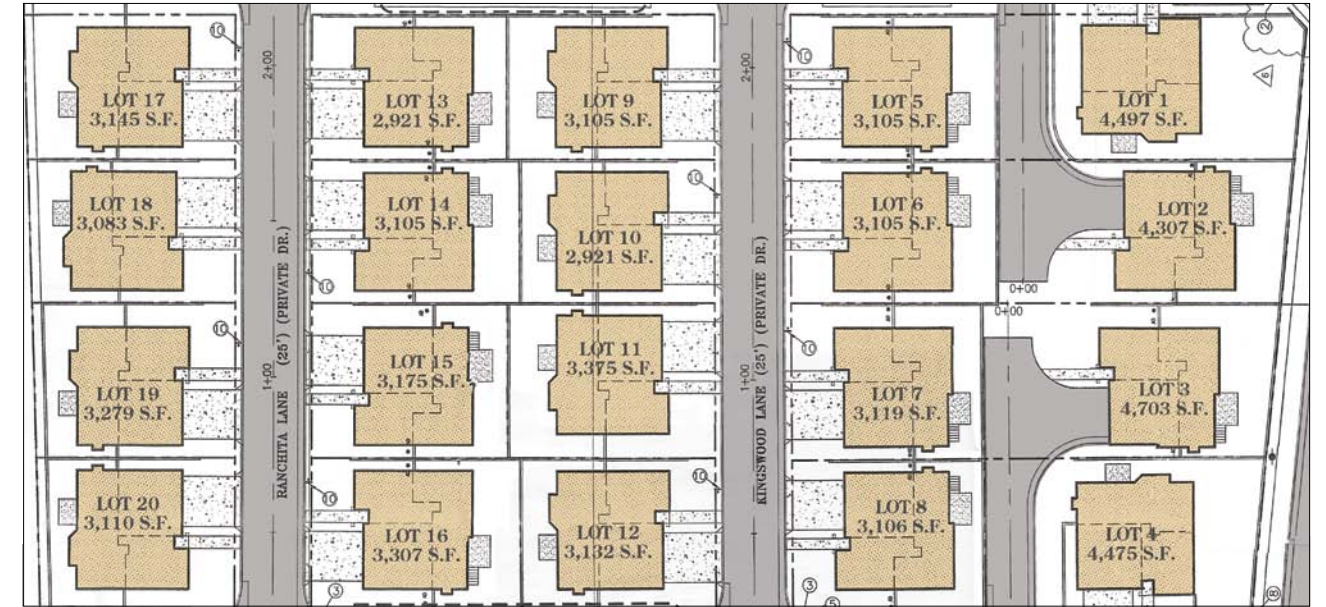
Recent Sales:

Belmont Terraces has sold, per MLS records, 16 homes in 2008, 22 homes in 2009 and 11 homes through July 2010. There is 1 home listed as pending status. Also there are 5 homes currently for sale. [For a view of the list of sales in Belmont Terrace \(as of August 11, 2010\), please click here.](#)

Financing:

Fannie Mae has designated the San Francisco Metropolitan Area as a high cost area for purposes of determining the loan limits under which Fannie Mae may purchase a loan. For the year 2010, Fannie Mae has a general loan limit of \$417,000 and a high balance loan limit of \$625,500. A borrower with excellent credit (700+ FICA) can obtain a purchase money loan up to \$417,000 for [4.375% for a 30 yr. fixed rate from AimLoan.com](#) and for [3.25% for a 5 yr. fixed ARM from AimLoan.com](#). Both loans are 95% LTV and 0 points. [For current mortgage rates, please click here to link to Bankrate.com.](#)

With reference to the purchase of Green Ridge Estates, the property owner, a local lender, may consider financing the purchase and construction financing for a qualified buyer.



*Not to scale

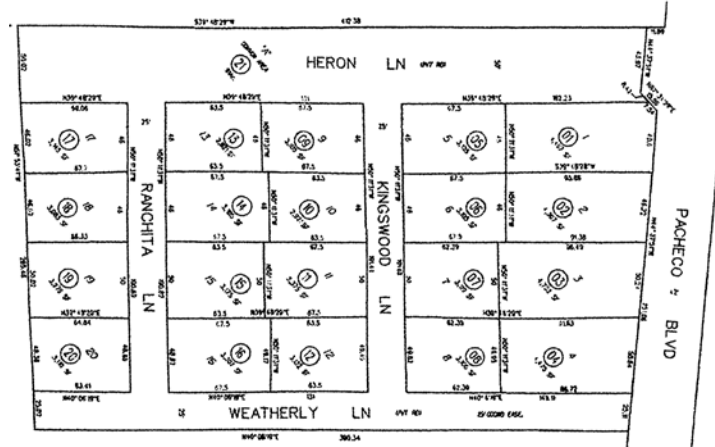
Property Site Plan:

LOT NO.	ADDRESS	LOT SQ. FT.
1	401 Heron Lane	±4,497
2	407 Heron Lane	±4,307
3	506 Weatherly Lane	±4,703
4	500 Weatherly Lane	±4,475
5	100 Kingswood Lane	±3,105
6	108 Kingswood Lane	±3,105
7	116 Kingswood Lane	±3,119
8	124 Kingswood Lane	±3,106
9	101 Kingswood Lane	±3,105
10	109 Kingswood Lane	±2,921
11	117 Kingswood Lane	±3,375
12	125 Kingswood Lane	±3,132
13	200 Ranchita Lane	±2,921
14	208 Ranchita Lane	±3,105
15	216 Ranchita Lane	±3,175
16	224 Ranchita Lane	±3,307
17	201 Ranchita Lane	±3,145
18	209 Ranchita Lane	±3,083
19	217 Ranchita Lane	±3,279
20	225 Ranchita Lane	±3,110

Subtotal		±68,075 (avg. ±3,404)
21	Common Areas	±39,640
Total		±107,715



(Does not reflect street improvement)



*Not to scale

Site Description:

The subject property consists of a ±107,715 sq. ft. site which is rectangular in shape and has a moderate upslope.

The site consists of 20 single family lots with common area private streets. Site is not located in a flood hazard zone. Per Alquist Prido Act, site is not located in a special studies zone for earthquakes. Zoning is ML (Multiple Family Residential-Low Density District) / P1 (Planned Unit District).

Street:

The common area consists of three private 25 foot wide streets (Weatherly Lane, Kingswood Lane, Ranchita Lane) and one private 50 foot wide street (Heron Lane).

All private streets are two directional, asphalt paved streets with concrete curbs, gutters, storm drains, sewers, street lights & underground utilities.

Access to the site is provided by the publicly owned street known as Pacheco Blvd, a two directional, two lane streets.

Utilities:

Underground utilities, including gas, electric, water, sanitary sewer, storm drains, telephone & TV cable, are available along Pacheco Blvd. The underground utilities to each lot have not been verified, but appear to be stubbed to each home site.

Contact:



Contra Costa County

(925) 335-1290 Main

<http://www.co.contra-costa.ca.us/>

Community Development

John Osborne

Senior Planner

(925) 335-1207 Direct

<http://www.co.contra-costa.ca.us/index.asp?NID=2125>

Building Inspection

(925) 646-4108 General Information

<http://www.co.contra-costa.ca.us/index.asp?nid=174>

Public Works Department

(Street, Curbs, Gutters, Storm Drains, Street Lights)

(925) 313-2000 Main

Slava G.

Public Works Manager

(925) 313-2316 Direct

<http://www.co.contra-costa.ca.us/index.asp?nid=227>

Mt. View Sanitary District (Sewer Service)

Randy Littien

District Engineer

(925) 228-4218 x110

<http://mvsd.org/>

Contra Costa Water District (Water Service)

Richard Broad

Engineering

(925) 688-8013

<http://www.ccwater.com/>

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Commercial Real Estate Advisors

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