

- **234 LOT SUBDIVISION**
- **7,200 S.F. LOTS**
- **COMMUNITY OF RANCHO BELAGO**
- **INDUSTRIAL BOOMING IN MORENO VALLEY 2,600 JOBS CREATED IN 2013**
- **5M SQFT OF NEW INDUSTRIAL CONSTRUCTED & 10M NEW INDUSTRIAL COMING SOON**
- **CLOSE TO FREEWAY ON/OFF RAMPS, SHOPPING & SCHOOLS**
- **SEC ALESSANDRO BLVD/MERWIN ST**
- **MORENO VALLEY, CA**

# Diversified Realty, Inc

Jerry Stephens  
 Broker DRE# 00546732  
 Cell: (951) 567-3849  
 Email: Jerry@div-re.com

## PROPERTY DESCRIPTION

- Property Consist of Twelve Parcels Totaling Approximately 70.23 Acres
- AP# 478-240-002, 003, 013, 014, 015, 021, 023, 031 -034
- 70.23 Subdivision Acreage
- Cost to Complete \$99,408.80 Per Lot
- Property is Zoned R5 / 7,200 SqFt Lots & RA2 1/2 Acre Lots. Tentative Tract Map is Currently Being Processed
- Close to Schools, Shopping and Hospitals
- Near Riverside County Hospital, Kaiser Hospital and New Kaiser 80K SqFt Medical Office
- Near Moreno Valley Ranch Golf Course
- **Sales Price: Submit**







# Cost Estimate 234 lots

01/02/2014

PRELIMINARY OPINION OF ESTIMATED PER LOT COSTS ASSOCIATED WITH 235 LOT  
TENTATIVE TRACT 33222 IN THE CITY OF MORENO VALLEY

## PLANNING

Tentative map and doc. preparation	\$	0.00	
Environmental Studies		100.00	
Environmental Assessment		0.00	
Tentative tract map review		<u>0.00</u>	
Total planning costs	\$		100.00

## ENGINEERING

Final and soils engineering & surveying	\$	5,000.00	
Offsite improvement review		1,800.00	
Rough grading review		50.00	
Precise grading review		50.00	
Monumentation review		50.00	
Inspection fees		1,800.00	
Energy fees, Landscape arch. and misc.		<u>500.00</u>	
Total engineering	\$		9,250.00

## DEVELOPMENT IMPACT FEES

TUMF	\$	8,873.00	
Development fees		9,067.80	
Flood Control fees *1		0.00	
Stephen's K-Rat		125.00	
MSHCP		1,938.00	
EMWD water/sewer		<u>12,080.00</u>	
Total Impact Fees			\$32,083.80

## LOT COMPLETION

Offsite completion *2	\$53,673.00	
Earthwork 65,000 C.Y. @\$1.50/C.Y.	2,600.00	
100,000 C.Y. Import @ \$4.00/C.Y.	<u>1,702.00</u>	
Total		\$57,975.00
Total thru finished lot		\$99,408.80 *3

- \*1 Flood Control fees not anticipated if facilities are accepted into District A.D.P.
- \*2 Preliminary estimate only. A more accurate estimate to be provided after completion of civil engineering drawings. Per item costs may vary due to the use of the City's bonding spreadsheet in the development of this estimate.
- \*3 Opinion of costs does not include bonding costs, erosion maintenance for years out, school fees, individual lot landscaping and fencing, dry utilities (or reimbursements), including trenching, building plan check fees, repairs required for unacceptable construction or contingencies, or storm channel improvements to Redlands Blvd. Planned by adjacent



Site



Site



Site



Site



Site

# I-215 Corridor - Industrial Moreno Valley and Perris

Prepared By:  
Colliers International  
Ian DeVries - Executive V.P.  
Chris DeVries - Associate  
Diversified Realty, Inc.  
Jerry Stephens - Owner



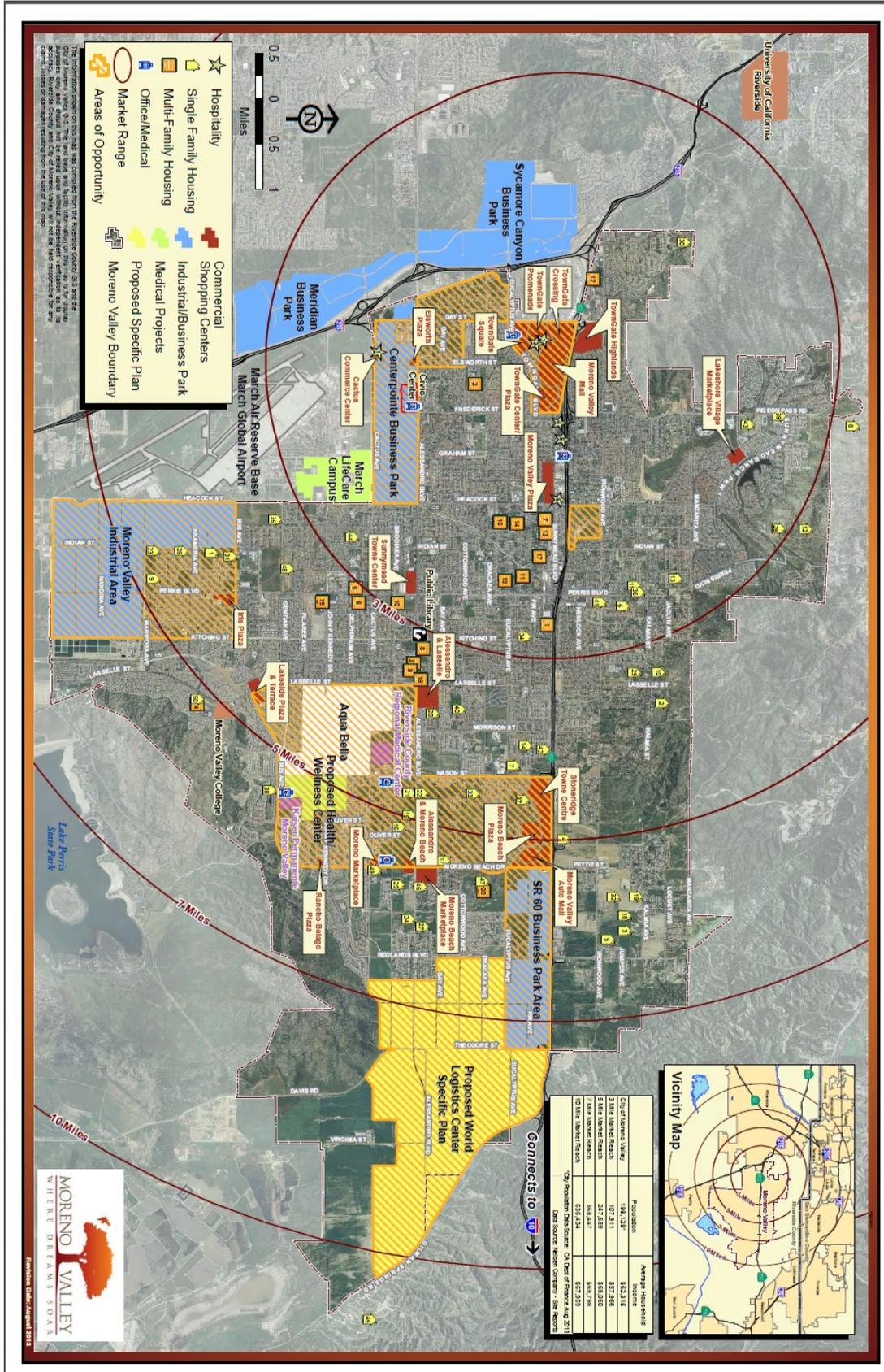
**Close to 60 Freeway Skechers North American  
Headquarters 1.8M Sq.Ft. Building**

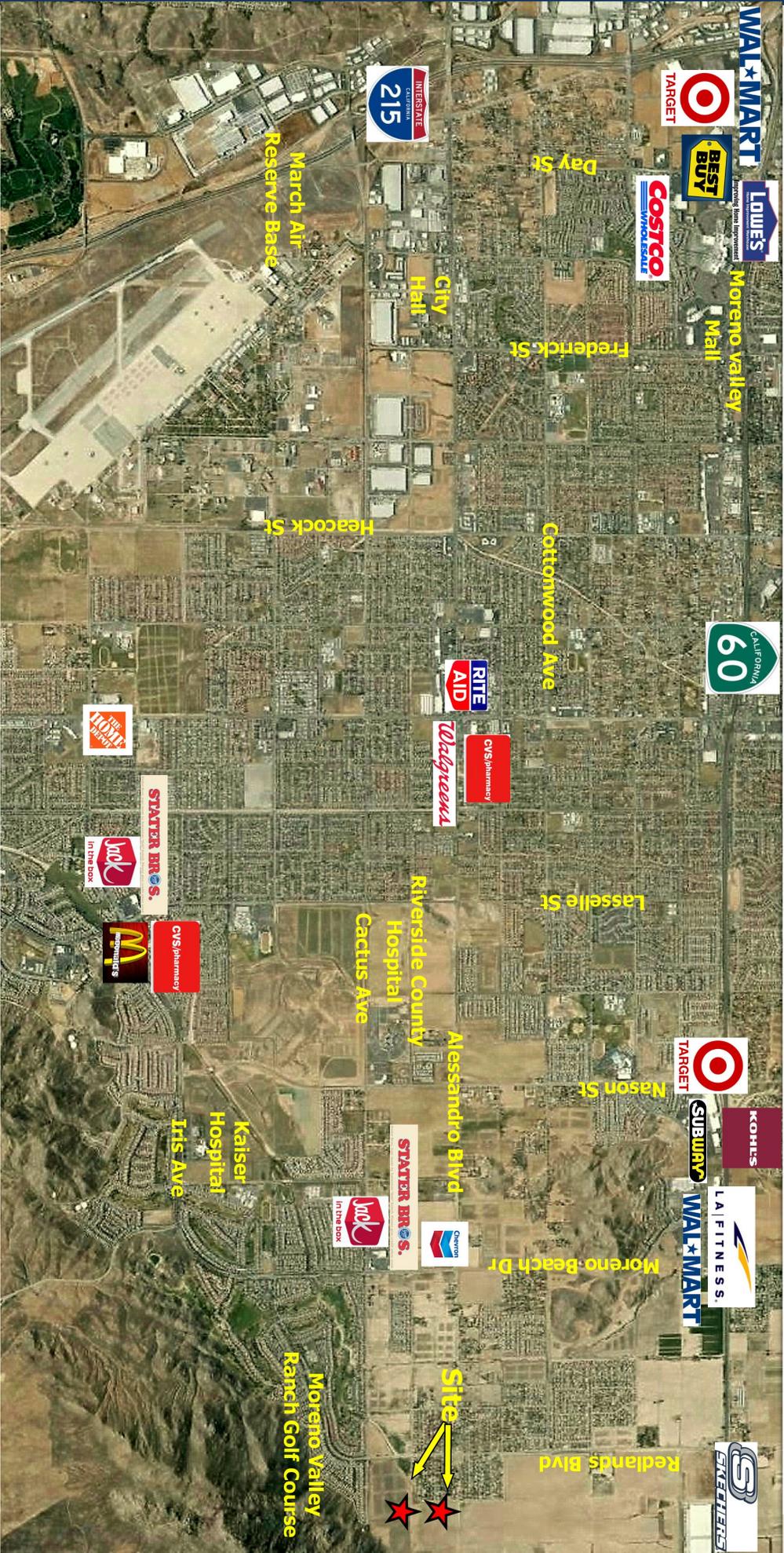


**Close to 60 Freeway proposed World Logistic Center 40  
Million Sq.Ft. Project and 20,000 jobs**



# Close to New Jobs on I-215 and Moreno Valley booming Jobs/Industrial growth. . Approx 10 Million Sq.F.t in planning or under construction





WAL\*MART

LOWE'S

Moreno Valley Mall



Day St

Frederick St

Cottonwood Ave



Lasselle St

Riverside County Hospital

Cactus Ave



Nason St

Alessandro Blvd



Moreno Beach Dr



Kaiser Hospital

Iris Ave



Redlands Blvd

Site

Moreno Valley Ranch Golf Course



March Air Reserve Base

City Hall

Heacock St