



HERITAGE OAKS

— AT PLACER VINEYARDS —

994 RESIDENTIAL UNITS

338 +/- ACRES, PLACER COUNTY, CA

Offering Price - \$22,500,000

GuySpitzer CCIM, ALC

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OPPORTUNITY

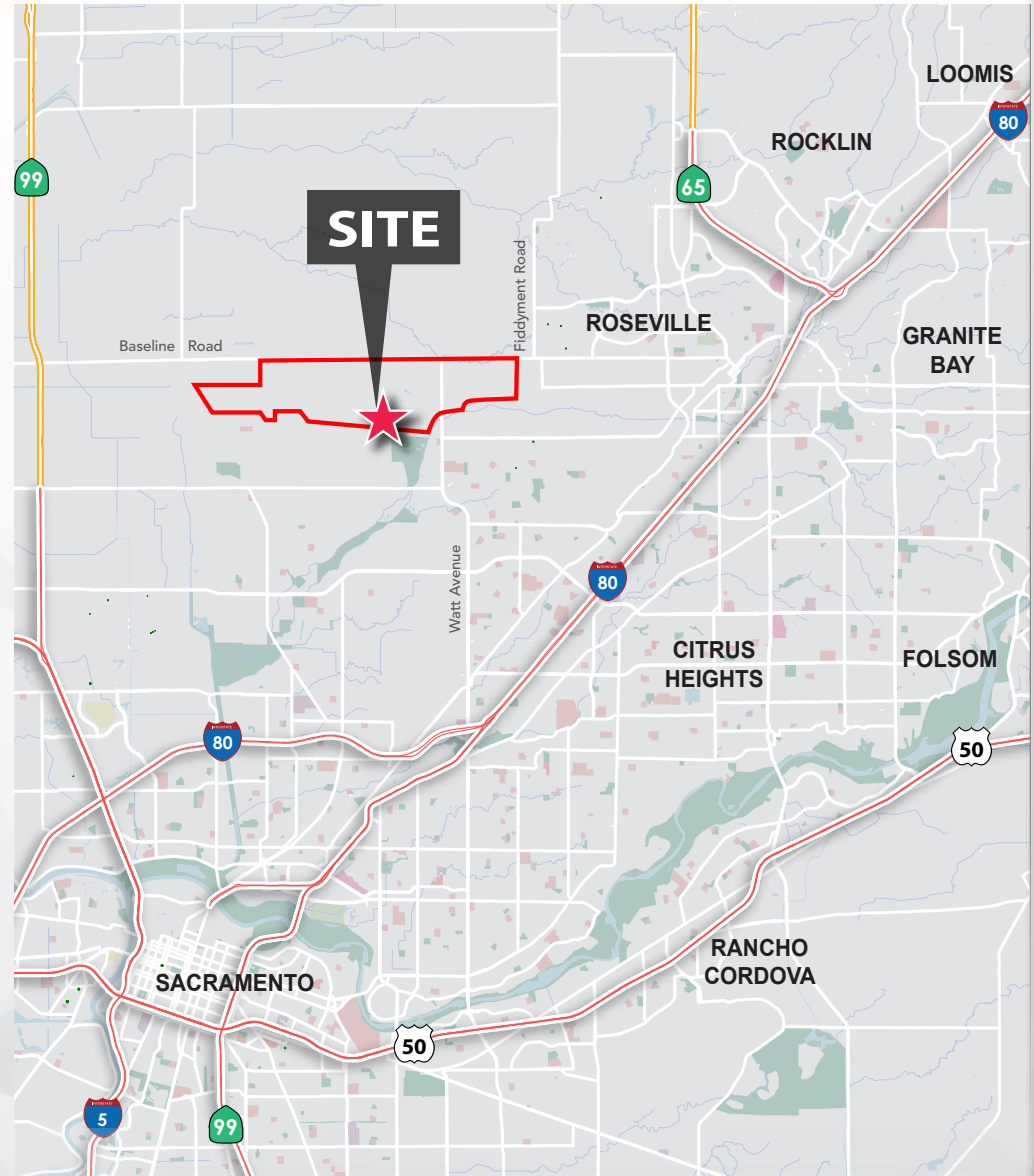
Heritage Oaks at Placer Vineyards provides a valuable opportunity to acquire 994 pre-zoned residential units, with long-standing entitlements, as a strategic land position approved under the Placer Vineyards Specific Plan located in the Sacramento region's most highly desirable sub-market.

LOCATION

Heritage Oaks at Placer Vineyards is located adjacent to the City of Roseville approximately ten miles north-east of the City of Sacramento ideally situated between the region's two major employment centers. Shadowed by majestic oak trees, Heritage Oaks enjoys a tranquil country-like setting near some of the area's finest retail centers and recreational amenities. The south-Placer County sub-market has for decades dominated the region's residential housing market by consistently attracting a large percentage of the region's home-buyers seeking high quality schools and neighborhoods. Future residents will enjoy a quality of life rarely available in today's housing market.



EXECUTIVE SUMMARY



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PROPERTY OVERVIEW

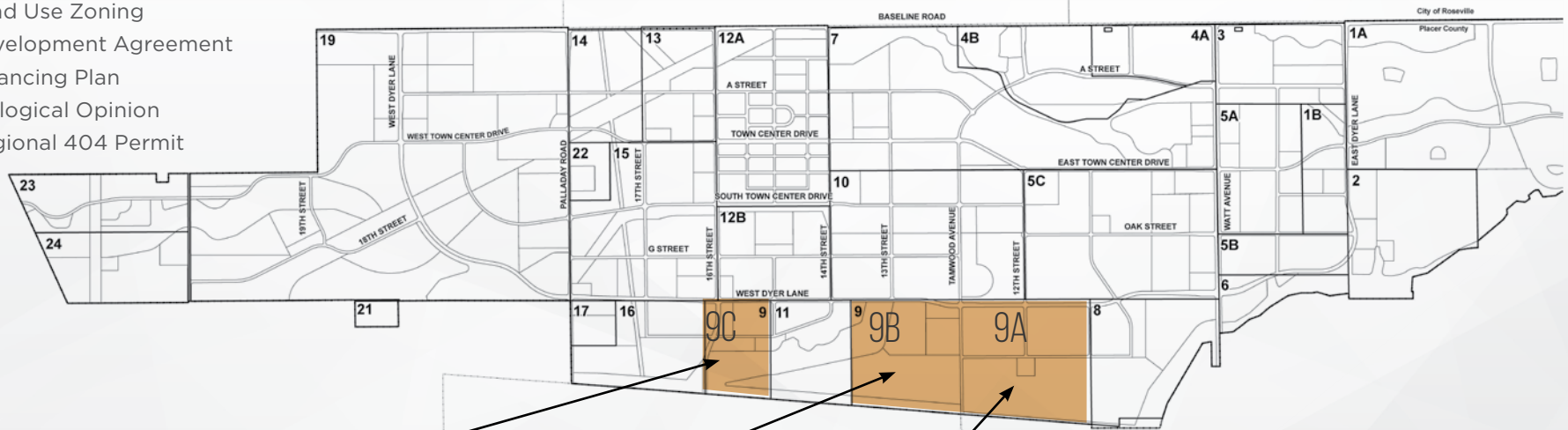
PROPERTY OVERVIEW

Heritage Oaks represents a portion of the 5,230 acre Placer Vineyards Specific Plan (PVSP) a mixed-use master planned community approved for residential, commercial, open space, recreational and public land uses.

ENTITLEMENTS APPROVED

- Specific Plan Approval
- Certified EIR
- Land Use Zoning
- Development Agreement
- Financing Plan
- Biological Opinion
- Regional 404 Permit

PLACER VINEYARDS SPECIFIC PLAN



Land Use Density	9A	9B	9C	Total
LDR (2-6 du/ac)	315	191	10	516
MDR (4-8 du/ac)	157	82	119	358
HDR (7-21 du/ac)	0	0	120	120
Unit Total	472	273	249	994

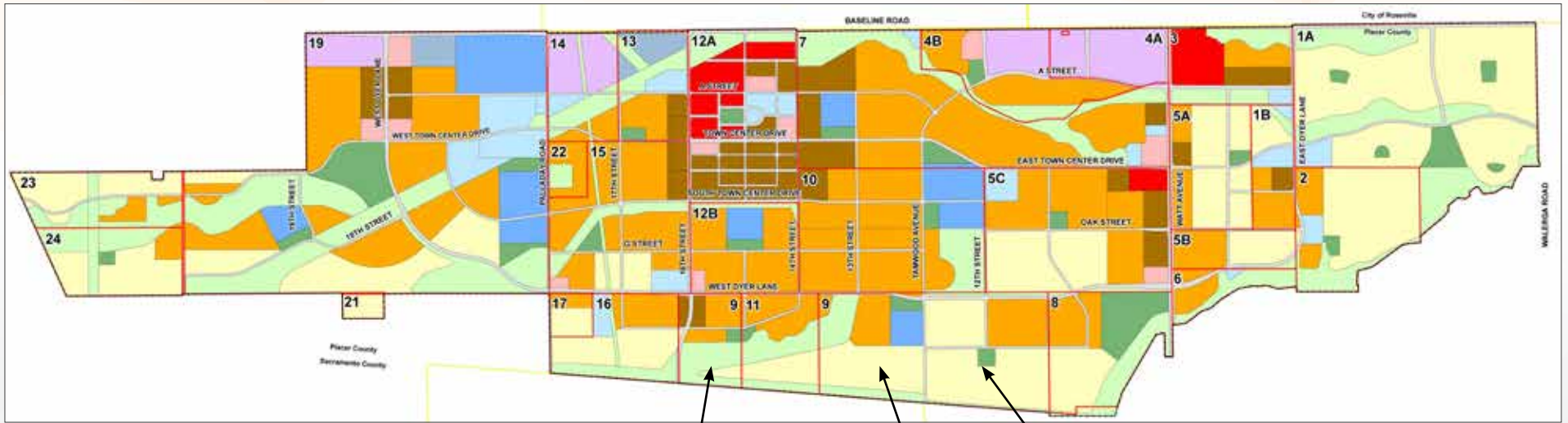
The table above summarizes **Heritage Oaks'** land parcels 9A, 9B & 9C, and their respective residential unit totals by land uses densities assigned under the PVSP. **Heritage Oaks** has been assigned nine hundred ninety-four (994) residential units under a specific plan pre-zoning entitlement.

PLEASE NOTE: Parcel 9C is one parcel removed to the west of Parcels 9B and 9A as shown on the map above.



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PLACER VINEYARDS SPECIFIC PLAN - LAND USE MAP



OFFER SUBMITTALS

Offers shall be submitted to Newmark Knight Frank, attention Guy Spitzer, 3005 Douglas Blvd., Suite 130, Roseville, CA, 95661, or by email to gspitzer@ngkf.com. Offer shall be submitted in the form of a Letter of Intent providing the Seller with the basic terms under which the Subject Property shall be purchased. Buyer shall provide Seller with evidence of the funding source used to Close Escrow.

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