



FORBES AVE.

N. INDIAN HILL BLVD.



TIERRA
DEVELOPMENT ADVISORS

LA PUERTA SCHOOL SITE

Development Opportunity | CLAREMONT, CA

This information was obtained from sources deemed reliable, however, TIERRA Development Advisors makes no representation or warranty regarding its accuracy. Interested parties should consult with their legal and accounting advisors and conduct their own due diligence investigation prior to any purchase.

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EXECUTIVE SUMMARY

LA PUERTA SCHOOL SITE | CLAREMONT, CA

Executive Summary

PROJECT OVERVIEW

Tierra Development Advisors is pleased to offer for sale a very rare development opportunity located near the base of the foothills in the city of Claremont. The Claremont Unified School District has declared the site surplus property, but will continue to lease the western portion (currently the La Puerta Sports Park) of the site to the city of Claremont. The eastern 9.77 acre portion of the 18.86 acre site is the former La Puerta Intermediate School, but has since been vacated. Development of the site will only be considered on the eastern portion.

Residential zoning in the surrounding area (RS-13,000) allows one unit per a minimum lot area of 13,000 square feet, although most surrounding homes would be considered RS-10,000, or a minimum of 10,000 square feet.

The city of Claremont has adopted an inclusionary housing ordinance which requires up to 15% Moderate AMI affordable units. We anticipate challenges to the implementation of the affordable housing and an in-lieu fee of \$18K/unit can be paid.



Executive Summary

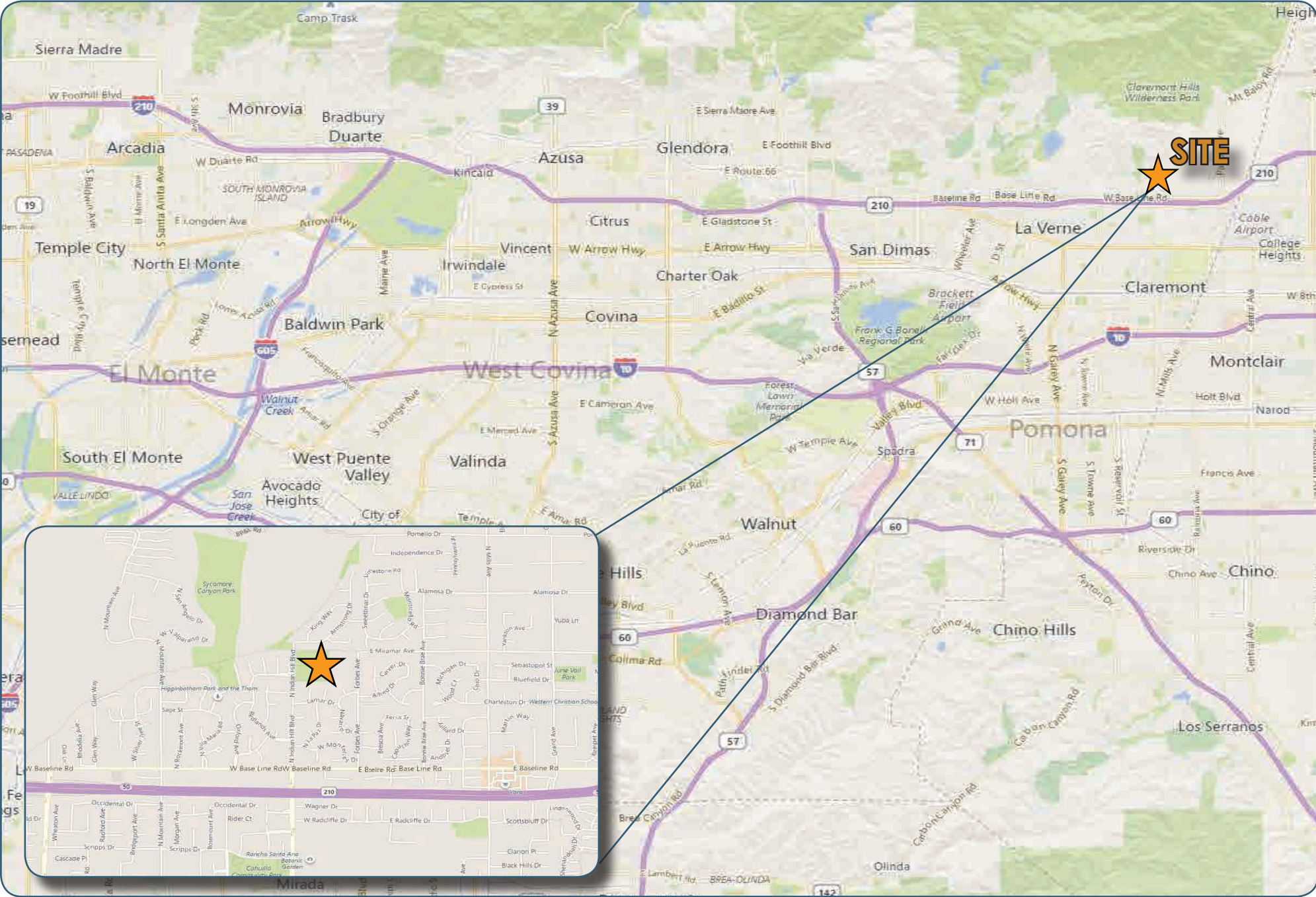
PROJECT SUMMARY

PRICE:	Submit Offer
LOCATION:	From the 210 Freeway, exit North Towne Avenue and head north. Turn right on East Baseline Road and turn left on North Forbes Avenue. Property will be on the left.
ADDRESS:	2475 Forbes Avenue, City of Claremont, County of Los Angeles (APN: 8670-003-900)
SELLER:	Claremont Unified School District
PROJECT AREA:	+/- 9.77 Gross Acres
OVERALL DENSITY:	Buyers are encouraged to submit on a plan utilizing 10,000 Sq.Ft. minimum lots
SITE CONDITION:	Buildings have been demoed
GENERAL PLAN & ZONING:	Public Space
IN-LIEU FEE:	\$18,000/unit
UTILITIES:	Water: City of Claremont Sewer: City of Claremont Gas: Southern California Gas Company Electric: Edison International
IMPACT FEES:	Low Density Detached - \$28,577/unit (Avg. 2,750 sq.ft.) *Fees include a 5% contingency, school fees, plan check & permits, but excluding Building Permits *Fee calc is estimated
SCHOOLS:	Claremont Unified School District <ul style="list-style-type: none">• Condit Elementary School (API Score 930)• El Roble Intermediate School (API Score 853)• Claremont High School (API Score 818)



Executive Summary

LOCATION PERSPECTIVE



LA PUERTA SCHOOL SITE
CLAREMONT, CA

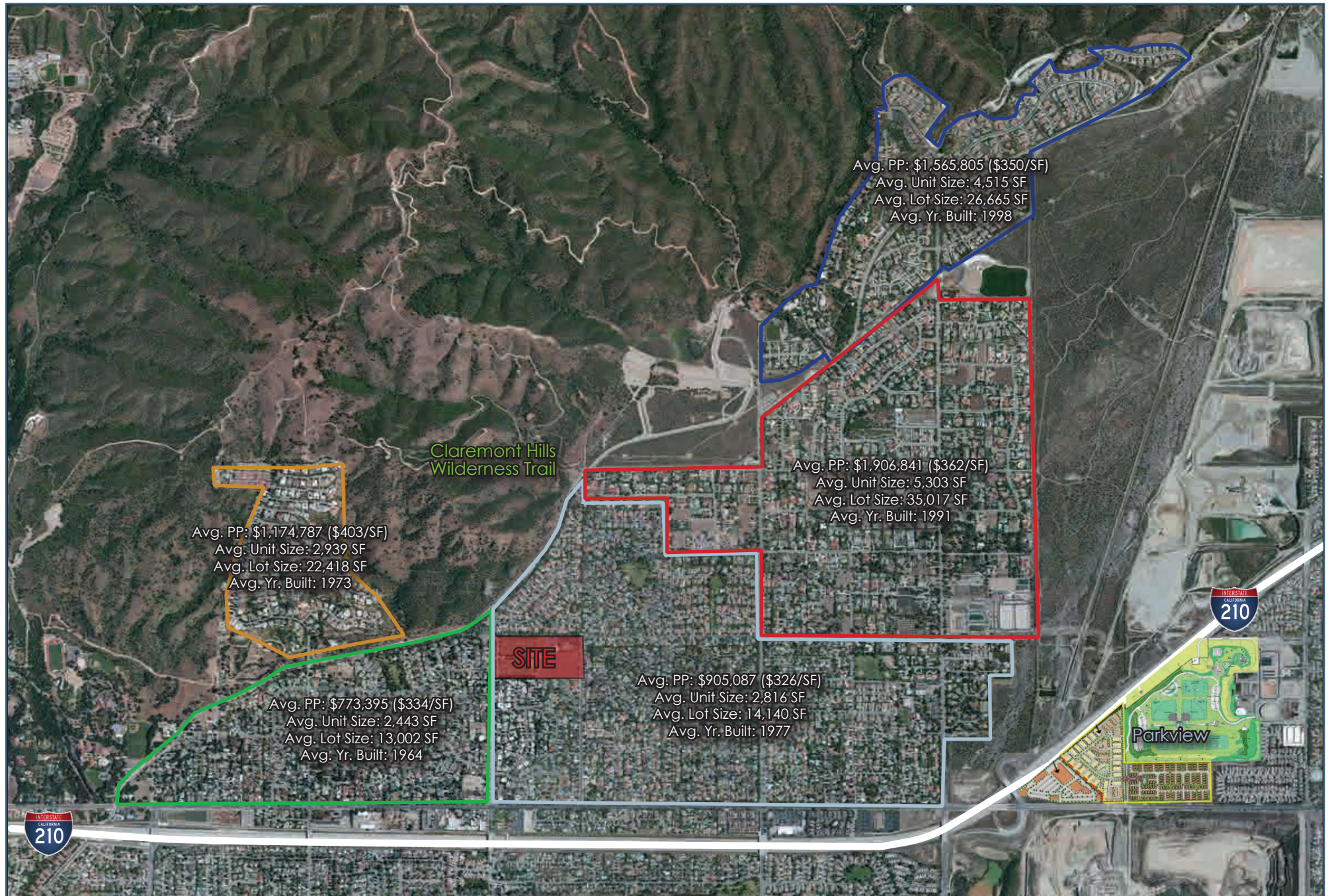
An aerial, high-angle photograph of a dense urban skyline, likely New York City, featuring numerous skyscrapers and buildings. The image is faded and serves as a background for the text.

MARKET OVERVIEW

LA PUERTA SCHOOL SITE | CLAREMONT, CA

Market Overview

MARKET DATA | REALES

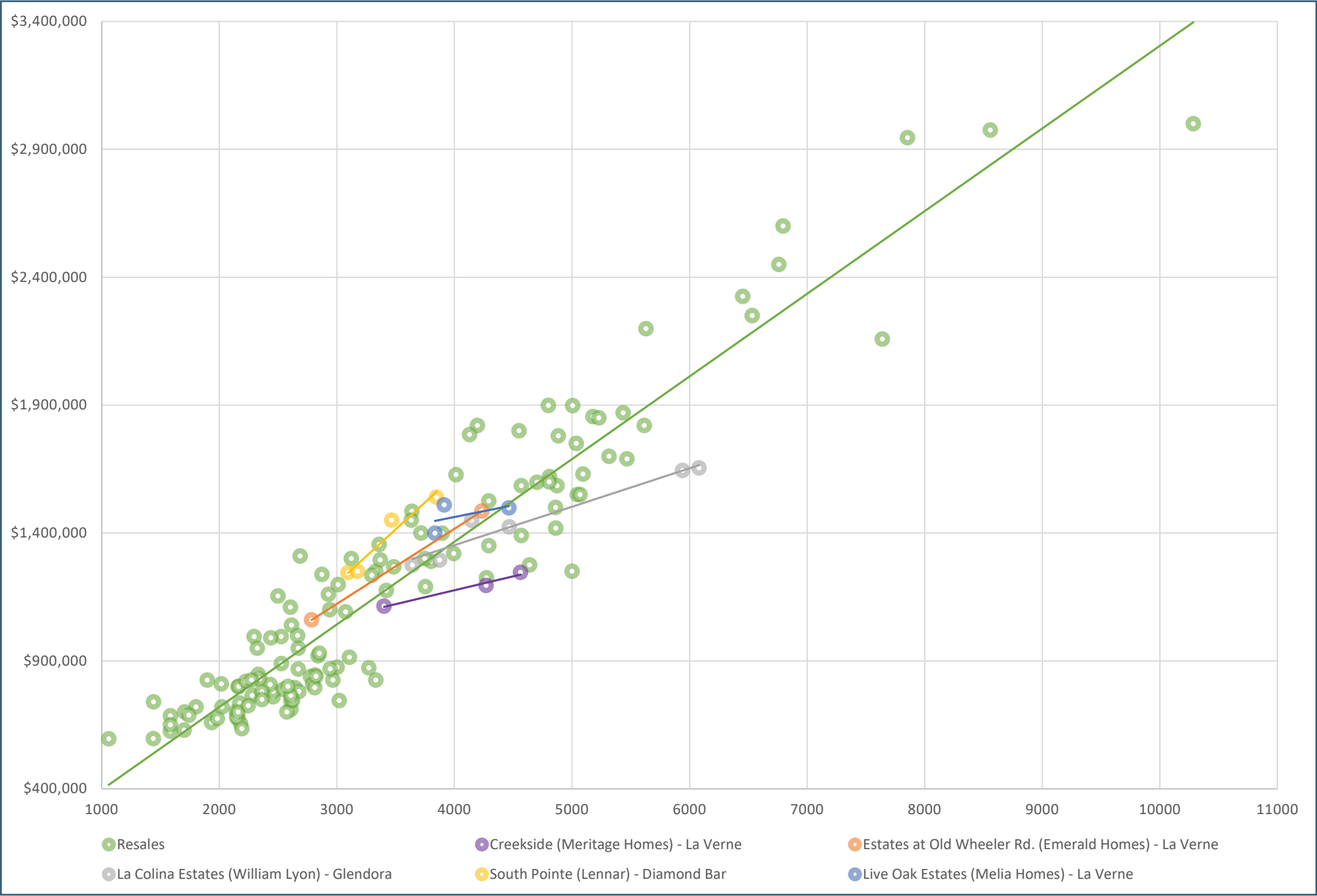


LA PUERTA SCHOOL SITE

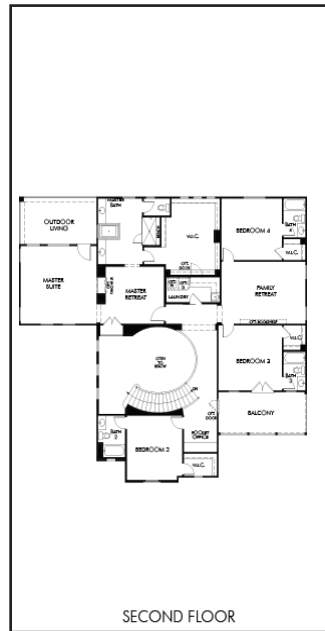
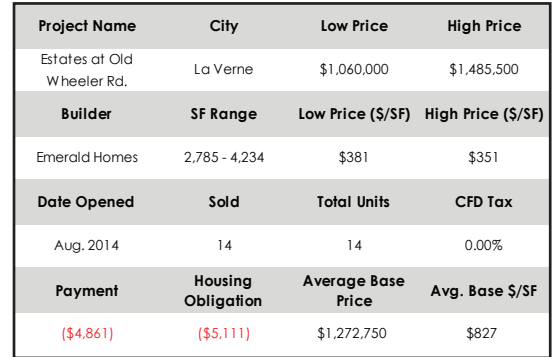
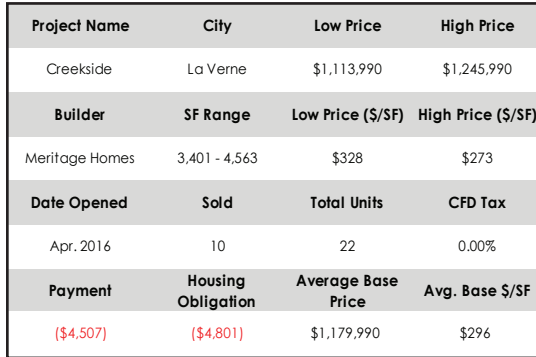
CLAREMONT, CA

Market Overview

MARKET DATA | CHART



COMPARABLES | DETACHED PRODUCT



Market Overview

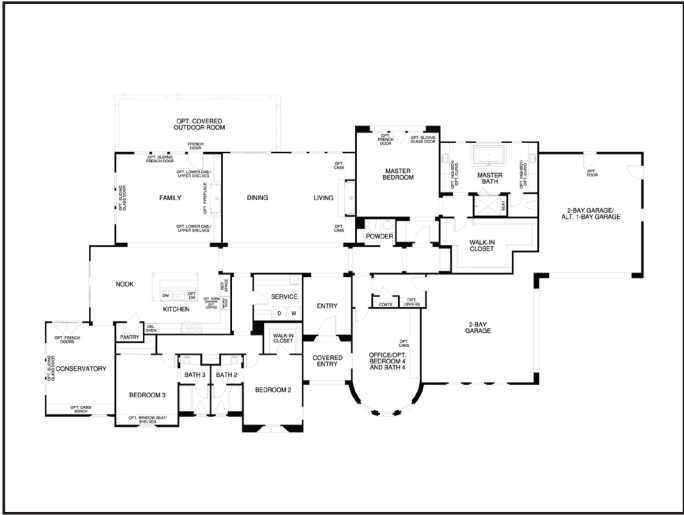
COMPARABLES | DETACHED PRODUCT



Project Name	City	Low Price		High Price	
La Colina Estates	Glendora	\$1,274,000		\$1,654,000	
Builder	SF Range	Low Price (\$/SF)		High Price (\$/SF)	
William Lyon	3,643 - 6,081	\$350		\$272	
Date Opened	Sold	Total Units		CFD Tax	
May-15	41	121		0.00%	
Payment	Housing Obligation	Average Base Price		Avg. Base \$/SF	
(\$5,591)	(\$6,113)	\$1,464,000		\$793	



Project Name	City	Low Price		High Price	
South Pointe	Diamond Bar	\$1,244,990		\$1,539,990	
Builder	SF Range	Low Price (\$/SF)		High Price (\$/SF)	
Lennar	3,095 - 3,848	\$402		\$400	
Date Opened	Sold	Total Units		CFD Tax	
Apr. 2017	57	99		0.00%	
Payment	Housing Obligation	Average Base Price		Avg. Base \$/SF	
(\$5,318)	(\$5,602)	\$1,392,490		\$713	

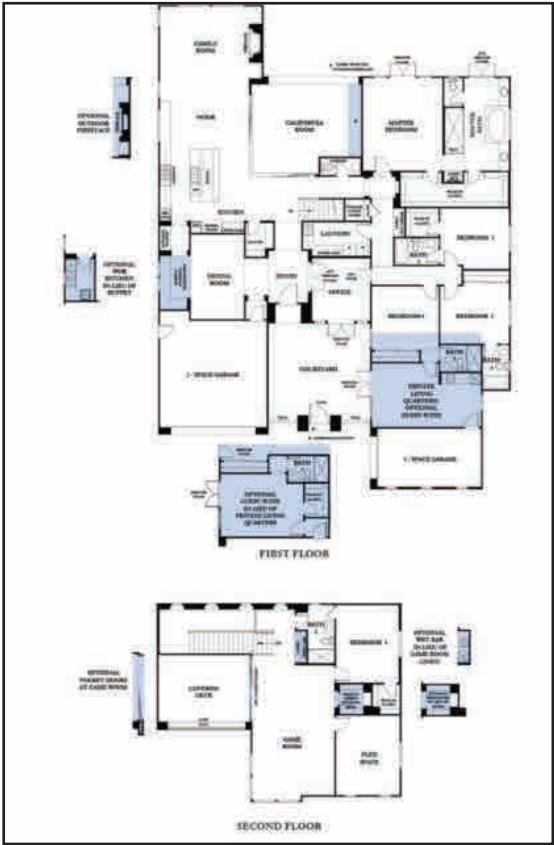


Market Overview

COMPARABLES | DETACHED PRODUCT



Project Name	City	Price	
Live Oak Estates	La Verne	Low Price	High Price
		\$1,398,900	\$1,509,900
Builder	SF Range	Low Price (\$/SF)	High Price (\$/SF)
Melia Homes	3,834 - 4,463	\$365	\$338
Date Opened	Sold	Total Units	CFD Tax
Apr. 2014	17	17	0.00%
Payment	Housing Obligation	Average Base Price	Avg. Base \$/SF
(\$5,555)	(\$5,952)	\$1,454,400	\$351





SITE LOCATION

LA PUERTA SCHOOL SITE | CLAREMONT, CA

Site Location

SCHOOL INFORMATION



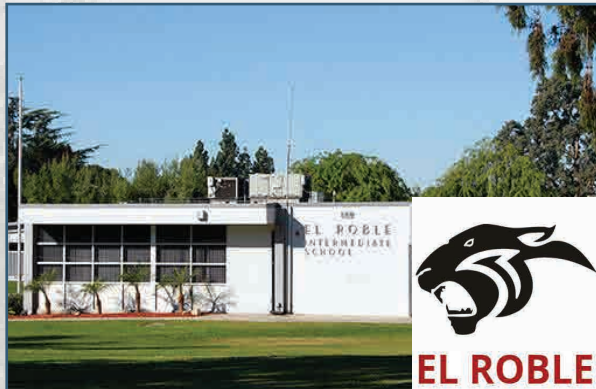
Grades K-6

Condit Elementary School's mission is to provide an engaging and rigorous curriculum that fosters critical thinking and develops skills for college and career readiness. We provide a safe, supportive environment that promotes character building, empowering students to become positive contributing members of society. Condit's school community, its emphasis on high achievement, and the collective dedication to both, make it an exemplary school.

API: 930

Map: 1750 N. Mountain Ave., Claremont, CA 91711

Website: Condit Elementary School



Grades 7-8

The El Roble team is dedicated to developing the whole child by providing a safe and positive learning environment based on mutual trust and respect. Our engaging academic instruction adapts to an evolving society providing the skills and connections necessary to be confident and successful. To truly make a connection with every student to better meet their needs the El Roble team will build on and solidify prior knowledge as well as provide well-rounded opportunities for social, physical, mental, and emotional development.

API: 853

Map: 665 N. Mountain Ave., Claremont, CA 91711

Website: El Roble Intermediate School



Grades 9-12

Claremont High School commits itself to nurturing the academic, social, physical, and emotional development of all students to prepare them to take their place as productive and invested members of the larger world community. The Claremont High School student strives to be principled, achieving, creative, knowledgeable, pursuing personal growth, respectful, inquisitive, disciplined, and engaged.

API: 818

Map: 1601 N. Indian Hill Blvd., Claremont, CA 91711

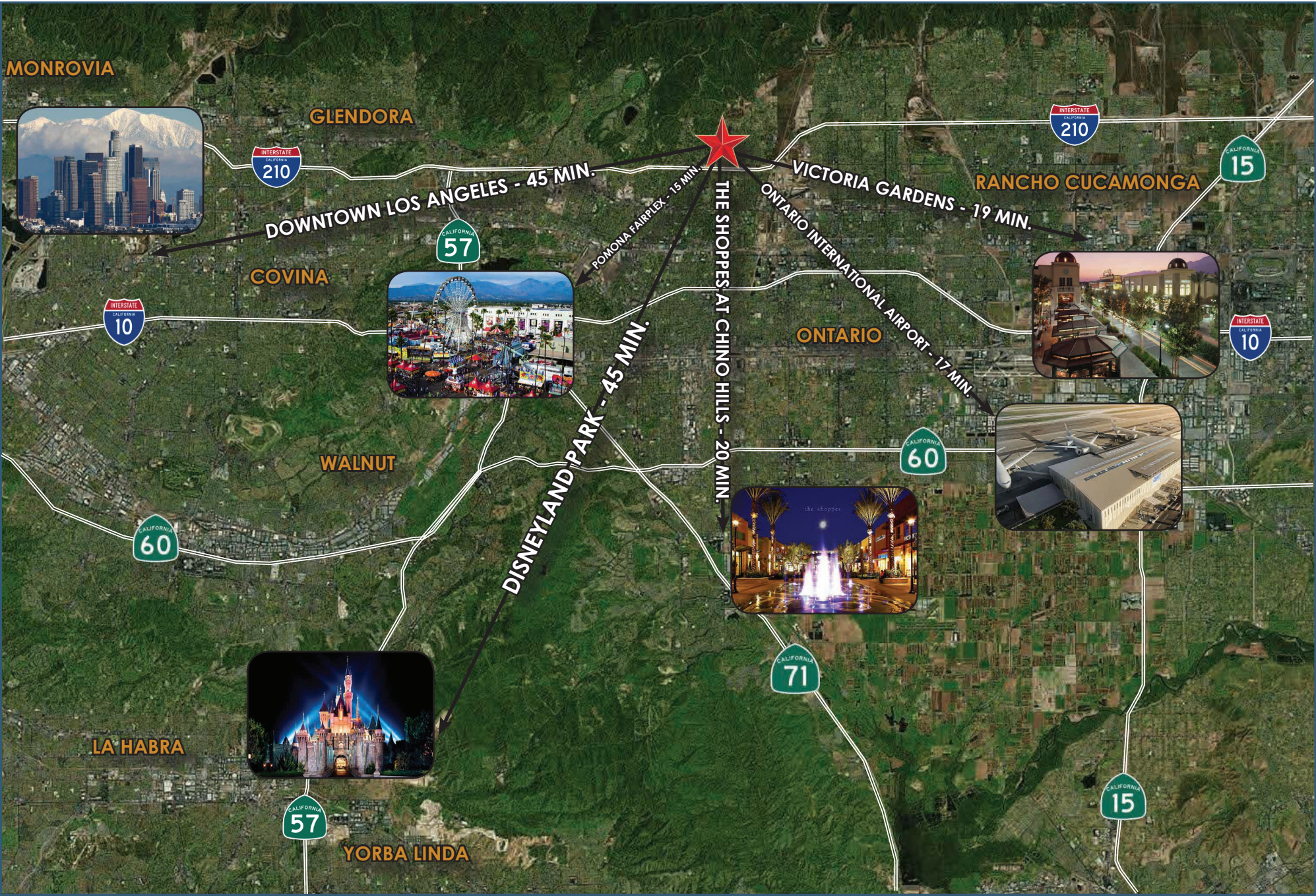
Website: Claremont High School

LA PUERTA SCHOOL SITE

CLAREMONT, CA

Site Location

REGIONAL AMENITIES



Site Location

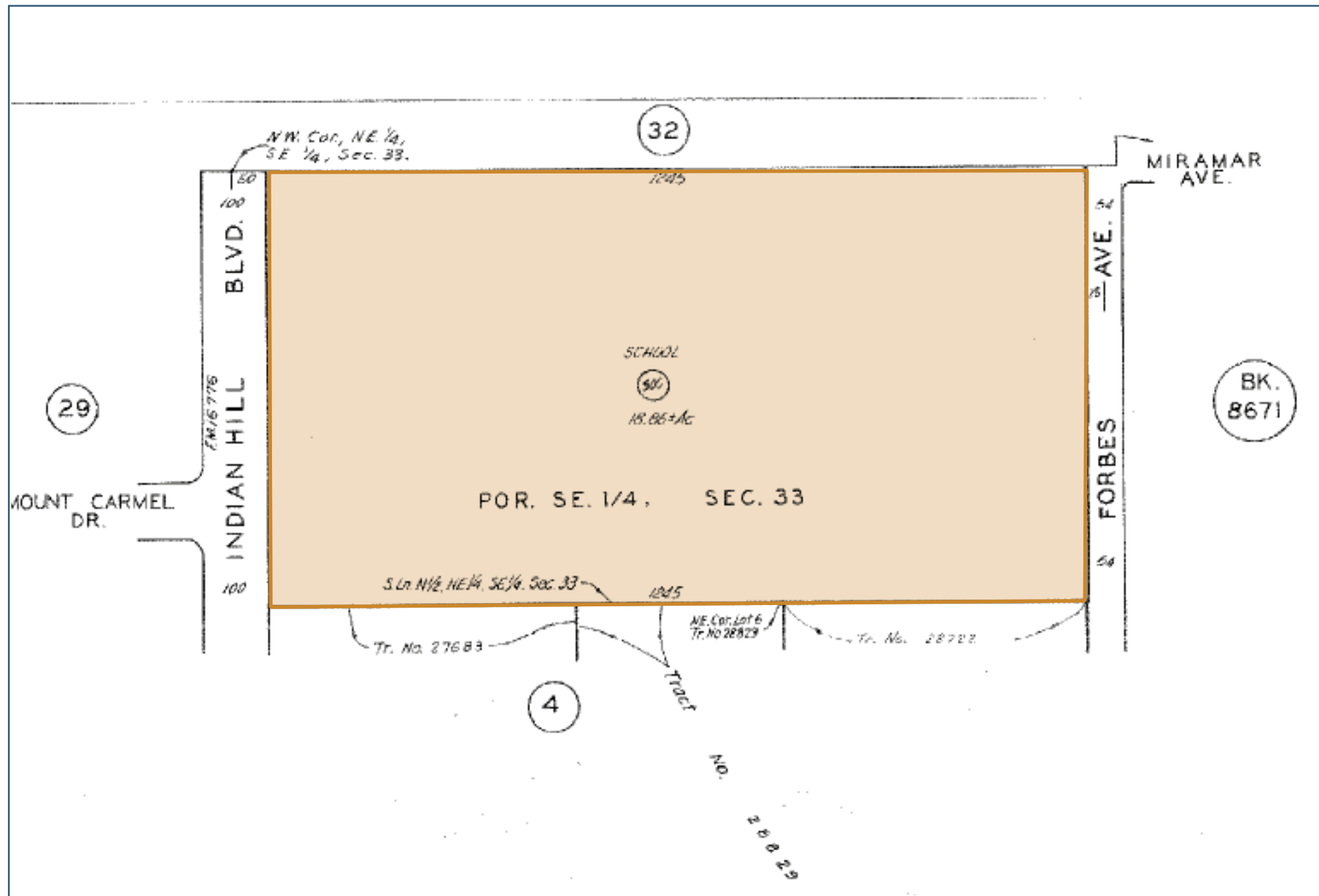
LOCAL AMENITIES



LA PUERTA SCHOOL SITE
CLAREMONT, CA

Site Location

APN MAP



Site Location

GENERAL PLAN MAP

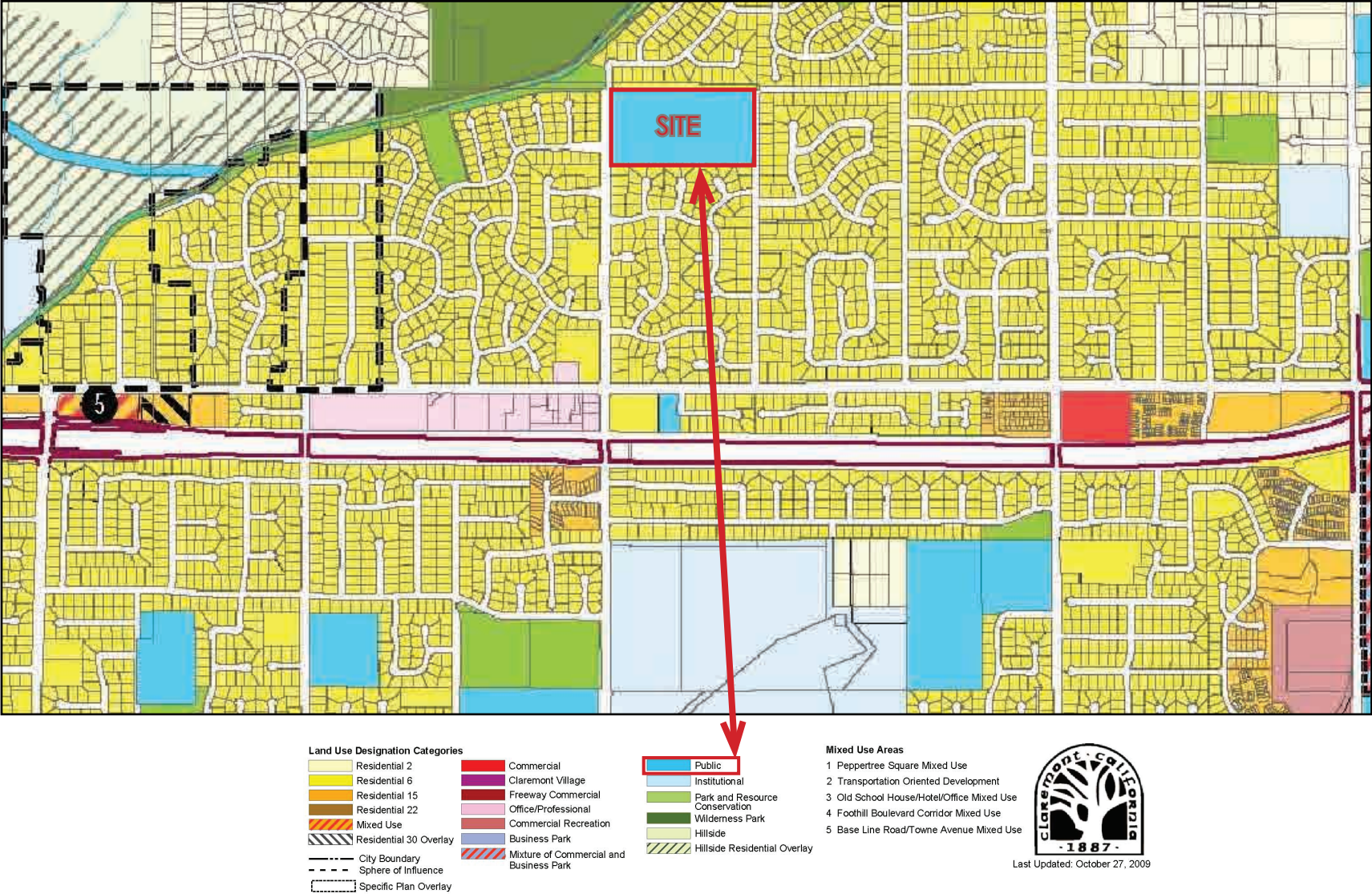
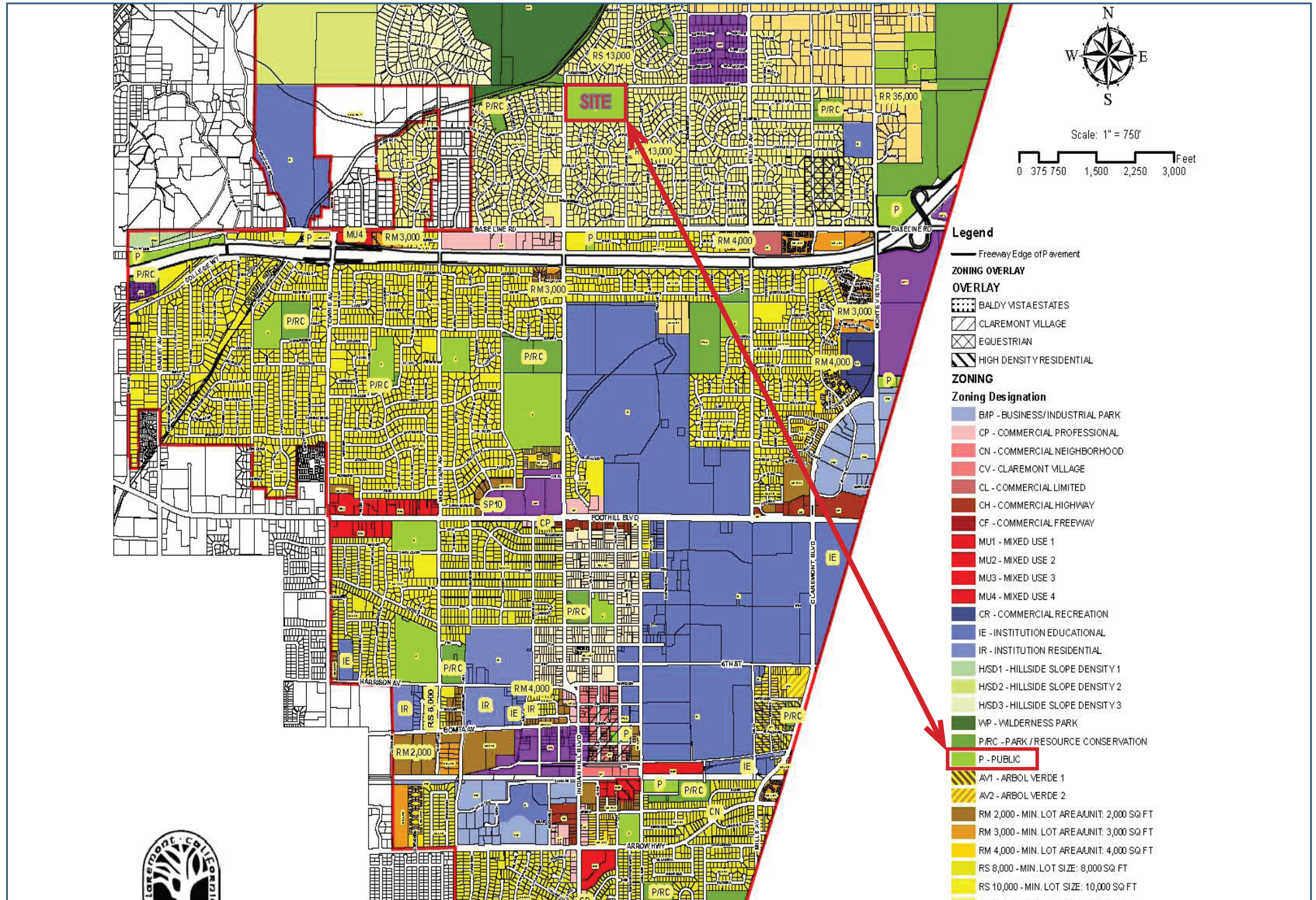


Figure 2-3
Land Use Plan

CLAREMONT GENERAL PLAN

Site Location

ZONING MAP



LA PUERTA SCHOOL SITE

CLAREMONT, CA

**DISCLOSURE AND CONSENT FOR REPRESENTATION
OF MORE THAN ONE BUYER OR SELLER
C.A.R. Form DA, 11/06**

A real estate broker, whether a corporation, partnership or sole proprietorship, ("Broker") may represent more than one buyer or seller provided the Broker has made a disclosure and the principals have given their consent. This multiple representation can occur through an individual license as a broker or through different associate licensees acting for the Broker. The associates licensees may be working out of the same or different office locations.

Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Buyer and Seller understand that Broker may represent more than one buyer or seller and even both buyer and seller on the same transaction.

If Seller is represented by Broker, Seller acknowledges that Broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both Seller and Buyer in that transaction.

If Buyer is represented by Broker, Buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both Buyer and Seller with regard to that property.

In the event of a dual agency, Seller and Buyer agree that: (a) Broker, without the prior notice written consent of the Buyer, will not disclose to the Seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the Seller, will not disclose to the Buyer that Seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a Dual Agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

NON CONFIDENTIALITY OF OFFERS: Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent's marketing strategy and the instructions of the seller.

Seller and/or Buyer acknowledges reading and understanding this Disclosure and Consent for Representation of More than One Buyer or Seller and agree to the dual agency possibility disclosed.

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