



# Alpine Fir Rd Lake Almanor Residential Dream Home Development Site

WESTWOOD, CA



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
7817 Ivanhoe Avenue  
La Jolla, CA 92037

*PRESENTED BY:*

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WESTWOOD, CA

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ALPINE FIR RD LAKE ALMANOR RESIDENTIAL DREAM HOME DEVELOPMENT SITE

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# PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

# Executive Summary



<b>SALE PRICE:</b>	\$60,000
<b>PRICE PER ACRE:</b>	
<b>CAP RATE:</b>	0.0%
<b>NOI:</b>	\$0
<b>LOT SIZE:</b>	0.2 Acres
<b>APN #:</b>	103-320-018
<b>ZONING:</b>	Residential Vacant Land

## PROPERTY OVERVIEW

Alpine Fir Rd Lake Alminor Dream Home Site. 8712 sq ft lot.

## PROPERTY FEATURES

- Dream Home Development
- Gated Community of Foxwood
- Near Golf Course
- Near Lake Almanor
- On Lake Almanor Peninsula
- Paved Walking Trails
- Ponds
- Tennis Courts
- Sport Courts
- BBQ Pavillion
- Childrens Playground
- \*Proposed Swimming Pool and Recreation Center

# Property Description



## PROPERTY OVERVIEW

Alpine Fir Rd Lake Alminor Dream Home Site. 8712 sq ft lot.

## LOCATION OVERVIEW

South West corner of Alpine Fir Rd and Cedarwood Dr

## ADD HEADER

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## ADD HEADER

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## ADD HEADER

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# Property Details

<b>PROPERTY NAME:</b>	Alpine Fir Rd Lake Almanor Residential Dream Home Development Site
<b>STREET ADDRESS:</b>	261 Alpine Fir Rd
<b>CITY, STATE, ZIP:</b>	Westwood, CA 96137
<b>APN:</b>	103-320-018
<b>BUILDING CLASS:</b>	
<b>ZONING:</b>	Residential Vacant Land
<b>YEAR BUILT:</b>	
<b>NUMBER OF STORIES:</b>	
<b>FOUNDATION:</b>	
<b>WALLS:</b>	



# Complete Highlights

## PROPERTY HIGHLIGHTS

- Dream Home Development
- Gated Community of Foxwood
- Near Golf Course
- Near Lake Almanor
- On Lake Almanor Peninsula
- Paved Walking Trails
- Ponds
- Tennis Courts
- Sport Courts
- BBQ Pavillion
- Childrens Playground
- \*Proposed Swimming Pool and Recreation Center



# Additional Photos



ALPINE FIR RD LAKE ALMANOR RESIDENTIAL DREAM HOME DEVELOPMENT SITE

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# LOCATION INFORMATION

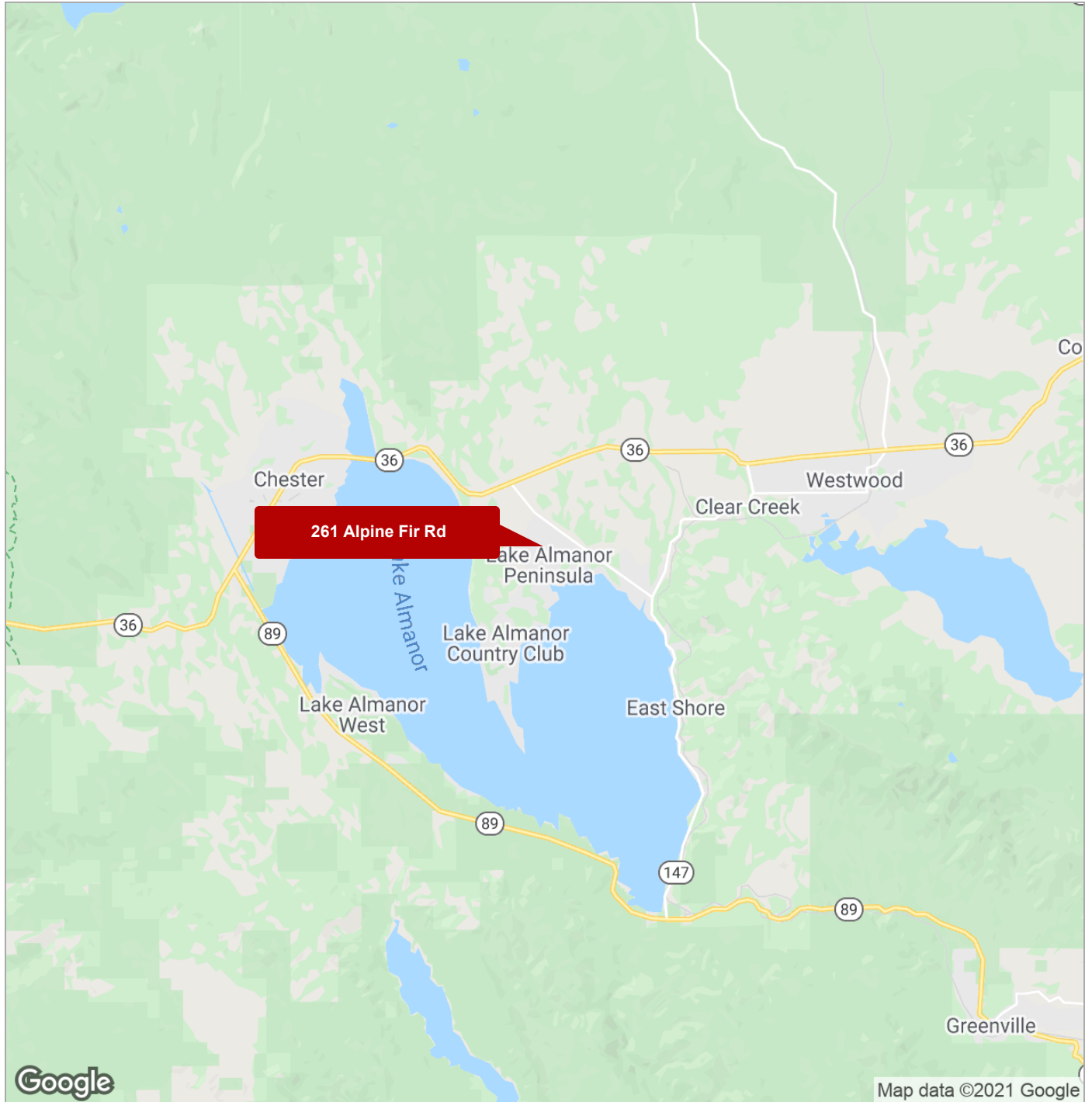
# 2

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

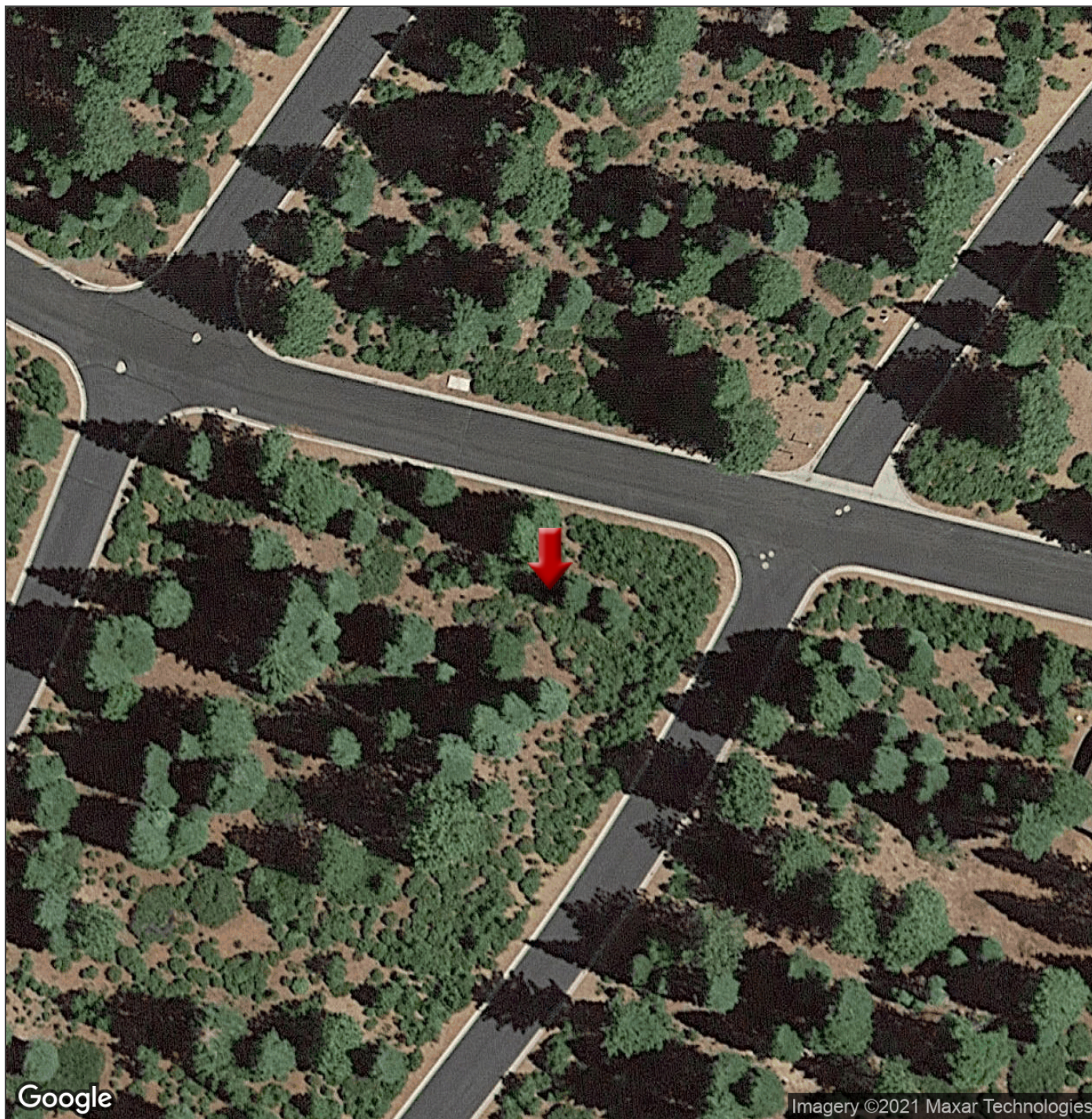
# Regional Map



# Location Maps



# Aerial Map



ALPINE FIR RD LAKE ALMANOR RESIDENTIAL DREAM HOME DEVELOPMENT SITE

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# FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

# Financial Summary

## INVESTMENT OVERVIEW

Price	\$60,000
Price per SF	\$6.89
CAP Rate	0.0%
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

## OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$0
Pre-Tax Cash Flow	-

## FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

# Income & Expenses

INCOME SUMMARY		PER SF
GROSS INCOME	-	-
EXPENSE SUMMARY		PER SF
GROSS EXPENSES	-	-
NET OPERATING INCOME	\$0	\$0.00

ALPINE FIR RD LAKE ALMANOR RESIDENTIAL DREAM HOME DEVELOPMENT SITE

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# SALE COMPARABLES

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SALE COMPS


SALE COMPS SUMMARY

SALE COMPS MAP

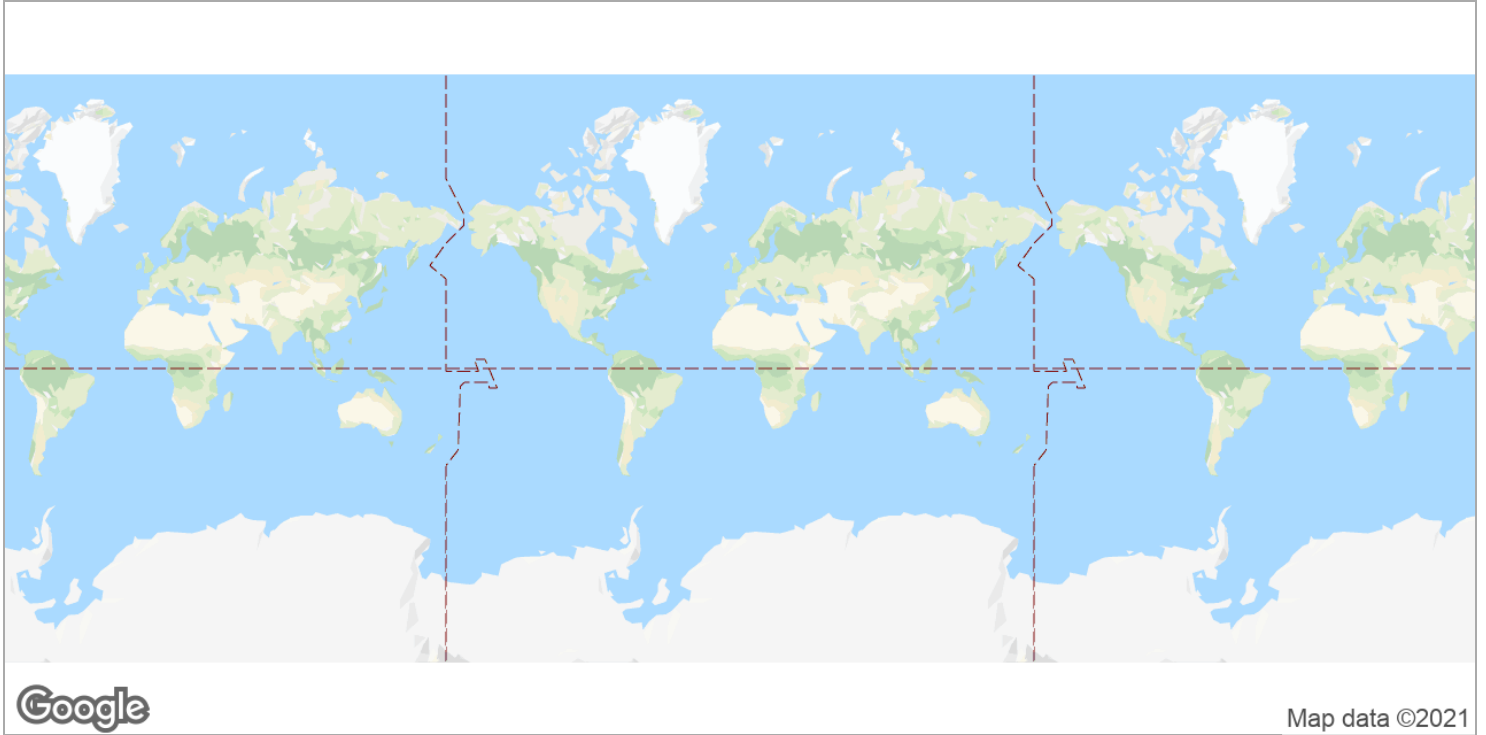
# Sale Comps



# Sale Comps Summary

SUBJECT PROPERTY	PRICE	LOT SIZE	PRICE/AC
 <b>Alpine Fir Rd Lake Almanor Residential Dream Home Development Site</b> 261 Alpine Fir Rd Westwood, CA 96137	\$60,000	0.2 AC	\$300,000
SALE COMPS	PRICE	LOT SIZE	PRICE/AC
SALE COMPS	PRICE	LOT SIZE	PRICE/AC
<b>TOTALS/AVERAGES</b>	\$	AC	Liquid error: divided by 0

# Sale Comps Map



**SUBJECT PROPERTY**

261 Alpine Fir Rd | Westwood, CA 96137

ALPINE FIR RD LAKE ALMANOR RESIDENTIAL DREAM HOME DEVELOPMENT SITE

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# RENT COMPARABLES

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RENT COMPS


RENT COMPS SUMMARY

RENT COMPS MAP

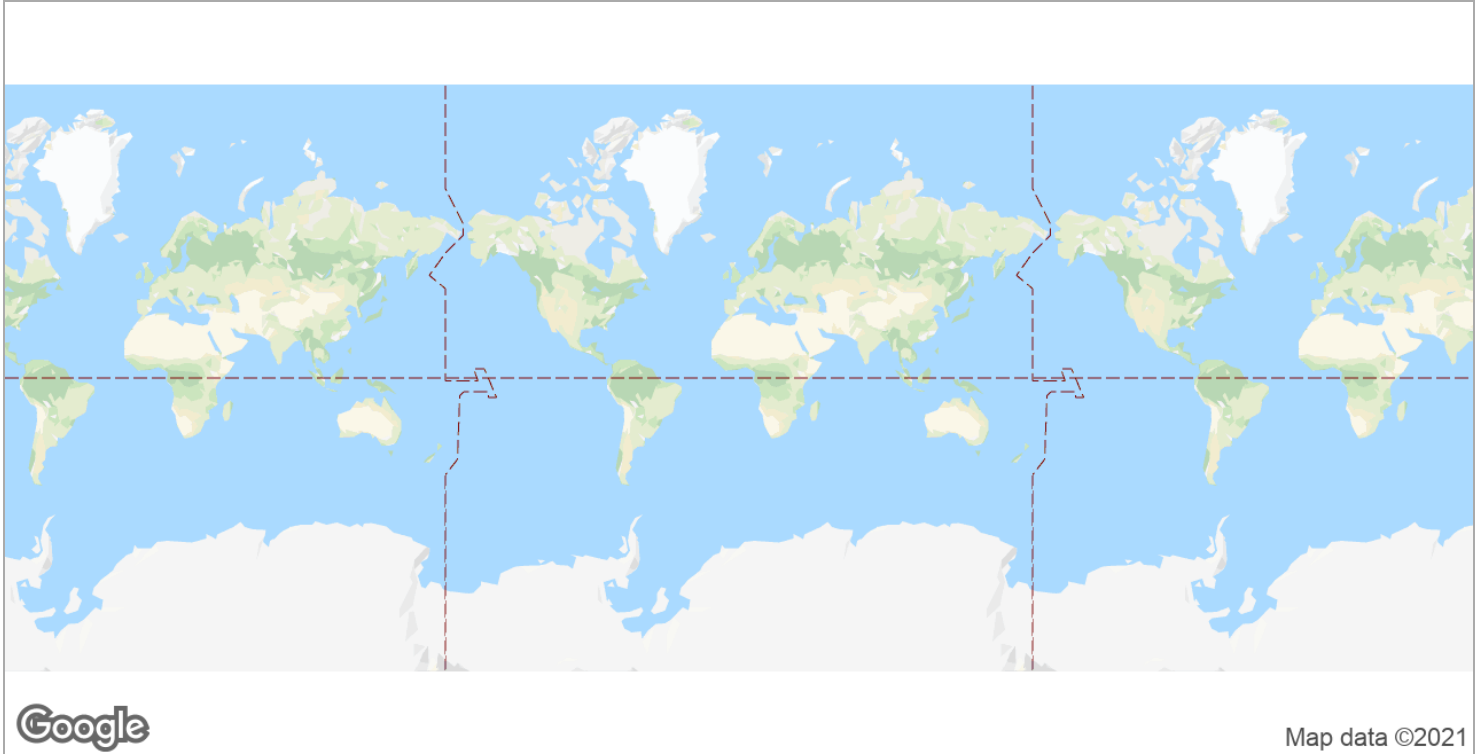
# Rent Comps



# Rent Comps Summary

SUBJECT PROPERTY	PRICE	LOT SIZE
 <b>Alpine Fir Rd Lake Almanor Residential Dream Home Development Site</b> 261 Alpine Fir Rd Westwood, CA 96137	N/A	0.2 AC
RENT COMPS	PRICE	LOT SIZE
	PRICE	LOT SIZE
<b>TOTALS/AVERAGES</b>	-	-

# Rent Comps Map



**SUBJECT PROPERTY**

261 Alpine Fir Rd | Westwood, CA 96137

ALPINE FIR RD LAKE ALMANOR RESIDENTIAL DREAM HOME DEVELOPMENT SITE

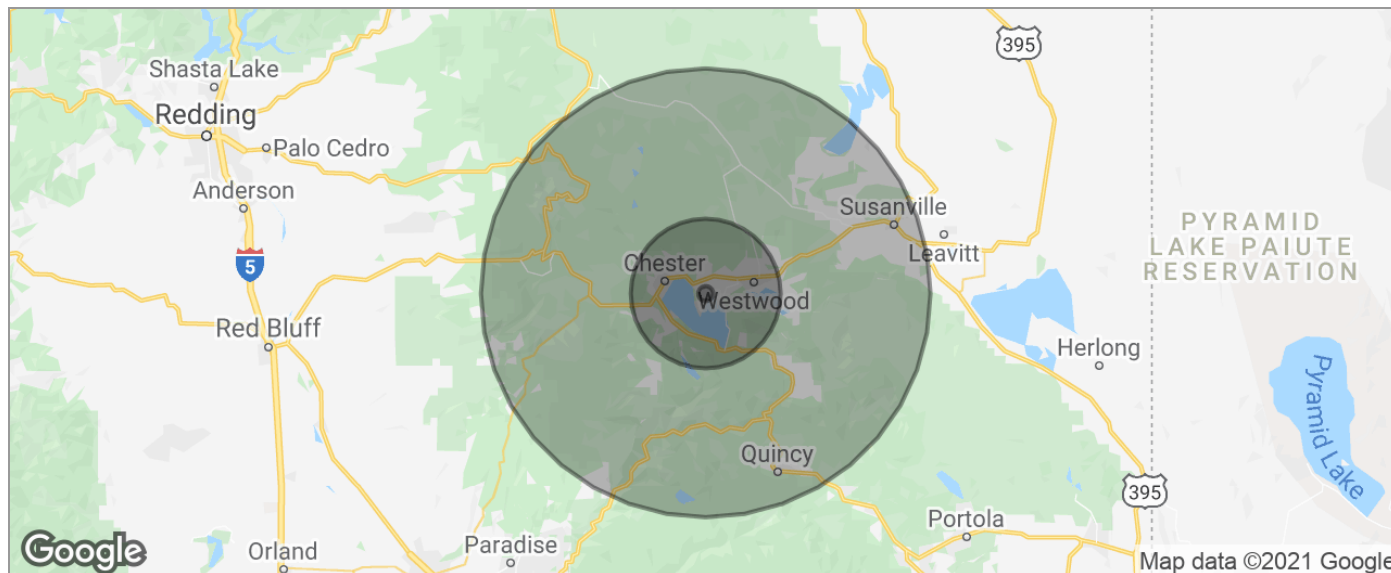
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# DEMOGRAPHICS

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DEMOGRAPHICS MAP

# Demographics Map



POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	20	2,104	16,582
MEDIAN AGE	63.4	58.0	49.2
MEDIAN AGE (MALE)	61.0	54.6	46.3
MEDIAN AGE (FEMALE)	64.9	59.6	49.9
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	11	1,165	7,727
# OF PERSONS PER HH	1.8	1.8	2.1
AVERAGE HH INCOME	\$84,252	\$73,071	\$61,264
AVERAGE HOUSE VALUE		\$317,832	\$289,705
RACE	1 MILE	10 MILES	30 MILES
% WHITE	90.0%	90.4%	90.0%
% BLACK	0.0%	0.0%	0.6%
% ASIAN	0.0%	1.5%	0.9%
% HAWAIIAN	0.0%	0.0%	0.2%
% INDIAN	5.0%	5.3%	3.3%
% OTHER	0.0%	2.3%	2.6%
ETHNICITY	1 MILE	10 MILES	30 MILES
% HISPANIC	0.0%	2.6%	5.7%

\* Demographic data derived from 2010 US Census

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# ADDITIONAL INFORMATION

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