

FULLY APPROVED PROJECT READY TO GO



Casas Del Sol 2370 Smythe Ave ▪ San Diego, CA 92173 (San Diego County)

- **21 Units Prime Infill South Bay San Diego**
- **Very Strong Rental Demand in Key Location**
- **Individually Detached “Prefab” Units**
- **Can Be Built & Filled Fast, Shovel Ready Now**
- **Development Fees Are Already PAID**
- **Up to Permanent Stay Occupancy Approved**

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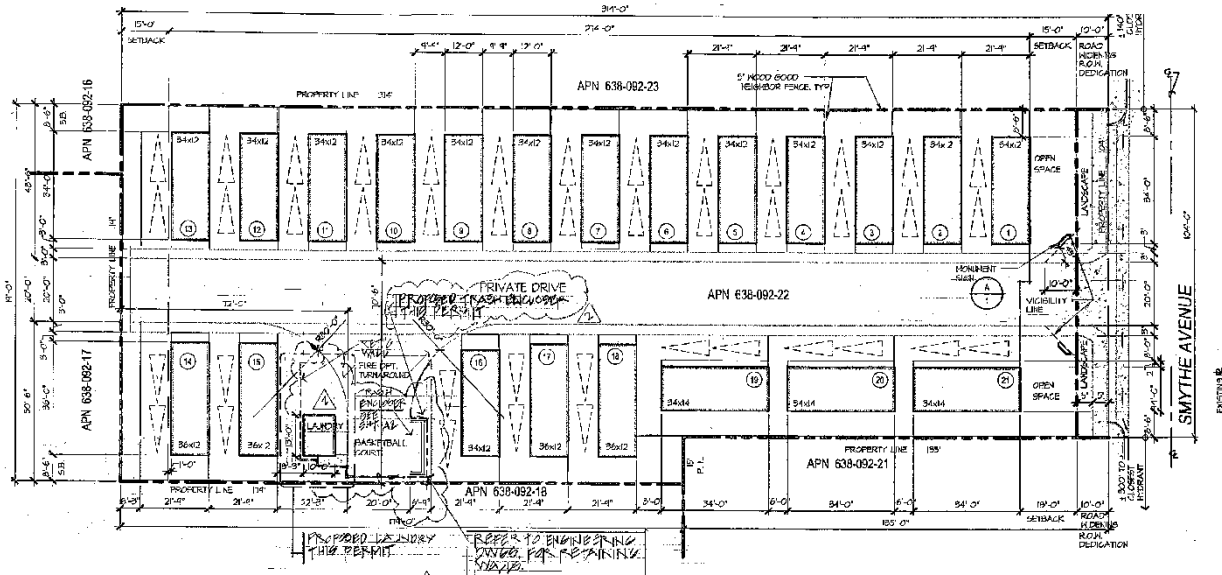
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CBRE





***Illustration**

- Development Fees Paid
- 100% Shovel Ready Approved Plans
- Individual "Prefab" Units (Up to Perm Stay)



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Park Address 2370 Smythe Ave			Price \$1,400,000															
City and State San Diego, CA	Zip Code 92173	Number of Spaces 21 Spaces	Down Payment Cash / New Loan															
County San Diego	Age New	Number of Park Owned Homes N/A	Loan Amount \$TBD															
Parcel Size: (Infill Location)		Vacancy: N/A	Cap Rate N/A															
Rent Control & Terms: No Rent Control																		
 <p style="text-align: center;">Property Description & Location Information</p> <p>MHRV ADVISORS: Possibly the last approved park in Metro San Diego. Fully approved & <u>paid</u> development fees this park can be built fast and filled quickly with 21 prefabricated detached dwellings and/or trailers. Prefab units bids are as low as \$50 per square foot dramatically less than traditional construction and are fully ready in a fraction of the time. Each unit allows for 2 parking spaces next to home (tandem)</p> <p>The City of San Diego has approved this park for <u>permanent stay</u> use for "Park Models". These freestanding buildings are more commonly used for independent stand alone recreational accommodations. Park Models are known for their lower cost to purchase, easy of movement, simple set up and avoid additional development fees.</p> <p>Located just before the merger of I-5 and I-805 this dynamic region is always in demand from renters due to its proximity and accessibility to the US/Mexico Border. Located near major shopping and schools this area is a dynamic and dense infill location that lends itself perfectly to this use.</p> <p>This project may qualify for low income housing, types of senior living or green environmentally friendly construction. Please contact brokers to further discuss parallel uses for this project.</p>			Park Utilities															
			<table border="1"> <thead> <tr> <th colspan="2">Utility Summary</th> <th>Paid By</th> </tr> </thead> <tbody> <tr> <td>Electric</td> <td>Metered</td> <td>Tenant</td> </tr> <tr> <td>Gas</td> <td>Metered</td> <td>Tenant</td> </tr> <tr> <td>Water</td> <td>Metered</td> <td>Tenant</td> </tr> <tr> <td>Sewer</td> <td>TBD</td> <td>Tenant</td> </tr> <tr> <td>Trash</td> <td>TBD</td> <td>Tenant</td> </tr> </tbody> </table>	Utility Summary		Paid By	Electric	Metered	Tenant	Gas	Metered	Tenant	Water	Metered	Tenant	Sewer	TBD	Tenant
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			<p>Loan Assumptions:</p> <p>Please Contact Brokers</p>															
			<p>Gross Income</p> <p>\$TBD</p>															
			<p>Expenses</p> <p>\$TBD</p>															
			<p>NOI</p> <p>\$TBD</p>															
 <p>DO NOT CONTACT MANAGER OR DISTURB TENANTS Please contact listing brokers before any visit to the site</p>																		



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For more information:
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The property owner has requested that all interested parties agree to this Disclosure Agreement. Any additional information not included in this offering package including but not limited to the release of historical, year to date information or other "Due Diligence" materials prior to an acceptable offer, letter of intent and/or site visit **will only be provided at discretion of the property owner(s) and the their instructions to CBRE (listing brokers).**

I, _____ hereby understand that the salient property "Information" for the property referenced in this offering package is intended for the sole use as a qualified investor and/or as a representing broker/agent. I acknowledge that the information herein and any additional "Information" about this property will be kept absolutely confidential and is not to be redistributed. Broker/agent acknowledge that a new disclosure agreement must be submitted and accepted by CBRE for each prospective investor individually.

I also agree that neither I, or any affiliated party **will not visit the property or discuss park matters** with park residents or employees without expressed approval. Please direct any and all questions through CBRE.

Prospective Investor:

Company Name

Print Full Name

Email (optional)

Phone Number

Signature

Date

Representing Broker/Agent:

Company Name

Print Full Name

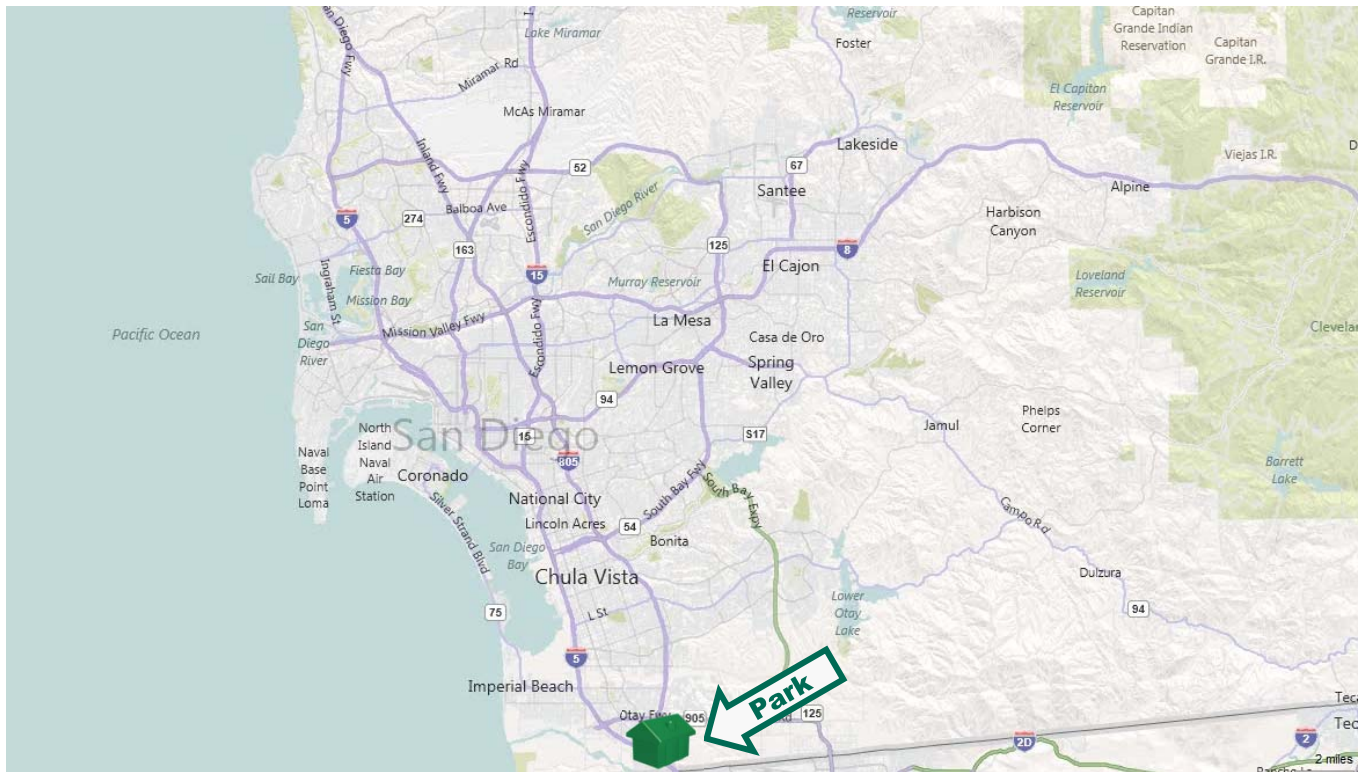
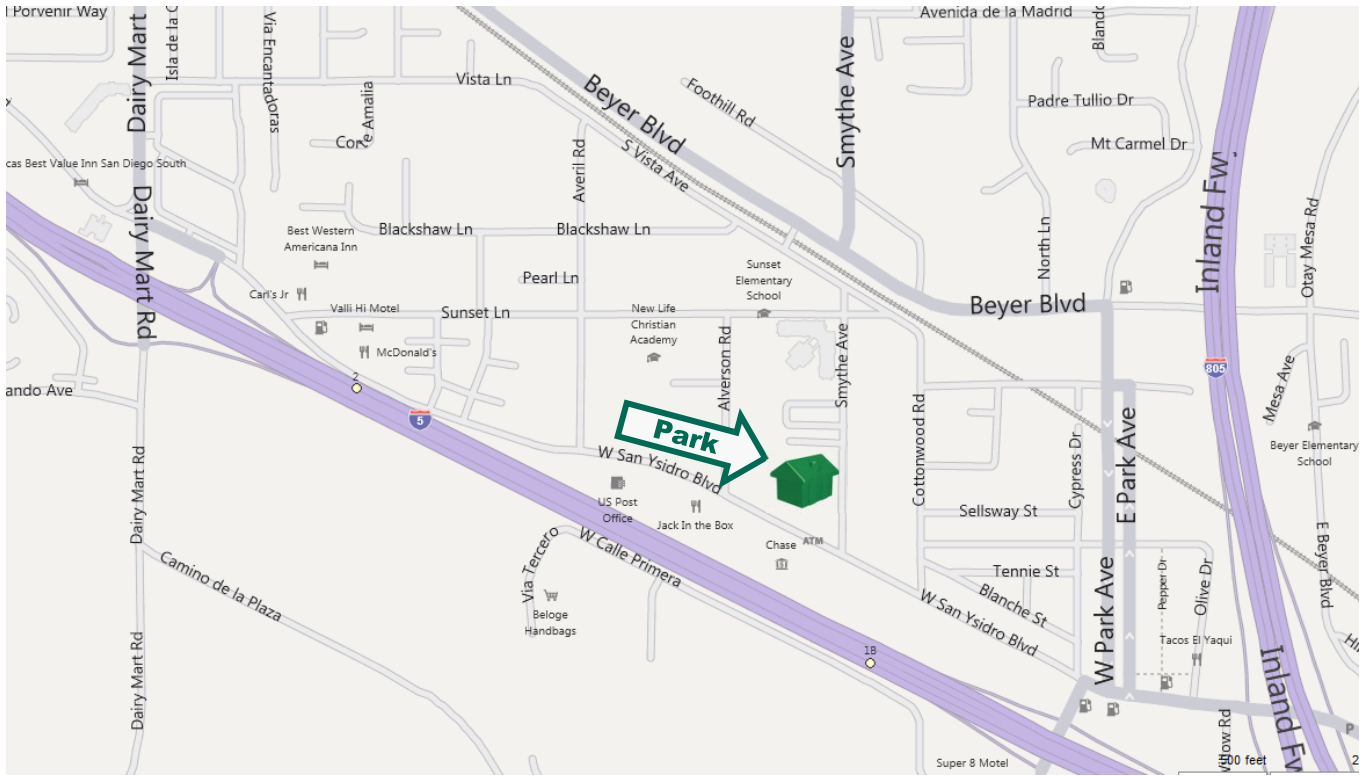
Email

Phone Number

Signature

Date

**Please sign and return this page to fax number: (858) 777-5380
or Scan & Email to: sandiego-mhrvgroup@cbre.com**



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