



About Us



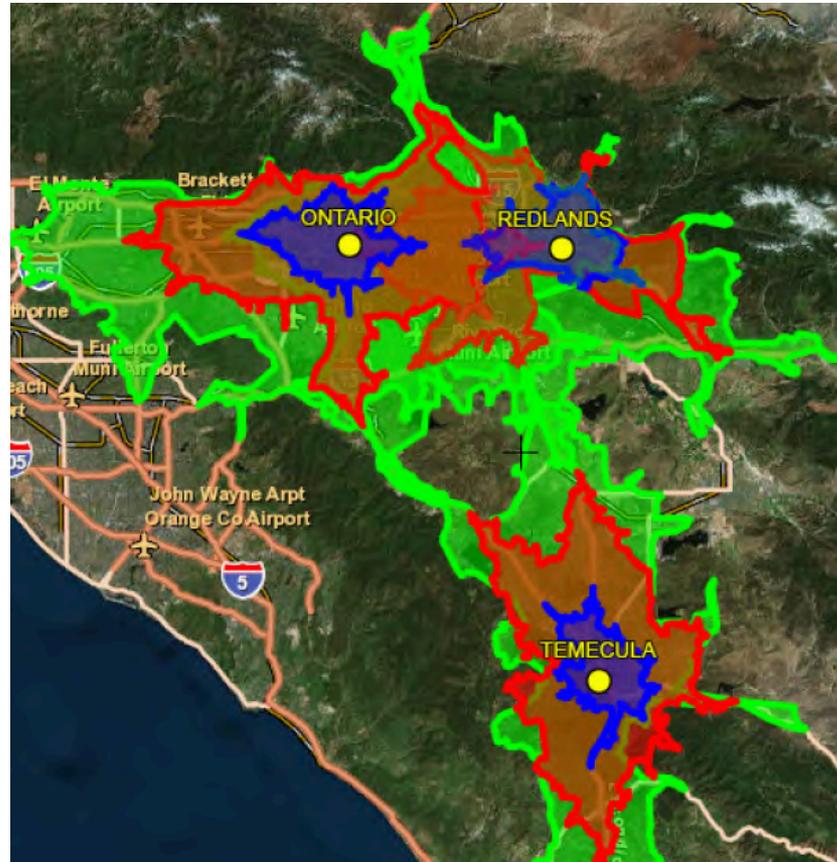
Redlands Office



Ontario Office



Temecula Office



SERVICES

Acquisition and Dispositions

Landlord Representation

Tenant Representation

Investment Analysis

Property Management

Our Team



**EUGENE
HILL**
Senior VP
Medical Office



**BRETT
LARSON**
Sales Associate
Medical Office



**BRANDON
SUDWEEKS**
President
Medical Office



**COREY
MARTIN**
ExecutiveVP
Prof. Office



**STAN
NOWAK**
Senior VP
Industrial



**MATT
SHAW**
Sales Associate
Prof. Office



**CAREY
PASTOR**
Senior VP
Industrial



**VIANCA
TRACONIS**
Broker Associate
Industrial



**TOM
JACKSON**
Senior VP
Land



**REX
ROBERTS**
Senior VP
Land



**ROBYN
WONNELL**
Broker Associate
Multi-Family



**NANCY
AUSTIN**
Senior VP
Investments



**CHERYL
MCVAY**
Senior Asset
Manager



**CYNDI
LIGHT**
Vice President
Retail

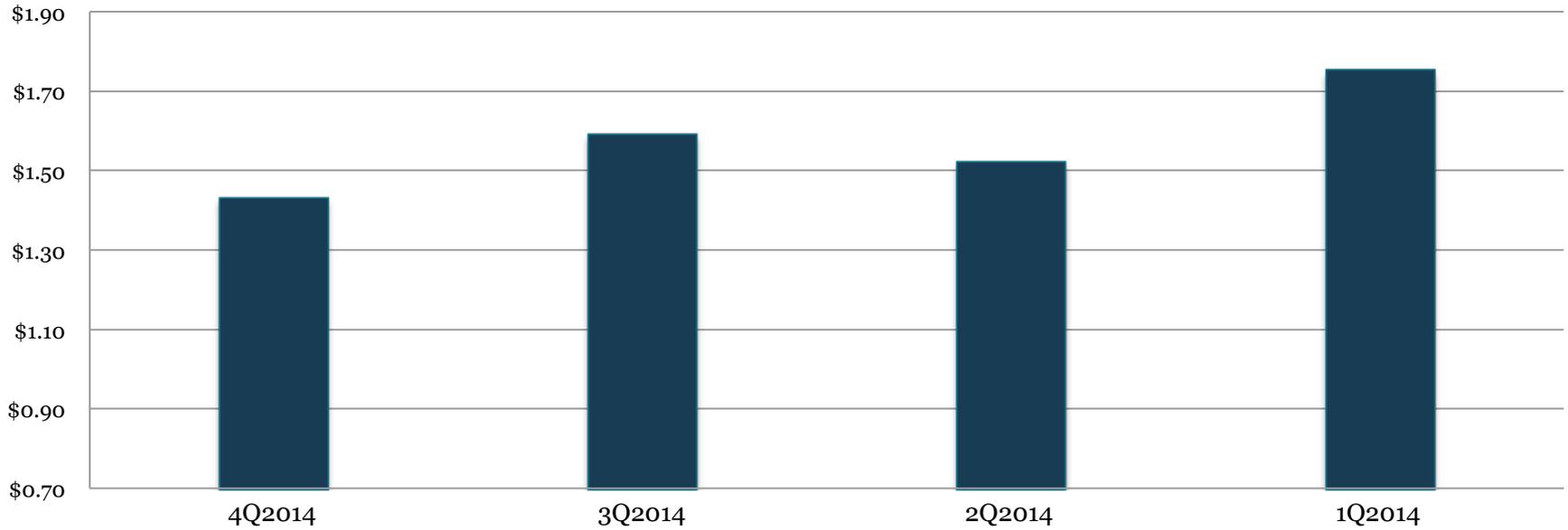


**STEVE
CASTELLANOS**
Sales Associate
Retail



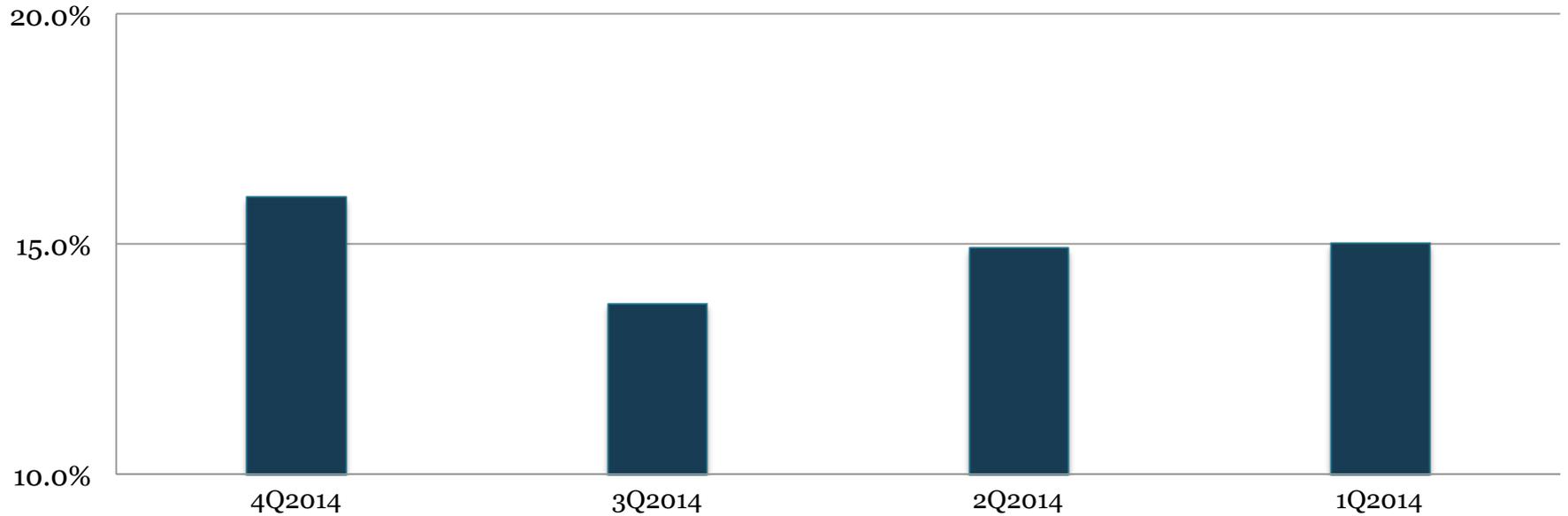
**RICK
MARCUS**
Vice President
Retail

Professional Office Market – Rental Rates



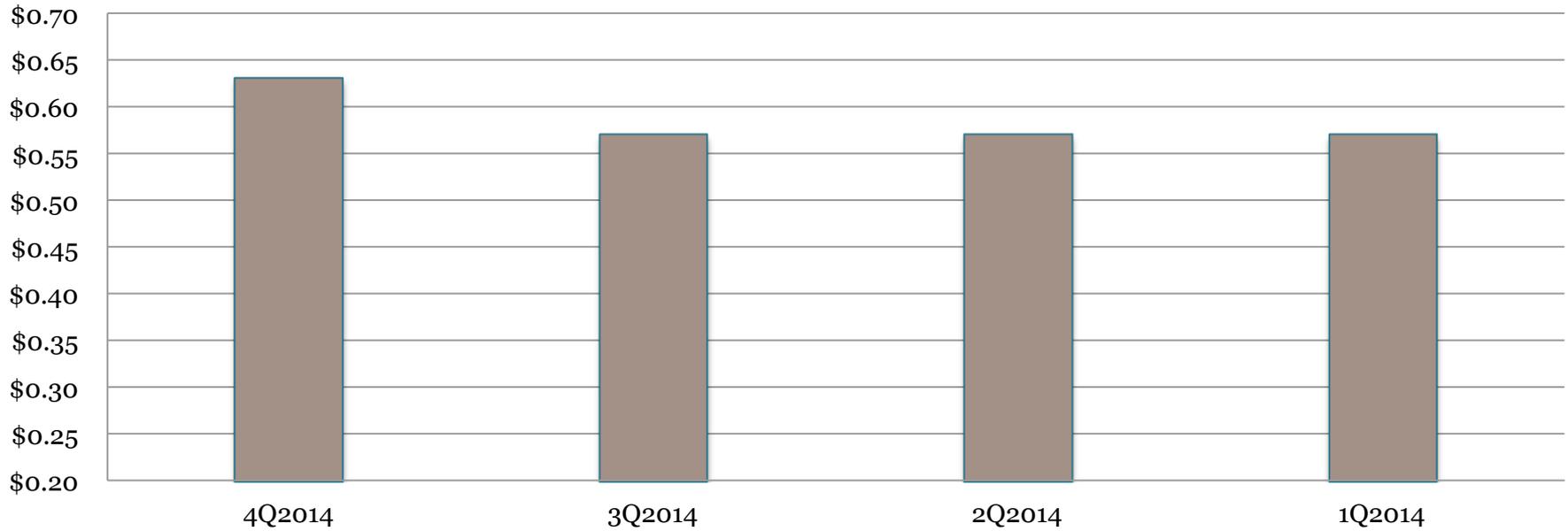
	Lake Elsinore
4Q2014	\$1.75
3Q2014	\$1.52
2Q2014	\$1.59
1Q2014	\$1.43

Professional Office Market – Vacancy Rates



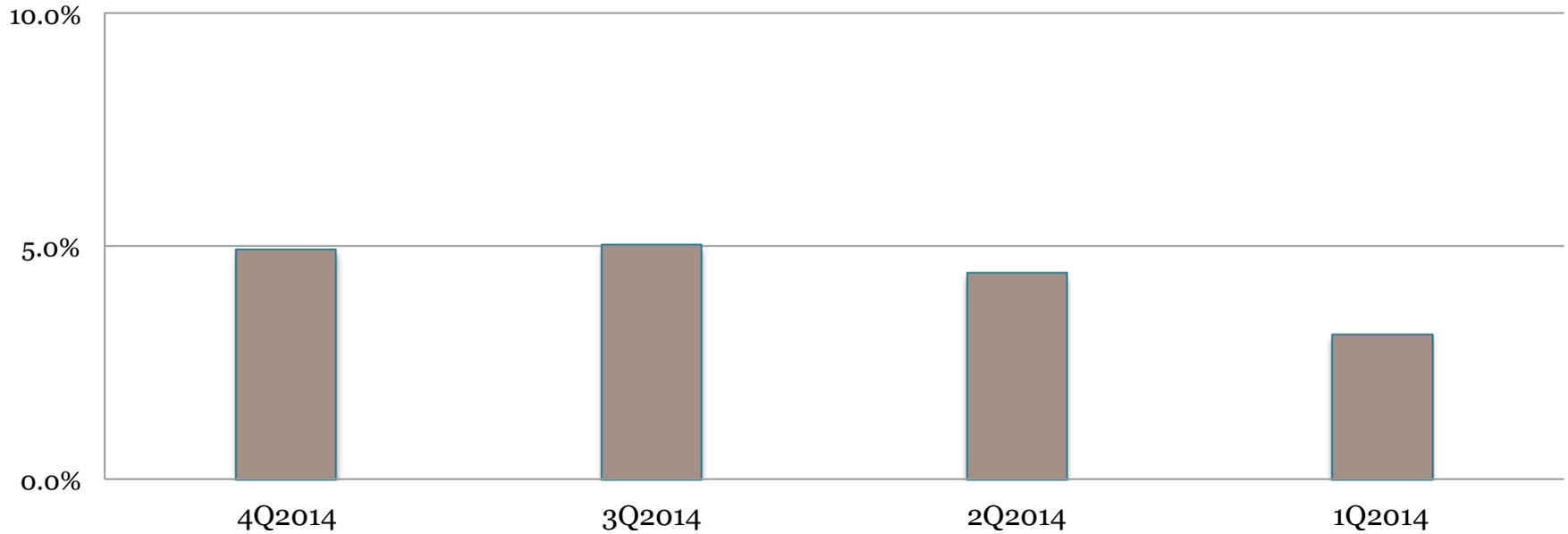
	Lake Elsinore
4Q2014	16.0%
3Q2014	13.7%
2Q2014	14.9%
1Q2014	15.0%

Industrial Market – Rental Rates



	Lake Elsinore
4Q2014	\$0.63
3Q2014	\$0.57
2Q2014	\$0.57
1Q2014	\$0.57

Industrial Market – Vacancy Rates



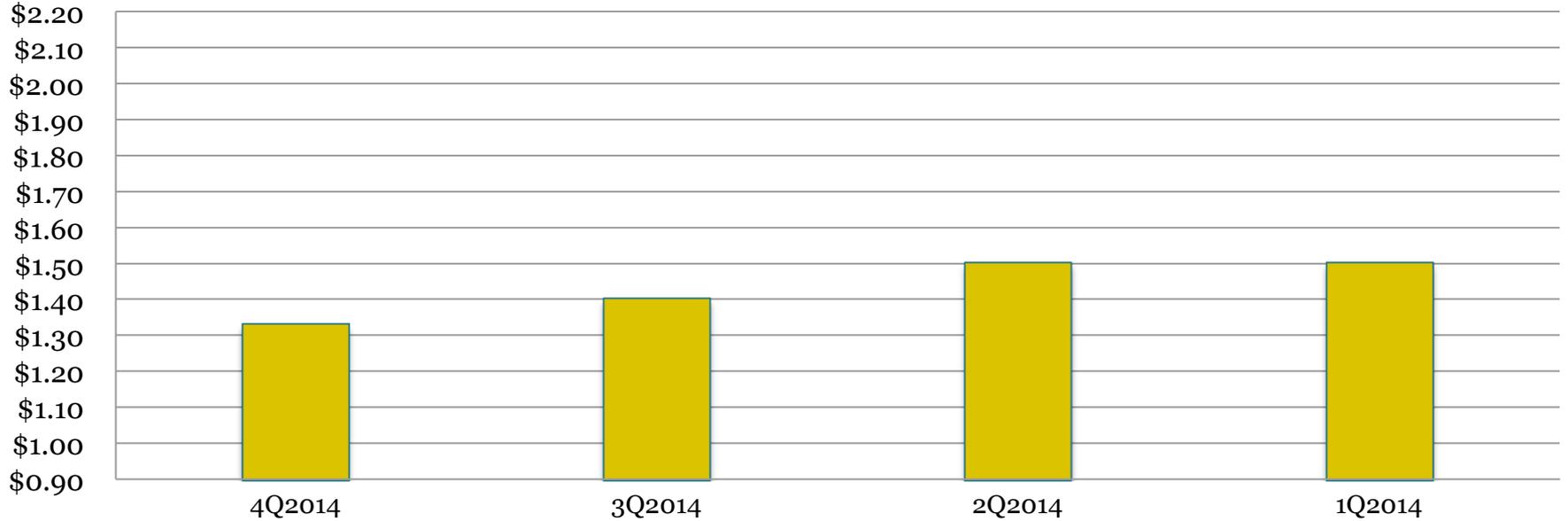
	Lake Elsinore
4Q2014	4.9%
3Q2014	5.0%
2Q2014	4.4%
1Q2014	3.1%

Industrial Market – Sale Comps



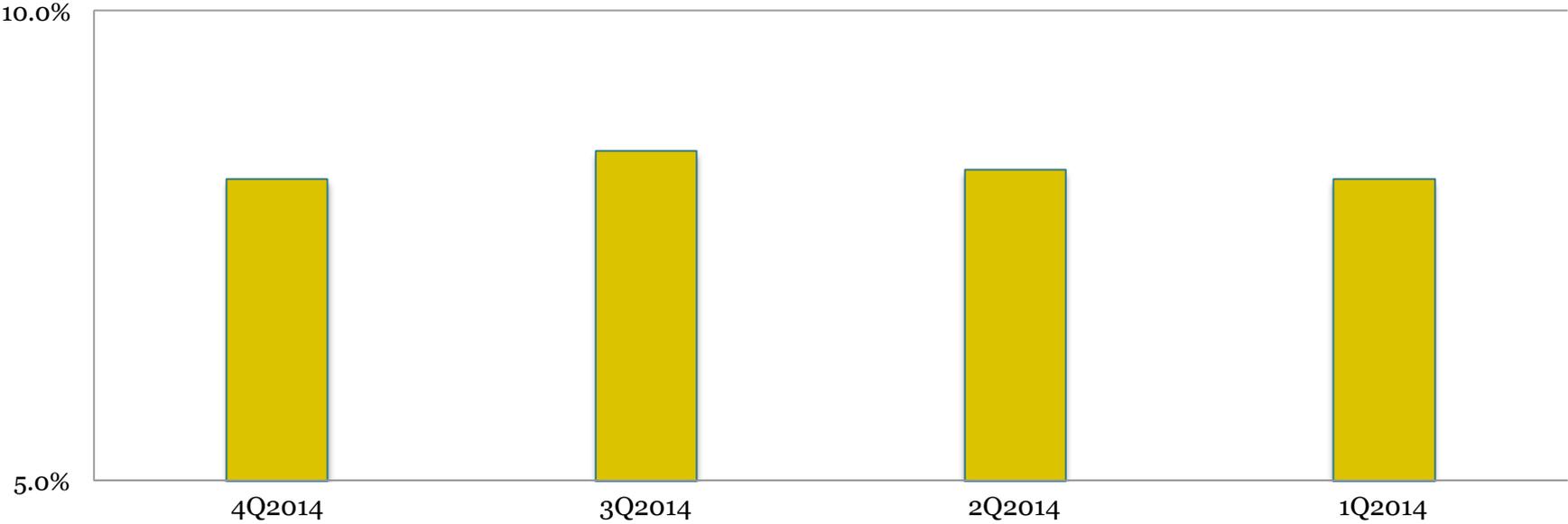
Property Address	Size	Sale Price		Sale Date
20590 Cereal Road	42,276	\$2,600,000	\$61.56	3/14/2014
31945 Corydon Road	32,287	\$1,750,000	\$ 54.20	9/10/2014
29375 Hunco Way	10,400	\$847,500	\$81.49	8/22/2014
1200-1210 W Flint Street	11,280	\$710,000	\$62.94	8/29/2014
556 Birch Steet	6,748	\$575,000	\$85.21	5/22/2014
533-535 Birch Steet	3,869	\$290,000	\$74.95	7/1/2014
31885 Corydon Road	1,548	\$139,000	\$89.79	5/27/2014

Retail Market – Rental Rates



	Lake Elsinore
4Q2014	\$1.33
3Q2014	\$1.40
2Q2014	\$1.50
1Q2014	\$1.50

Retail Market – Vacancy Rates



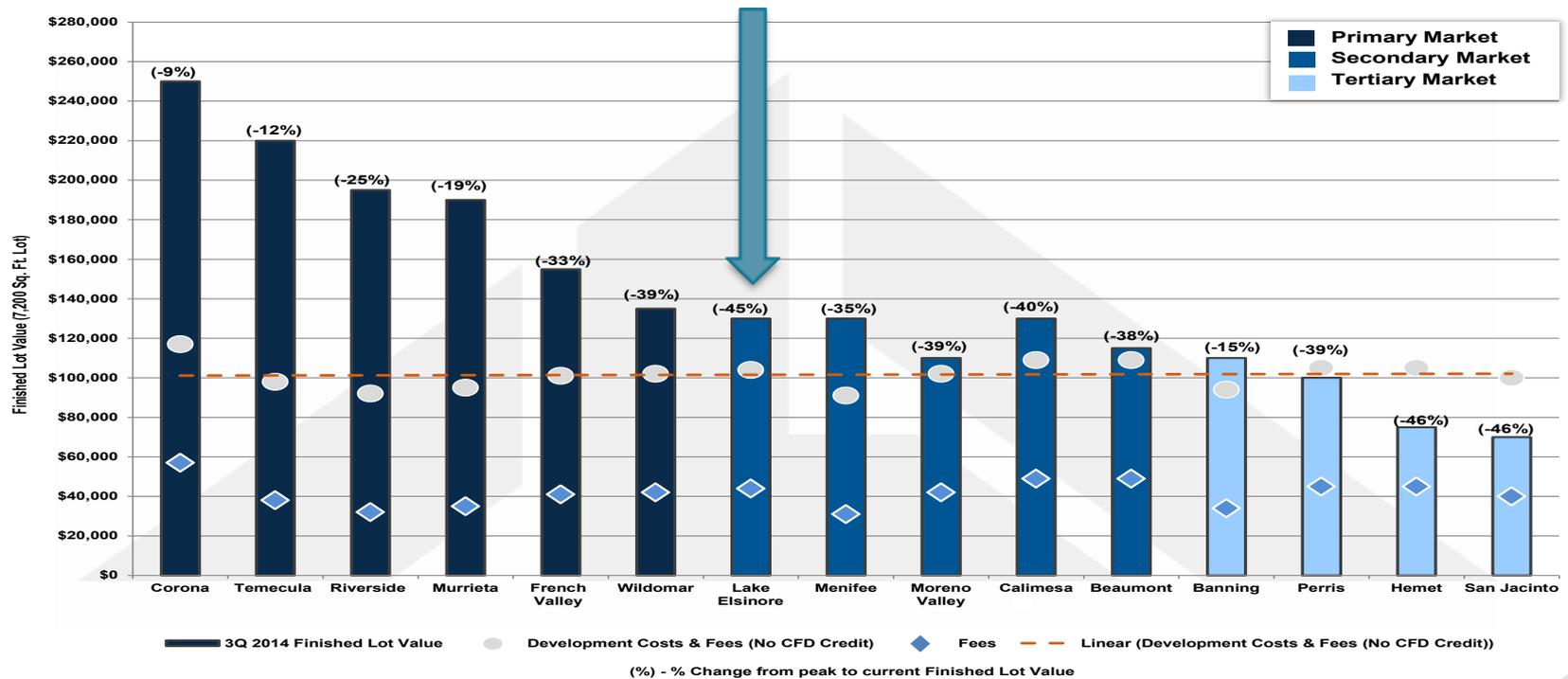
	Lake Elsinore
4Q2014	8.2%
3Q2014	8.3%
2Q2014	8.5%
1Q2014	8.8%

Lot Values



HISTORICAL FINISHED LOT VALUES Q3 2014

WEST RIVERSIDE COUNTY – LAND METRICS CHART



For more information contact R. Jeffrey Spindler or F. Brian Carricaburu at (949) 852-8288

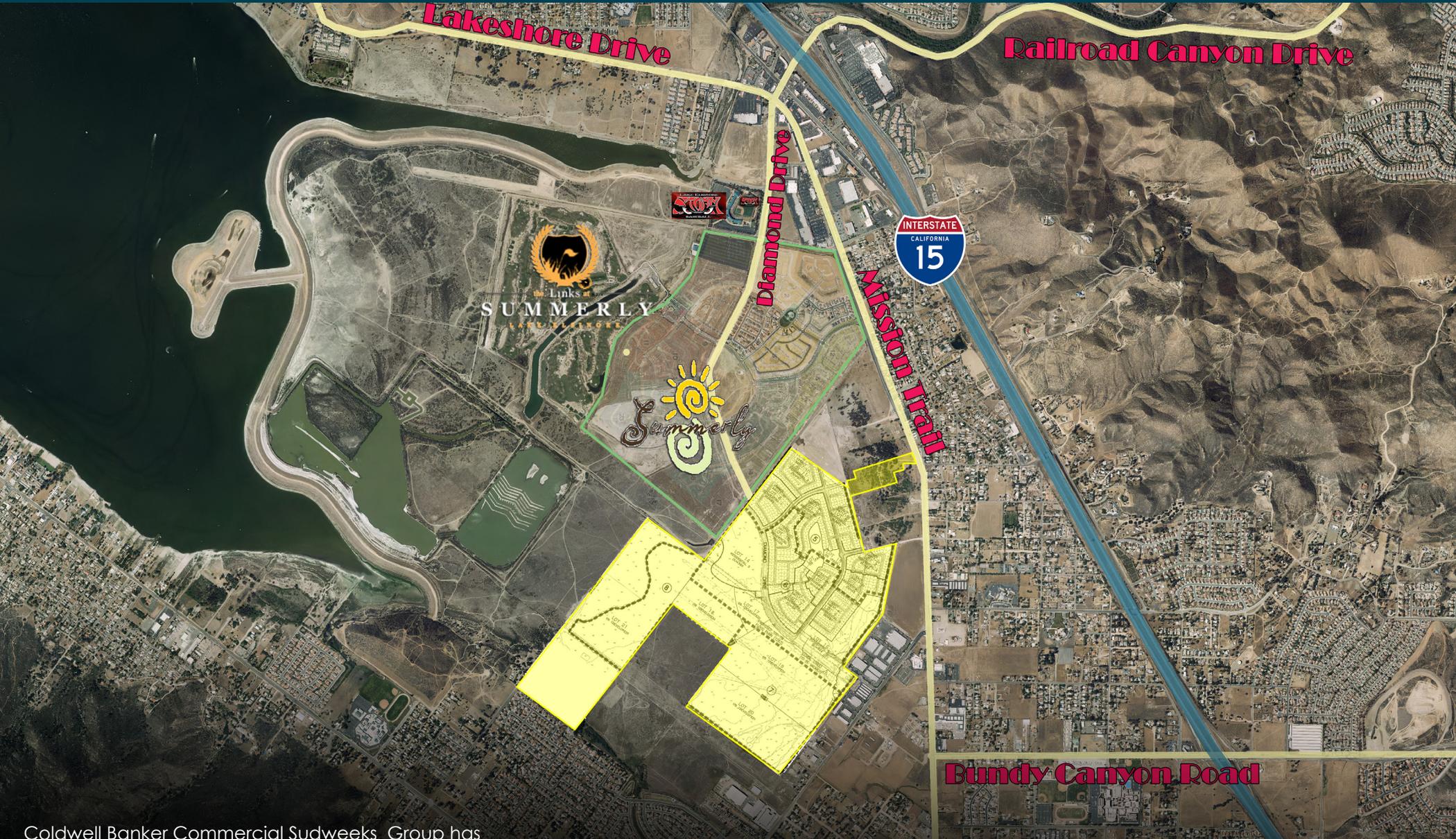
The above information is based on a 7,200 square foot lot.

Source: Land Advisors Organization research



waterbury at lake elsinore

lake elsinore, california



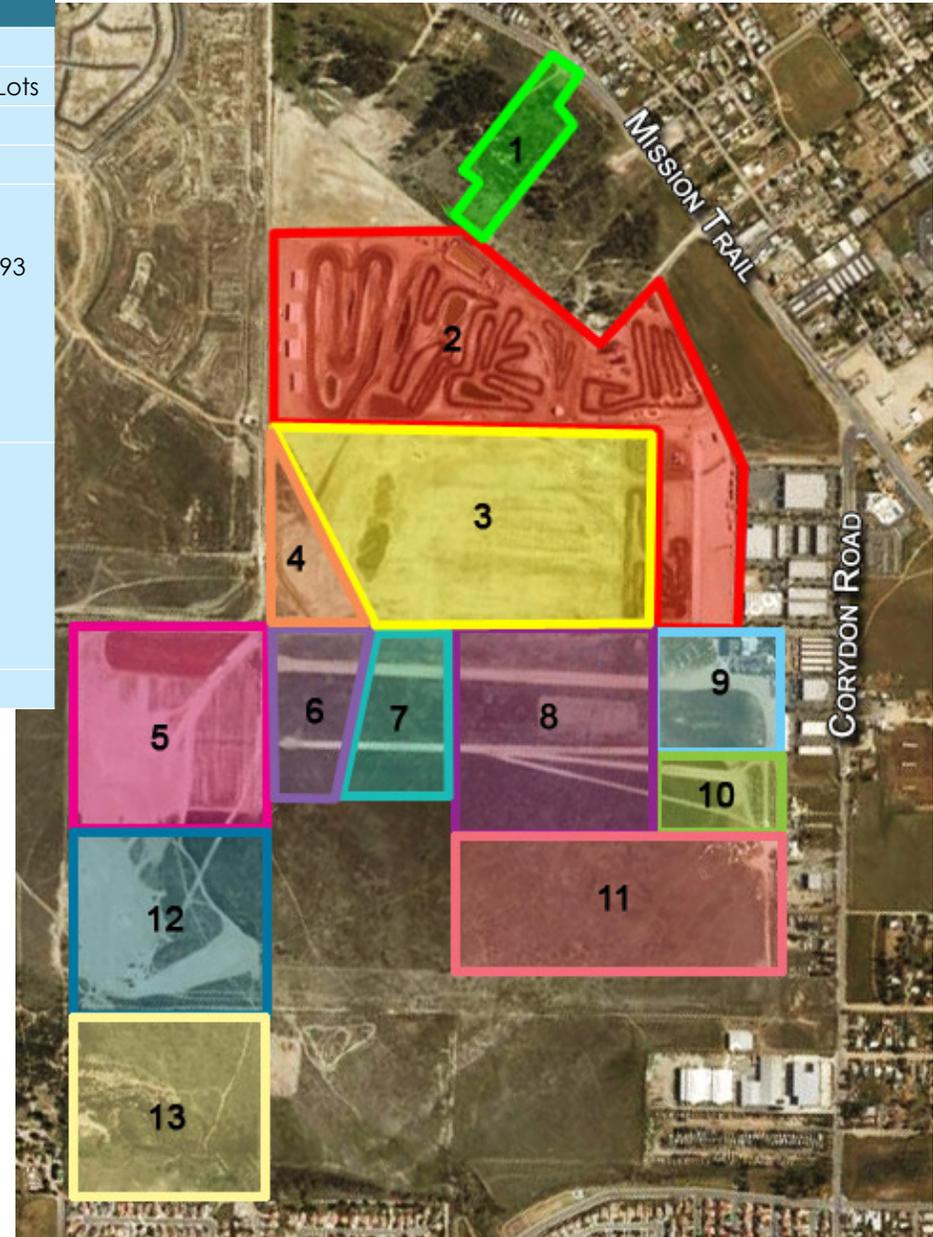
Coldwell Banker Commercial Sudweeks Group has been exclusively retained by ownership to market this 449-acre master development opportunity in Lake Elsinore, California. This master planned community will consist of 591 single family residential units and 709 multi-family residential units. The property is conveniently located on Mission Trail with easy access to the I-15 freeway. The offering presents a rare opportunity for developers and operators.



waterbury at lake elsinore

lake elsinore, california

property description	
Project Location	Lake Elsinore, California
Size	449 Acres: ±1,300 lots - 709 Unit Multi-Family site; 591 Single Family Lots
Specific Plan	East Lake Specific Plan
Condition	Vacant, partially improved land
Entitlements	Vesting tentative tract map No. 34017/ Waterbury Consolidated East Lake Specific Plan Environment Summary Environmental Impact Report: Environmental Effects & Study: 5-1993 Mitigated Negative Impact Declaration General Plan Amendment # 2005-07 Mitigation Report: November 2005 Lake Elsinore Motorcross & BX Facility Conditional Use Permit (2001-05)
Assessor's Parcel No.	1. 365-030-043 - 9.90 Ac, 2. 370-030-012 - 93.13 Ac, 3. 370-030-006 - 67.61 Ac, 4. 370-030-004 - 12.39 Ac, 5. 370-070-001 - 38.18 Ac, 6. 370-070-002 - 13.15 Ac, 7. 370-070-004 - 17.06 Ac, 8. 370-070-005 - 38.18 Ac, 9. 370-080-010 - 18.76 Ac, 10. 370-080-009 - 8.35 Ac, 11. 370-070-010 - 55.02 Ac, 12. 370-070-006 - 40.00 Ac, 13. 370-120-001 - 38.18 Ac
Zoning	Residential



investment highlights

development opportunity

Waterbury at Lake Elsinore consists of thirteen parcels totaling 449 acres with frontage on Mission Trail. The property is centrally located with easy access to Interstate 15 via both the Bundy Canyon Drive and Railroad Canyon Drive/Diamond Drive and short commutes to Orange County (only 30 miles to Interstate 5) and North San Diego County (only 45 miles to Highway 78). The project falls within the City of Lake Elsinore's the East Lake Specific Plan and is entitled with a Vesting Tentative Tract Map, Specific Plan endorsement, and an environmental impact report (EIR).

waterbury at lake elsinore

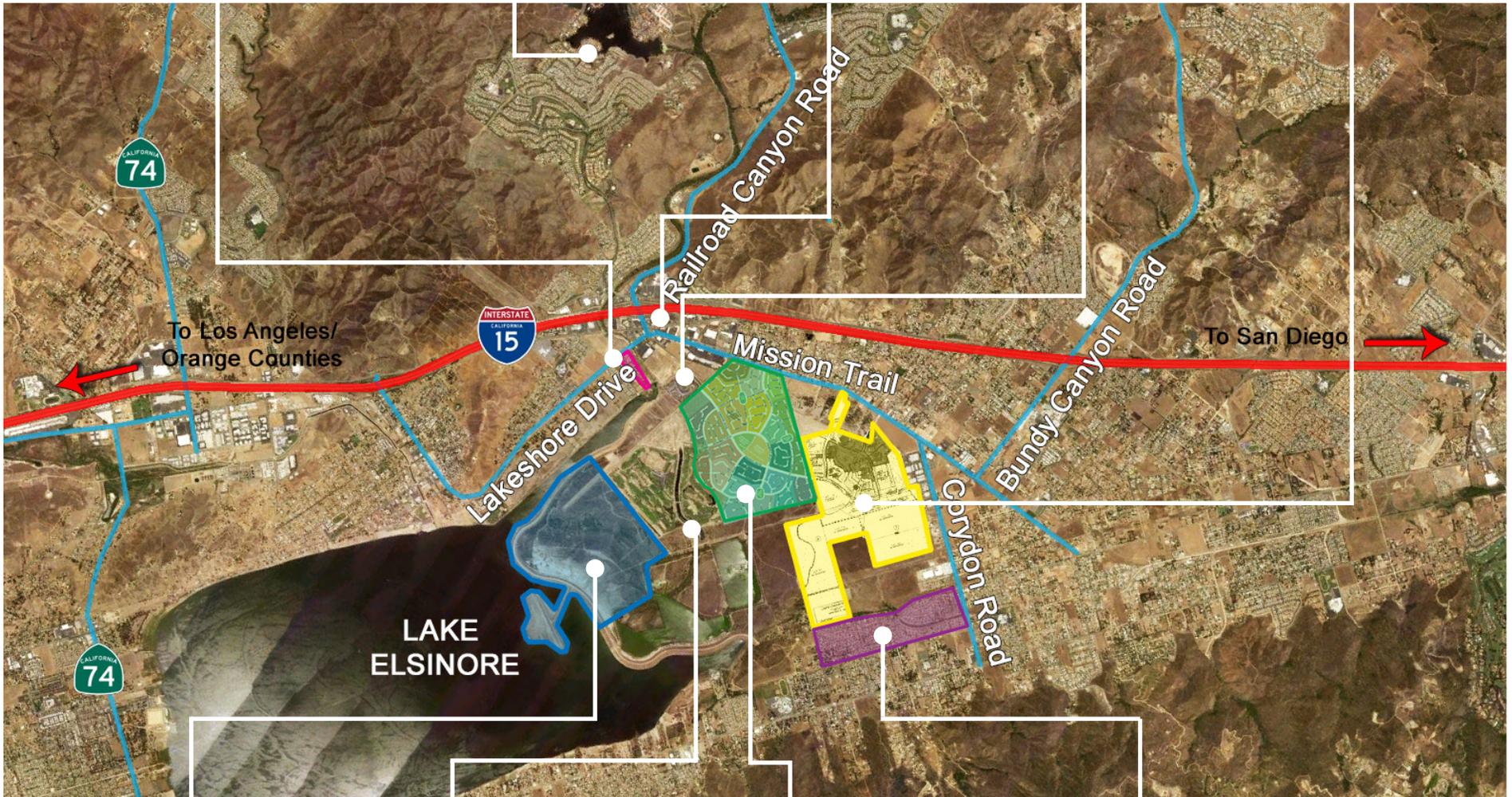
lake elsinore, california



Tuscany Hills and Canyon Lake



449 Acre Site



The Shores at East Lake



New Residential Develop

waterbury at lake elsinore

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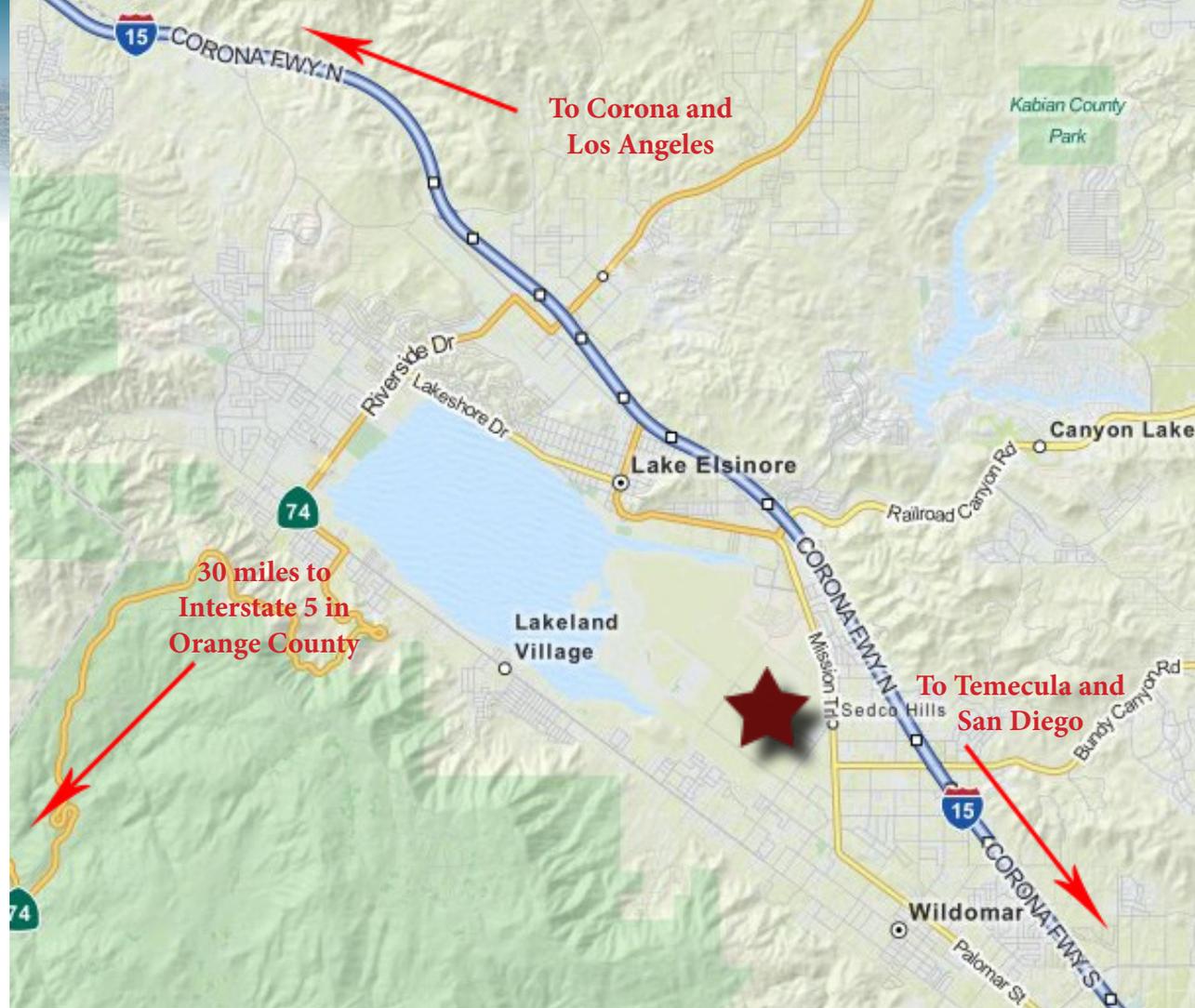
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View the following documents on our website:

www.waterburyatle.com

- Vesting Tentative Track Map #34017
- Grading and Draining Plans and As Builts for APN 370-030-012
- East Lake Specific Plan EIR
- Elsinore Valley Municipal Water District Misc Plans
- Johns Burns Product Review, Pricing and Absorption
- SP Amendment 8 and SEIR
- Condition of Approvals

development opportunity

investment summary

lakeshore pointe

lake elsinore, california



Coldwell Banker Commercial Sudweeks Group has been exclusively retained by ownership to market this 13.62-acre development opportunity in Lake Elsinore, California. This prime development site is being entitled for 161 multi-family units and 32 single family lots. The property is conveniently located on Highway 74 with easy access to I-15 freeway, adjacent to the recently completed Lakeside High School. The offering represents a rare opportunity for developers and for operators.



lakeshore pointe

lake elsinore, california

161 UNIT MULTI-FAMILY SITE AND 32 SINGLE FAMILY LOTS



lakeshore pointe

lake elsinore, california

property description

Project Location	Lake Elsinore, California
Size	13.62 Acres 161 unit Multi-Family site 32 Single Family Lots
Multi-Family Unit Mix	(130) 2 bed/2 bath (24) 1 bed/1 bath (7) 3 bed/1 bath
Site Description	Infill, flat with slight upslope. Located on north side of Riverside Drive north of Lake Elsinore recreational area
Improvements	Currently, the land is vacant
Assessor's Parcel No.	379-090-012, 379-090-013, 379-090-022, 379-090-023
Zoning	RMU; Residential mixed-use district

investment highlights

property characteristics

The Property consists of four parcels totaling 13.62 acres with frontage on Highway 74. Easy access to Interstate 15 via the Central Avenue off-ramp and Lake Street ramp. 30 miles to South Orange County via Highway 74 and 45 miles to North San Diego via I-15. Immediately to the west of the Property is Lakeside High School and north of Thee Lake Elsinore Recreational Area. The Property is currently vacant land and ready for development.



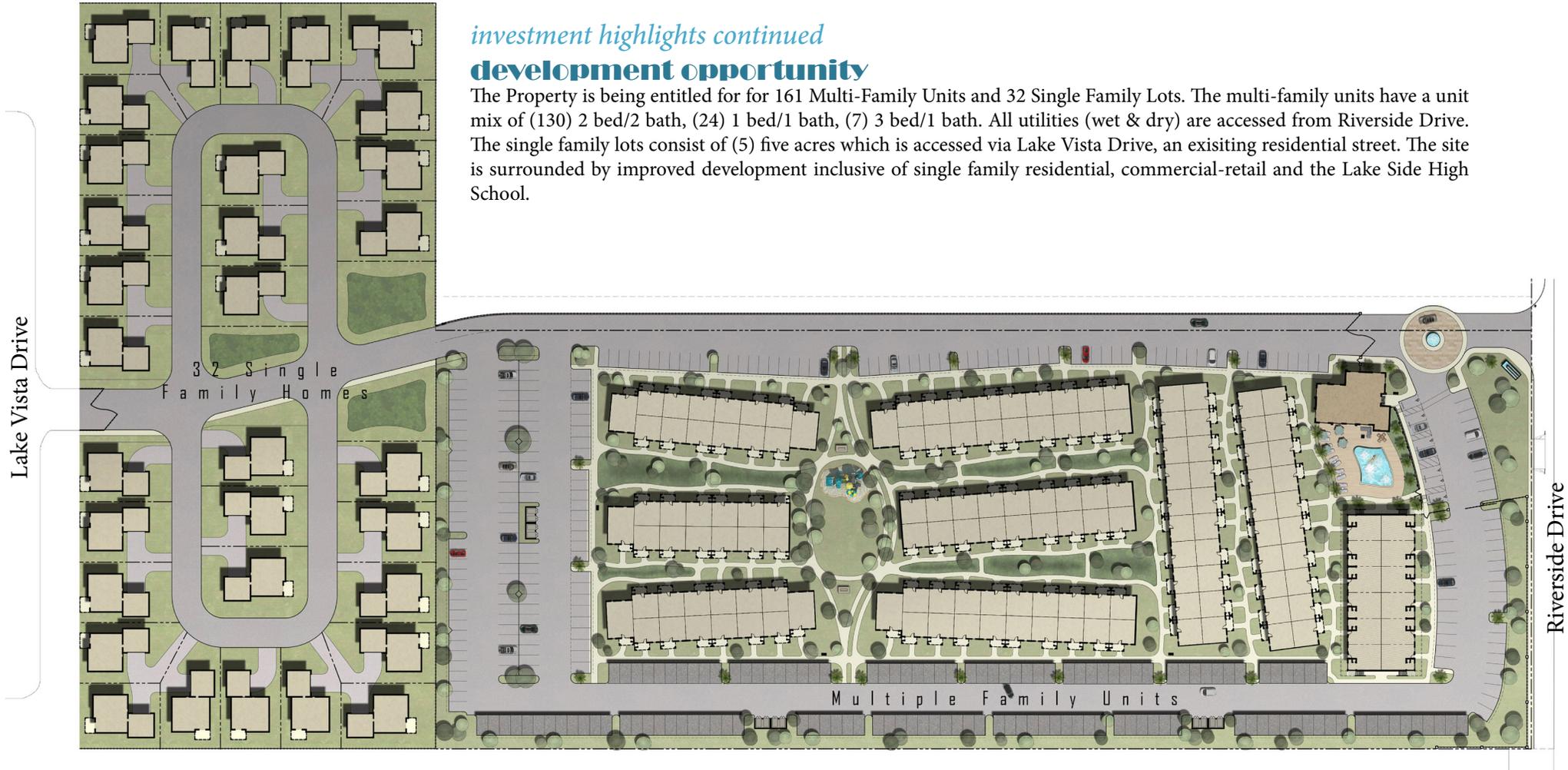
lakeshore pointe

lake elsinore, california

investment highlights continued

development opportunity

The Property is being entitled for for 161 Multi-Family Units and 32 Single Family Lots. The multi-family units have a unit mix of (130) 2 bed/2 bath, (24) 1 bed/1 bath, (7) 3 bed/1 bath. All utilities (wet & dry) are accessed from Riverside Drive. The single family lots consist of (5) five acres which is accessed via Lake Vista Drive, an existing residential street. The site is surrounded by improved development inclusive of single family residential, commercial-retail and the Lake Side High School.



development opportunity

investment summary

lakeshore pointe

lake elsinore, california

161 UNIT MULTI-FAMILY SITE AND 32 SINGLE FAMILY LOTS



lakeshore pointe

lake elsinore, california

investment highlights continued

prime location

The Property is located across the street from the 3,300 acre Lake Elsinore recreational facility which is highlighted by the new city funded La Laguna boat ramp / recreational center (a recently completed \$8 million dollar project), providing residents opportunities for boating, wakeboarding, fishing, water skiing, windsurfing, sunbathing, hiking, biking, picnicking and playing on the beach. The city of Lake Elsinore was recently ranked the fifth best city for Homeownership in California according to NerdWallet. Lake Elsinore was also the fastest growing cities in the state of California in 2013.

local amenities

The Property is located within 1 mile of 2 major grocery chains and 2 elementary schools. Also located nearby is the City's Lake Elsinore Outlets provides nearly 100 stores offering top brand-name merchandise at extraordinary values. There is also the historical downtown district with its numerous antique shops, museum, cozy restaurants and quaint shops. The City's Diamond Stadium is home of the Lake Elsinore Storm AAA Professional Baseball team, an affiliate of the San Diego Padres.

demographics

The property is located in Lake Elsinore, which has an annual average household income of \$73,304, higher than the national average of \$71,842. The median home value for the city of Lake Elsinore is \$213,453, compared to \$177,257 for the nation.



lakeshore pointe

Contact

Brandon Sudweeks

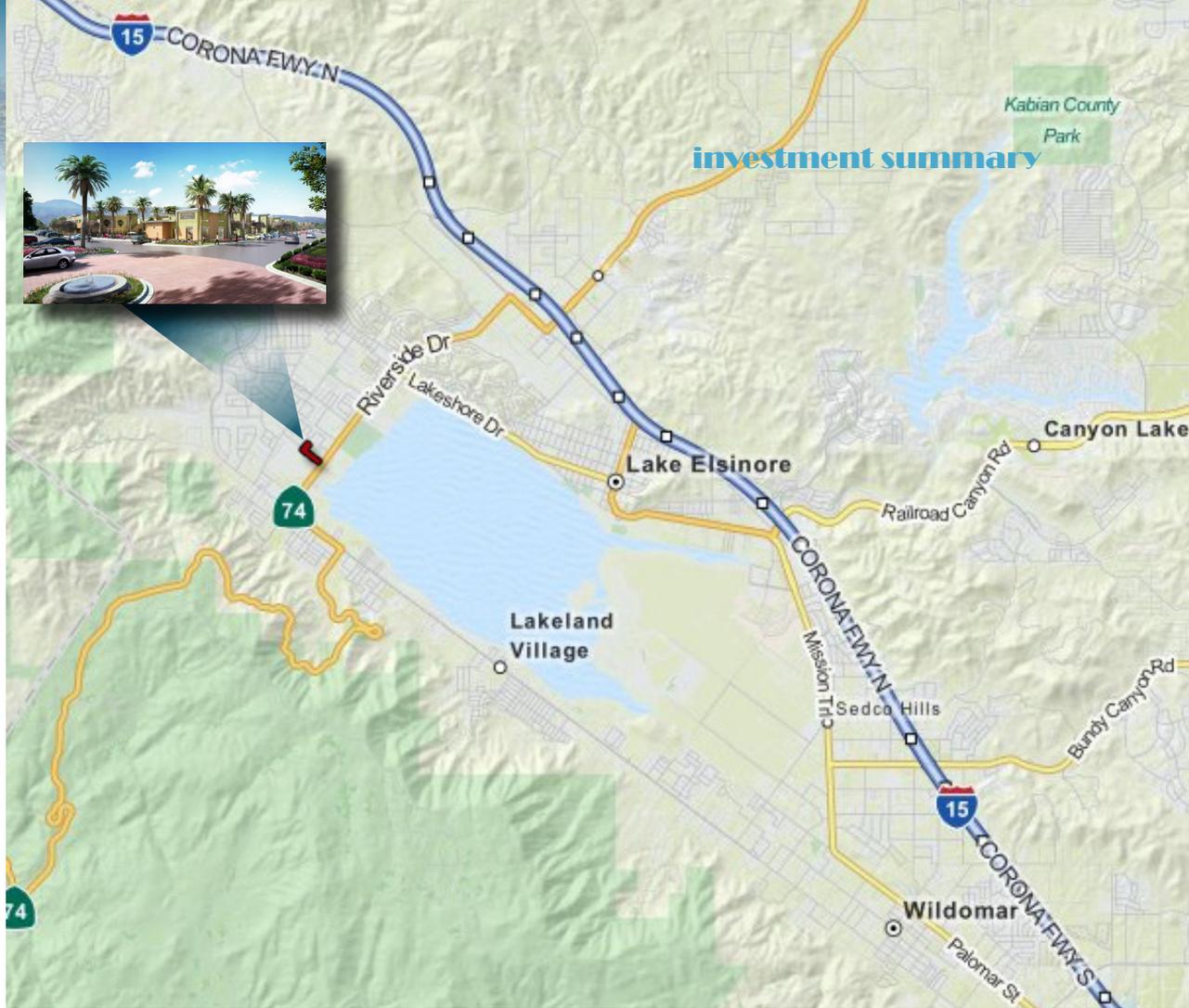
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View the following documents on our Website:

www.lakeshorepointeapartments.com

- Alfred Gobar Associates Site Survey/Feasibility Study
- Water Quality Management Plans
- Phase 1 Environmental Report
- Preliminary Title Report
- Landscape Concept Plans
- Geotech Investigation Report
- Preliminary Hydrology Report
- Civil Engineering Drawing Set
- Architectural Set
- Tenant Tract Map Applications



NWC OF I-15 AND NICHOLS ROAD

Lake Elsinore, California

PROPERTY HIGHLIGHTS

- ±8.3 Acre neighborhood shopping center
- Excellent freeway visibility and access
- Located on “going-home side of the street”
- Nichols Road provides access to Lake Elsinore Outlet Stores with ±369,000 SF
- Anchor, fast food, gas/convenience store, and shop space available



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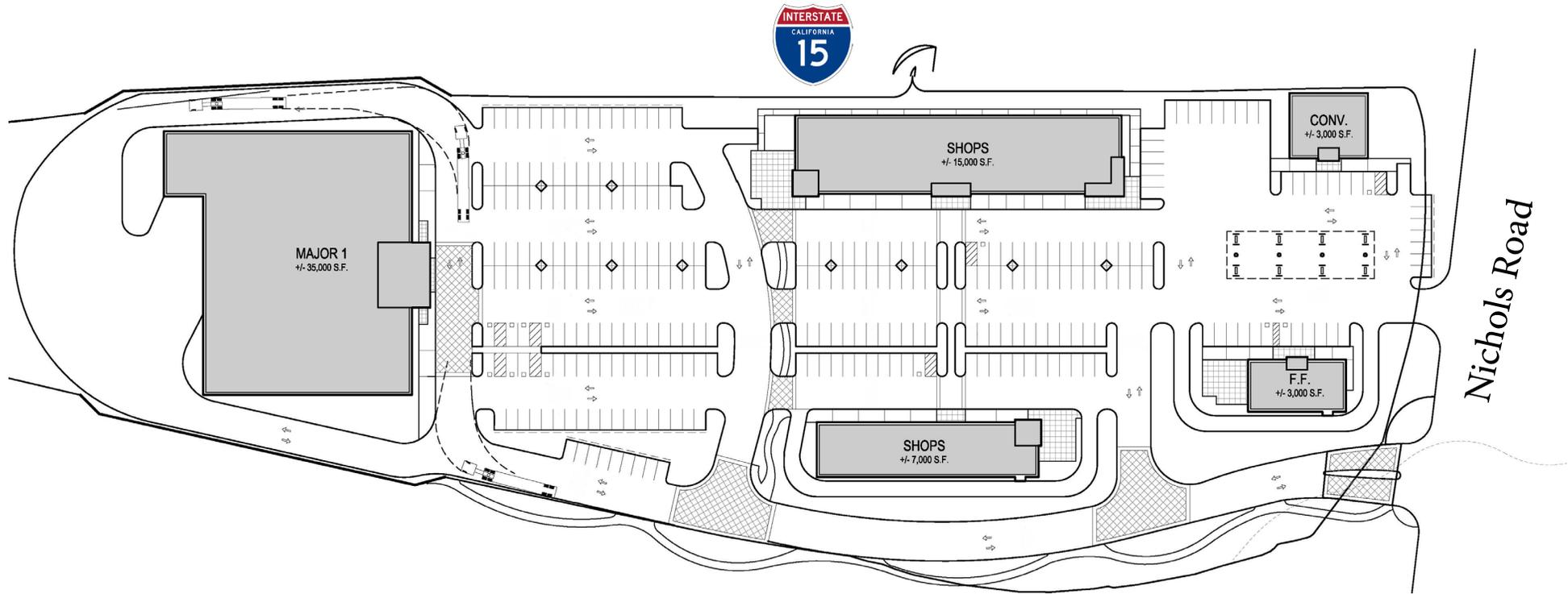
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NWC OF I-15 AND NICHOLS ROAD

Lake Elsinore, California



DEMOGRAPHICS & TRAFFIC COUNTS

	1 Mile	3 Miles	5 Miles
Pop 2015 (Est):	510	34,565	68,538
2013 Med. HH Income:	\$36,866	\$59,260	\$59,168

Nichols Rd and Collier Ave	11,210 ADT (2014 Est.)
Interstate 15	111,000 ADT (2010)

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NWC OF I-15 AND NICHOLS ROAD

Lake Elsinore, California



**Approved Residential Communities
consisting of 1,400 homes**

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