

FOR SALE > SEVEN RESIDENTIAL LOTS

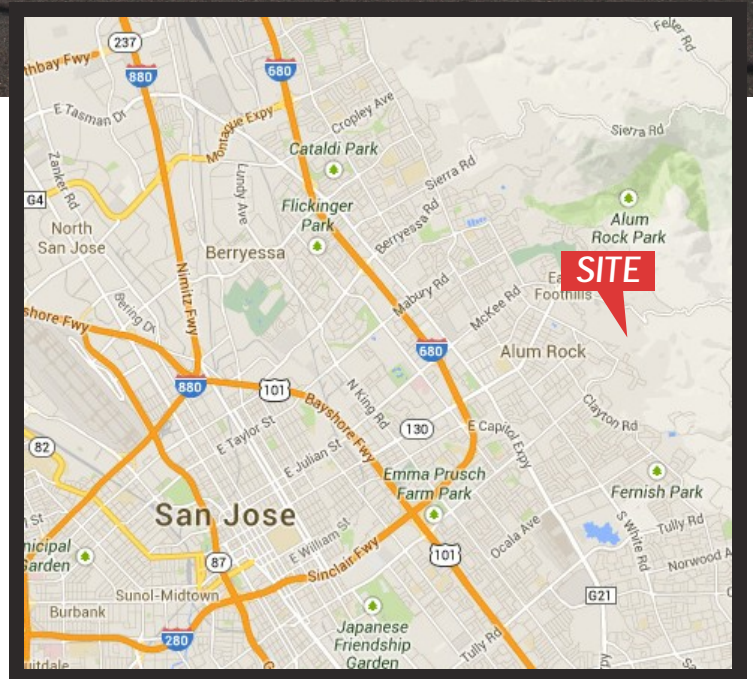
Villa Antonia

3711 ROSEMAR AVENUE, 803 & 813 ROSEMAR COURT, SAN JOSE CA



Property Highlights

- > Final Map Approved for 6.72 AC Custom Home Lot
- > Tentative Map approved for six additional residential lots of 8,300 to 32,600 Sq Feet (Final Map processing)
- > All utilities are to the site
- > Majority of Infrastructure completed
- > Price 6.72 AC Custom Home Lot: \$1,950,000
- > Price "6 Lot Package": \$3,000,000



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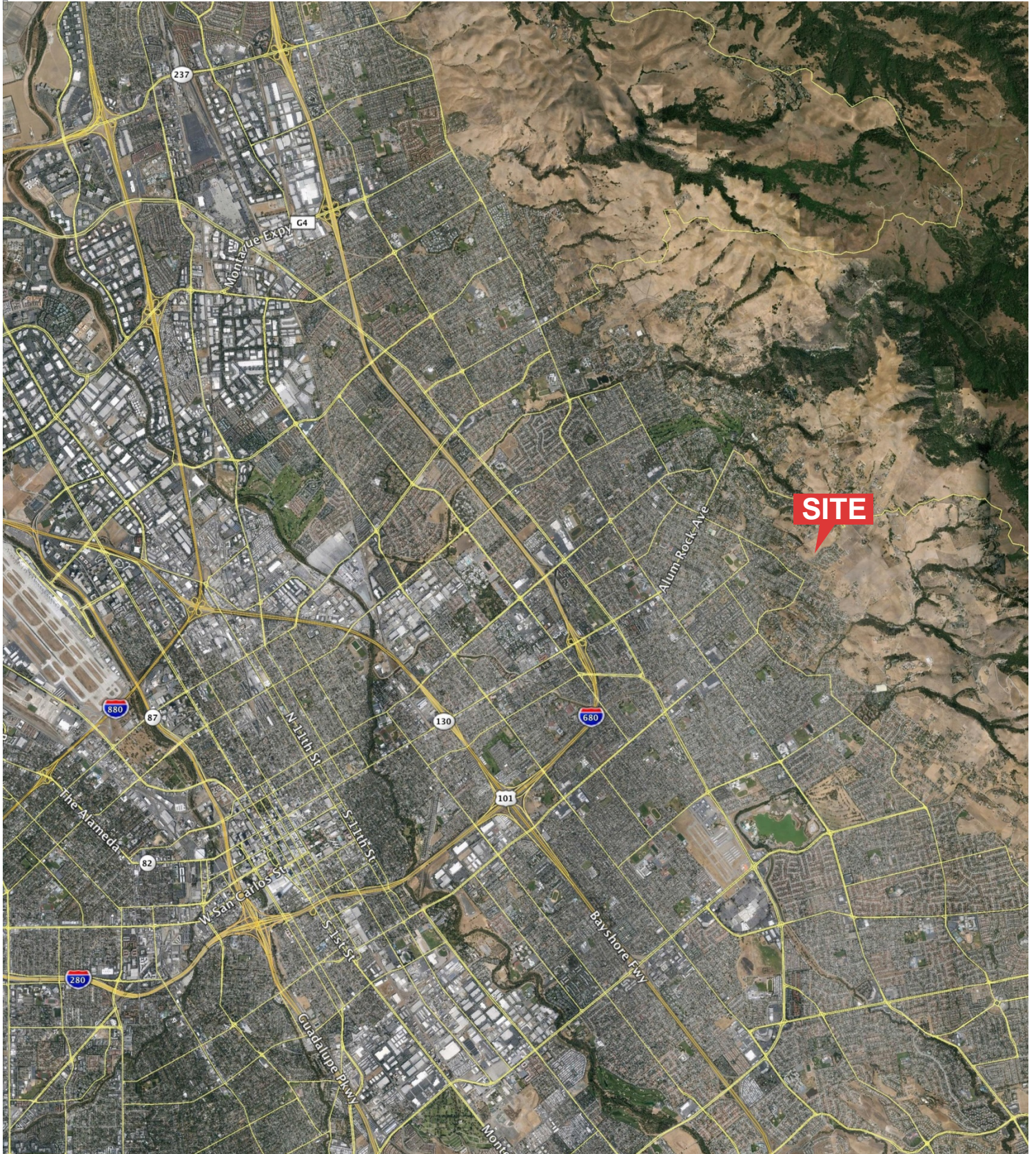
PROPERTY SUMMARY

Location:	3711 Rosemar Avenue
City:	San Jose
County:	Santa Clara
APN:	Lot #1: 612-68-009
Parcel Size:	Lot #1: 6.72 acres +/-
School District:	Alum Rock Union School District East Side Union School District
Topography:	Flat Building Area
General Plan:	Residential Estates
City Approvals:	Final Map Approved
Infrastructure:	Services Currently on Property
Custom Home Lot Price:	\$1,950,000

PROPERTY SUMMARY

Location:	803 & 813 Rosemar Court
City:	San Jose
County:	Santa Clara
APN:	Lot #2: 612-68-005 Lot #3: 612-68-008
Parcel Size:	Lot #2: 1.109 acres Lot #3: 1.090 acres Total: 2.199 acres
School District:	Alum Rock Union School District East Side Union School District
Topography:	Flat
General Plan:	Residential Estates
Zoning:	A (PD) zoning allowing Lots #2 and #3 to be further subdivided into six (6) single-family detached lots.
City Approvals:	Vesting Tentative Map approval for six (6) single-family detached lots.
Infrastructure:	Property was previously approved for two (2) lots; utilities and improvements were constructed at that time.
Existing Improvements:	Curb and gutter along Rosemar Avenue. Rosemar Court (including utilities within Rosemar Court) currently include sewer and water laterals for two (2) units. Note that additional water, sewer and JT facilities will be required.
Price "6-Lot Package":	\$3,000,000

REGIONAL AERIAL



Drawings not exact/not to scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Agent/Seller has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents.

AERIAL of EXISTING MAP CONFIGURATION



