

EXCLUSIVE OFFERING

ROBERTS RANCH

Hollister, CA

**208 Approved
Tentative Mapped Lots**

Exclusive Agent:

Jim Brennan

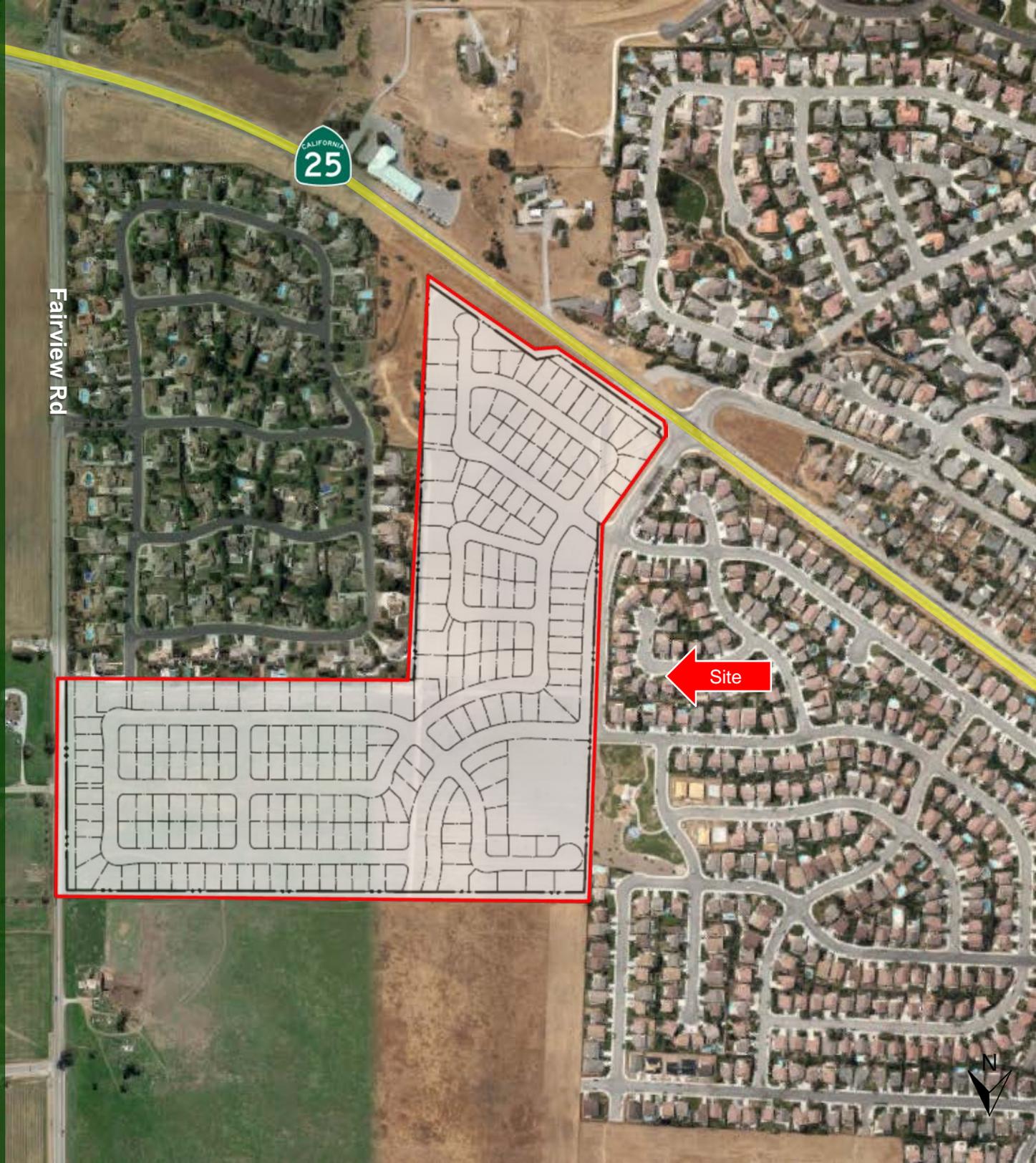
925 984 5000

jim@landcastlere.com

CalBRE #01310332

LANDCASTLE

The information contained herein and attached is information provided from sources deemed reliable. We, however, do not guarantee any of the information and must disclaim for obvious legal reasons. All information should be independently verified.



EXECUTIVE SUMMARY

Roberts Ranch

OPPORTUNITY

Landcastle Inc, an exclusive representative is pleased to offer for sale the Roberts Ranch Site on Fairview Road in Hollister, California. The 54 acre site is comprised of single family homes, townhome units and a 2.5 acre park site.

HOUSING MARKET

The Market Health Index illustrates the current health of a region's housing market relative to other markets across the country. Hollister is ranked 9.7 out of 10 proving it to be a very healthy market.

Hollister home values have gone up 9.2% over the past year and Zillow predicts they will rise 3.6% within the next year.

Sources: Zillow.com

LOCATION	The project site is located at 8041 Fairview Road, Hollister, California.	
PRODUCT TYPE	Single family detached	
GROSS ACREAGE	54.9± acres	
LOT COUNT	192 single family detached lots 14 multi-family attached lots (2 & 3 bedroom family homes – 35 units)	
LOT SIZE	<u>Single Family Detached Product</u> <ul style="list-style-type: none">• 164 lots with minimum lot size of 6,000 SF• 28 lots with minimum lot size of 10,000 SF	
APN	020-310-009-0, 057-490-002-0, 057-490-010-0	
ENTITLEMENTS	Vesting Tentative Map approval expected February 2018	
FEES DUE AT BUILDING PERMIT	\$70,665 per single family detached lot. <i>All fees and costs are to be independently verified by potential buyer.</i>	
ESTIMATED COST TO COMPLETE	\$76,720 per single family detached lot.	
CONSULTANTS	Civil Engineer: Soils Engineer: Architecture: Landscape Architecture:	San Benito Engineering & Surveying Berlogar Stevens & Associates William Hezmalhalch Ripley Design

EXECUTIVE SUMMARY

Roberts Ranch

OFFERING PRICE	Please Make Offer
DUE DILIGENCE	45 Days
CLOSE OF ESCROW	10 Days from Expiration of Due Diligence Period
OFFER DUE DATE	
BROKER	<p>Jim Brennan 925 984 5000 jim@landcastlere.com CalBRE #01310332</p> <p><i>No brokerage cooperation will be offered. Seller shall be responsible for any compensation due to Landcastle. Should Buyer be represented by an outside broker, Buyer shall be responsible for any compensation due to outside broker.</i></p>
SELLER	Hollister Enterprise LLC
DUE DILIGENCE MATERIAL	Landcastle will deliver a link to due diligence material upon request.



SCHOOL ATTENDANCE

Roberts Ranch

Assigned schools for future residents of Roberts Ranch.

Hollister School District

Cerra Vista Elementary School

[Serving grades K-5]

2151 Cerra Vista Drive, Hollister

Rancho San Justo Middle School

[Serving grades 6-8]

1201 Rancho Drive, Hollister

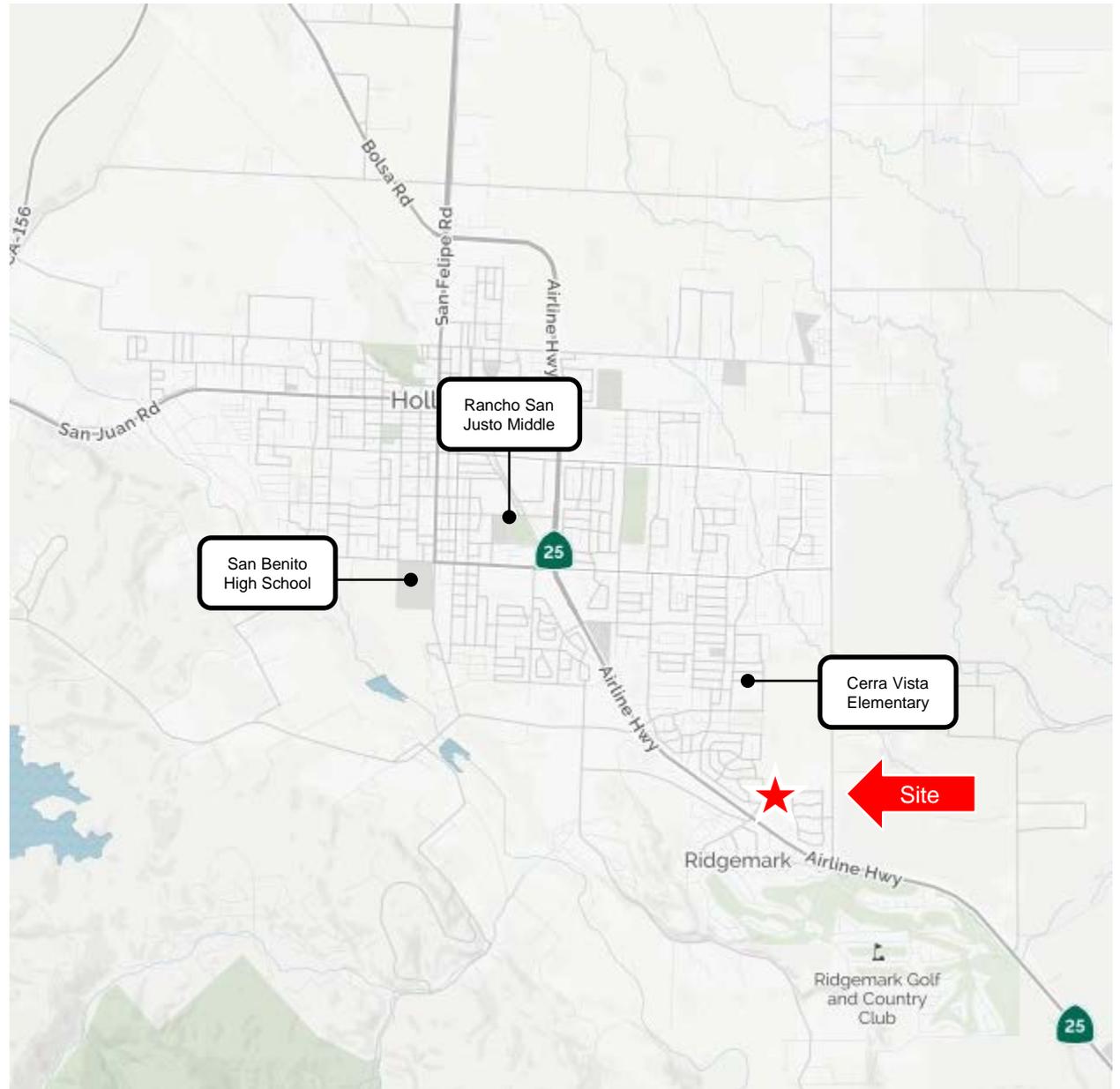
The Hollister School District serves a student population of about 5,500 students.

San Benito High School District

San Benito High School

[Serving grades 9-12]

1220 Monterey St, Hollister



AERIAL MAP

Roberts Ranch



AERIAL WITH SITE PLAN

Roberts Ranch



TENTATIVE MAP

Roberts Ranch



SAN BENITO ENGINEERING & SURVEYING, INC.
 502 Monterey Street Hollister, California 95023
 (831) 637-2765 FAX (831) 637-4633 email: sbe@seba.com



NO.	REVISION	DATE	BY

CITY OF HOLLISTER
ROBERTS RANCH
 COUNTY OF SAN BENITO

HOLLISTER ENTERPRISES, LLC

SCALE: 80% (1" = 20')
DATE: 07 September 2016
JOB #: 11304
DWG: 11304001.dwg
SHEET: 3
OF: 4 SHEETS

COMPARABLE NEW HOME COMMUNITIES

Roberts Ranch



Anderson Homes Santana Ranch					
Plan	Price	Sq. Ft.	Price/Sq. Ft.	Bed	Bath
1	\$539,900	1,675	\$322	3	2
2	\$559,900	1,850	\$303	3	2.5
3	\$591,900	2,016	\$294	4	2
4	\$659,900	2,460	\$268	4	3
5	\$644,900	2,698	\$239	4	3



Legacy Homes Serenity at Santana Ranch					
Plan	Price	Sq. Ft.	Price/Sq. Ft.	Bed	Bath
1	\$557,990	1,832	\$305	3	3
2	\$570,990	1,942	\$294	3	2.5
3	\$578,990	2,073	\$279	3	2
4	\$595,990	2,206	\$270	4	2.5
5	\$629,990	2,365	\$266	4	3.5
6	\$607,990	2,422	\$251	4	3
7	\$625,990	2,571	\$243	4	3



Century Communities Villages at Santa Ana					
Plan	Price	Sq. Ft.	Price/Sq. Ft.	Bed	Bath
1	\$511,900	1,568	\$326	3	2
2	\$521,900	1,740	\$300	4	2
3	\$572,900	2,010	\$285	4	2
4	\$599,900	2,286	\$262	4	3
5	\$564,900	2,299	\$246	4	2.5
6	\$571,900	2,398	\$238	5	4.5
7	\$581,900	2,538	\$229	4	3
8	\$606,900	2,625	\$231	4	2.5
9	\$631,900	2,794	\$226	5	2.5
10	\$641,900	2,954	\$217	5	3