



Alpine Fir Rd Lake Almanor Residential Dream Home Development Site

WESTWOOD, CA



OFFERING MEMORANDUM

KW COMMERCIAL
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La Jolla, CA 92037

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WESTWOOD, CA

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ALPINE FIR RD LAKE ALMANOR RESIDENTIAL DREAM HOME DEVELOPMENT SITE

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

Executive Summary



SALE PRICE:	\$60,000
PRICE PER ACRE:	
CAP RATE:	0.0%
NOI:	\$0
LOT SIZE:	0.2 Acres
APN #:	103-320-018
ZONING:	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

add text...

ADD HEADER

add text...

ADD HEADER

add text...

Property Details

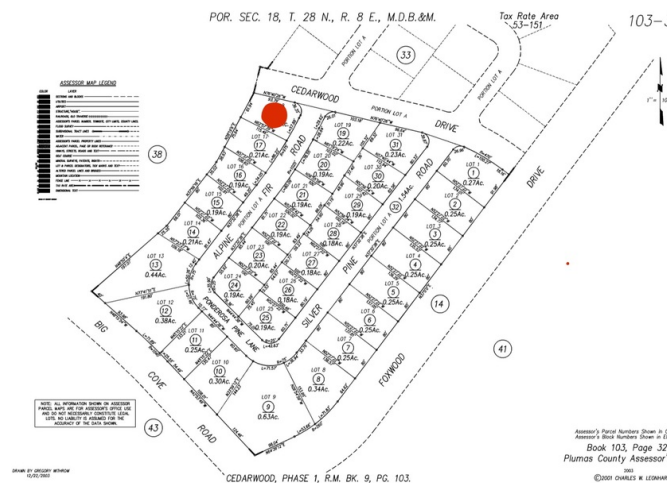
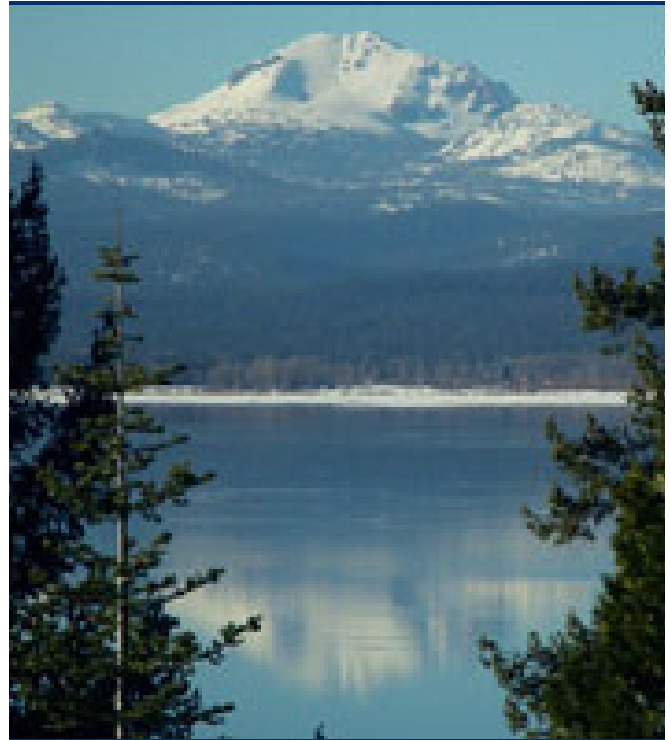
PROPERTY NAME:	Alpine Fir Rd Lake Almanor Residential Dream Home Development Site
STREET ADDRESS:	261 Alpine Fir Rd
CITY, STATE, ZIP:	Westwood, CA 96137
APN:	103-320-018
BUILDING CLASS:	
ZONING:	Residential Vacant Land
YEAR BUILT:	
NUMBER OF STORIES:	
FOUNDATION:	
WALLS:	



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
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- *Proposed Swimming Pool and Recreation Center



Additional Photos



ALPINE FIR RD LAKE ALMANOR RESIDENTIAL DREAM HOME DEVELOPMENT SITE

LOCATION INFORMATION

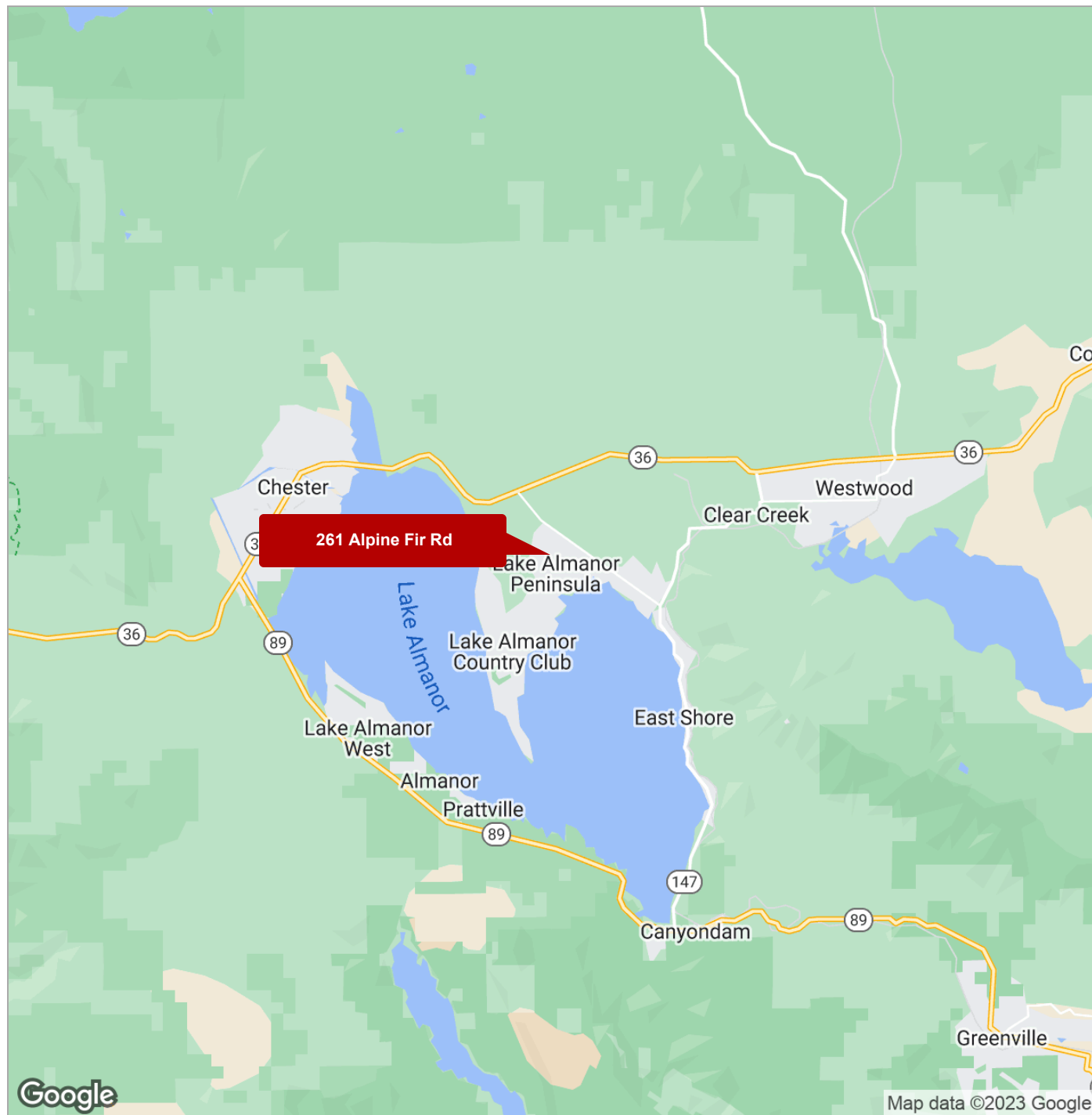
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REGIONAL MAP

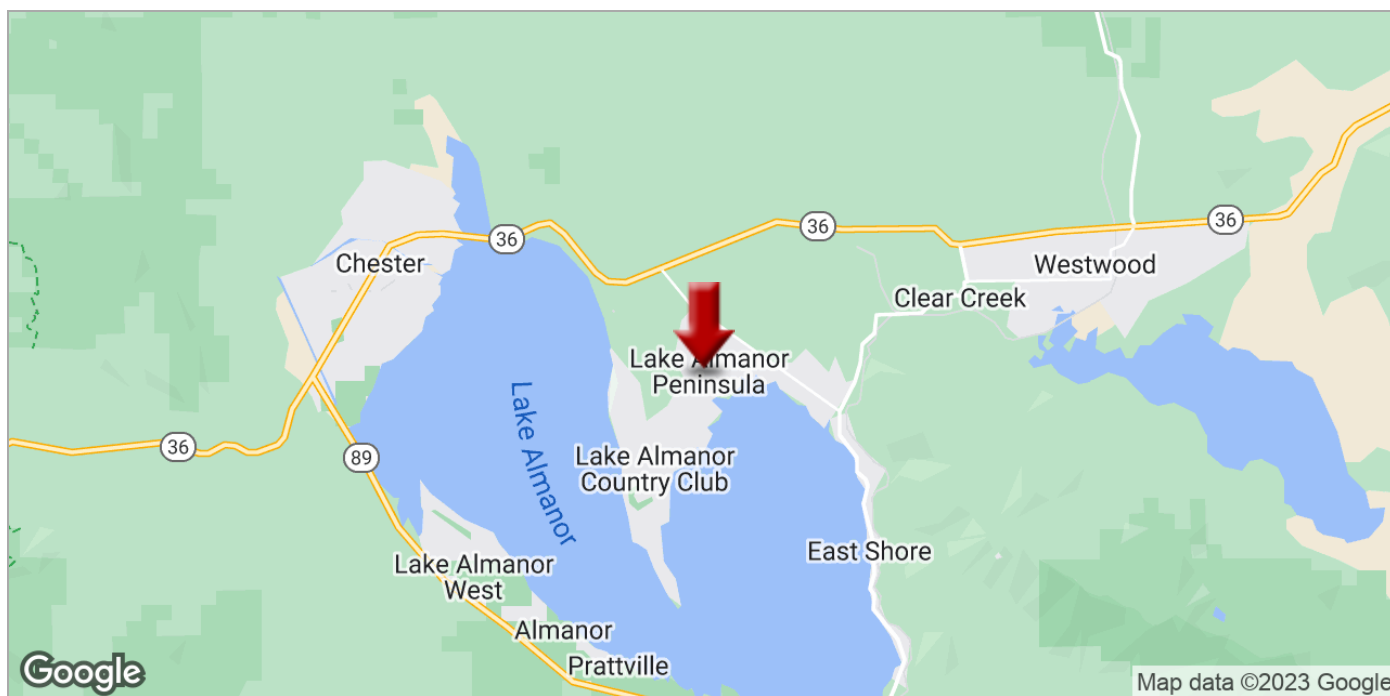
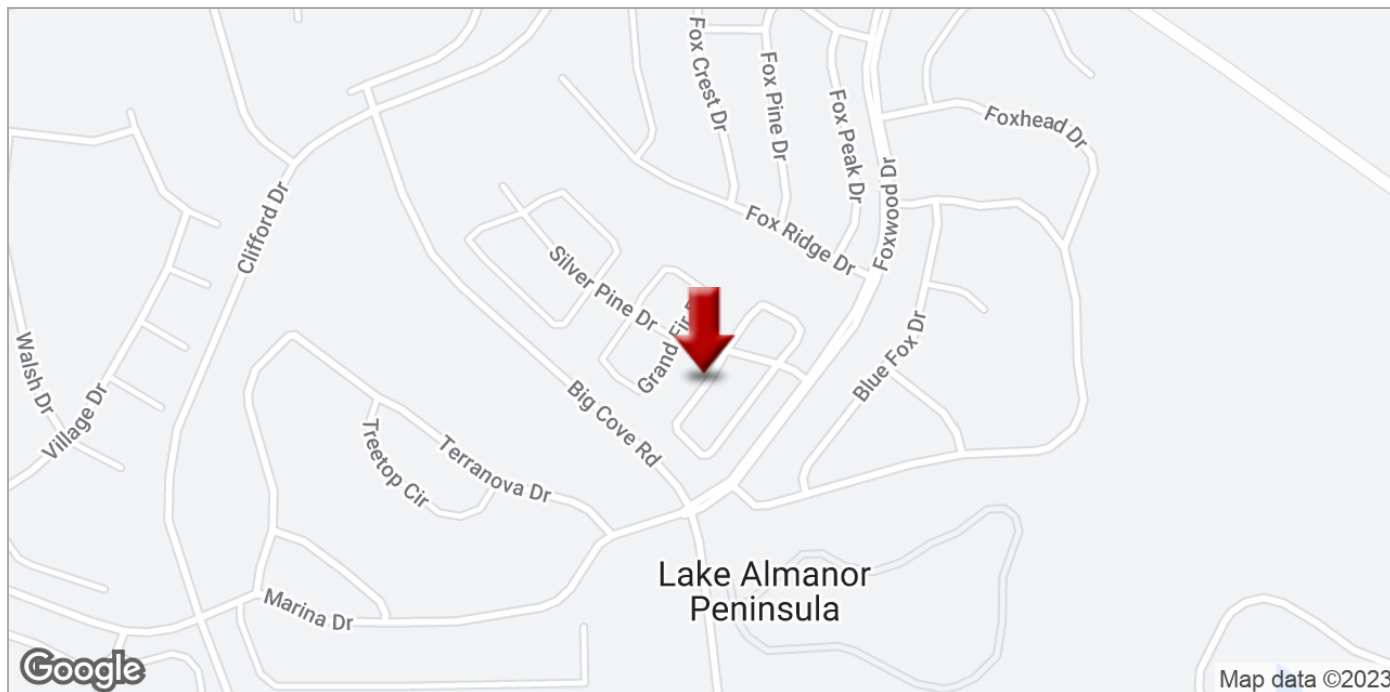
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



ALPINE FIR RD LAKE ALMANOR RESIDENTIAL DREAM HOME DEVELOPMENT SITE

FINANCIAL ANALYSIS

3

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

SALE COMPARABLES

4

SALE COMPS


SALE COMPS SUMMARY

SALE COMPS MAP

Sale Comps



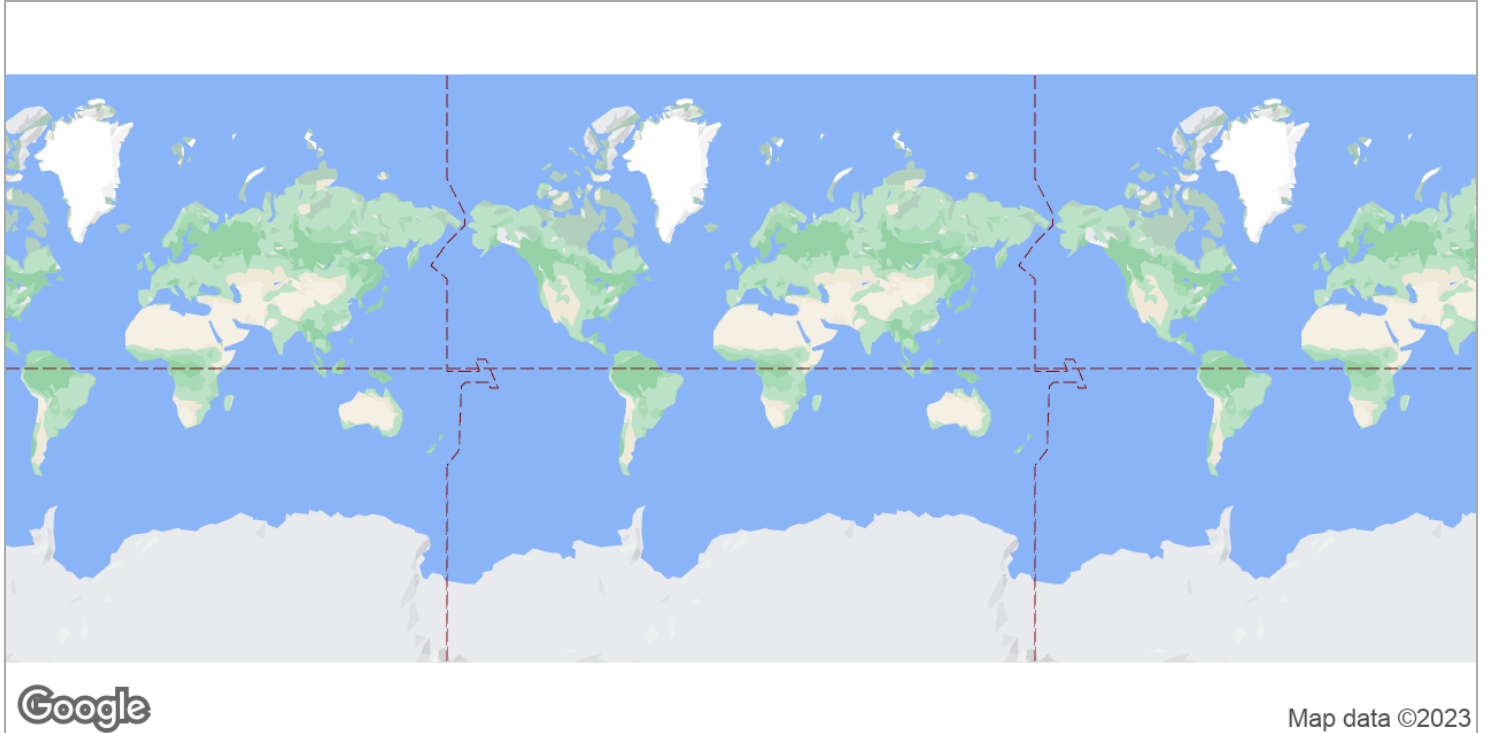
Sale Comps Summary

SUBJECT PROPERTY	PRICE	LOT SIZE	PRICE/AC
 Alpine Fir Rd Lake Almanor Residential Dream Home Development Site 261 Alpine Fir Rd Westwood, CA 96137	\$60,000	0.2 AC	\$300,000

SALE COMPS	PRICE	LOT SIZE	PRICE/AC
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SALE COMPS	PRICE	LOT SIZE	PRICE/AC
TOTALS/AVERAGES	\$	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

RENT COMPARABLES

5

RENT COMPS

RENT COMPS SUMMARY

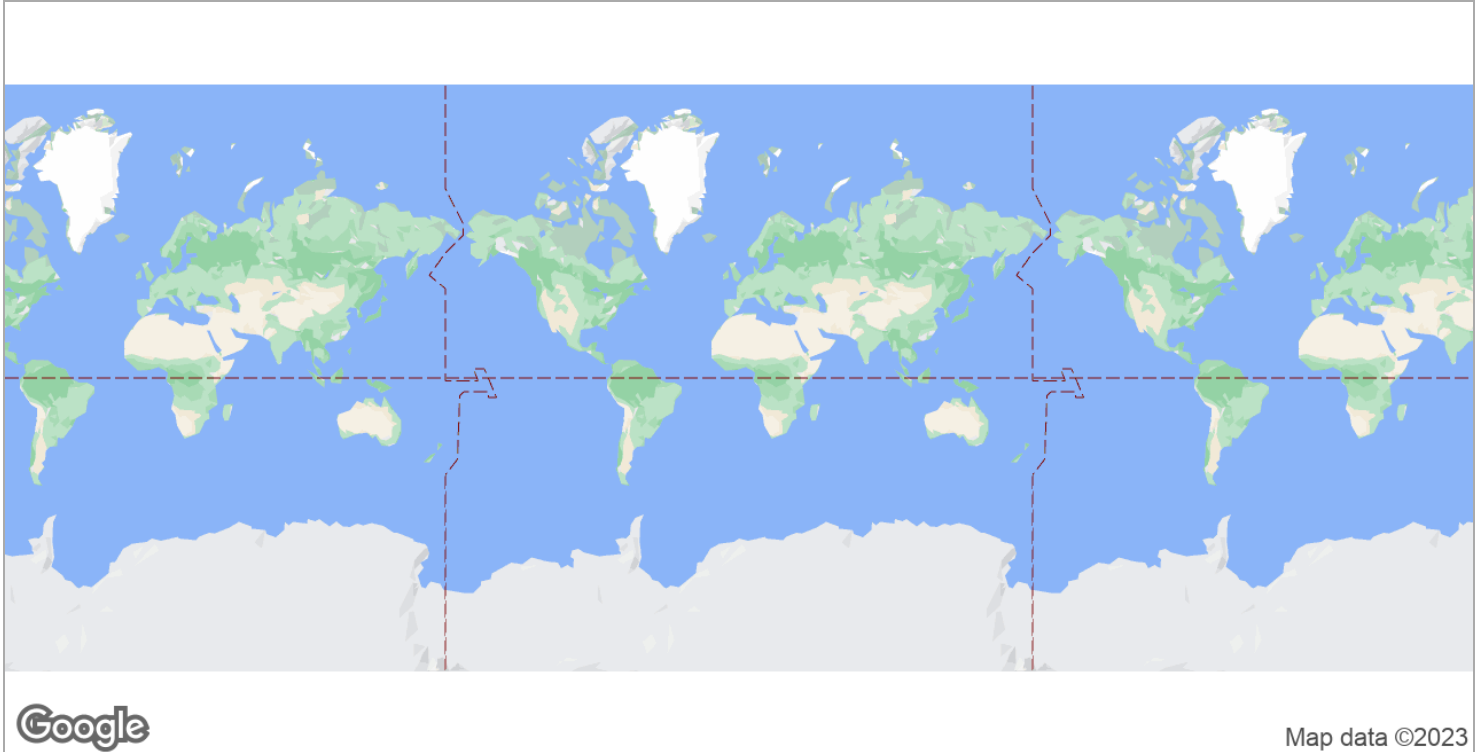
RENT COMPS MAP

Rent Comps



1

Rent Comps Map

**SUBJECT PROPERTY**

261 Alpine Fir Rd | Westwood, CA 96137

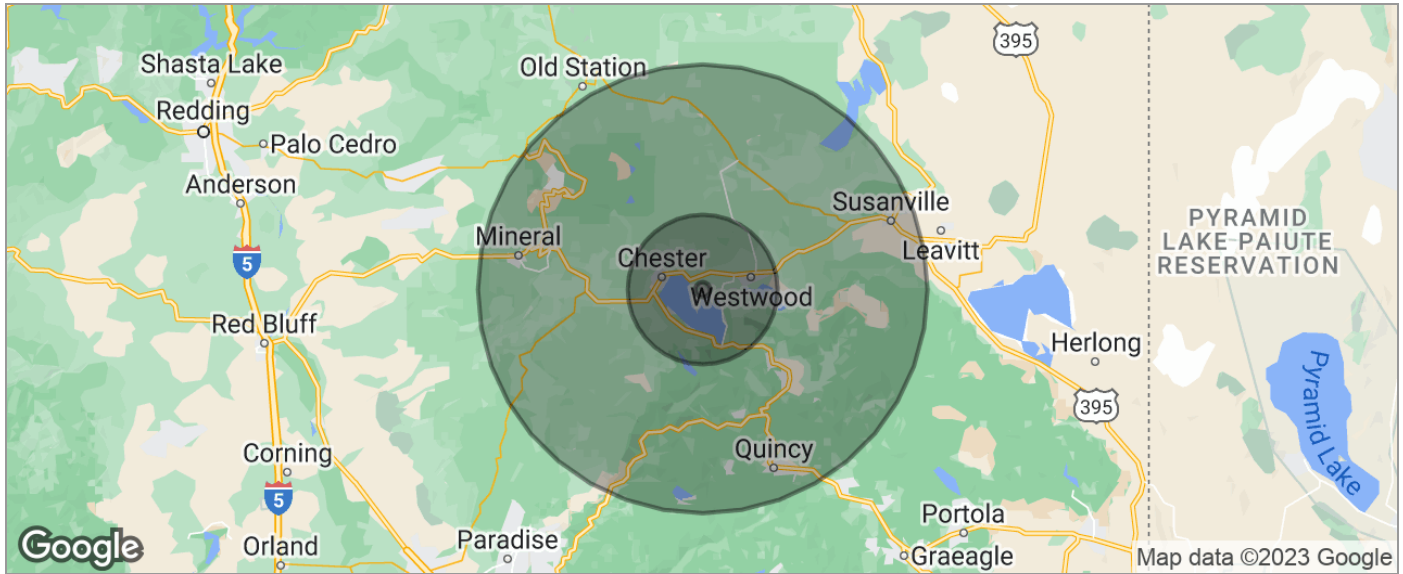
ALPINE FIR RD LAKE ALMANOR RESIDENTIAL DREAM HOME DEVELOPMENT SITE

DEMOGRAPHICS

6

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 2020 ACS - US Census

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ADDITIONAL INFORMATION

7