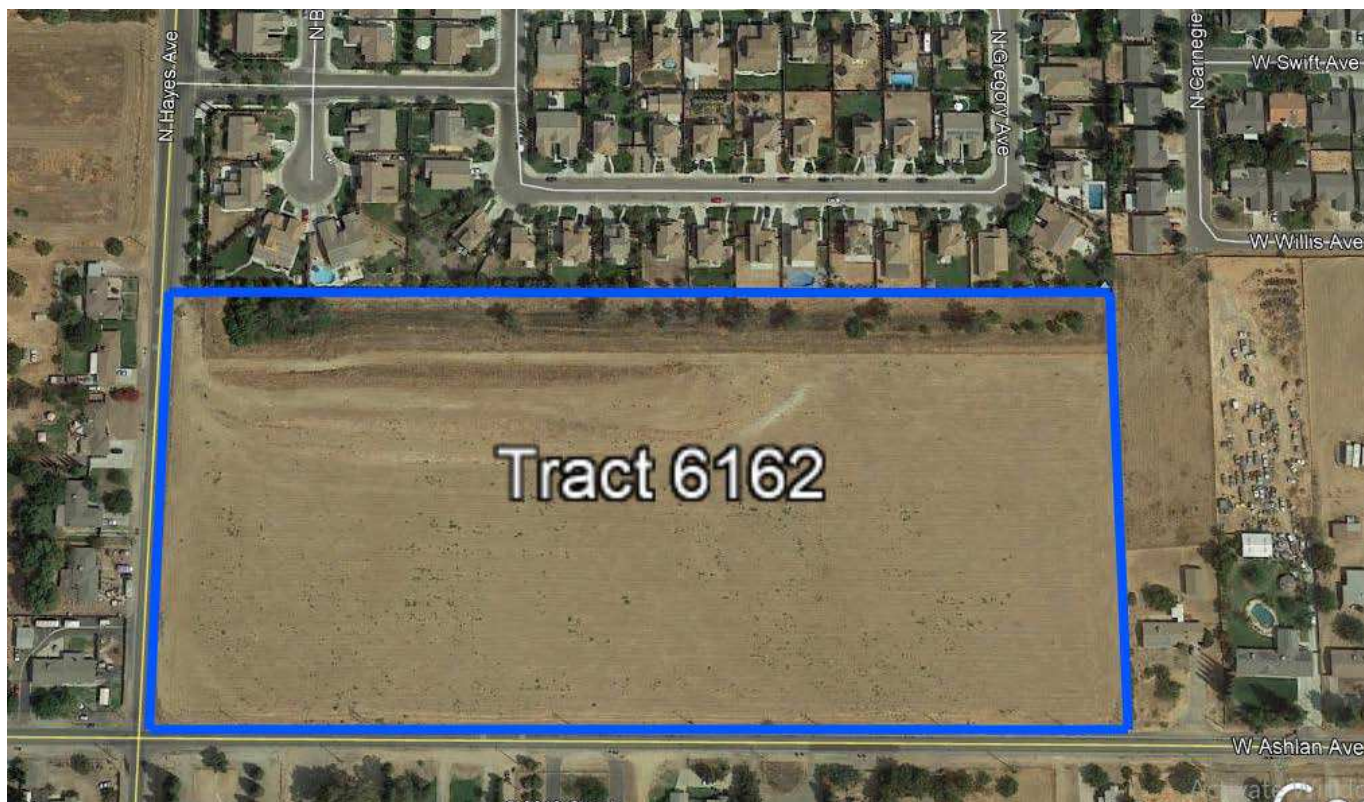




## *Tract Map 6162*

### *Fresno, CA*



*Exclusively Listed by*

RAVA Property Group  
Real Estate Brokerage  
2417 Main Street - # 103  
Ferndale, WA  
[www.ravapropertygroup.com](http://www.ravapropertygroup.com)  
DRE # 01965903  
DOL # 20470

Ray Gill  
Managing Broker  
559.916.5214  
360.778.1624  
[ray@ravapropertygroup.com](mailto:ray@ravapropertygroup.com)  
DRE # 01868177  
DOL # 26588





Map: Vesting Tentative Tract Map Number 6162

Municipality: Fresno, CA

Location: Site is located on the North side of Ashlan Avenue and the East side of Hayes Avenue

Directions: Heading North on Freeway 99, take the Ashlan Avenue exit heading West. Continue heading West, past Polk Avenue and site will be at the NEC or Ashlan and Hayes Avenues.

Address: No Address Available

APN: Parcel 1 – 510-021-30  
Parcel 2 – 510-021-29S

Legal Description: Parcel 1 - 8.12 Ac Par in Sw1/4 Of Sw1/4 Of Sw1/4 Sc 15 13/19  
Parcel 2 – 8.69 Ac Sur Rt in Sw1/4 of Sw1/4 Sec 15 T13r19

Size: Parcel 1 – 8.12 Acres (353,707 sq. ft.)  
Parcel 2 – 8.69 Acres (378,536 sq. ft.)

Dimensions: Parcel 1 – 639 x 577  
Parcel 2 – 659 x 578

Topography: Site is level with the exception of a mound of dirt on the North side

Flood Zone: C – Not Flood Prone

Owner: A & N Investment Group LLC

Property: The Property consists of two parcels and is an approved tentative map of 83 Lots.

Access to Property: Property can be accessed by Hayes Avenue and Ashlan Avenue

Zoning: RS-5/UGM

Density: Residential – Medium Density

Adjacent Parcel: In the County of Fresno and zoned Rural Residential



Utilities:	Located at the site along Hayes Avenue
Lot Sizes:	Average size of 6500 sq. ft.
Setbacks:	Front (35 feet), Rear (10 feet), Sides (8 feet Total)
Lot Coverage:	60% of Lot
Punch List:	Not Applicable
Onsite Structures:	None
Number of Lots:	83 Lots
Buildable Lots:	73 Lots
Entitlement Status:	The map was approved and accepted by the City of Fresno on December 21st 2016 with an expiration of December 21st 2018. State legislation has extended the life of the Tentative Map to December 21st 2020.
Final Map Status:	Final Map is technically correct as are all improvement plans. Upon acquisition of right of ways, project will be ready for improvement bonds, execution of subdivision agreements and recordation of Final Map.
COA:	City of Fresno requires an on-site temporary ponding basin impacting 8 Lots and a waste management turnaround impacting two Lots. According to the City, once housing developments to the West & East of the site come on line, all 10 Lots can be converted to Finished Lots. Please see full Conditions of Approval Report.
CFD:	Annexed into Community Facilities District 11 on January 17 2019
Absorption:	Not Applicable
Market:	Over the last 36 months, many local and national homebuilders have entered the West Fresno market and the area has seen strong growth from existing homebuilders and newcomers.



Active Builders:	DR Horton – Located at Polk & Dakota and consisting of 93 Lots. DR Horton also built out a subdivision at Dakota & Blythe  Lennar – Located at Polk & Olive and known as Summer Grove consisting of 102 Lots. In process of approval of 163 Lot subdivision at the NWC or Shaw & Grantland  Wathen Costanos – Located at Gettysburg & Bryan and known as Westerra consisting of 116 Lots. Wathen Costanos will have a master planned community of over 800 homes in this area.  Roseville Estates – Located at Shaw & Polk with approximately 20 Finished Lots remaining.  Century Communities – Located at Bryan and Shaw  Ekam Construction – Located at Polk & Ashlan and consisting of 15 Lots.
Permits:	In 2017 - 680 SFR Permits were pulled for the whole City In 2017 - 14 Final Maps were recorded for a total of 1320 Lots In 2018 – 1113 SFR Permit were pulled for the whole City In 2018 - 12 Final Maps were recorded for a total of 857 Lots
School District:	Central Unified School District
School Fees:	\$5.25 per square foot
Fees Paid:	Schedule of Fees Paid Available Upon Request
Fees:	Schedule of Development Fees Available Upon Request Schedule of Building Permit Fees Available Upon Request
Engineer's Estimate:	Available Upon Request
Documents:	Tentative Map Conditions of Approval SWPPP Street Improvement Plans Grading Plans Underground Utilities Plans Landscaping Plans Geotechnical Report Final Map



Price: \$2,158,000 (\$26,000 Per Paper Lot)

Price Per Acre: \$133,209/Acre

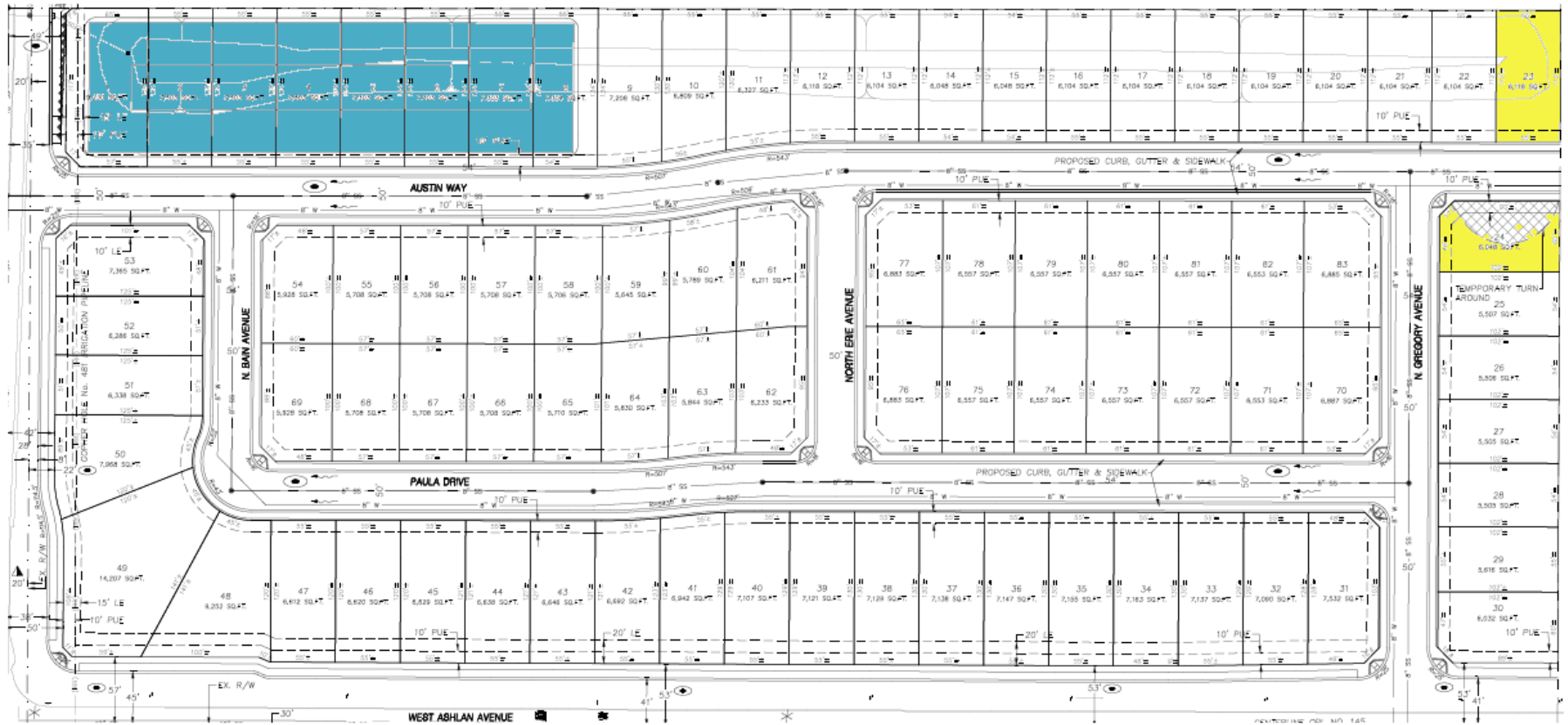
Terms of Sale: 60 Day Feasibility Period  
30 Day Close  
All Cash at Closing

Escrow Company: First American Title Company – Fresno, CA

Public Works: Mike Sanchez  
Assistant Director  
559.621.8650

City Planner: Will Tackett  
Will.Tackett@fresno.gov  
559.621.8063

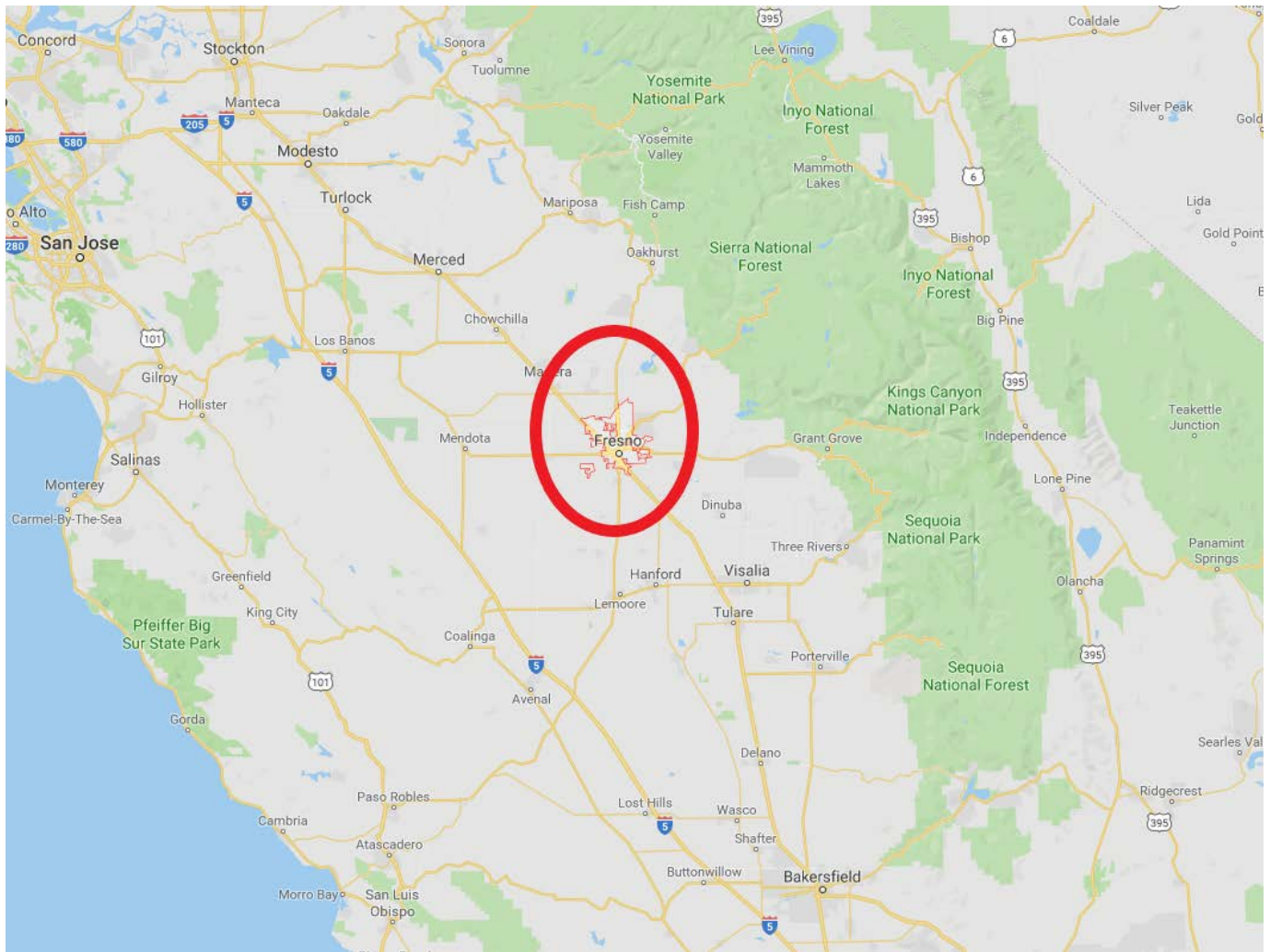
Project Engineer: Yamabe & Horn Engineering Inc.  
Chris Kliewer  
ckliewer@ymail.com  
559.244.3123

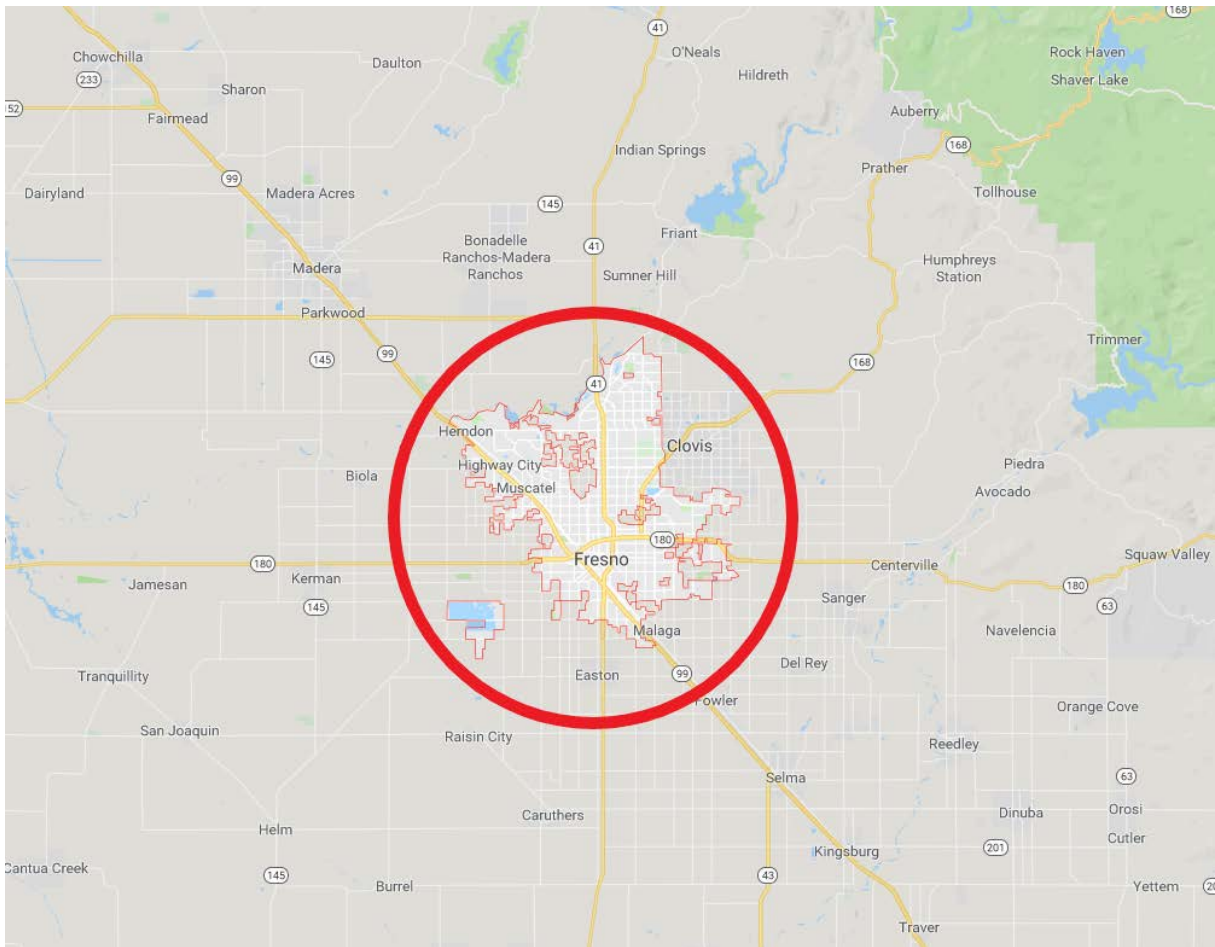


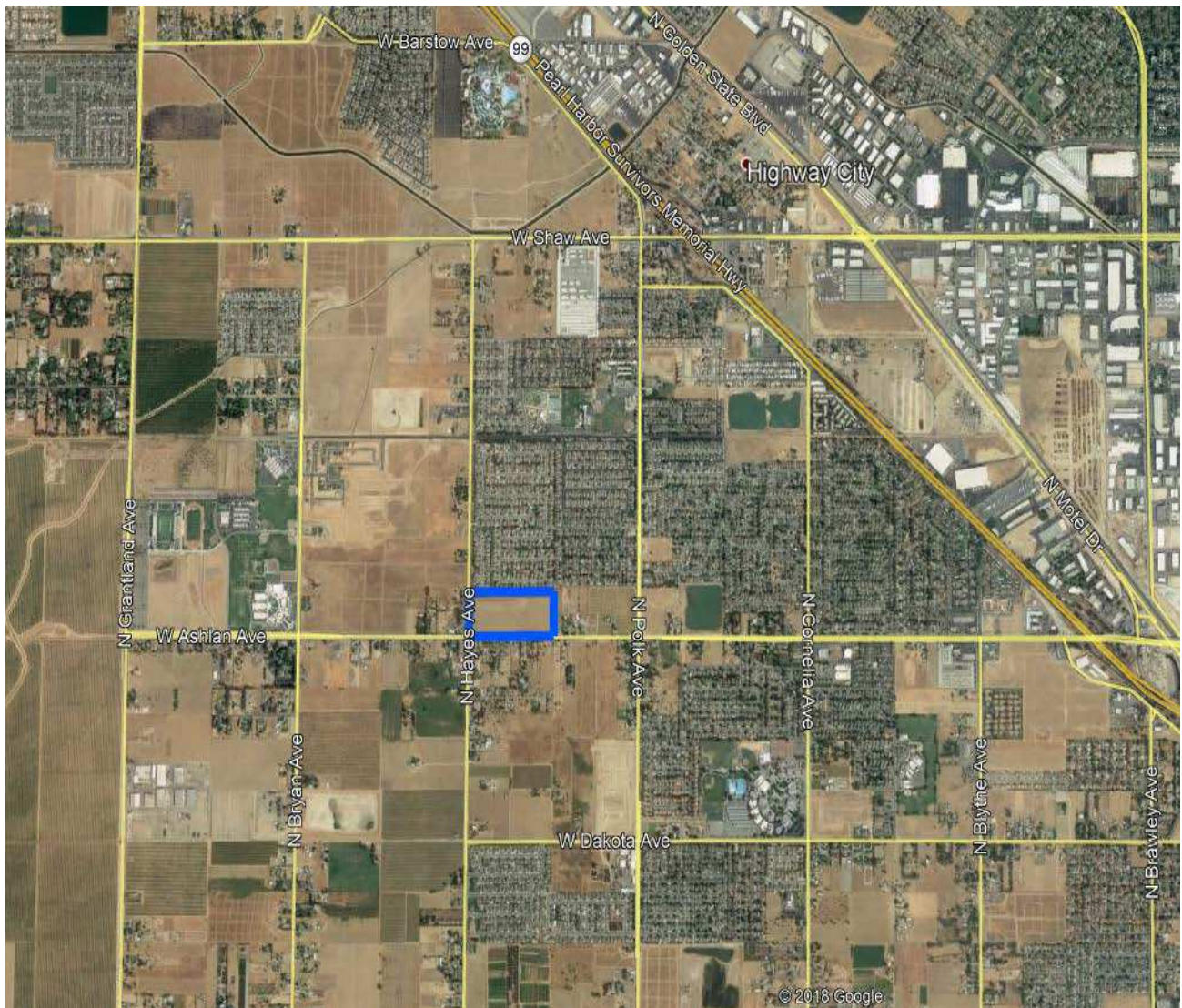
Ponding Basin



Waste Management Turn Around







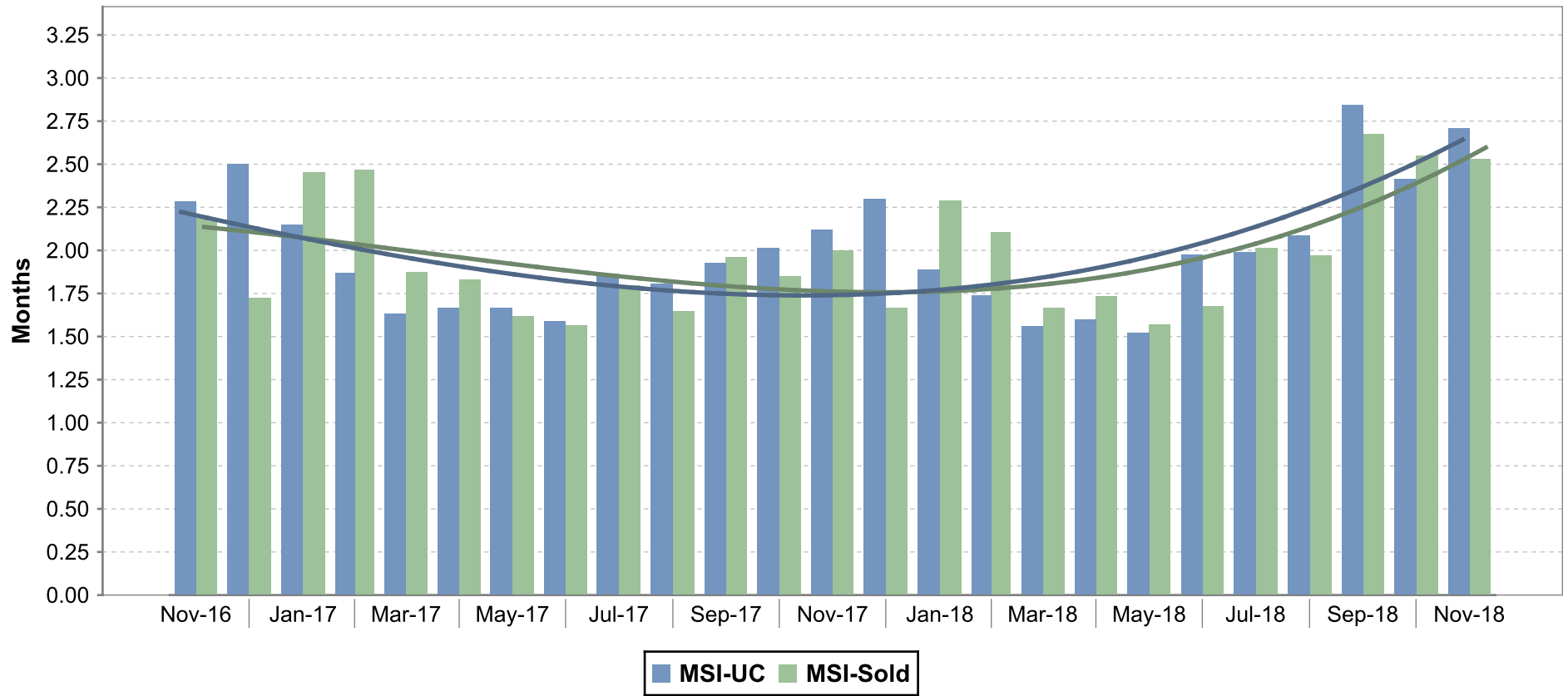


# Market Dynamics

## Months Supply of Inventory (UC Calculation vs. Sold Calculation)

### 2 Years (Monthly) 11/01/16 - 11/30/18

Fresno Association Of REALTORS



#### KEY INFORMATION

	Monthly Change	Monthly %	Total Change	Total % Change
MSI-UC	0.01	0.67	0.30	16.16
MSI-Sold	0.01	0.54	0.24	12.87



MLS: FRESNO	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single Family Residence, PUD)					Sq Ft: All
FresnoClovis:	Fresno, Clovis					

# Market Dynamics

## Months Supply of Inventory (UC Calculation vs. Sold Calculation)

### 2 Years (Monthly) 11/01/16 - 11/30/18

Fresno Association Of REALTORS

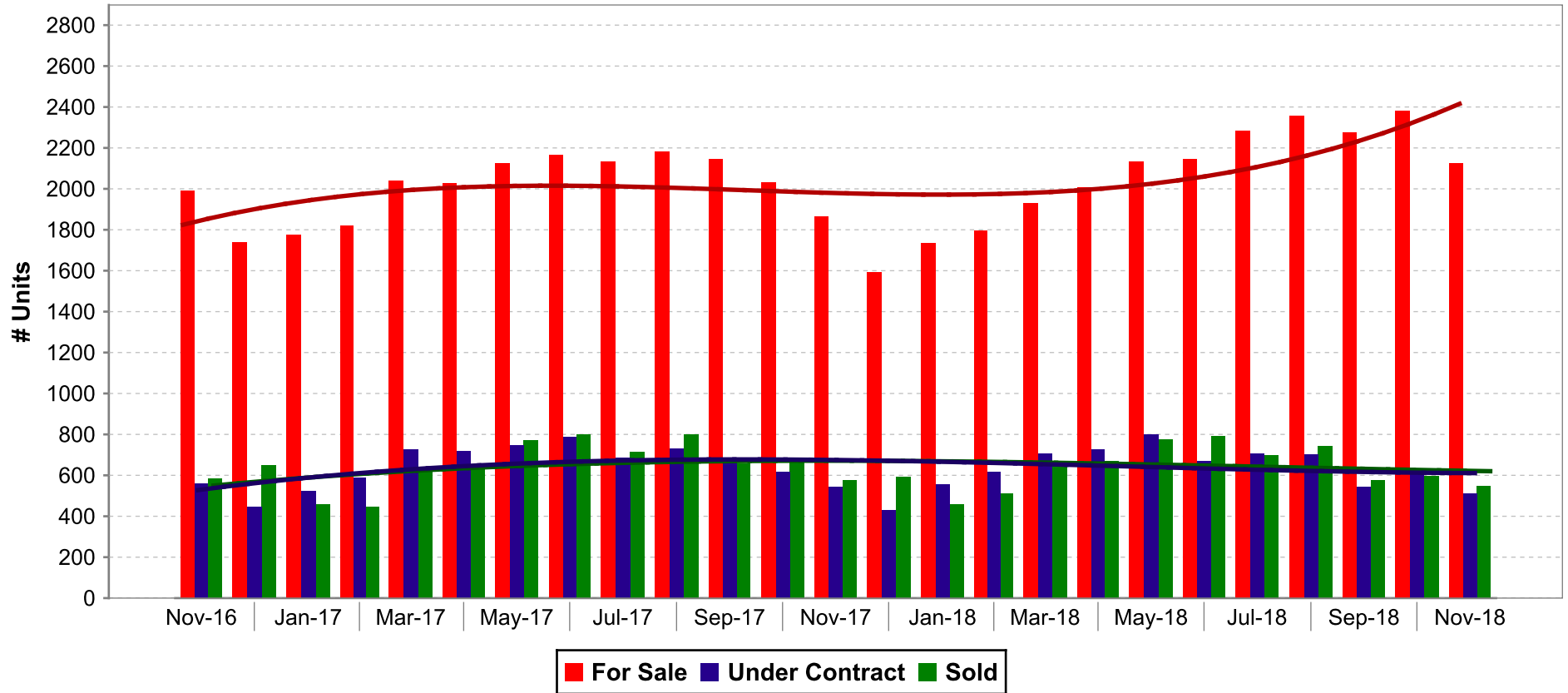
Time Period	MSI	NAR MSI	# For Sale Last Day of Month	# Under Contract	# Sold
Nov-18	2.7	2.5	1,381	510	546
Oct-18	2.4	2.6	1,523	631	597
Sep-18	2.8	2.7	1,545	543	577
Aug-18	2.1	2.0	1,464	702	742
Jul-18	2.0	2.0	1,408	707	699
Jun-18	2.0	1.7	1,323	670	789
May-18	1.5	1.6	1,215	798	774
Apr-18	1.6	1.7	1,160	726	668
Mar-18	1.6	1.7	1,102	707	661
Feb-18	1.7	2.1	1,071	615	509
Jan-18	1.9	2.3	1,049	555	458
Dec-17	2.3	1.7	987	429	592
Nov-17	2.1	2.0	1,152	543	576
Oct-17	2.0	1.9	1,238	614	669
Sep-17	1.9	2.0	1,286	667	655
Aug-17	1.8	1.6	1,315	728	797
Jul-17	1.9	1.8	1,279	686	712
Jun-17	1.6	1.6	1,248	785	797
May-17	1.7	1.6	1,248	748	770
Apr-17	1.7	1.8	1,195	716	652
Mar-17	1.6	1.9	1,186	726	632
Feb-17	1.9	2.5	1,101	589	446
Jan-17	2.1	2.5	1,119	521	456
Dec-16	2.5	1.7	1,115	446	647
Nov-16	2.3	2.2	1,275	558	582

# Market Dynamics

## Supply & Demand - # Units (FS, UC, Sold)

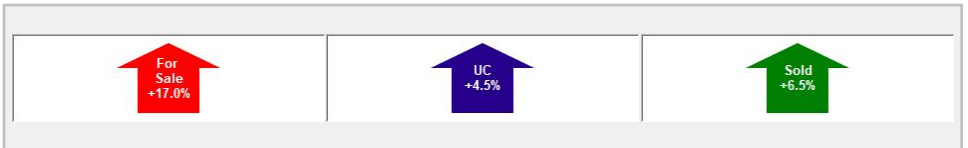
### 2 Years (Monthly) 11/01/16 - 11/30/18

Fresno Association Of REALTORS



#### KEY INFORMATION

	Monthly Change	Monthly %	Total Change	Total % Change
For Sale	13.27	0.71	318.38	17.01
Under Contract	1.17	0.19	28.14	4.52
Sold	1.68	0.27	40.28	6.50



MLS: FRESNO	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single Family Residence, PUD)					Sq Ft: All
FresnoClovis:	Fresno, Clovis					

# Market Dynamics

## Supply & Demand - # Units (FS, UC, Sold)

### 2 Years (Monthly) 11/01/16 - 11/30/18

Fresno Association Of REALTORS

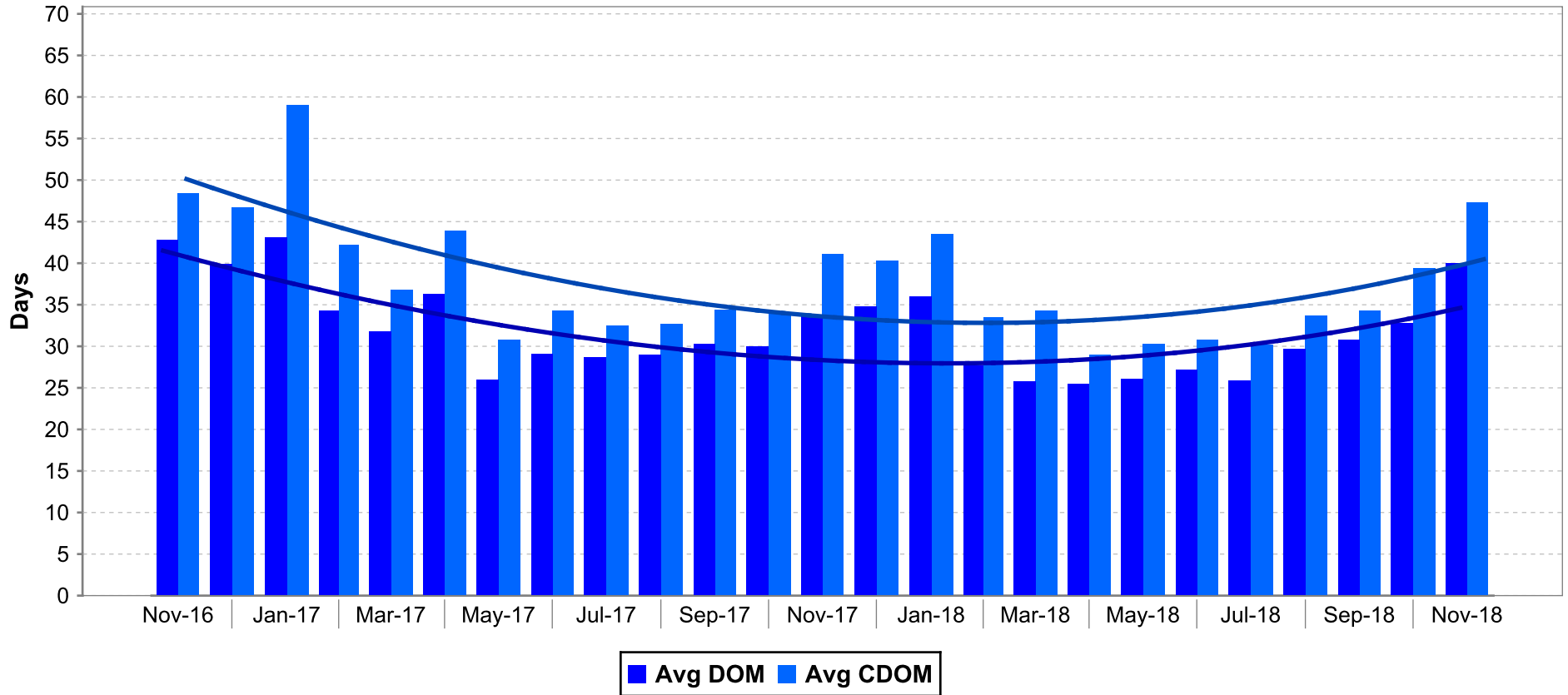
Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	
Nov-18	2,124	94	510	40	546	31	233	81	601	
Oct-18	2,379	84	631	33	597	32	225	81	834	
Sep-18	2,273	82	543	31	577	30	185	78	809	
Aug-18	2,356	77	702	30	742	25	190	63	948	
Jul-18	2,282	77	707	26	699	25	167	79	959	
Jun-18	2,145	79	670	27	789	28	152	78	930	
May-18	2,134	80	798	26	774	25	121	61	974	
Apr-18	2,005	84	726	25	668	26	119	75	903	
Mar-18	1,931	87	707	26	661	31	122	84	860	
Feb-18	1,793	93	615	28	509	33	107	93	744	
Jan-18	1,734	100	555	36	458	36	130	89	747	
Dec-17	1,591	113	429	35	592	31	175	100	439	
Nov-17	1,865	99	543	34	576	31	170	76	627	
Oct-17	2,029	91	614	30	669	32	177	74	743	
Sep-17	2,143	87	667	30	655	27	190	85	828	
Aug-17	2,183	84	728	29	797	31	140	69	904	
Jul-17	2,131	85	686	29	712	26	166	73	883	
Jun-17	2,166	84	785	29	797	28	133	83	918	
May-17	2,125	86	748	26	770	38	129	101	930	
Apr-17	2,026	90	716	36	652	31	115	78	840	
Mar-17	2,038	92	726	32	632	40	126	92	937	
Feb-17	1,819	106	589	34	446	41	129	107	700	
Jan-17	1,773	113	521	43	456	40	133	96	658	
Dec-16	1,738	120	446	40	647	38	177	119	463	
Nov-16	1,991	110	558	43	582	40	158	112	585	

# Market Dynamics

## Average DOM vs. CDOM for Under Contract Properties

### 2 Years (Monthly) 11/01/16 - 11/30/18

Fresno Association Of REALTORS



#### KEY INFORMATION

	Monthly Change	Monthly %	Total Change	Total % Change
DOM	-0.31	-0.87	-7.45	-20.92
CDOM	-0.43	-1.00	-10.27	-23.95



MLS: FRESNO	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single Family Residence, PUD)					Sq Ft: All
FresnoClovis:	Fresno, Clovis					

# Market Dynamics

## Average DOM vs. CDOM for Under Contract Properties

### 2 Years (Monthly) 11/01/16 - 11/30/18

Fresno Association Of REALTORS

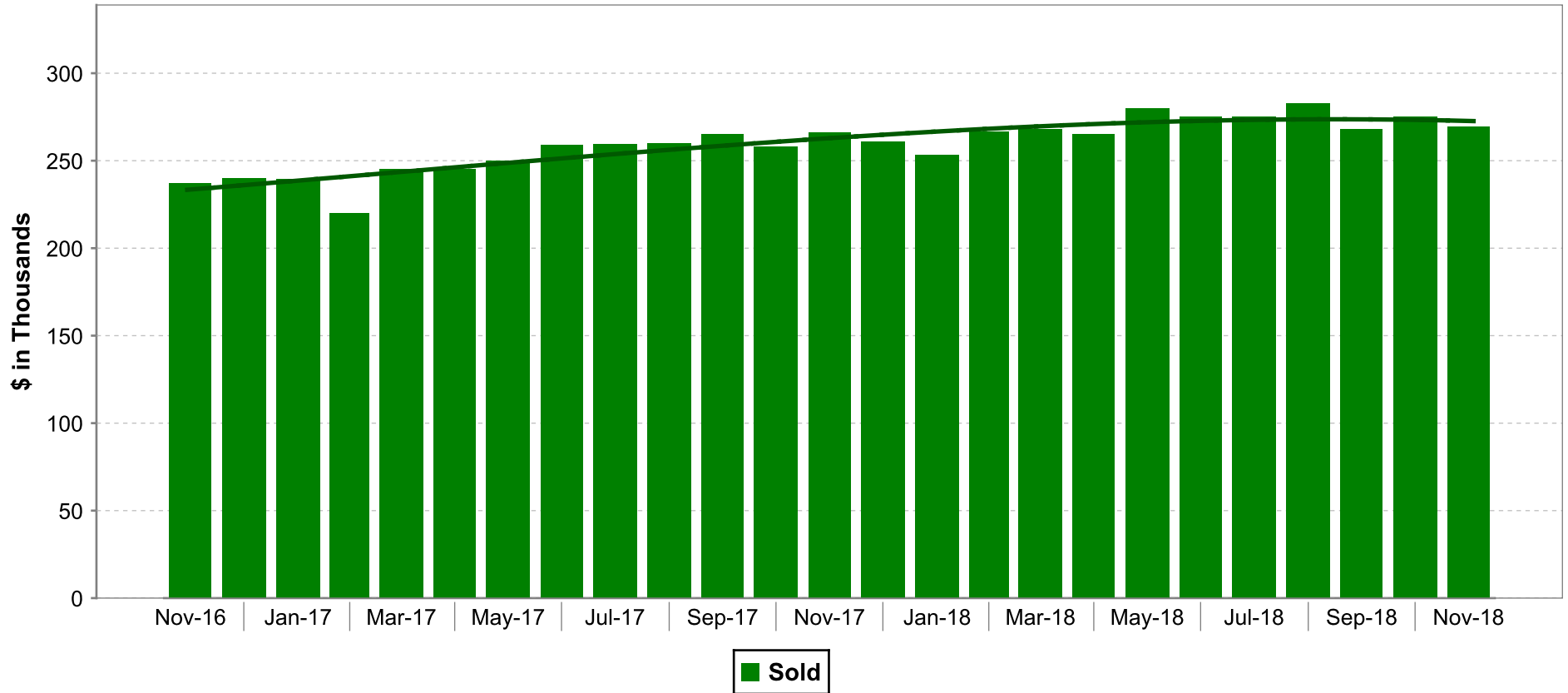
Time Period	# Under Contract	Avg DOM	Avg CDOM
Nov-18	510	40	47
Oct-18	631	33	39
Sep-18	543	31	34
Aug-18	702	30	34
Jul-18	707	26	30
Jun-18	670	27	31
May-18	798	26	30
Apr-18	726	25	29
Mar-18	707	26	34
Feb-18	615	28	33
Jan-18	555	36	44
Dec-17	429	35	40
Nov-17	543	34	41
Oct-17	614	30	34
Sep-17	667	30	34
Aug-17	728	29	33
Jul-17	686	29	33
Jun-17	785	29	34
May-17	748	26	31
Apr-17	716	36	44
Mar-17	726	32	37
Feb-17	589	34	42
Jan-17	521	43	59
Dec-16	446	40	47
Nov-16	558	43	48

# Market Dynamics

## Median Price (Sold)

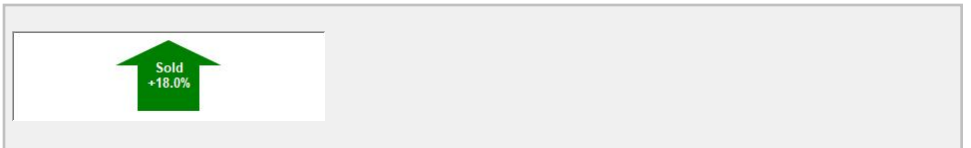
### 2 Years (Monthly) 11/01/16 - 11/30/18

Fresno Association Of REALTORS



#### KEY INFORMATION

	Monthly Change	Monthly % Change	Total Change	Total % Change
Sold	1,780.11	0.75	42,722.65	17.95



MLS: FRESNO	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single Family Residence, PUD)					Sq Ft: All
FresnoClovis:	Fresno, Clovis					

**Market Dynamics**  
**Median Price (Sold)**  
**2 Years (Monthly) 11/01/16 - 11/30/18**

**Fresno Association Of REALTORS**

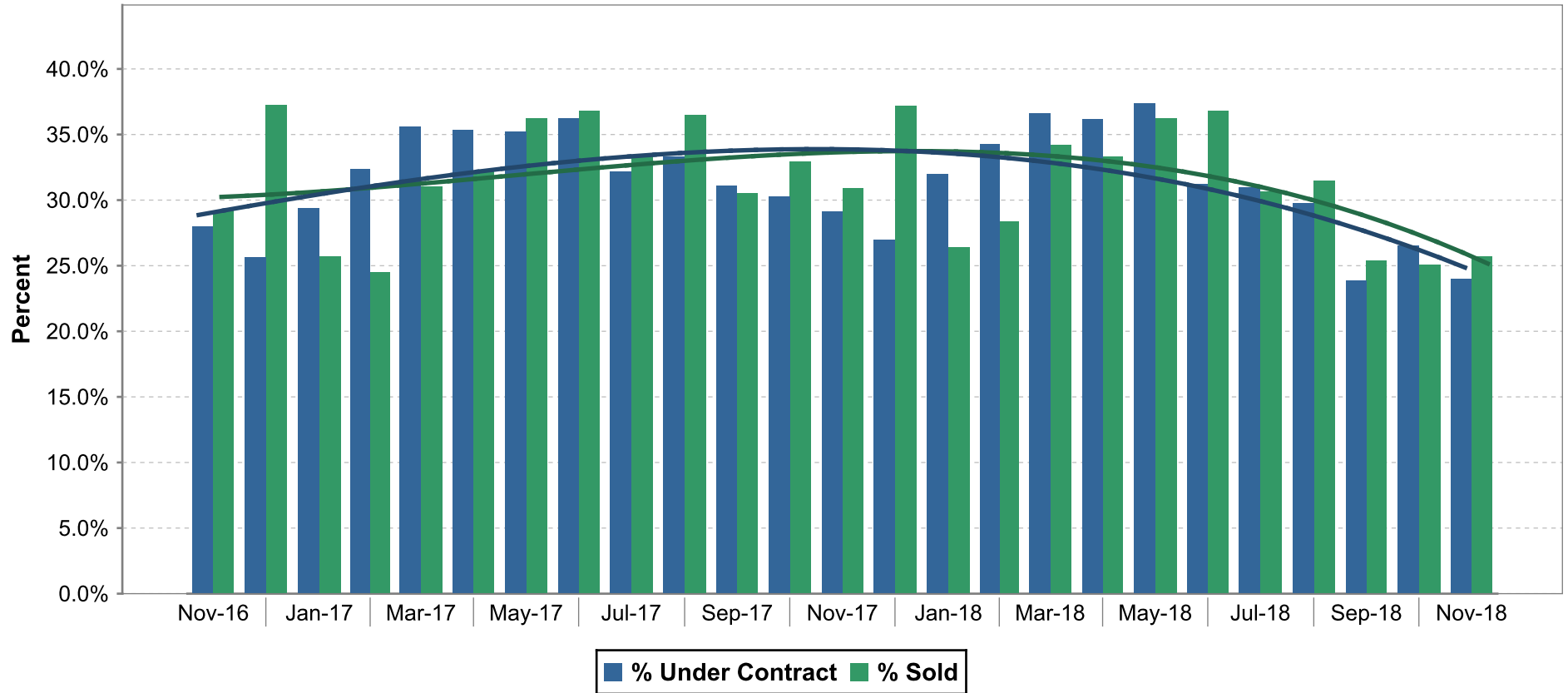
Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Nov-18	299,450	2,124	269,900	510	269,500	546	312,000	233	284,900	601
Oct-18	295,000	2,379	269,500	631	275,000	597	330,000	225	279,900	834
Sep-18	299,000	2,273	275,000	543	267,950	577	329,000	185	283,910	809
Aug-18	299,000	2,356	279,250	702	282,500	742	316,000	190	285,000	948
Jul-18	297,750	2,282	275,000	707	275,000	699	319,900	167	282,990	959
Jun-18	299,000	2,145	280,000	670	275,000	789	297,536	152	285,670	930
May-18	289,950	2,134	269,925	798	280,000	774	329,000	121	283,600	974
Apr-18	294,000	2,005	280,000	726	265,000	668	309,500	119	279,950	903
Mar-18	290,000	1,931	274,900	707	268,000	661	297,000	122	285,000	860
Feb-18	285,000	1,793	265,000	615	266,440	509	285,559	107	275,334	744
Jan-18	284,950	1,734	269,000	555	253,250	458	298,750	130	270,000	747
Dec-17	285,000	1,591	249,900	429	261,000	592	308,950	175	249,000	439
Nov-17	289,900	1,865	268,000	543	266,065	576	331,925	170	269,000	627
Oct-17	287,000	2,029	260,000	614	258,000	669	299,000	177	275,000	743
Sep-17	280,000	2,143	263,970	667	265,000	655	292,200	190	269,974	828
Aug-17	279,900	2,183	264,900	728	260,000	797	309,975	140	267,750	904
Jul-17	279,950	2,131	263,950	686	259,450	712	297,000	166	265,000	883
Jun-17	279,900	2,166	259,900	785	259,000	797	299,950	133	265,000	918
May-17	275,850	2,125	257,700	748	250,000	770	279,900	129	267,475	930
Apr-17	269,994	2,026	255,450	716	245,000	652	237,500	115	275,000	840
Mar-17	259,000	2,038	249,900	726	245,000	632	259,925	126	255,000	937
Feb-17	249,900	1,819	239,900	589	220,000	446	229,900	129	245,000	700
Jan-17	247,790	1,773	235,000	521	239,450	456	245,000	133	239,950	658
Dec-16	249,000	1,738	235,000	446	240,000	647	272,900	177	225,000	463
Nov-16	250,000	1,991	247,250	558	237,000	582	277,000	158	249,000	585

# Market Dynamics

## Sales Absorption

### 2 Years (Monthly) 11/01/16 - 11/30/18

Fresno Association Of REALTORS



#### KEY INFORMATION

	Monthly Change	Monthly % Change	Total Change	Total % Change
% Under Contract	-0.12	-0.36	-2.81	-8.57
% Sold	-0.10	-0.31	-2.42	-7.39



MLS: FRESNO	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single Family Residence, PUD)					Sq Ft: All
FresnoClovis:	Fresno, Clovis					

**Market Dynamics**  
**Sales Absorption**  
**2 Years (Monthly) 11/01/16 - 11/30/18**

**Fresno Association Of REALTORS**

<b>Time Period</b>	<b>% of Properties Under Contract</b>	<b>% of Properties Sold</b>	<b># Properties For Sale</b>	<b># Properties Under Contract</b>	<b># Properties Sold</b>
Nov-18	24.0	25.7	2,124	510	546
Oct-18	26.5	25.1	2,379	631	597
Sep-18	23.9	25.4	2,273	543	577
Aug-18	29.8	31.5	2,356	702	742
Jul-18	31.0	30.6	2,282	707	699
Jun-18	31.2	36.8	2,145	670	789
May-18	37.4	36.3	2,134	798	774
Apr-18	36.2	33.3	2,005	726	668
Mar-18	36.6	34.2	1,931	707	661
Feb-18	34.3	28.4	1,793	615	509
Jan-18	32.0	26.4	1,734	555	458
Dec-17	27.0	37.2	1,591	429	592
Nov-17	29.1	30.9	1,865	543	576
Oct-17	30.3	33.0	2,029	614	669
Sep-17	31.1	30.6	2,143	667	655
Aug-17	33.4	36.5	2,183	728	797
Jul-17	32.2	33.4	2,131	686	712
Jun-17	36.2	36.8	2,166	785	797
May-17	35.2	36.2	2,125	748	770
Apr-17	35.3	32.2	2,026	716	652
Mar-17	35.6	31.0	2,038	726	632
Feb-17	32.4	24.5	1,819	589	446
Jan-17	29.4	25.7	1,773	521	456
Dec-16	25.7	37.2	1,738	446	647
Nov-16	28.0	29.2	1,991	558	582



The information contained in this Memorandum is confidential and intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information has been obtained from sources believed to be reliable, but has not been verified for accuracy or completeness. Rava Property Group has not verified any of the information contained herein and makes no warranty or representation, expressed or implied, whatsoever regarding the accuracy or completeness of the information provided. Any projection, opinions or estimates are subject to uncertainty and the information may not represent the current or future performance of the Property. You and your advisors should conduct a careful, independent investigation of the Property and any reliance on this information is solely at your own risk. Consult your attorney, accountant or other professional advisor.

Procuring Broker shall only be entitled to a commission, calculated in accordance with the rates approved by our Principal only if such Procuring Broker executes a Brokerage Agreement acceptable to our Principal and RPG and the conditions set forth in the Brokerage Agreement or fully and unconditionally satisfied.

