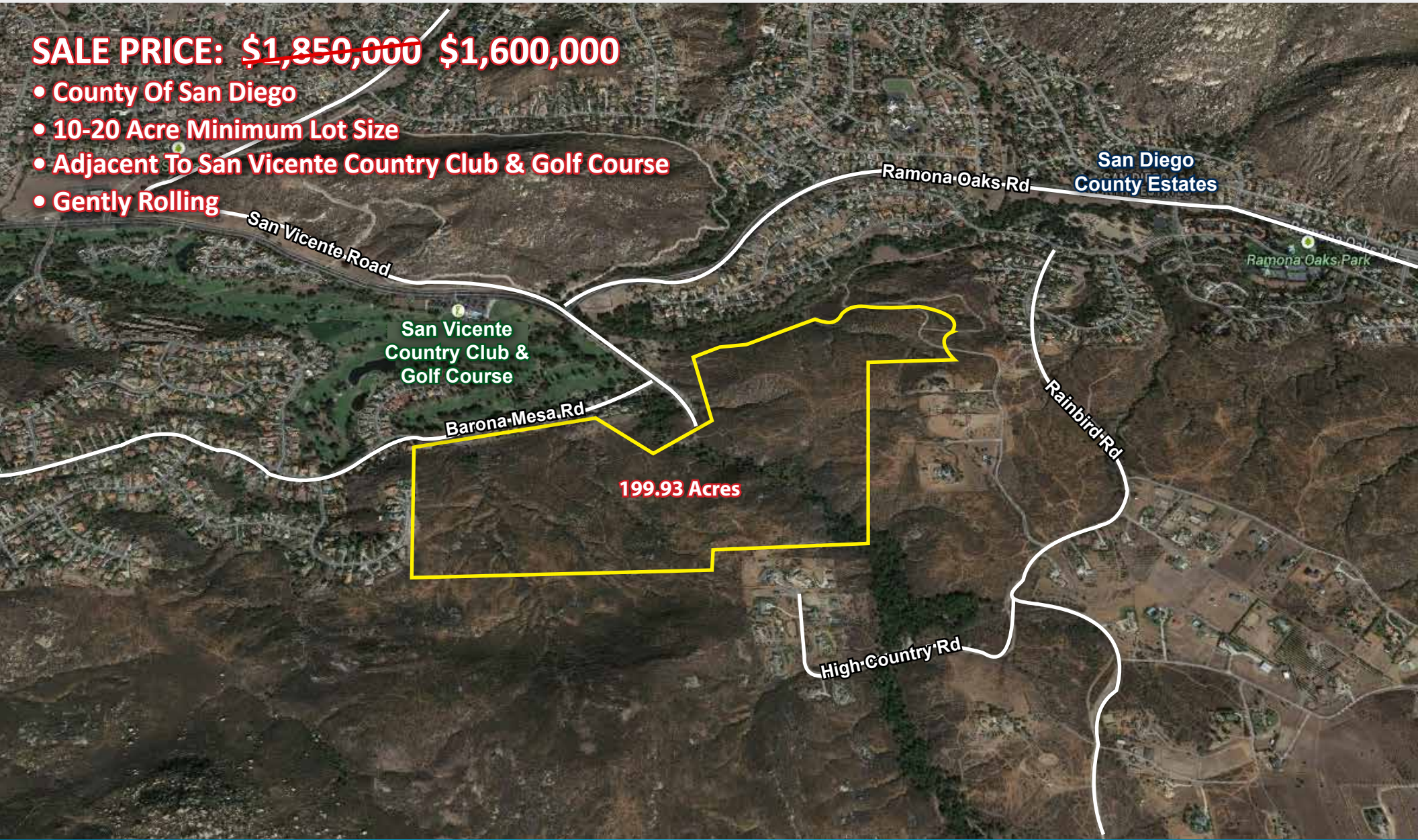


200 ACRES | LENDER OWNED

SAN VICENTE ROAD SOUTH OF RAMONA OAKS ROAD | RAMONA, CA

SALE PRICE: ~~\$1,850,000~~ \$1,600,000

- County Of San Diego
- 10-20 Acre Minimum Lot Size
- Adjacent To San Vicente Country Club & Golf Course
- Gently Rolling



199.93 Acres

FOR ADDITIONAL INFORMATION:



MATT WEAVER
760.448.2458
mweaver@lee-associates.com

AL APUZZO
760.448.2442
aapuzzo@lee-associates.com

PATRICK MILLER, CCIM
760.929.9700
pmiller@lee-associates.com

200 ACRES | LENDER OWNED

SAN VICENTE ROAD SOUTH OF RAMONA OAKS ROAD | RAMONA, CA

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3	AERIALS
5	LOCATION MAP
6	PROPERTY INFO
7	PHOTOS
8	PLAT MAP
9	COMPARABLE HOME SALES



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.

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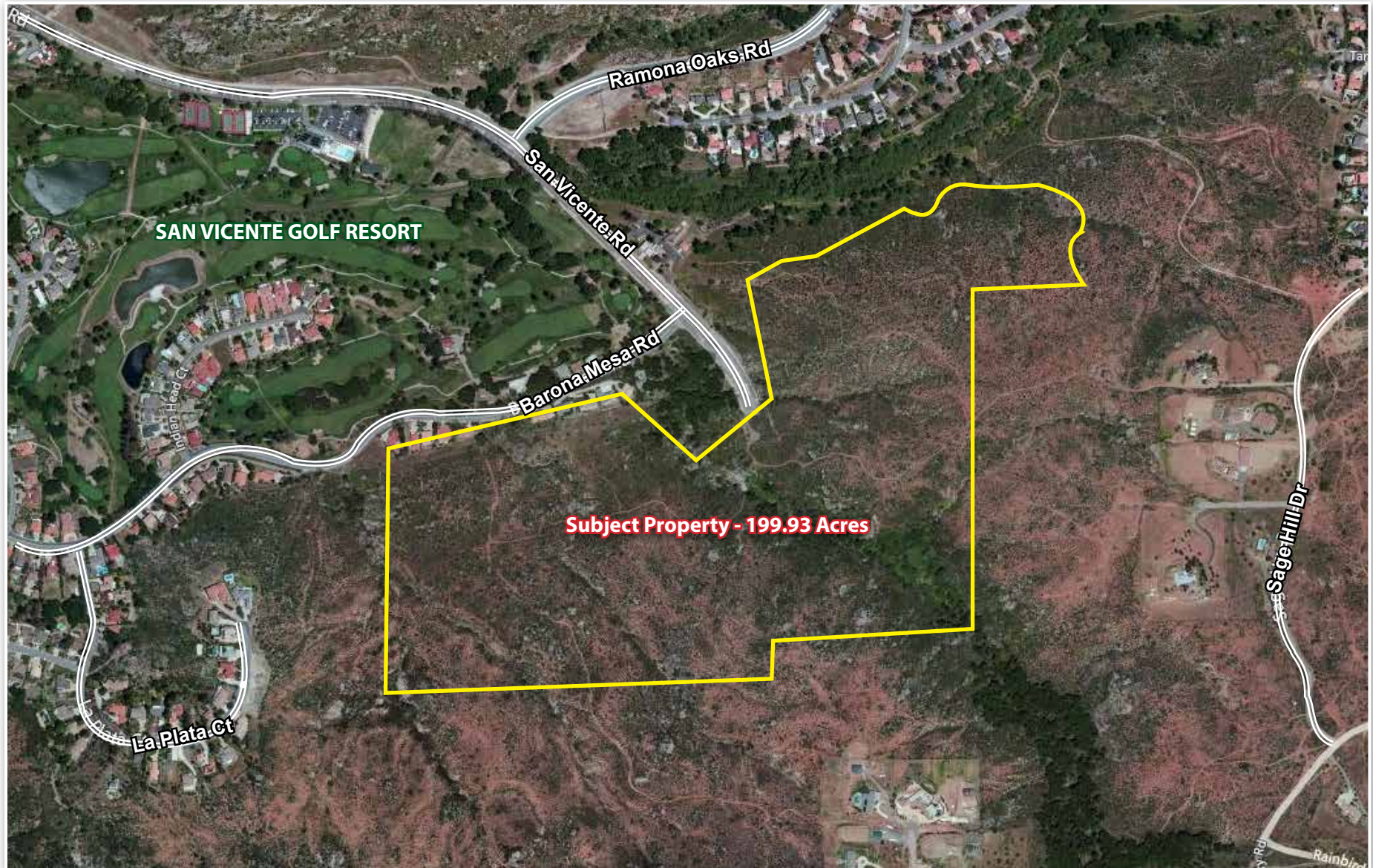
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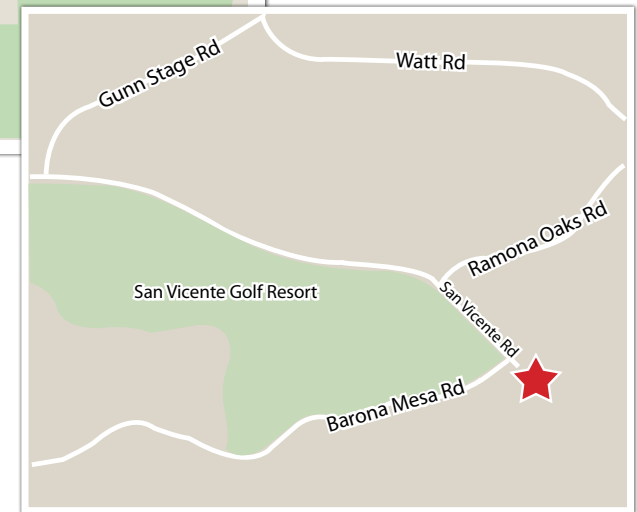
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LOCATION MAP



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200 ACRES | LENDER OWNED

SAN VICENTE ROAD SOUTH OF RAMONA OAKS ROAD | RAMONA, CA

PROJECT INFO

PROPERTY FEATURES

LOCATION: The property is located in the village of Ramona, in San Diego County, California southeast of the intersection of CA State Highway 67 and CA State Highway 78 at the terminus of San Vicente Road. Located adjacent to San Vicente Country Club and Golf Course, the site is rural but in a desirable area of Eastern San Diego County.

JURISDICTION: County of San Diego

APN & ACREAGE: 288-081-01 48.43 Acres
288-081-02 80.53 Acres
288-081-03 70.97 Acres
199.93 Acres

ZONING: A-70 (Agriculture)

GENERAL PLAN: SR-10 (Semi-Rural Residential) - 1DU/10 Acres, higher if slope exceeds 25%

PROPOSED PROJECT: Potential subdivision, large ranch, retreat, farm or horse facilities

SERVICES: Water/Sewer Ramona Municipal
Electricity/Natural Gas San Diego Gas & Electric
Fire Ramona Fire Dept.
Police San Diego County Sheriffs Dept.

CURRENT IMPROVEMENTS: Mostly vacant land

SALE PRICE: ~~\$1,850,000~~ \$1,600,000

[CLICK HERE FOR ZONING INFORMATION](#)

[CLICK HERE FOR GENERAL PLAN](#)



San Vicente Country Club & Golf Course



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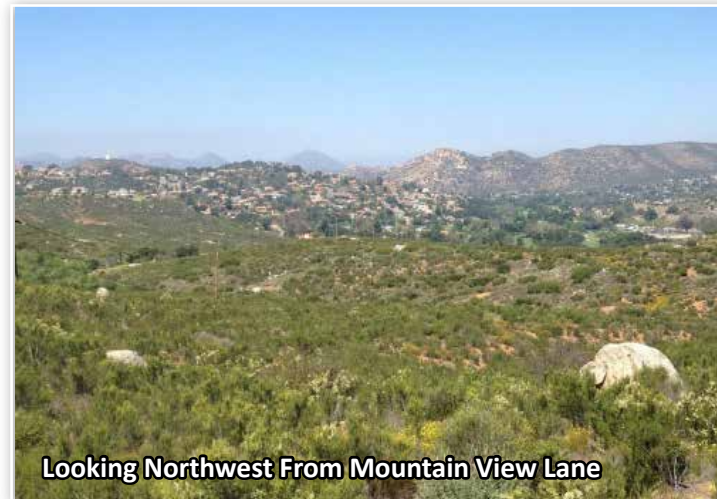
PHOTOS



Looking East From Mountain View Lane



Entrance To Property (San Vicente Road)



Looking Northwest From Mountain View Lane



Looking North From Mountain View Lane

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SAN VICENTE ROAD SOUTH OF RAMONA OAKS ROAD | RAMONA, CA

COMPARABLE HOME SALES

One-Line CMA

Property Type: Residential Status: Sold Number of Properties: 38														
#	ML #	Address	Zip	Style	Bd	Bt	Est SF	LTP	Price\$	LP/SF	SP	SP/SF	COE	DOM
1	130029485	19750 HIGHWAY 78 Rd	92065	Detached	3	2	1,507	ER	\$309,000 - \$339,000	\$224.95	\$315,000	\$209.03	12/20/2013	151
2	130006369	23934 Otero Wy	92065	Detached	4	2	2,117	ER	\$339,500	\$160.37	\$325,000	\$153.52	07/23/2013	76
3	130037776	1108 Highway 78	92065	Detached	3	2	1,499	ER	\$359,900	\$240.09	\$359,900	\$240.09	09/05/2013	6
4	130019032	14942 Moonglow Dr	92065	Detached	3	2	1,725	EA	\$399,900	\$231.83	\$401,000	\$232.46	08/13/2013	87
5	130037547	16329 Daza Dr	92065	Detached	3	3	2,377	P	\$409,000 - \$419,000	\$176.27	\$410,000	\$172.49	08/30/2013	16
6	130049040	15005 Moonglow Dr	92065	Detached	4	3	2,706	ER	\$399,000	\$147.45	\$410,000	\$151.52	12/30/2013	109
7	130025672	458 Pile St	92065	Detached	3	2	2,005	ER	\$449,888	\$224.38	\$430,000	\$214.46	08/01/2013	37
8	130043106	23648 Gymkhana Rd	92065	Detached	3	2	2,455	ER	\$435,900 - \$465,900	\$189.78	\$430,000	\$175.15	12/06/2013	77
9	130029555	25275 Rancho Barona Rd	92065	Detached	4	4	3,378	ER	\$433,000	\$128.18	\$433,000	\$128.18	01/06/2014	195
10	130034263	15208 La Plata Ct	92065	Detached	4	3	2,283	ER	\$425,000 - \$449,000	\$196.67	\$433,000	\$189.66	11/13/2013	99
11	130031220	16454 Open View Rd	92065	Detached	4	2	2,301	ER	\$445,000	\$193.39	\$435,000	\$189.05	07/24/2013	7
12	130041804	22509 Casa De Carol	92065	Detached	3	3	2,190	ER	\$439,000	\$200.46	\$435,000	\$198.63	09/30/2013	26
13	130051861	15930 Shalom Rd	92065	Detached	4	3	2,239	ER	\$449,900	\$200.94	\$435,000	\$194.28	12/18/2013	56
14	130010967	24524 Tesoro Wy	92065	Detached	5	3	3,332	ER	\$394,900	\$118.52	\$450,000	\$135.05	07/19/2013	80
15	130054075	23934 Otero Wy	92065	Detached	4	2	2,117	ER	\$449,900	\$212.52	\$456,000	\$215.40	11/14/2013	8
16	130034752	15952 Shalom Rd	92065	Detached	4	4	4,200	ER	\$459,000	\$109.29	\$465,000	\$110.71	01/23/2014	128
17	130042855	17235 Rising Dale Wy	92065	Detached	3	2	2,301	ER	\$445,000	\$193.39	\$468,000	\$203.39	10/25/2013	39
18	130025678	1017 10th St	92065	Detached	3	3	2,134	ER	\$469,800	\$220.15	\$472,000	\$221.18	07/23/2013	8
19	130035330	23646 Calle Ovieda	92065	Detached	3	2	2,455	ER	\$489,000	\$199.19	\$475,000	\$193.48	09/13/2013	33
20	130054904	17061 Harvest Point Wy	92065	Detached	4	2	2,301	ER	\$482,000	\$209.47	\$475,000	\$206.43	12/02/2013	21
21	130031068	23523 Calistoga Pl	92065	Detached	4	3	2,635	ER	\$497,600	\$188.84	\$497,600	\$188.84	08/09/2013	19
22	130043656	16396 Open View Rd	92065	Detached	4	2	2,301	ER	\$489,000	\$212.52	\$499,000	\$216.86	10/01/2013	3
23	130028829	1189 School Daze Ln	92065	Detached	4	3	2,326	ER	\$499,900	\$214.92	\$499,900	\$214.92	10/11/2013	87
24	130029172	23955 Barona Mesa Rd	92065	Detached	5	3	2,635	ER	\$485,000	\$184.06	\$500,000	\$189.75	07/11/2013	3
25	130030900	551 Dolores Ct	92065	Detached	4	3	2,764	ER	\$475,000	\$171.85	\$505,000	\$182.71	08/08/2013	10
26	130029263	14061 Mussey Grade Rd	92065	Detached	3	3	2,458	ER	\$508,000	\$206.67	\$508,000	\$206.67	08/21/2013	45
27	130032196	24253 Cerro Vista Wy	92065	Detached	4	3	2,722	ER	\$499,500	\$183.51	\$520,000	\$191.04	07/29/2013	6
28	130037567	22655 Tombill Rd	92065	Detached	4	3	2,606	ER	\$519,000 - \$539,000	\$206.83	\$521,000	\$199.92	08/19/2013	2
29	130020173	23053 Stokes Rd	92065	Detached	4	3	2,410	ER	\$509,900	\$211.58	\$529,900	\$219.88	07/03/2013	47
30	130020140	23065 Stokes Rd	92065	Detached	4	3	2,541	ER	\$529,900	\$208.54	\$540,000	\$212.52	07/15/2013	46
31	130022212	227 Salmon Rd	92065	Detached	3	3	2,562	ER	\$535,800	\$209.13	\$540,000	\$210.77	10/16/2013	118
32	130041077	23110 Stokes Rd	92065	Detached	4	3	3,321	ER	\$545,000 - \$575,000	\$173.14	\$546,000	\$164.41	12/17/2013	110
33	130044259	26509 Cherish Wy	92065	Detached	4	3	2,827	ER	\$560,000	\$198.09	\$565,000	\$199.86	12/31/2013	124
34	120046405	17897 Camino Del Roca	92065	Detached	4	4	3,339	ER	\$574,000	\$171.91	\$580,000	\$173.71	10/30/2013	381
35	130041902	525 Black Canyon Pl	92065	Detached	4	3	2,639	ER	\$569,900 - \$589,900	\$223.53	\$583,000	\$220.92	10/02/2013	28
36	130023952	16425 Wikiup Rd	92065	Detached	5	6	3,493	ER	\$599,900 - \$649,900	\$186.06	\$600,000	\$171.77	07/18/2013	26
37	130022956	16421 N Woodson Dr	92065	Detached	4	4	3,662	ER	\$690,000 - \$749,000	\$204.53	\$750,000	\$204.81	10/03/2013	37
38	130008642	14027 Fernbrook Dr	92065	Manufactured Home	2	2	1,512	ER	\$223,800	\$148.02	\$220,000	\$145.50	07/18/2013	77
Min					2	2	1,499		223,800	\$109.29	\$220,000	\$110.71		2
Max					5	6	4,200		749,000	\$240.09	\$750,000	\$240.09		381
Average					4	3	2,536		475,468	\$191.61	\$474,139	\$190.76		64

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200 ACRES | LENDER OWNED

SAN VICENTE ROAD SOUTH OF RAMONA OAKS ROAD | RAMONA, CA

THE NEW HOUSING MONITOR - SAN DIEGO COUNTY Weekly Sales and Traffic Analysis a hanley report

Week Ending 11/17/2013

North Inland Cities - Page 6 of 16

Development Name	# Units Planned/Type	Activity This Week						Sales History					Product Information				Financial Data		Other Information
		Change Updated	For Sale	Traffic Total	Total Sales	Total Cans	Net Sales	Sold MTD	Sold QTD	Sold 2013	Sold 2012	Total Sold	Open # Wks	Price Range	Sq Ft Range	Lot Size Premium	Bonds Tax Rate	HOA Fee Finance	Advertising Prior Wk Comments & Reservations
Borrego Estates	750 DET/MPG		0	** For Sale Bulk **			4	8	0	0	25	1/99	148,999	1400	6000A	None	Yes	None	
Borrego Springs	Cameron Brothers	3/3/03										763	153,999	1600	4000	1.25%	CFV	PROPERTY FOR SALE	
Contempo	84 ATT/CON		10	17	2	0	2	2	31	NFS	31	7/13	270,990	1164	LoRise	None	\$200	None	
Escondido	William Lyon Homes	11/11/13										18	320,990	1604	NA	1.09%	CFV		
Oak Creek in Escondido	60 DET/SFR		0	** Sales Open 1/14 **			0	0	0	NFS	0	1/14	700,000	0	21780M	NA	NA	None	
Escondido	New Urban West	4/15/13										(10)	800,000	0	NA	NA	Conv	SALES JAN 2014	
Rimrock Summit	83 DET/SFR		3	*** Off Market Lender ***			0	4	0	0	17	11/05	850,000	3000	1.8-Ac	None	\$145	3 AVL \$799K-\$839K	
Escondido	Mastercraft Homes	9/19/11										413	950,000	5287	NA	1.00%	Conv	OFF MRKT TO LENDER	
CAMPUS PARK MPC	751 DET/SFR		0	** Opening Not Set **			0	4	0	NFS	0	12/13	0	0	NA	NA	na	None	
Fallbrook	Passerelle LLC	5/16/11										(6)	0	0	NA	NA	Conv	OPEN DATE NOT SET	
KB Oakmont Shady Grove	65 DET/SFR		1	0	0	0	0	0	22	14	64	7/09	491,750	2246	4000M	None	\$328	NH	
Fallbrook	KB Home	10/28/13										223	698,750	3500	NA	1.06%	Conv	1 AVAIL \$519,990	
Las Ventanas	13 DET/SFR		10	NA	0	0	0	0	0	3	NFS	3	3/13	617,390	2767	1 AC+	None	OR,SU	
Fallbrook	Zephyr Partners	9/2/13										32	856,990	3210	NA	1.10%	Conv	SELLING BY APPT	
Malabar Ranch Fallbrook	34 DET/SFR		0	*** On Hold ***			1	4	1	1	13	7/06	900,000	3800	87280M	None	Yes	LAST \$1,649,000	
Fallbrook	Johnson-Beucier Comm.	2/18/13										377	1,850,000	6200	In Price	1.25%	Conv	ON HOLD REOPEN NA	
MEADOWOOD MasterPlan	1250 DET/SFR		0	** Opening Not Set **			0	0	0	NFS	0	12/13	0	0	NA	NA	NA	MPC 400A MAPPING	
Fallbrook	Pardee Construction	5/24/10										(6)	0	0	NA	NA	NA	OPEN DATE NOT SET	
Pala Mesa Highlands	124 DET/SFR		0	** Opening Not Set **			0	0	0	NFS	0	12/15	510,000	2375	6000M	NA	NA	----DATA ESTIMATE	
Fallbrook	Beazer Homes	6/20/05										(109)	0	3000	NA	NA	Conv	OPEN DATE NOT SET	
VISTA PALISADES MPC	45 DET/SFR		0	** Opening Not Set **			(1)	(2)	0	NFS	0	12/13	800,000	4000	NA	NA	NA	388AC-2.1-30A LTS	
Fallbrook	Capital Pacific Holdings	11/6/00										(6)	2,000,000	0	NA	NA	NA	OPEN DATE NOT SET	
Willow Creek Peppertree	49 DET/SFR		6	*** On Hold ***			0	0	0	0	21	6/05	725,000	2866	21780M	None	\$125	None	
Fallbrook	Duane Urquhart	11/23/09										432	785,000	3640	NA	1.06%	Conv	ON HOLD-CONST LOAN	
Black Canyon Estates	35 DET/SFR		4	NA	0	0	0	0	5	4	10	7/11	529,000	1911	NA	NA	NA	INCL 25 CUSTOM LTS	
Ramona	KirE Communities	10/7/13										121	579,000	2512	NA	NA	Conv		
Cumming Ranch	125 DET/SFR		0	** Opening Not Set **			0	0	0	NFS	0	9/13	0	0	NA	NA	NA	None	
Ramona	805 Properties	4/1/13										7	0	0	NA	NA	Conv	OPEN DATE NOT SET	
MONTECITO RANCH MPC	417 DET/SFR		0	** Opening Not Set **			0	2	0	NFS	0	12/13	800,000	0	NA	NA	NA	MPC OF 936 ACRES	
Ramona	Temporary Builder Data	8/9/10										(6)	0	0	NA	NA	Conv	OPEN DATE NOT SET	
Candera Attached Homes	50 ATT/TWH		0	** All Escrows Closed **			0	0	10	40	50	7/12	309,900	1524	RowHme	In Tax	\$148	SOLD OUT 5/19/13	
San Marcos	TriPointe Homes	5/13/13										70	390,900	2014	In Price	1.38%	CFV	ALL ESCROWS CLSD	
Candera Detached	8 DET/SFR		0	** All Escrows Closed **			0	0	1	7	8	7/12	471,000	2336	NA	NA	NA	SOLD OUT 1/6/13	
San Marcos	TriPointe Homes	12/31/12										70	521,000	2904	NA	NA	CFV	ALL ESCROWS CLSD	
Lago de San Marcos	42 DET/SFR		0	** Opening Not Set **			0	0	0	NFS	0	12/13	0	0	NA	NA	NA	None	
San Marcos	D R Horton Company	5/30/05										(6)	0	0	NA	NA	Conv	OPEN DATE NOT SET	

COMPARABLE HOME SALES

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