

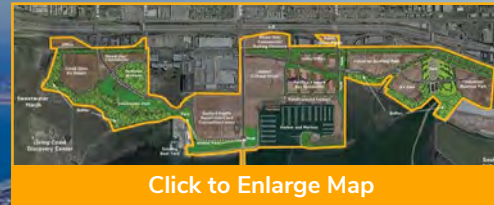
Bella Mar - 280 TOD Multi-Family Development

408 Hollister Street | San Diego, CA 92154

- City of San Diego Jurisdiction
- Flat Site Walking Distance to Trolley Stop
- Seller to Deliver with Entitlements in October/November 2020
- 3.4 Million Square Foot Amazon Facility in Otay Mesa Planned
- Adjacent to Future Active Recreation Park
- 280 Market Rate Units

*Site for 100 affordable units, \$2.7mm to be assigned to Buyer.

OFFERS DUE FRIDAY, OCTOBER 2ND, 2020



BAYFRONT MASTER PLAN

Click Links for More Information

- 1) Port of San Diego Waterfront Development
- 2) Bayfront Waterfront Development Brochure
- 3) Master Plan Fact Sheet



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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OTAY RIVER VALLEY ACTIVE RECREATION SITE

Scope: Project will develop the site as an active recreation park, including multi-use fields, speed soccer arena, zip line adventure course, disc golf course, skate park, community park, drainage improvements, lighting and parking.

Schedule and Milestones: Concept plans complete.

Basis: As part of the Otay River Valley Park Master Plan, certain parcels in the valley were identified as possible active recreation sites.

Significant Achievements: The County has purchased an approximately 46-acre site located east of Interstate 5.

Estimated Cost: \$23,790,000

Funding Source(s): Funding for completing design and construction has not been identified

property information

location:

The subject property is located at 408 Hollister Street in San Diego, California. The site is on the east side of the 5 freeway between Main Street & Palm Avenue.

condition:

Flat, unimproved land

jurisdiction:

City of San Diego

apn:

627-100-09

overall site description:

8.96 Net Acres (Gross Acreage 14.13 Less 2.23 Acres for 100' Conservation Easement. 0.65 Acres for 50' Flood Water Storage Easement, 0.09 Acres for Additional ROW Take and 2.2 Acres for Affordable Neighborhood).

entitlements:

City Council approvals expected in October/November 2020. Buyer to process final engineering and construction drawings.

project summary:

- 3 Building Types - 14 Total Buildings with 1 Rec Building
- 280 Market Rate Units
- Site for 100 Affordable Units in Escrow for 2.7M to be Assigned to Buyer
- 380 Units Total (with Affordable)

buildings:

- 14 Buildings - 3 Story with On Grade Parking - 3 Building Types
- Building 1 - 19,148 SF
- Building 2 - 21,494 SF
- Building 3 - 22,907 SF
- Buyer will be paid \$2,700,000 from affordable site.*

*Buyer to assume existing option agreement with Buyer of 100 affordable units. Buyer to deliver a graded super pad with utilities stubbed to it. Buyer of affordable site will pay their own impact fees. Buyer will not be required to pay any inclusionary fees because the project is already providing affordable units.

market rate unit mix:

- A1 & A2 = 1 Bedroom - 80 Units
- B1 & B2 = 2 Bedrooms - 131 Units
- C1 = 3 Bedrooms - 69 Units

market rate unit sizes:

- A1 = 730 SF
- A2 = 747 SF
- B1 = 1,039 SF
- B2 = 1,018 SF
- C1 = 1,355 SF

features:

- Leasing/Club/Fitness - 4,500 SF
- Pool & Spa
- Tot Lot
- Play Field
- Multi Purpose Area - Dog Washing Station, Urban Garden & Bocce Ball Court
- Mail Center Facility

parking:

- Ratios: 1.4:1 per Market Rate Unit; 1.2:1 per Affordable Unit
- Unit
- Market Rate: 225 Surface Spaces + 179 Garage Spaces = 396 + 8 ADA

school district:

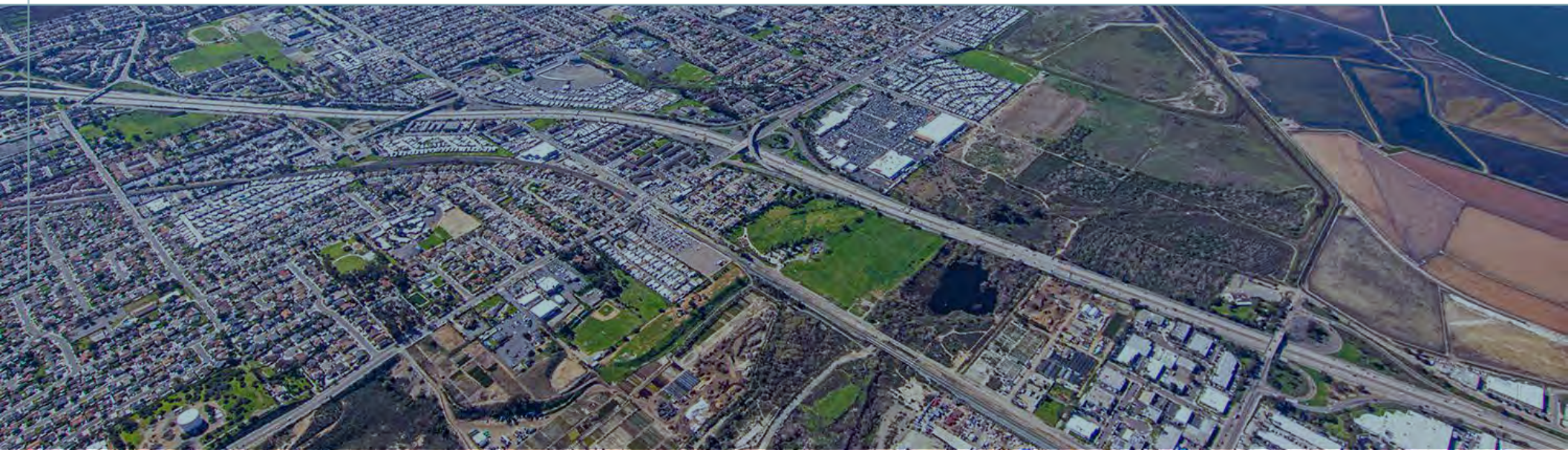
- South Bay Union School District
- Sweetwater Union High School District



unit mix

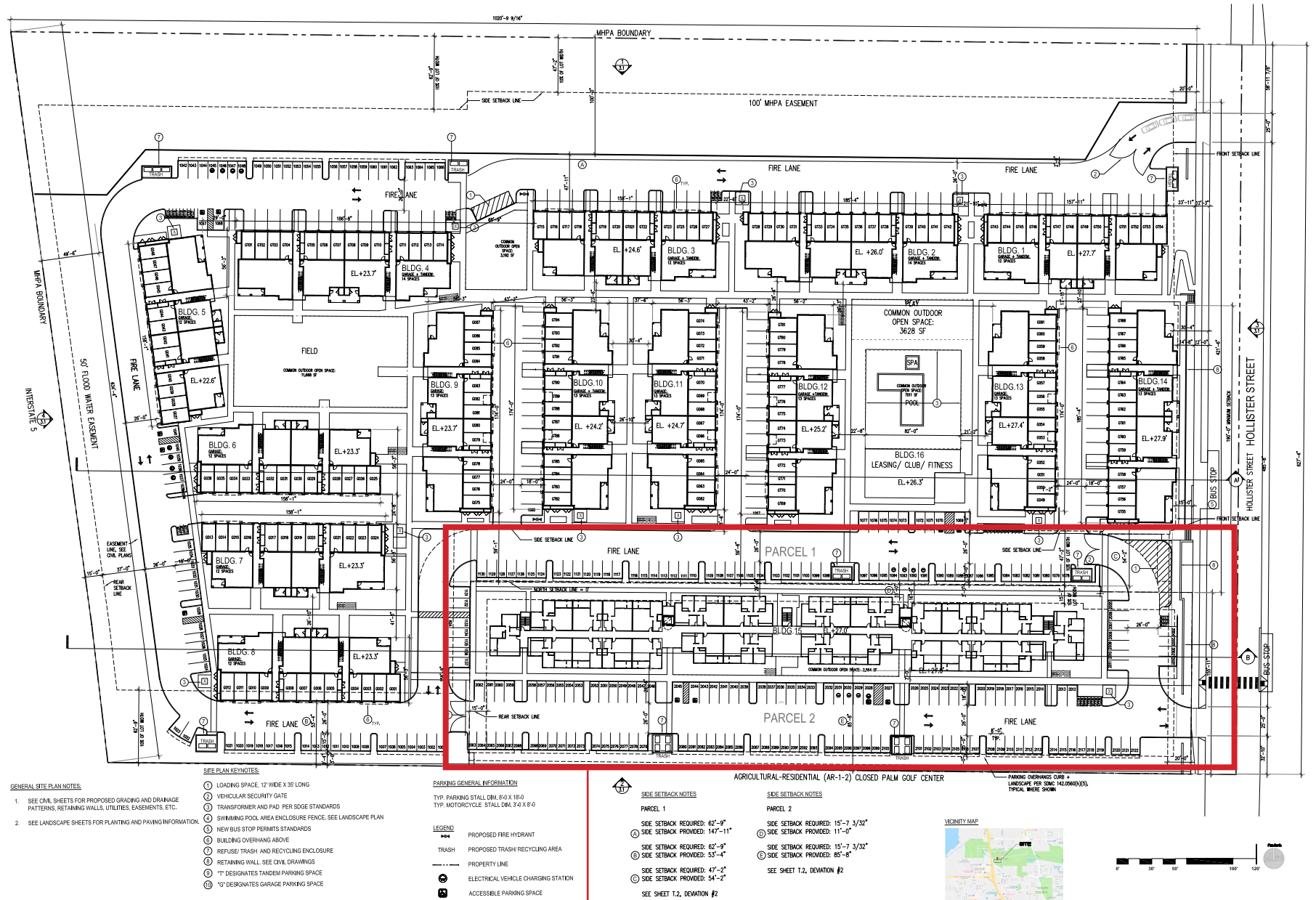
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BELLA MAR PARCEL 1															COUNT	% of TOTAL	BOMA STANDARDS RESIDENTIAL UNITS	
BUILDING NO.																	GSF	TOTAL GSF
	1	2	3	4	5	6	7	8	9	10	11	12	13	14				
Building Type	1	3	1	3	1	1	1	1	2	2	2	2	2	3				
1 BEDROOM																		
A1	4	0	4	0	2	4	4	4	2	2	2	2	2	0	32	11.4%	730 sf	23,360 sf
A2	6	0	6	0	3	6	6	6	3	3	3	3	3	0	48	17.1%	747 sf	35,856 sf
1 BEDROOM totals	10	0	10	0	5	10	10	10	5	5	5	5	5	0	80	29%	740 sf	59,216 sf
2 BEDROOM																		
B1	4	8	4	8	6	4	4	4	6	6	6	6	6	8	80	28.6%	1,039 sf	83,120 sf
B2	3	6	3	6	3	3	3	3	3	3	3	3	3	6	51	18.2%	1,018 sf	51,918 sf
2 BEDROOM totals	7	14	7	14	9	7	7	7	9	9	9	9	9	14	131	47%	1,031 sf	135,038 sf
3 BEDROOM																		
C1	3	6	3	6	6	3	3	3	6	6	6	6	6	6	69	24.6%	1,355 sf	93,495 sf
3 BEDROOM totals	3	6	3	6	6	3	3	3	6	6	6	6	6	6	69	25%	1,355 sf	93,495 sf
TOTAL UNITS	20	20	20	20	20	20	20	20	20	20	20	20	20	20	280	ave. unit size	1,028 sf	287,749 sf



site plan

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BELLA MAR DEVELOPMENT PERMIT PACKAGE
408 HOLLISTER STREET, SAN DIEGO, CALIFORNIA

AFFORDABLE PARCEL



RED TAIL ACQUISITIONS, LLC
COMMERCIAL REAL ESTATE

carrierjohnson + cultura
architecture • environments • brand strategy • graphics

project name:	BELLA MAR	revision 04:	
sheet title:	SITE PLAN	revision 03:	
		revision 02:	10/17/2019
		revision 01:	07/19/2019
		original date:	11/14/2019
drawing number:	A1.1	city pts #:	631240
sheet 14 of 33		project:	5752.00
		date:	10/17/2019

building area

BUILDING AREA SUMMARY				(refer to "General Notes" below for area calculation definitions)		
BUILDING #	BLDG TYPE	PROGRAM	GROSS AREA ^a	AREA BREAKDOWNS		
				CORE	RESIDENTIAL ^b	EFFICIENCY
1	1	BUILDING 1 TOTAL	24,679 sf			
		parking + utility	3,597 sf			
		residential + circulation	21,082 sf	1934	19,148 sf	
2	3	BUILDING 2 TOTAL	29,016 sf			
		parking + utility	4,144 sf			
		residential + circulation	24,872 sf	1965	22,907 sf	
3	1	BUILDING 3 TOTAL	24,679 sf			
		parking + utility	3,597 sf			
		residential + circulation	21,082 sf	1934	19,148 sf	
4	3	BUILDING 2 TOTAL	29,016 sf			
		parking + utility	4,144 sf			
		residential + circulation	24,872 sf	1965	22,907 sf	
5	1	BUILDING 3 TOTAL	24,679 sf			
		parking + utility	3,597 sf			
		residential + circulation	21,082 sf	1934	19,148 sf	
6	1	BUILDING 4 TOTAL	24,679 sf			
		parking + utility	3,597 sf			
		residential + circulation	21,082 sf	1934	19,148 sf	
7	1	BUILDING 5 TOTAL	24,679 sf			
		parking + utility	3,597 sf			
		residential + circulation	21,082 sf	1934	19,148 sf	
8	1	BUILDING 6 TOTAL	24,679 sf			
		parking + utility	3,597 sf			
		residential + circulation	21,082 sf	1934	19,148 sf	
9	2	BUILDING 7 TOTAL	27,346 sf			
		parking + utility	3,871 sf			
		residential + circulation	23,475 sf	1981	21,494 sf	
10	2	BUILDING 6 TOTAL	27,346 sf			
		parking + utility	3,871 sf			
		residential + circulation	23,475 sf	1981	21,494 sf	
11	2	BUILDING 7 TOTAL	27,346 sf			
		parking + utility	3,871 sf			
		residential + circulation	23,475 sf	1981	21,494 sf	
12	2	BUILDING 7 TOTAL	27,346 sf			
		parking + utility	3,871 sf			
		residential + circulation	23,475 sf	1981	21,494 sf	
13	2	BUILDING 6 TOTAL	27,346 sf			
		parking + utility	3,871 sf			
		residential + circulation	23,475 sf	1981	21,494 sf	
14	3	BUILDING 7 TOTAL	29,016 sf			
		parking + utility	3,580 sf			
		residential + circulation	25,436 sf	1965	23,471 sf	
		AMENITY	3,636 sf			
TOTALS			375,488 sf	27,404 sf	291,643 sf	

SUMMARIES:

Total Parking/Util.	52,805 sf
Total Leasable Residential	291,643 sf
Total Residential Core	27,404 sf
Total Amenities	3,636 sf
Total Lobby/Leasing	
Total Gross Building Area	375,488 sf

BUILDING AREA NOTES:

^a GROSS AREA - measured to exterior face of wall and does not include open to below areas or open exterior occupied space.

^b RESIDENTIAL - Leasable area is gross residential / unit area measured to the exterior face of wall, exterior face of corridor or shaft, and centerline of demising walls. Balcony area is not included.



BELLA MAR

12.20.2018

FRONT ELEVATION



HOLLISTER

carrierjohnson + CULTURE3

BELLA MAR

12.20.2018

BACK ELEVATION



HOLLISTER

BELLA MAR

12.20.2018

RIGHT ELEVATION



HOLLISTER

carrierjohnson + CULTURE3

BELLA MAR

12.20.2018

BACK 3D



HOLLISTER

carrierjohnson + CULTURE3

BELLA MAR

12.20.2018

LEFT ELEVATION



HOLLISTER

BELLA MAR

12.20.2018

FRONT 3D



HOLLISTER

carrierjohnson + CULTURE3

BELLA MAR ESTIMATED COSTS

BELLA MAR ON-SITE IMPROVEMENT SUMMARY

FUSCOE ENGINEERING, INC.
6390 GREENWICH DRIVE, SUITE 170 SAN
DIEGO, CA 92122
(858) 554-1500

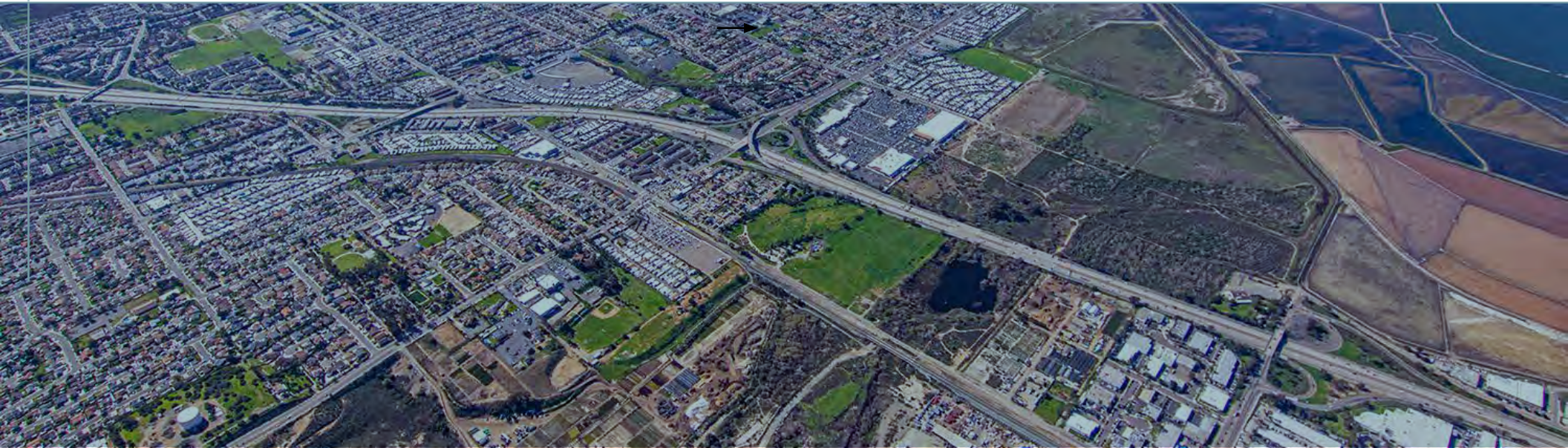
ON-SITE IMPROVEMENT TOTALS

DRAINAGE IMPROVEMENTS.....	\$	869,014
WATER & WASTEWATER UTILITIES.....	\$	897,846
SURFACE IMPROVEMENTS.....	\$	1,269,556
TRAFFIC CONTROL.....	\$	10,000
LANDSCAPE & IRRIGATION.....	\$	TBD
REVEGETATION FOR MHPA.....	\$	55,000
EARTHWORK TOTAL (includes 78,200 CY Import).....	\$	724,751
MISCELLANEOUS.....	\$	477,035
DELIVERY OF PAD FOR AFFORDABLE (included).....	\$	0
TOTAL ON-SITE IMPROVEMENTS (w/o Contingency).....	\$	4,303,202
10% Contingency.....	\$	430,320
TOTAL ON-SITE IMPROVEMENT:	\$	4,733,522

COST SUMMARY

On-sites= \$4,733,522
Off-sites= \$1,010,954
Fees & permits= \$30,251 per unit

The cost of the affordable 2.2 acre pad is approximately \$700,000 and is included in the on-site improvement costs. Note that because there is no final engineering yet, buyer will need to plug a figure in for dry utilities.



ON-SITE IMPROVEMENT ESTIMATE - DETAILS

CITY OF SAN DIEGO CONSTRUCTION COST ESTIMATE

BELLA MAR ON-SITE IMPROVEMENTS

FUSCOE ENGINEERING, INC.
6390 GREENWICH DRIVE, SUITE 170
SAN DIEGO, CA 92122
(858) 554-1500
0

INTERNAL ORDER NO: 24007769
DRAWING NO: TM 2361780
PROJECT NO: 1621-001
0

DESCRIPTION	UNIT	LUMP SUM	TOTAL QUANTITY	UNIT PRICE	TOTAL COST
SECTION 1-EARTHWORK					
GRAADING					
EXCAVATE AND FILL	CY		1,000	\$ 32.20	\$ 32,200
IMPORT AND FILL, AND FINE GRADE (PER FFW BUDGET)	CY		78,200	\$ 5.00	\$ 391,000
CLEAR AND GRUB	SF		529,254	\$ 0.20	\$ 105,851
SUBTOTAL:					\$ 624,751

BEST MANAGEMENT PRACTICES (BMP'S)

MISCELLANEOUS SWPPP ITEMS	LS		1	\$ 100,000.00	\$ 100,000
SUBTOTAL:					\$ 100,000

SECTION 1 TOTAL: \$ 724,751

SECTION 3-SURFACE IMPROVEMENTS**CURB AND GUTTER**

6" CURB OR CURB AND GUTTER	LF		9,101	\$ 22.00	\$ 200,222
SUBTOTAL:					\$ 200,222

PAVEMENT

AC PAVING AND BASE, PER SDG-113 (SCHEDULE J)	SF		147,762	\$ 4.50	\$ 664,929
PERMEABLE PAVERS	SF		1,800	\$ 15.00	\$ 27,000
SUBTOTAL:					\$ 691,929

CURB RAMPS & SIDEWALK

CURB RAMPS, PER SDG132 (TYPE A&B, NEW CONSTRUCTION)	EA		20	\$ 1,876.00	\$ 37,520
4" PCC SIDEWALK, PER SDG-155	SF		48,555	\$ 7.00	\$ 339,885
SUBTOTAL:					\$ 377,405

SECTION 3 TOTAL: \$ 1,269,556

SECTION 4-TRAFFIC**TRAFFIC CONTROLS**

PARKING STRIPING	LS		1	\$ 10,000.00	\$ 10,000
SUBTOTAL:					\$ 10,000

SECTION 4 TOTAL: \$ 10,000

SECTION 5-WATER & WASTEWATER**WASTEWATER**

SEWER MANHOLE, PER SDS-106 (3'x5')	EA		13.00	\$ 4,803.90	\$ 62,451
STREET SEWER LATERAL, PER SDS-105 (6" - 40' LONG)	EA		17.00	\$ 3,363.40	\$ 57,178
10" PVC SEWER MAIN, PER SDS-110	LF		2125.00	\$ 107.07	\$ 227,524
SUBTOTAL:					\$ 347,152

WATER

FIRE HYDRANT ASSY PER WF-01 (2-WAY)	EA		5	\$ 5,075.00	\$ 25,375
THRUST BLOCK, PER WT-01	SF		200	\$ 253.75	\$ 50,750
WATER METER BOX	EA		2	\$ 406.00	\$ 812
DUAL ABOVE GROUND METER & B.F. PREVENTER (SDW119)	EA		2	\$ 5,000.00	\$ 10,000
4" FIRE SERVICE	EA		17	\$ 800.00	\$ 13,600
WATER SERVICE CONNECTION	EA		17	\$ 1,000.00	\$ 17,000
BACKFLOW PREVENTION ASSEMBLY (W/ENCLOSURE)	EA		7	\$ 2,392.50	\$ 16,748
SUBTOTAL:					\$ 134,285

WATER VALVES

8" GATE VALVE	EA		8	\$ 1,800.00	\$ 14,400
SUBTOTAL:					\$ 14,400

PVC WATER MAINS (ALL MATERIALS)

8" PVC WATER MAIN PER WP-02	LF		5415.00	\$ 74.24	\$ 402,010
SUBTOTAL:					\$ 402,010

SECTION 5 TOTAL: \$ 897,846

SECTION 6-MISCELLANEOUS**MISCELLANEOUS ITEMS**

MASONRY RETAINING WALL	SF		7300.00	\$ 37.95	\$ 277,035
TRASH ENCLOSURES	EA		8	\$ 25,000.00	\$ 200,000
SUBTOTAL:					\$ 477,035

SECTION 6 TOTAL: \$ 477,035

SECTION 8-PRIVATE DRAINAGE

CITY OF SAN DIEGO CONSTRUCTION COST ESTIMATE

FUSCOE ENGINEERING, INC.

6390 GREENWICH DRIVE, SUITE 170
SAN DIEGO, CA 92122
(858) 554-1500
0

INTERNAL ORDER NO: 24007769

DRAWING NO: TM 2361780
PROJECT NO: 1621-001
0

DESCRIPTION	UNIT	LUMP SUM	TOTAL QUANTITY	UNIT PRICE	TOTAL COST
PRIVATE RCP CULVERTS					
12" RCP STORM DRAIN	LF		870.00	\$ 78.00	\$ 67,860.00
18" RCP STORM DRAIN	LF		997.00	\$ 123.50	\$ 123,129.50
SUBTOTAL:					\$ 190,989.50

PRIVATE PVC/CMPIHDPE CULVERTS

4"-6" PVC STORM DRAIN - AREA DRAINS (ALLOWANCE)	LF		2,000.00	\$ 26.00	\$ 52,000.00
SUBTOTAL:					\$ 52,000.00

MISCELLANEOUS PRIVATE DRAINAGE

AC SPILLWAY (D-22)	EA		1.00	\$ 512.00	\$ 512.00
CATCH BASIN, PER D-8 (TYPE G)	EA		13.00	\$ 6,240.00	\$ 81,120.00
CLEAN OUT, PER D-9 (TYPE A)	EA		4.00	\$ 6,368.00	\$ 25,472.00
CURB INLET, PER D-1 (TYPE A)	EA		3.00	\$ 6,160.00	\$ 18,480.00
PCC DRAINAGE CHANNEL, PER D-70 & 71	LF		15.00	\$ 1,040.00	\$ 15,600.00
DRAINAGE DITCH, PER D-75	LF		290.00	\$ 24.00	\$ 6,960.00
WINGU TYPE HEAD WALL PER D-34/35A&B (18" TO 36"/36" TO 60")	EA		2.00	\$ 6,880.00	\$ 13,760.00
RIP RAP, PER D-40 (0.25 -1.0 TON)	EA		2.00	\$ 3,360.00	\$ 6,720.00
18"x18" BOX INLET	EA		12.00	\$ 4,000.00	\$ 48,000.00
3" RIBBON GUTTER	LF		1,800.00	\$ 16.00	\$ 28,800.00
STORMWATER BMP - BIOFILTRATION BASIN	SF		17,280.00	\$ 20.00	\$ 345,600.00
MODULAR WETLAND SYSTEM	EA		1.00	\$ 15,000.00	\$ 15,000.00
UNDERGROUND DETENTION VAULT	EA		1.00	\$ 20,000.00	\$ 20,000.00
SUBTOTAL:					\$ 626,024.00

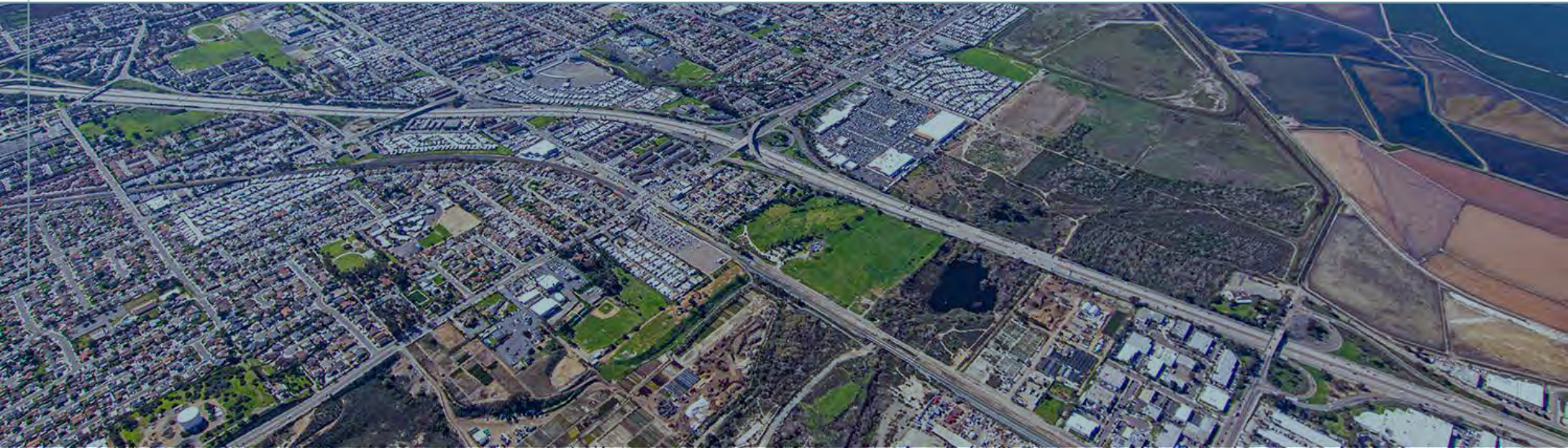
SECTION 8 TOTAL: \$ 869,014

BELLA MAR OFF-SITE IMPROVEMENT SUMMARY

FUSCOE ENGINEERING, INC.
6390 GREENWICH DRIVE, SUITE 170 SAN
DIEGO, CA 92122
(858) 554-1500

<u>OFF-SITE IMPROVEMENT TOTALS</u>	
DRAINAGE IMPROVEMENTS	\$ 228,781
WATER & WASTEWATER UTILITIES	\$ 81,894
SURFACE IMPROVEMENTS	\$ 310,661
TRAFFIC CONTROL	\$ 90,367
EARTHWORK	\$ 77,746
MISCELLANEOUS	\$ 129,600
TOTAL PUBLIC IMPROVEMENTS (w/o Contingency)	\$ 919,049
10% Contingency	\$ 91,905
TOTAL PUBLIC IMPROVEMENT:	\$ 1,010,954

Off-site improvement requirements and costs have decreased substantially.



BELLA MAR OFF-SITE COST ESTIMATE - DETAILS

BELLA MAR OFF-SITE IMPROVEMENTS
FUSCOE ENGINEERING, INC.
6390 GREENWICH DRIVE, SUITE 170
SAN DIEGO, CA 92122
(858) 554-1500
0

INTERNAL ORDER NO: XXXXXXXX
DRAWING NO: XXXXX-D
PROJECT NO: 1621-001
0

DESCRIPTION	UNIT	LUMP SUM	TOTAL QUANTITY	UNIT PRICE	TOTAL COST
SECTION 1-EARTHWORK					
<u>GRADING</u>					
CLEAR AND GRUB	SF		15,620	\$ 0.72	\$ 11,246
IMPORT AND FILL	CY		3,150	\$ 10.00	\$ 31,500
SUBTOTAL:					\$ 42,746
<u>BEST MANAGEMENT PRACTICES (BMP'S)</u>					
MISCELLANEOUS SWPPP ITEMS	LS		1	\$ 35,000.00	\$ 35,000
SUBTOTAL:					\$ 35,000
SECTION 1 TOTAL:					\$ 77,746

FUSCOE ENGINEERING, INC.
6390 GREENWICH DRIVE, SUITE 170
SAN DIEGO, CA 92122
(858) 554-1500
0

INTERNAL ORDER NO: XXXXXXXX
DRAWING NO: XXXXX-D
PROJECT NO: 1621-001
0

DESCRIPTION	UNIT	LUMP SUM	TOTAL QUANTITY	UNIT PRICE	TOTAL COST
18" RCP STORM DRAIN (WATER TIGHT JOINTS)	LF		821.00	\$ 129.68	\$ 106,467
SUBTOTAL:					\$ 106,467
<u>MISCELLANEOUS DRAINAGE</u>					
CATCH BASIN, PER D-8 (TYPE G)	EA		1	\$ 6,240.00	\$ 6,240
CLEAN OUT, PER D-9 (TYPE A)	EA		3	\$ 6,368.00	\$ 19,104
CLEAN OUT, PER D-10 (TYPE B)	EA		1	\$ 7,200.00	\$ 7,200
CURB INLET, PER D-1 (TYPE A)	EA		2	\$ 6,160.00	\$ 12,320
CURB INLET, PER D-2 (TYPE B)	EA		1	\$ 6,160.00	\$ 6,160
STORMWATER BMP - BIOFILTRATION BASIN	SF		543	\$ 30.00	\$ 16,290
PIPE CONNECTION TO EXISTING CULVERT	LS		1	\$ 5,000.00	\$ 5,000
JACK AND BORE	LS		1	\$ 50,000.00	\$ 50,000
SUBTOTAL:					\$ 122,314
SECTION 2 TOTAL:					\$ 228,781



FUSCOE ENGINEERING, INC.
6390 GREENWICH DRIVE, SUITE 170
SAN DIEGO, CA 92122
(858) 554-1500
0

INTERNAL ORDER NO: XXXXXXXX
DRAWING NO: XXXXX-D
PROJECT NO: 1621-001
0

DESCRIPTION	UNIT	LUMP SUM	TOTAL QUANTITY	UNIT PRICE	TOTAL COST
SECTION 3-SURFACE IMPROVEMENTS					
CURB AND GUTTER					
6" CURB & GUTTER PER G-2 (TYPE G)	LF		881.00	\$ 22.00	\$ 19,382
CURB TYPE B-2, PER SDG-154	LF			\$ 22.00	
SUBTOTAL:					\$ 19,382
PAVEMENT					
AC PAVEMENT REMOVAL	SF		10,440	\$ 3.36	\$ 35,078
AC PAVING AND BASE, PER SDG-113 (SCHEDULE J)	SF		28,460	\$ 4.50	\$ 128,070
SUBTOTAL:					\$ 163,148
CURB RAMPS & SIDEWALK					
CURB RAMPS, PER SDG132 (TYPE A&B, NEW CONSTRUCTION)	EA		3	\$ 1,876.00	\$ 5,628
CURB RAMPS, PER SDG134-135 (TYPE C1& C2 FOR EXIST SIDEWALK)	EA		1	\$ 2,948.00	\$ 2,948
4" PCC SIDEWALK, PER SDG-155	SF		3,650	\$ 7.00	\$ 25,550
SUBTOTAL:					\$ 34,126
MISCELLANEOUS SURFACE IMPROVEMENTS					
DRIVEWAY, PER G-14A,B,C, & SDG-114	SF		640.00	\$ 11.55	\$ 7,392
MEDIAN, PER SDG-112 (STAMPED CONCRETE)	SF			\$ 8.25	
TRENCH RESURFACING, PER SDG-107&108	LF		630.00	\$ 41.25	\$ 25,988
ADJUST TO GRADE	EA		20	\$ 1,650.00	\$ 33,000
DG PATH	SF		2,335	\$ 5.00	\$ 11,675
TEMP AC SIDEWALK (2" THICK)	SF		670	\$ 5.00	\$ 3,350
AC BERM	LF		2,100	\$ 6.00	\$ 12,600
SUBTOTAL:					\$ 94,005
SECTION 3 TOTAL:					\$ 310,661

SECTION 4-TRAFFIC

TRAFFIC CONTROLS					
STREET LIGHT, PER SDE-101, E-2 L.P. SODIUM	EA		3	\$ 7,260.00	\$ 21,780
STREET STRIPING	LF		6,755	\$ 0.61	\$ 4,087
CROSSWALK STRIPING (10' L x 2'W)	EA		9	\$ 500.00	\$ 4,500
TRAFFIC CONTROL	LS		1	\$ 60,000.00	\$ 60,000
SUBTOTAL:					\$ 90,367
SECTION 4 TOTAL:					\$ 90,367

SECTION 5-WATER & WASTEWATER

WASTEWATER					
SEWER MANHOLE, PER SDS-106 (3'x5')	EA		1.00	\$ 4,803.90	\$ 4,804
10" PVC SEWER MAIN, PER SDS-110	LF		720.00	\$ 107.07	\$ 77,090
SUBTOTAL:					\$ 81,894
SECTION 5 TOTAL:					\$ 81,894

SECTION 6-MISCELLANEOUS

MISCELLANEOUS ITEMS					
JOINT TRENCH FOR UNDERGROUNDING OH ELEC AND TELE	LF		810	\$ 160.00	\$ 129,600
SUBTOTAL:					\$ 129,600
SECTION 6 TOTAL:					\$ 129,600

SECTION 7-LANDSCAPE & IRRIGATION

LANDSCAPE PLANTING					
TREE (24" BOX)	EA		21	\$ 250.00	\$ 5,250
SUBTOTAL:					\$ 5,250
SECTION 7 TOTAL:					\$ 5,250



3865 Main St - Stone Creek Apartments

Chula Vista, California - Otay Town Neighborhood



PROPERTY			PROPERTY MANAGER		
No. of Units:	97		CTM - Stone Creek Apartments		
Stories:	3		(619) 941-1675		
Avg. Unit Size:	791 SF				
Type:	Apartments - All		OWNER		
Rent Type:	Market		Providence Capital Group, Inc.		
Year Built:	Mar 2018		Purchased Jun 2018		
Parking:	-		\$32,450,000 (\$334,536/Unit)		
Distance to Transit:	-				

ASKING RENTS PER UNIT/SF			VACANCY			12 MONTH NET ABSORPTION		
Current:	\$1,988	\$2.51 /SF	Current:	1.0%	1 Unit	Current:	5 Units	
Last Quarter:	\$2,018	\$2.55 /SF	Last Quarter:	1.0%	1 Unit	Competitor Total:	302 Units	
Year Ago:	\$2,006	\$2.53 /SF	Year Ago:	4.1%	4 Units	Competitor Avg:	18.9 Units	
Competitors:	\$2,184	\$2.30 /SF	Competitors:	8.8%	332 Units	Submarket Total:	646 Units	
Submarket:	\$1,684	\$1.98 /SF	Submarket:	4.2%	1,604 Units	Submarket Avg:	0.6 Units	

UNIT BREAKDOWN											
			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	743	33	34.0%	1	3.0%	\$1,895	\$2.55	\$1,889	\$2.54	0.3%
1	1	799	2	2.1%	-	-	\$1,945	\$2.43	\$1,939	\$2.43	0.3%
2	2	741	32	33.0%	1	3.1%	\$1,975	\$2.67	\$1,968	\$2.66	0.3%
2	2	885	26	26.8%	1	3.9%	\$2,120	\$2.40	\$2,113	\$2.39	0.3%
2	2	993	4	4.1%	-	-	\$2,025	\$2.04	\$2,018	\$2.03	0.3%
Totals		Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		746	35	36.1%	1	3.0%	\$1,898	\$2.54	\$1,892	\$2.53	0.3%
All 2 Beds		818	62	63.9%	2	3.5%	\$2,039	\$2.49	\$2,032	\$2.49	0.3%
Totals		792	97	100%	3	3.3%	\$1,988	\$2.51	\$1,982	\$2.50	0.3%

SITE AMENITIES		
Clubhouse	Grill	Picnic Area
Playground	Property Manager on Site	

UNIT AMENITIES		
Air Conditioning	Dishwasher	Fireplace
Granite Countertops	Range	Refrigerator
Washer/Dryer		

1925 Avenida Escaya - The Residences at Escaya

Chula Vista, California - Otay Ranch Neighborhood



PROPERTY			PROPERTY MANAGER		
Property Size:	272 Units, 3 Floors		Alliance - The Residences at Escaya		
Avg. Unit Size:	960 SF		(833) 789-5818		
Year Built:	Dec 2019		OWNER		
Type:	Apartments - All		-		
Rent Type:	Market/Affordable				
Parking:	-				
Distance to Subject:	2.9 Miles				
Distance to Transit:	-				

UNIT BREAKDOWN											
			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	747	35	12.9%	0	0.0%	\$2,250	\$3.01	\$2,250	\$3.01	0.0%
1	1	769	62	22.8%	2	3.2%	\$1,985	\$2.58	\$1,985	\$2.58	0.0%
1	1	786	34	12.5%	0	0.0%	\$2,330	\$2.96	\$2,330	\$2.96	0.0%
1	2	1,080	10	3.7%	0	0.0%	\$2,400	\$2.22	\$2,400	\$2.22	0.0%
2	2	1,038	42	15.4%	2	4.8%	\$2,530	\$2.44	\$2,530	\$2.44	0.0%
2	2	1,049	25	9.2%	0	0.0%	\$2,635	\$2.51	\$2,635	\$2.51	0.0%
2	2	1,096	36	13.2%	1	2.8%	\$2,745	\$2.50	\$2,745	\$2.50	0.0%
2	2	1,152	8	2.9%	0	0.0%	\$3,150	\$2.73	\$3,150	\$2.73	0.0%
3	4	1,560	18	6.6%	5	27.8%	\$3,299	\$2.11	\$3,299	\$2.11	0.0%
3	4	1,654	2	0.7%	2	100%	\$3,825	\$2.31	\$3,825	\$2.31	0.0%
Totals		Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		790	141	51.8%	2	1.4%	\$2,163	\$2.74	\$2,163	\$2.74	0.0%
All 2 Beds		1,068	111	40.8%	3	2.7%	\$2,668	\$2.50	\$2,668	\$2.50	0.0%
All 3 Beds		1,569	20	7.4%	7	35.0%	\$3,352	\$2.14	\$3,352	\$2.14	0.0%
Totals		960	272	100%	12	4.4%	\$2,457	\$2.56	\$2,457	\$2.56	0.0%

SITE AMENITIES		
Bicycle Storage, Cabana, Clubhouse, Community-Wide WiFi, Courtyard, Fitness Center, On-Site Retail, Pet Play Area, Pet Washing Station, Picnic Area, Pool, Walking/Biking Trails		

UNIT AMENITIES		
Air Conditioning, Balcony, Carpet, Ceiling Fans, Granite Countertops, Heating, Island Kitchen, Kitchen, Linen Closet, Microwave, Oven, Patio, Range, Refrigerator, Stainless Steel Appliances, Tub/Shower, Vinyl Flooring, Walk-In Closets, Washer/Dryer, Window Coverings		

RECURRING EXPENSES		
Dog Rent \$0	Cat Rent \$0	

ONE TIME EXPENSES		
Application Fee \$45		

Estimate Updated August 25, 2020

6

1660 Metro Ave - Boardwalk at Millenia

Chula Vista, California - Otay Ranch Neighborhood

★★★★★



PROPERTY		PROPERTY MANAGER	
Property Size:	309 Units, 3 Floors	Alliance - Boardwalk at Millenia	
Avg. Unit Size:	1,021 SF	(619) 763-1539	
Year Built:	Jul 2018		
Type:	Apartments - All	OWNER	
Rent Type:	Market	Purchased Oct 2019	
Parking:	-	\$131,000,000 (\$423,948/Unit)	
Distance to Subject:	5.2 Miles		
Distance to Transit:	-		

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	670	3	1.0%	0	0.0%	\$2,024	\$3.02	\$2,009	\$3.00	0.7%
1	1	688	5	1.6%	1	20.0%	\$2,225	\$3.23	\$2,208	\$3.21	0.7%
1	1	780	12	3.9%	1	8.3%	\$2,549	\$3.27	\$2,530	\$3.24	0.7%
1	1	844	136	44.0%	6	4.4%	\$2,119	\$2.51	\$2,103	\$2.49	0.7%
1	1	888	33	10.7%	0	0.0%	\$2,071	\$2.33	\$2,056	\$2.31	0.7%
2	2	1,112	39	12.6%	3	7.7%	\$2,757	\$2.48	\$2,737	\$2.46	0.7%
2	2	1,140	21	6.8%	2	9.5%	\$3,158	\$2.77	\$3,135	\$2.75	0.7%
2	2	1,191	6	1.9%	0	0.0%	\$3,016	\$2.53	\$2,994	\$2.51	0.7%
2	2	1,236	30	9.7%	0	0.0%	\$2,642	\$2.14	\$2,622	\$2.12	0.7%
2	2.5	1,921	3	1.0%	0	0.0%	\$3,423	\$1.78	\$3,398	\$1.77	0.7%
2	2.5	2,266	12	3.9%	0	0.0%	\$3,715	\$1.64	\$3,688	\$1.63	0.7%
3	2	1,380	9	2.9%	3	33.3%	\$3,343	\$2.42	\$3,318	\$2.40	0.7%
Totals		Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		841	189	61.2%	8	4.2%	\$2,139	\$2.54	\$2,123	\$2.53	0.7%
All 2 Beds		1,302	111	35.9%	5	4.5%	\$2,937	\$2.26	\$2,916	\$2.24	0.7%
All 3 Beds		1,380	9	2.9%	3	33.3%	\$3,343	\$2.42	\$3,318	\$2.40	0.7%
Totals		1,022	309	100%	16	5.2%	\$2,461	\$2.41	\$2,443	\$2.39	0.7%

Estimate Updated August 24, 2020

SITE AMENITIES

Bicycle Storage, Conference Rooms, Fitness Center, Grill, Lounge, Pet Care, Pet Play Area, Playground, Pool, Spa

UNIT AMENITIES

Air Conditioning, Hardwood Floors, Refrigerator, Stainless Steel Appliances, Tub/Shower, Washer/Dryer

RECURRING EXPENSES

Dog Rent \$0 Cat Rent \$0

ONE TIME EXPENSES

Application Fee \$45

8

986 Broadway - Del Oro on Broadway

Chula Vista, California - Harborside Neighborhood

★★★★★



PROPERTY		PROPERTY MANAGER	
Property Size:	83 Units, 3 Floors	Broadway LLC	
Avg. Unit Size:	882 SF	(619) 471-1655	
Year Built:	Nov 2017		
Type:	Apartments - All	OWNER	
Rent Type:	Market	-	
Parking:	-		
Distance to Subject:	2.4 Miles		
Distance to Transit:	16 Minute Walk		

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
Studio	1	639	1	1.2%	1	100%	\$1,695	\$2.65	\$1,686	\$2.64	0.5%
1	1	-	-	-	-	-	\$2,104	-	\$2,093	-	0.5%
1	1	692	3	3.6%	3	100%	\$1,930	\$2.79	\$1,920	\$2.77	0.5%
1	1	696	1	1.2%	1	100%	\$1,795	\$2.58	\$1,785	\$2.56	0.6%
1	1	699	2	2.4%	1	50.0%	\$2,195	\$3.14	\$2,184	\$3.12	0.5%
1	1	725	2	2.4%	2	100%	\$2,170	\$2.99	\$2,159	\$2.98	0.5%
1	1	741	31	37.3%	0	0.0%	\$1,695	\$2.29	\$1,686	\$2.28	0.5%
1	1	783	1	1.2%	1	100%	\$2,245	\$2.87	\$2,233	\$2.85	0.5%
1	1	872	1	1.2%	1	100%	\$2,095	\$2.40	\$2,084	\$2.39	0.5%
2	2	-	-	-	-	-	\$2,493	-	\$2,480	-	0.5%
2	2	783	2	2.4%	1	50.0%	\$2,295	\$2.93	\$2,283	\$2.92	0.5%
2	2	1,001	3	3.6%	0	0.0%	\$2,195	\$2.19	\$2,183	\$2.18	0.5%
2	2	1,006	1	1.2%	1	100%	\$2,545	\$2.53	\$2,531	\$2.52	0.6%
2	2	1,013	2	2.4%	1	50.0%	\$2,495	\$2.46	\$2,482	\$2.45	0.5%
2	2	1,019	8	9.6%	0	0.0%	\$2,196	\$2.16	\$2,185	\$2.14	0.5%
2	2	1,020	1	1.2%	1	100%	\$2,595	\$2.54	\$2,581	\$2.53	0.5%
2	2	1,032	5	6.0%	1	20.0%	\$2,495	\$2.42	\$2,482	\$2.41	0.5%
2	2	1,045	3	3.6%	2	66.7%	\$2,488	\$2.38	\$2,475	\$2.37	0.5%
2	2	1,052	4	4.8%	0	0.0%	\$2,095	\$1.99	\$2,084	\$1.98	0.5%
2	2	1,084	8	9.6%	0	0.0%	\$2,249	\$2.07	\$2,237	\$2.06	0.5%
2	2	1,085	4	4.8%	1	25.0%	\$2,495	\$2.30	\$2,482	\$2.29	0.5%
Totals		Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios		639	1	1.2%	1	100%	\$1,695	\$2.65	\$1,686	\$2.64	0.5%
All 1 Beds		738	41	49.4%	9	22.0%	\$1,915	\$2.42	\$1,905	\$2.41	0.5%
All 2 Beds		1,031	41	49.4%	8	19.5%	\$2,388	\$2.25	\$2,375	\$2.24	0.5%
Totals		882	83	100%	18	21.7%	\$2,144	\$2.32	\$2,133	\$2.31	0.5%

Estimate Updated August 22, 2020

SITE AMENITIES

Car Charging Station, Fitness Center, Lounge, Playground, Property Manager on Site, Spa, Wi-Fi



CLICK TO VIEW DOCUMENT LINKS

ARCHITECTURE & PLANNING
AFFORDABLE SITE AGREEMENTS
BIOLOGY REPORT
CITY DOCUMENTS
CIVIL DRAWINGS & REPORT
CLIMATE ACTION PLAN
COSTS/BUDGET
ENVIRONMENTAL DOCUMENTS
FOCUSED SPECIAL STUDY AREA REPORT
HABITAT ASSESSMENT
PROJECT DATA
SCHEDULE
SOILS REPORT
TRAFFIC REPORTS



south bay union school district

South Bay Union is the most southwesterly school district in the United States. The Pre-Kindergarten - 8 District serves a diverse population in Imperial Beach, San Ysidro, and south San Diego.



Source: <https://www.sbusd.org/sbusd>

sweetwater union high school district

SUHSD strives to ensure excellence in teaching and learning so each student is prepared to succeed in college and career. This can be accomplished by having a coherent educational system that possess the following elements:

- A clear and common focus on what all students should learn and master
- Commonly agreed upon and consistently utilized methods for gauging student mastery
- Consistent provision of effective “first instruction” that results from
 - A. High quality collaborative planning
 - B. Supportive observations & feedback
 - C. Powerful/focused professional development
- Effective, timely intervention tailored to students' strengths and needs
- Quality inspiring enrichment, accessible to all students
- Comprehensive efforts to promote high levels of engagement among students, parents, teachers, support personnel, and administrators



Source: <http://curriculum.sweetwaterschools.org/>

1 Mendoza Elementary School

2050 Coronado Avenue
San Diego, CA 92154

773 API

2 Southwest Middle School

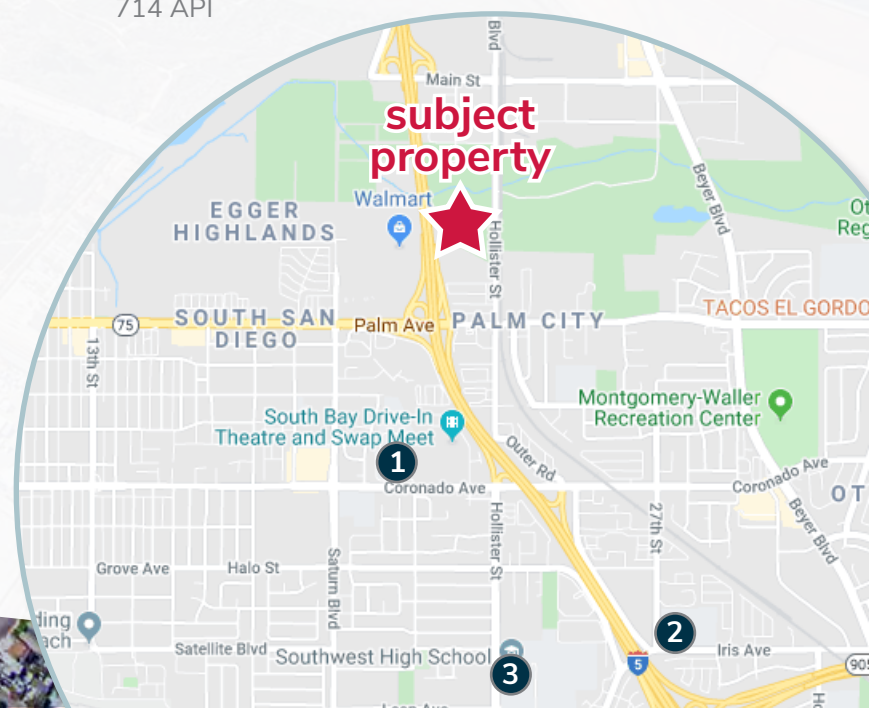
2710 Iris Street
San Diego, CA 92154

716 API

3 Southwest Senior High School

1685 Hollister Street
San Diego, CA 92154

714 API



PROPERTY: OTAY PLANS BY PARDEE, OTHERS MAY TOP 5,000

Development Could Start With 800 Homes

By Ray Huard (/staff/ray-huard/)
Wednesday, January 15, 2020



(/photos/2020/jan/12/49252/)

Otay Mesa has that rare commodity in San Diego, land. The development would include nearly 40 acres of parks, more than 20 acres of trails and 105 acres of surrounding open space. Photo courtesy of Pardee Homes.

Pardee Homes working with other property owners is preparing a plan for development of 472 acres of raw land in the Otay Mesa section of San Diego.

The plan tentatively calls for construction of a maximum of 5,277 homes — mostly townhomes and condominiums — starting with an 800-home project by Pardee, said Jimmy Ayala, San Diego division president of Pardee Homes.

Also included in the tentative plan is up to 174,240 square feet of commercial space in a mixed-use village core, a 10-acre school site, nearly 40 acres of parks, more than 20 acres of trails and 105 acres of surrounding open space.

472 Acres

Pardee Homes is taking the lead in preparing a master plan for the development of the 472 acres that have been designated Southwest Village.

Pardee is the largest property owner in Southwest Village with more than 200 acres, Ayala said.

The site is east of Interstate 805 and south of state Route 905 and San Ysidro High School.

The property was included in the Otay Mesa Community Plan update approved by San Diego City Council in 2014 but that plan "left this area as a white hole, so to speak," Ayala said.

The master plan being developed by Pardee Homes in collaboration with the Otay Mesa Community Planning Group and other property owners would fill in the white hole.

Preparing an EIR

Pardee Homes is in the process of preparing an environmental impact report (EIR) and specific plan for the project.

About 60 to 80 acres of vernal pool habitat would be preserved in keeping with the city's comprehensive habitat preservation plan, Ayala said.

The plan also would preserve open space largely, at the southwestern portion of the site, with trails that would be integrated into the housing neighborhoods, Ayala said.

"In designing master planned communities, what we do is very deliberately incorporate the open space into the community and make connections with the community out into the open space with trails," Ayala said. "The connectivity to open space is key (part) to a healthy, sustainable life style, not only for the land planning of it, but for the residents themselves."

The specific plan will outline details of what could be built on the 472 acres and where it would go and could go to City Council for approval as soon as late 2020 or early 2021, Ayala said.

Higher Density

Although it's a bit early to get specifics on what Southwest Village will look like, Ayala said that the neighborhoods within Southwest Village "would be of a higher density than most of our other communities in San Diego" Ayala said.

Southwest Village will likely have a housing density of 15 units per acre compared to the more traditional density of fewer than 10 units per acre, Ayala said.

"Density doesn't always mean affordable," Ayala said.

In this case, he said the goal is to provide workforce housing priced from the high 300,000s to the mid 400,000s, similar to the homes in Pardee's nearby Ocean View Hills development.

"It's that medium income, working-class housing that the residents of Ocean View Hills have now and we really feel will be the future residents of Otay Mesa," Ayala said. "There's a lot of talk in San Diego about housing and affordability. It's just getting to the point that jurisdictions and policymakers are recognizing that we have an issue here."

Few Options

Otay Mesa is drawing increasing interest from builders because it is one of the few places left in San Diego where there is vacant land to be developed.

"We've been in Otay Mesa for a couple of decades now and it's been pretty successful," Ayala said.

So far, he said Pardee Homes has built about 3,600 single family homes in Otay Mesa and about 1,200 multifamily homes.

Ongoing projects include the townhome community of Playa Del Sol, which Ayala said it is about one-third finished.

Employment Picture

"The employment and the jobs in Otay Mesa are also growing," Ayala said.

Among the commercial developments, a four-story, 2.6 million square-foot distribution center is being built for Amazon on a 65-acre site at Otay Mesa Road and Enrico Fermi Drive.

Majestic Realty Co., headquartered in Los Angeles has partnered with Sunroad Enterprises of San Diego for development of a three-building industrial park in Otay Mesa with a total of 227,000 square feet and Murphy Development Co. a year ago completed construction of the final building in the Siempre Viva Business Park in Otay Mesa. The park includes 2.1 million square feet of industrial space on 155 acres near the Otay Mesa Port of Entry.

Kearny Real Estate Co. in partnership with Pacific Coast Capital Partners also is developing the 311-acre Otay Crossing Commerce Center at the eastern edge of Otay Mesa along the U.S.-Mexico border.

"Otay Mesa is the industrial capital of the City of San Diego now because that is where you can build warehouses of significant size." □



Otay Mesa has that rare commodity in San Diego, land. The development would include nearly 40 acres of parks, more than 20 acres of trails and 105 acres of surrounding open space.

Map courtesy of Pardee Homes

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