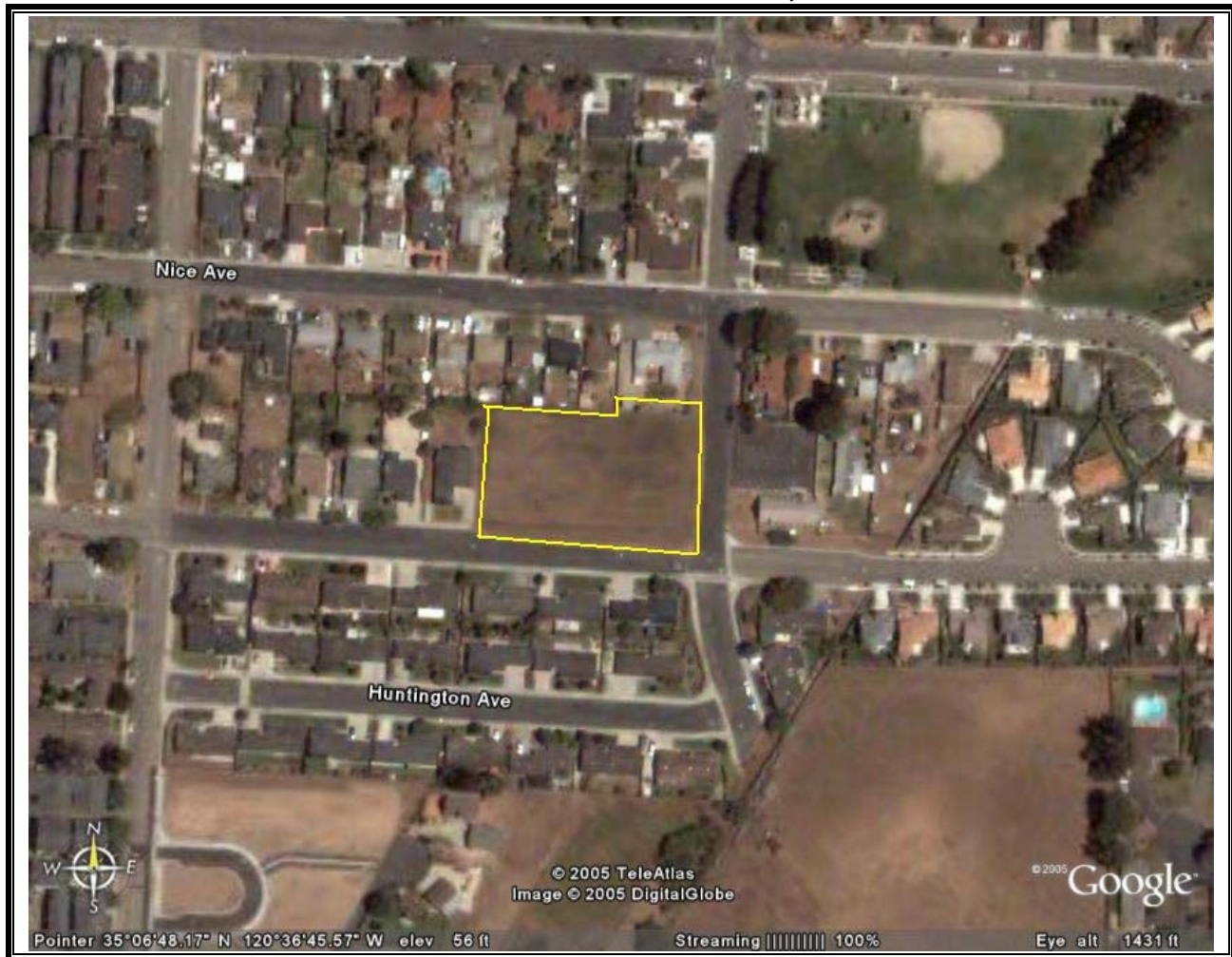


Liebelt Realty

6 Approved In-Fill Lots in Grover Beach, CA



Offered at \$1,650,000

Please call Jamie Basinger at (805)610-7087 for details and showing.

10233 Mochuello Court, Atascadero, California 93422

www.liebeltrealty.com

Office (866)885-5111 · Fax (805)462-2701

The Area:

Grover Beach is a coastal city that is landlocked by Arroyo Grande to the east, Pismo Beach to the north, Oceano to the south, and the Pacific Ocean to the west. The city must “infill” to meet growth requirements.

The Property:

The property received lot split approval from the Planning Commission on December 13, 2005 by a 5-0 vote. Each lot is approved for a house and granny unit. The property is on-calendar for city council approval on January 17, 2006. No opposition is expected. Final map is expected 30 days after approval from city council. Buyer may take possession when final map is issued.

The Project:

Resale value for houses in Grover Beach with granny units is between \$750,000 and \$800,000 per property, depending on the size of the main house. The maximum square footage allowed for granny units is 800 sq ft.

$\$750,000 \times 6 = \$4,500,000$ total resale value

$\$800,000 \times 6 = \$4,800,000$ total resale value

Project cost per lot for 1600 sq ft house with 800 sq ft granny unit =

Lot purchase =	\$ 275,000
1600 sq ft house + 800 sq ft granny unit x \$135 per sq ft =	<u>\$ 324,000</u>
	\$ 599,000

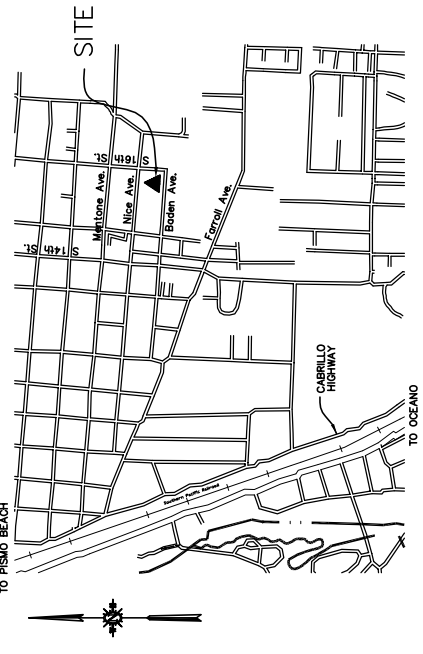
Resale value	\$ 750,000
Minus cost to build	<u>- \$ 599,000</u>
Profit per lot	\$ 151,000

Potential Gross Profit (assuming \$750,000 resale value)

$\$151,000 \times 6 \text{ lots} =$ **\$906,000**

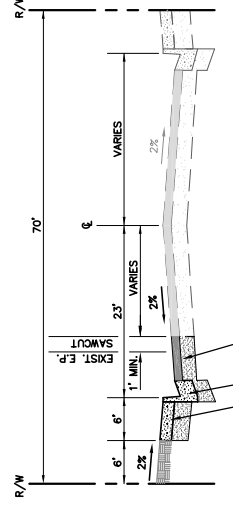
Information gathered from sources deemed reliable but not guaranteed.
Buyers are advised to perform their own due diligence.

GORDON RONCA SUBDIVISION BADEN AVE. & SOUTH 16th ST. GROVER BEACH, CALIFORNIA

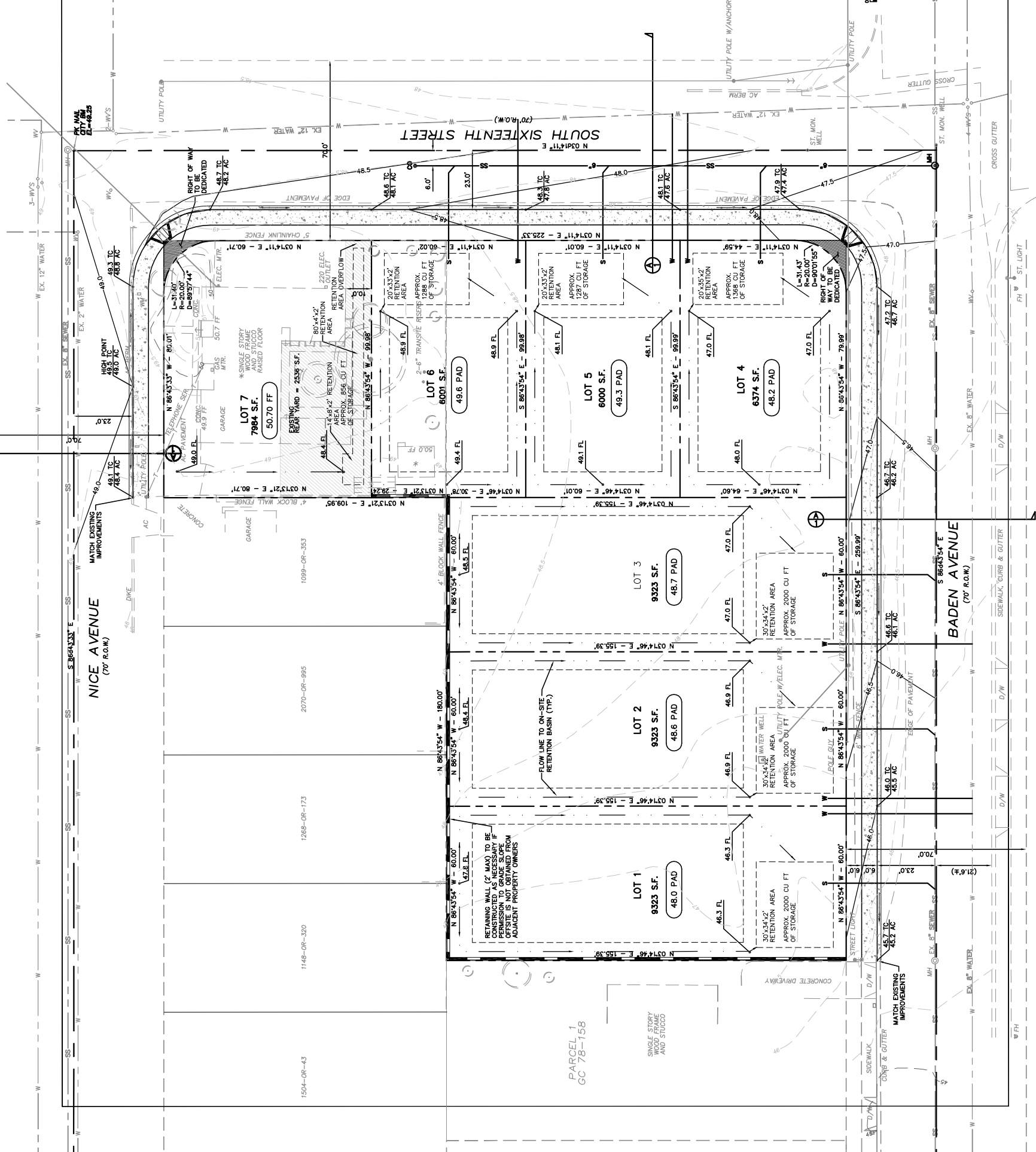


VICINITY MAP
N.T.S.

NOTE: RETENTION VOLUME FOR LOT 7 IS CALCULATED ASSUMING THAT 1/2 OF THE EXISTING RETENTION VOLUME OF NICE AVE. AND SOUTH SIXTEENTH STREET.



A TYPICAL STREET SECTION FOR:
1 NICE AVE.
SOUTH 16th ST.
BADEN AVE.
N.T.S.



LEGEND

- TRACT BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- CURB
- BACK OF CURB
- GUTTER
- SIDEWALK
- EASEMENT
- EXISTING
- RETAINING WALL
- 2:1 SLOPE
- EXISTING CONTOURS
- FINISHED GRADE CONTOURS
- WATER MAIN
- EXIST. WATER LINE
- SANITARY SEWER
- STORM DRAIN
- EXIST. STORM DRAIN
- CAS MAIN
- EXIST. GAS
- S.S. LATERAL
- WATER VALVE
- EX. FIRE HYDRANT
- GAS LATERAL
- UTILITY TRENCH
- UTILITY SERVICE
- STREET LIGHT
- POLE BOX
- EXISTING POLE BOX
- POLE ELECTROUR
- PAC BELL PEDESTAL
- SMH
- EXISTING SMH
- SMH
- EXISTING SDMH
- CLEANOUT
- MONUMENT
- TOP OF CURB
- FINISHED SURFACE
- FINISH GRADE
- FINISH FLOOR
- CENTERLINE
- PROPERTY LINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- PUE
- OB
- GRADE BREAK
- BEGN VERTICAL CURVE
- END VERTICAL CURVE
- FLOW LINE
- INVERT
- TOP OF WALL
- TOP OF GRADE
- TOP OF FOOTING
- SECTION CALLOUT

OWNERS:
JOHN A. RONCA, JR. &
KERRY K. GORDON
324 JUNT A. ROSA ST., SUITE A
SAN LUIS OBISPO, CA
93401

APPLICANTS:
JOHN A. RONCA, JR. &
KERRY K. GORDON
725 SANTA ROSA ST., SUITE A
SAN LUIS OBISPO, CA
93401

LEGAL DESCRIPTION:
PARCEL 2 OF PARCEL MAP GC 78-158, IN THE CITY OF GROVER BEACH, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, BEING THE UNDIVIDED INTEREST OF BOOK 26 AT PAGE 78, IN THE COUNTY RECORDERS OFFICE

TOTAL PROPERTY:
TOTAL SITE AREA = 54,498 SF = 1.25 AC

EARTH WORK:
CUT = 430 CY
FILL = 850 CY

BENCH MARK:
CITY OF GROVER BEACH BENCH MARK 235 SOUTH 16TH ST. STATION ELEVATION 46.25 THIS MARK IS TO BE USED FOR THIS SURVEY.

APN:
080-365-023

REVISIONS

NO.	DATE	DESCRIPTION

Canon
ASSOCIATES
ENGINEERS
PLANNERS
SURVEYORS
500 Main Street, Suite 200
San Luis Obispo, CA 93401
(805) 545-2000

**GORDON RONCA SUBDIVISION
TENTATIVE TRACT MAP
GRADING AND DRAINAGE PLAN
TRACT # 2777
CITY OF GROVER BEACH, CALIFORNIA**

DRAWN BY	JEJ	DATE	10/13/05	CA JOB NO.	050625
CHECKED BY	PRR	SCALE	1" = 20'	SHEET	1 OF 1