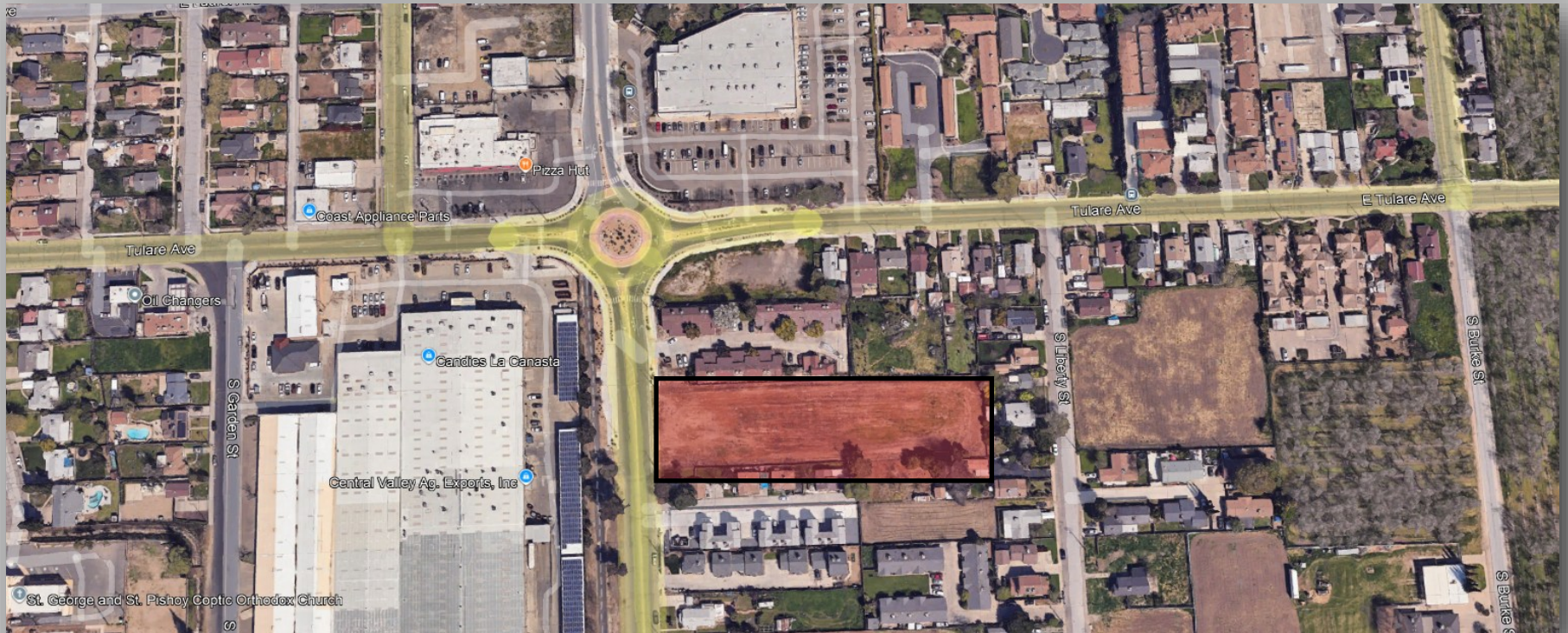


**For Sale 2 Parcels 1.59 Acre (69,260 Square Feet)
Zoned Residential (Multi-Family)
Visalia, CA 93292
\$899,000**



Contact: Adam Farmer

(951) 764-3744

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Belco Development & Investments Inc



Disclaimer

This Confidential Offering Memorandum (the “Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Bang Realty-Colorado, Inc and Belco Development & Investments Inc. as part of Bang Realty & Belco 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.

Bang Realty-Colorado, Inc & Belco 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 Bang Realty, the Owner or this Memorandum, in determining whether to purchase the Property. Please Note the Following: Bang Realty-Colorado, 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 Bang Realty 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, Bang Realty 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, Bang Realty will provide the Recipient with copies of all referenced contracts and other documents.

Bang Realty-Colorado, Inc & Belco 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. Bang Realty 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 to the other.



For Sale / Vacant Land

1.59 Acres, 2 Parcels

Visalia, CA 93292

\$899,000

Development Opportunity

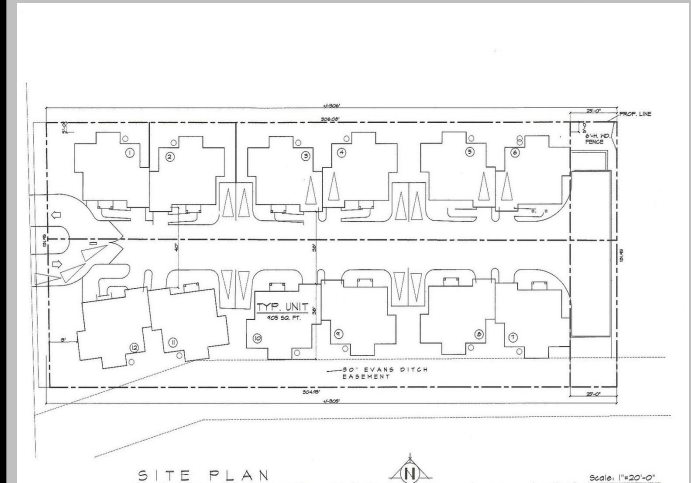
Available, Two Parcels totaling 1.59 Acres, Zoned Residential – Multifamily, Perfect location to Build 24 Units, Tentative Site Plan for 12 Building, 24 Units. Utilities in Street, Great Location Close to Dining and Freeways

APN:0 97-241-001-000 & 097-241-014-000

Parcel: Flat 100% Useable

INVESTMENT HIGHLIGHTS

- Great Location
- 1.59 Acres Consisting of Two Parcels
- Tentatively Approved for 12 Buildings, 24 Units
- 38% Renter Occupied Housing
- Population Growth 3.71%
- 167,944 Population Within 5 Miles
- Households 5,309 Within One Mile
- Median Income 1 Mile \$54,228 and \$68,695 Within 5 Miles
- Only \$899,000
- Great Development Opportunity



Visalia, CA

MARKET: Visalia/Porterville
PRICE: \$899,000
LAND AREA: 69,260SF (1.59 Acres)
Submarket: East Visalia
County: Tulare



Population

<u>1 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
14,770	167,944	272,000

Population Growth %

<u>1 Mile</u>	<u>3 Mile</u>
3.32%	3.71%

Median Income

<u>1 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
\$54,288	\$68,695	\$66,396

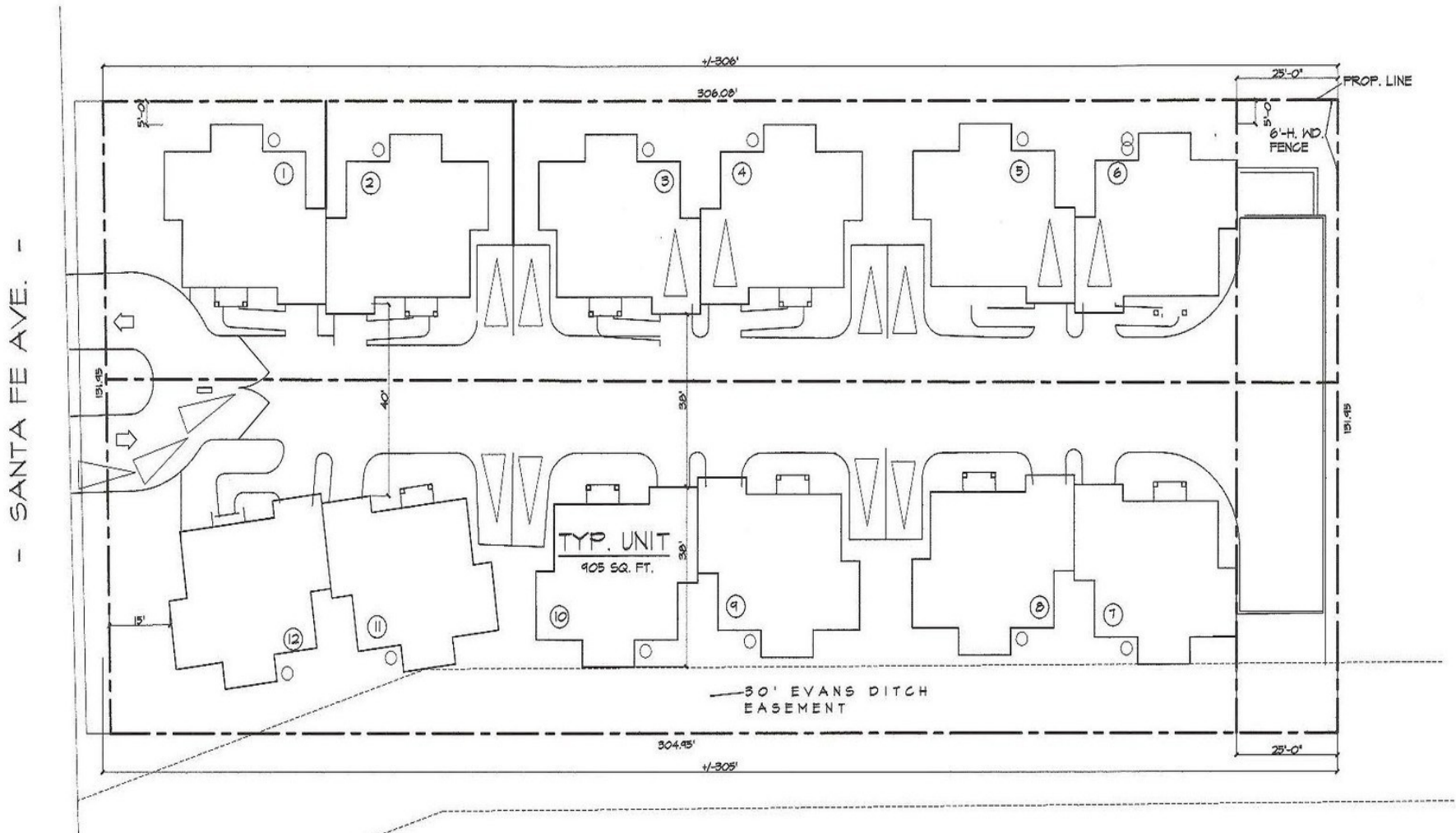
Households

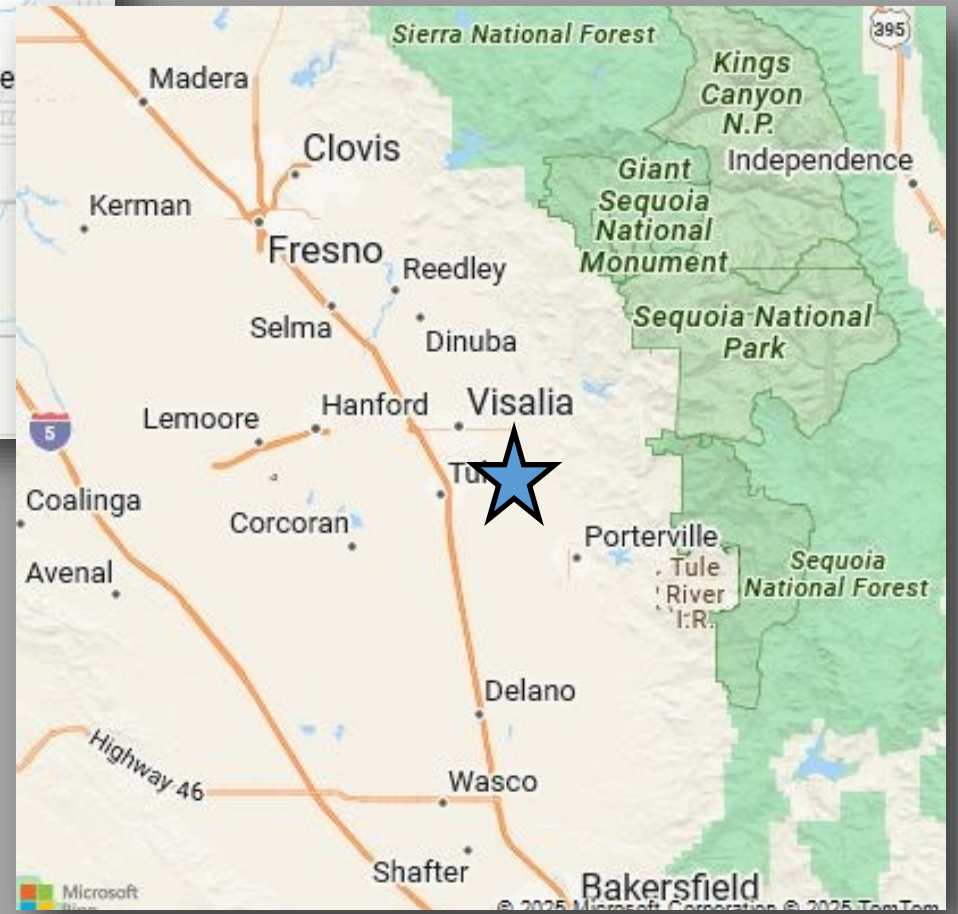
<u>1 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
5,309	54,456	85,352

38% Renter Occupied Household within 5 miles

1.59 Acres Visalia, CA

Tentative Site Plan for 12 Buildings, 24 Town Homes





Aerial Photo



Aerial Photo



