

FOR SALE

77+/- Acres

El Mirage Road

Adelanto, CA

INVESTMENT HIGHLIGHTS

- Only \$885,500
- 77 Acres Located off El Mirage, Paved Road in Adelanto, CA. Flat Topography
- Approximately 1,285 Feet of Frontage on El Mirage Road
- Located Near Baldy Mesa Solar Project
- Zoned (RL-5) Rural Living Check with County for other Possible Zoning Ordinances



Executive Summary:

77.57 +/- Acres Zoned (RL-5)
 El Mirage Road
 Adelanto, CA 92301
 Located on Paved Street

Price: \$885,500
 Price Per Acre: \$11,500
 Parcel Size: 77.57 Acres (3,354,120 sf)
 Zoning: RL-5 Check with County for Other Possible Zoning Ordinances / Uses
 Ownership: Fee Simple
 APN: 0458-132-010000



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 Murrieta, CA 92562

This information is compiled from data that we believe to be correct but, no liability is assumed by this company as to accuracy of such data

Disclaimer

This Confidential Offering Memorandum (the “Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Belco Development & Investments, Inc. as part of Belco’s efforts to market property for sale and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Belco Development & Investments, Inc. also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Belco, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following: Belco Development & Investments, Inc., the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the property. This Memorandum includes statements and estimates provided by or to Belco and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy.

Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Belco may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, Belco will provide the Recipient with copies of all referenced contracts and other documents.

Belco Development & Investments, Inc. assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Belco and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other.

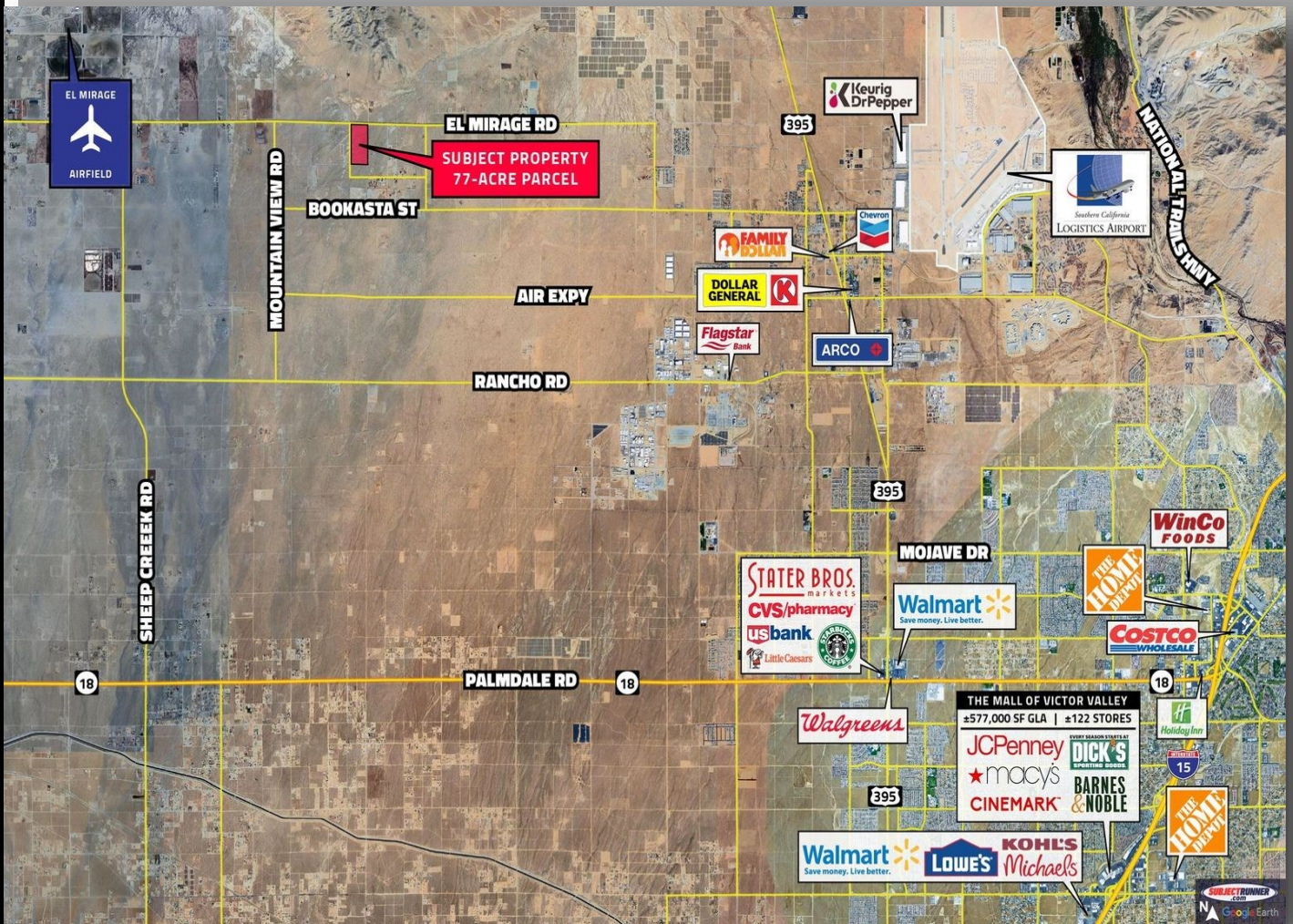


FOR SALE
77 Acres
Adelanto, CA
\$885,500

SITE

Subject Property consists of 77.50 +/- Acres, Zoned RL-5 (Rural Living) Check with County for other Possible Zoning Ordinances, Uses. Easy access off of El Mirage Road, Parcel is located near Baldy Mesa Solar Project. 1,285 ft of Frontage on El Mirage Road. Great Opportunity large parcel close to town and future Development.
Only \$885,500 for 77 Acres

Buyer to verify and satisfy themselves to the accuracy of all information.



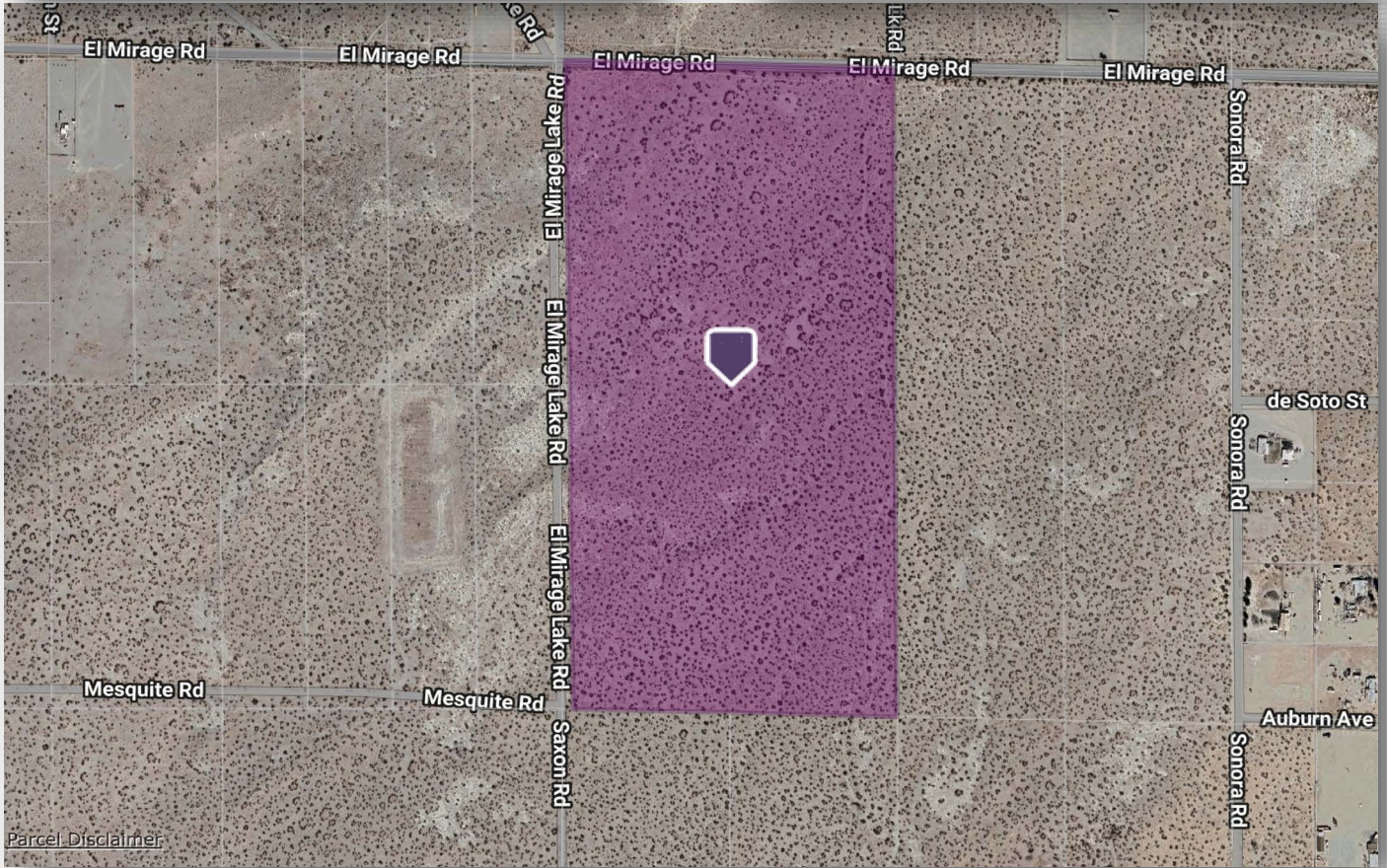
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FOR SALE
77 Acres
Adelanto, CA

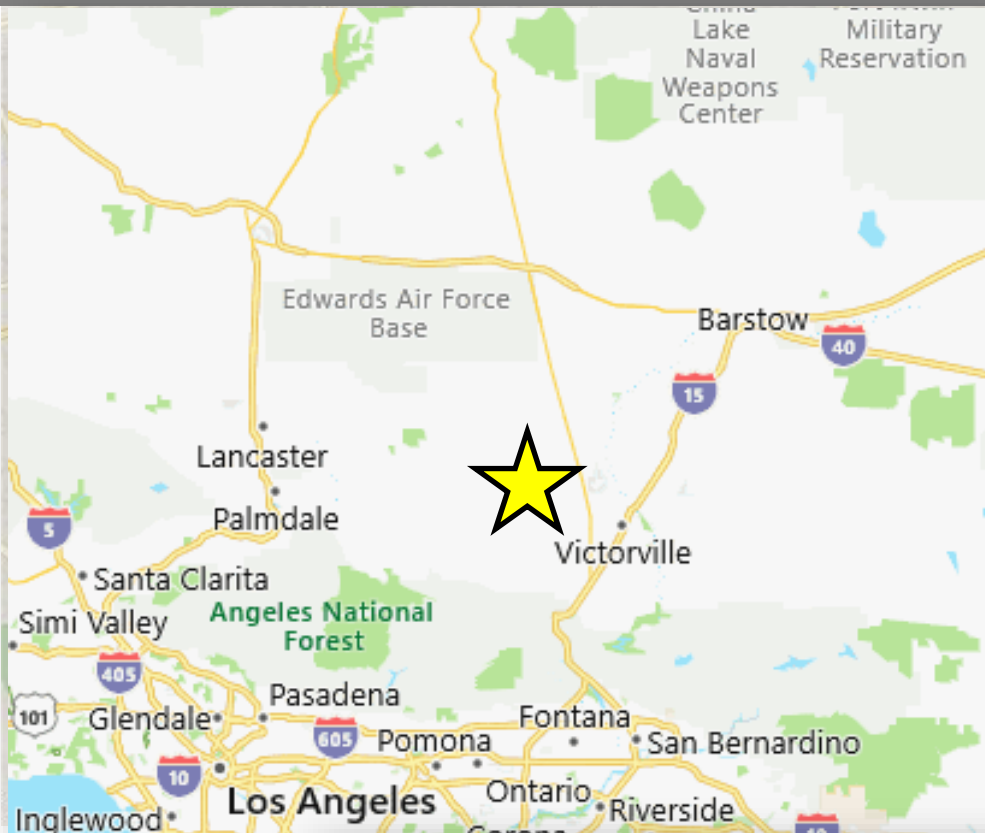
77
Acre
Parcel



FOR SALE
77 Acres
Adelanto, CA



Maps



Local Map



Regional Map

FOR SALE

77 Acres

Adelanto, CA

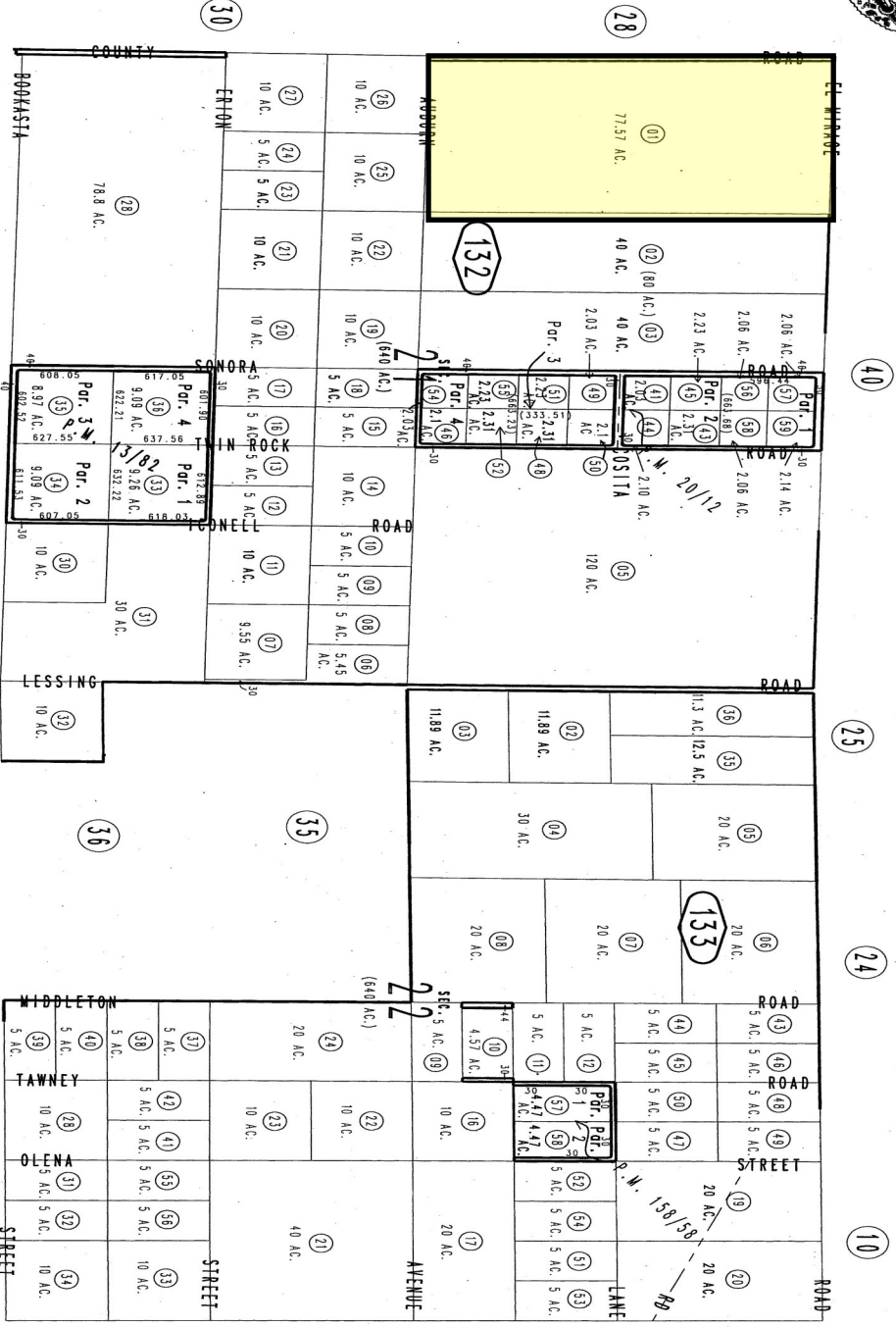
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.



Sec. 21&22, T. 6N., R. 6W., S. B. B. & M.

Adelanto Unified
Tax Rate Area
51036

0458-13



3210
01

3210
04

3210
08

3210
12

February 2004
Parcel Map No. 12177, P.M. 158/58
Parcel Map No. 2303, P.M. 20/12
Parcel Map No. 1591, P.M. 13/82

Assessor's Map
Book 0458 Page 13
San Bernardino County

REVISED
01/20/10 LH
05/30/12 CW
AUG 07 2012

