

Seacliff Terrace

oceanside | california

52 Units | PERMIT READY
Coastal Development Permit

GUNDER CREAGER
Senior Executive Vice President
+1 858 677 5380
gunder.creager@colliers.com
Lic. No. 00864355

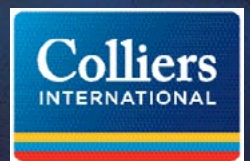


table of contents

I.	EXECUTIVE SUMMARY.....	03
II.	AERIALS, SITE PLAN, RENDERINGS & ROOF DECK	04
III.	PROJECT SUMMARY	14
	• UNIT MIX	
	• ESTIMATED BONDS & FEES AND CONSULTANTS	
IV.	ELEVATIONS & FLOOR PLANS	17
V.	RESALE COMPS	27
VI.	SALE PROCESS.....	28

PROJECT DOCUMENTS AVAILABLE ON WEB LINKS BELOW:

1. [Tentative Map](#)
2. [Civil Plans](#)
3. [Substantial Conformation Application](#)
4. [Final Working Drawings](#)

EXECUTIVE SUMMARY

CH Oceanside, LLC is offering for sale a 52 unit plus 1,000 SF of retail fully approved project on the west side of I-5, northwest of the Highway 76 / North Coast Highway intersection.

The site overlooks the San Luis Rey River with great views of the Oceanside yacht basin and white water ocean views.

Seacliff Terrace is a four-story product, plus an expansive 4,300 SF roof deck, over two levels of subterranean parking designed by Withee Malcolm Architects. The units average 1,319 square feet, and are two & three bedroom units with 2 baths. There are two retail spaces totaling 1,000 square feet, plus a dedicated restroom, on the first level.

This project recently received substantial conformance to add a 4,300 SF roof deck with firepits, BBQ areas, pool table, shuffle board and lounging area opportunities. Also completed was an extensive design development effort to value engineer and streamline the design of the project. Among many other recent changes, the unit types were reduced to 6 floorplans. In addition, a nearly 1,500 SF exercise room, lounge, lobby and mailroom was added on the first level. These additional amenities compare favorably with all the luxury condo developments in the County.

This project has complete architectural working drawings (including all other MEP's, Structural, etc.), as well as final engineering, in final plan check for permits; an approved Tentative Map, Development Plan, Coastal Permit and Certified EIR.

The Final Map will be ready to record and Permits ready to pull almost immediately after the close of escrow.

Seacliff Terrace is one of the few remaining opportunities in San Diego County to build a coastal luxury condominium project with yacht basin and white water views.

Click links below for panoramic views from the 3rd & 4th floor, and rooftop deck.

[Third Floor Views](#)

[Fourth Floor Views](#)

[Roof Deck Views](#)

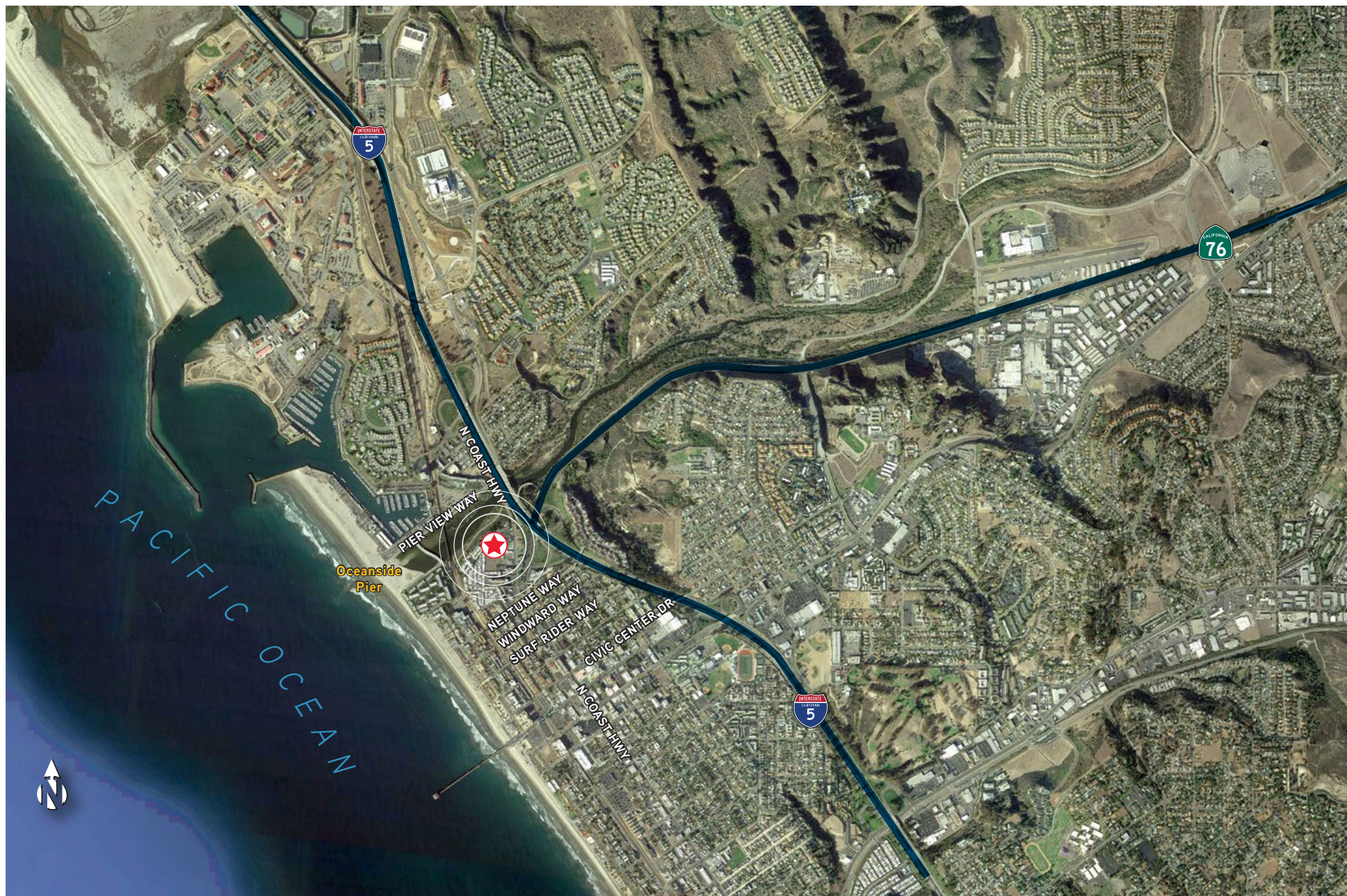
[Birds Eye View](#)

Visit the Seacliff Terrace website for other pertinent project information:

[SEACLIFF TERRACE - WEBSITE](#)

SUBMIT ALL OFFERS TO:

GUNDER CREAGER
c/o Colliers International
4350 La Jolla Village Dr., Ste. 500
San Diego, CA 92122
gunder.creager@colliers.com



AERIALS | Southwest View



AERIALS | Northwest View



AERIALS



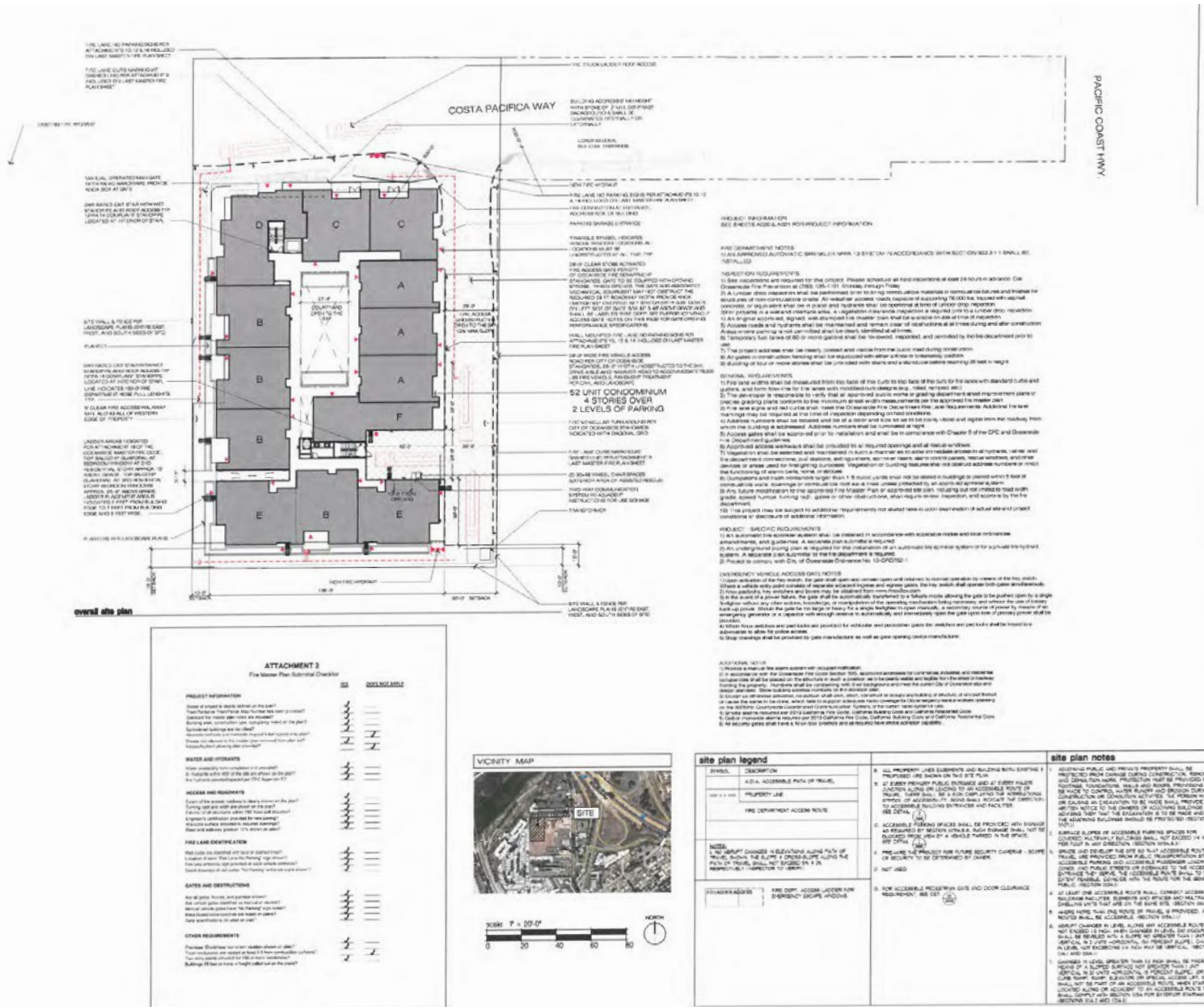
AERIALS



AERIALS



SITE PLAN



Job No.	0206
Drawn	
Date	12/2/00
W. P.C. 12/2/00	May 10, 199
2000	10/20/01

Construction Documents For
Seacliff Terrace
COSTA PACIFICA WAY, OCEANSIDE, CALIFORNIA 92054
CH, OCEANSIDE LLC
437 S. PACIFIC COAST HWY, SUITE 212, SOLANA BEACH, CA 92075

CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS | Roof Deck



PROJECT SUMMARY

Property Location

South side of Costa Pacifica Way,
west of Pacific Coast Boulevard

APN's

143-040-23 50,965 square feet
143-040-54 21,780 square feet

Acreage

Gross: 72,678 square feet

Units

52 units plus 1,000 square feet of retail

Services

Water/Sewer: City of Oceanside
School Districts: Oceanside Unified School
Gas & Electric: SDG&E
Cable: Cox Cable

Construction Type

4 levels Type V-A over 2 levels of Type 1-A

Entitlements

Tentative Map (RT13-00001), Development Plan (RD13-00001), Two Conditional Use Permits (RCUP13-00001 & 00002), Regular Coastal Permit (RRP13-00001) & Variance (RV13-00001)

Environmental

Certified EIR

Affordable Units

There is no affordable housing fee or requirement to build inclusionary housing on-site.

Tax Rate

1.06185%

Estimated Improvements

\$3,510 per unit

Consultants

Paid by Seller \$664,000

Estimated Bonds & Fees

\$18,045 per unit

Estimated Total

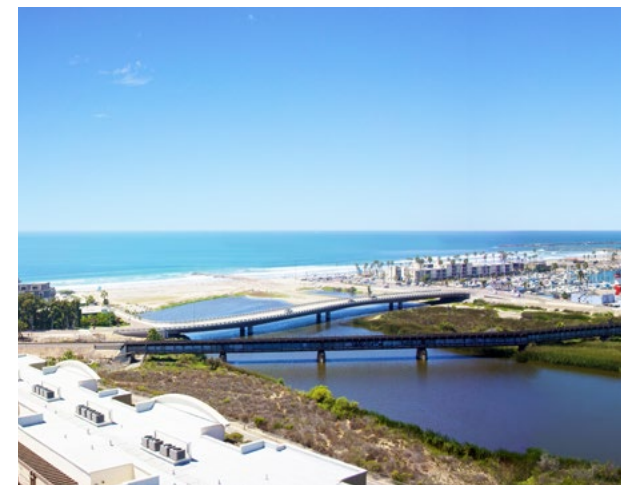
\$21,555 per unit

Unit Features

The 2 and 3 bedroom stacked flat units range from 1,111 to 1,788 square feet, with 2 bathrooms. They have private entry corridors with decks from 85 to 476 square feet, along with private balcony storage and a lush courtyard interior. There are washer & dryer hook-ups in each unit.

Amenities

Landscaped interior courtyard, onsite retail shops with outside view patio, public deck featuring harbor and ocean views. City approved roof deck, with dining and lounge areas featuring unobstructed ocean views, and a direct link to City's coastal bike path, and beach access, exercise room, mailroom, lounge & lobby.



PROJECT SUMMARY

Unit Mix

UNIT	NET AREA	PER FLOOR	TOTAL UNITS	TOTAL NET AREA	DECK NET AREA
A	1,111 sf	3	12	13,332	88 sf
B	1,309 sf	4	16	20,944	147 sf
C	1,286 sf	2	8	10,288	149 sf
D	1,788 sf	1	4	7,152	476 sf
E	1,461 sf	2	8	11,688	112 sf
F	1,292 sf	1	4	5,168	85 sf
TOTALS	8,247 sf	13	52	68,572	1,057 sf
	WEIGHTED AVERAGE				AVERAGE
	1,318 sf				176 sf

Parking Spaces

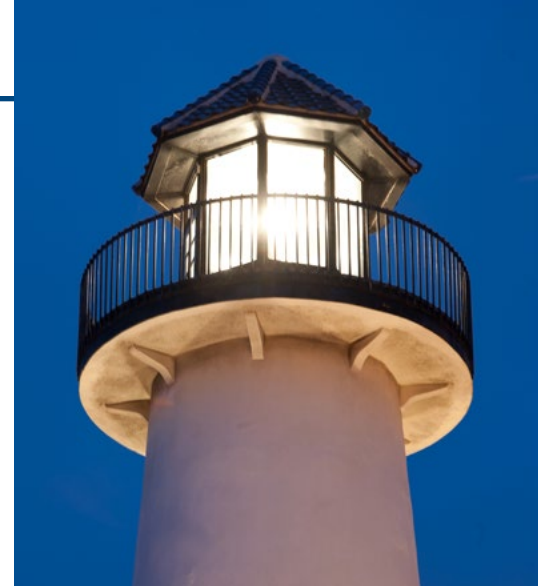
Residential	104
Guests	5
Retail	5
TOTAL REQUIRED	114
TOTAL PROVIDED	114

Required Open Space

10,400 square feet

Provided Open Space

16,215 square feet



ESTIMATED BONDS & FEES AND CONSULTANTS

PRELIMINARY COSTS BUDGET SUMMARY

Seacliff Terrace
Mixed Use Development
City of Oceanside

BONDS/FEES				
BONDS				
Performance 1%	915,092 @	0.50%	=	\$4,575
Labor & Materials .5%	915,092 @	0.50%	=	\$4,575
Warranty Bond .25%	915,092 @	0.25%	=	\$2,288
PLAN CHECK & INSPECTION (DUE PRIOR TO FINAL MAP RECORDATION)				
PLAN CHECK				
Grading	LS@\$	0	=	\$0
Storm, Sewer, Street, Water @ 2.25%		\$565,003	=	\$0
Landscape @ 3.5%			=	\$0
Storm, Sewer, Street, Water @ 2.5%		\$565,003	=	\$0
Coastal Development Permit	DU@\$		=	\$0
Grading Deposit	LS@\$		=	\$0
Conditional Use Permit	LS@\$		=	\$0
Variance (excl. exist sf)	LS@\$		=	\$0
Dev. Plan-Comm/Ind 10 to 100 ac	LS@\$		=	\$0
Drainage Fees Major Watercourse	AC@\$		=	\$0
Stormwater O & M Report Review	1.00 LS@\$	2,994	=	\$0 PAID BY SELLER
Technical Study Review- Drainage Study	1.00 LS@\$	830	=	\$0 PAID BY SELLER
Landscape @ 5%			=	\$0
Tentative Map Base Fee	LS@\$		=	\$0
Tentative Map Per Lot	DU@\$		=	\$0
Final Map \$657 + \$56/lot	LS@\$		=	\$0
Environmental Fees			=	\$0
Full Review	LS@\$		=	\$0
Focused/Per Issue	LS@\$		=	\$0
Assess/Clear/Neg. Dec	LS@\$		=	\$0
Neighborhood Notification/PC	LS@\$		=	\$0
Neighborhood Notification/CC	LS@\$		=	\$0
DUE AT FINAL ENGINEERING				
Drainage - Major Watercourse	1.67 AC@\$	3,842	=	\$6,416
Drainage - Local Facility	1.67 AC@\$	7,500	=	\$12,525
Final Map	1 LS@\$	6,760 +\$56/Unit	=	\$0 PAID BY SELLER
DUE AT BUILDING PERMIT				
THOROUGHFARE - Non-Residential (includes 75% reduction for non-residential)	11.5 TRIP@\$	255.00	=	\$2,933
THOROUGHFARE/RTICIP - Multi-Family	52.0 DU@\$	2,297.20	=	\$119,454
TRAFFIC SIGNAL	458.0 TRIP@\$	15.71	=	\$7,195
SCHOOL - Residential	68,572 SF@\$	3.20	=	\$219,430
SCHOOL - Non-Residential	1,000 SF@\$	0.51	=	\$510
PARK DEDICATION & IMPROVEMENTS	52 DU@\$	3,503.00	=	\$182,156
PUBLIC FACILITIES - Residential	52 DU@\$	2,072.00	=	\$107,744
PUBLIC FACILITIES - Non-Residential	1,000 1,000SF@\$	713.00	=	\$713
INCLUSIONARY HOUSING - In Lieu	68,816 SF@\$	2.11	=	\$0 N/A
INCLUSIONARY HOUSING - Admin Fee	1,000+\$100/Unit		=	\$0 N/A
SEWER BUY-IN FEE - Residential	1 METER@\$	94,689.00	=	\$94,689
OSIDE WATER METER - Residential	1 METER@\$	2,614.00	=	\$2,614
WATER BUY IN FEE - Residential	1 METER@\$	68,954.00	=	\$68,954
SDCWA CAPACITY CHGS - Residential	1 METER@\$	46,080.00	=	\$46,080
SEWER BUY-IN FEE - Non-Residential	1 METER@\$	15,782.00	=	\$15,782
OSIDE WATER METER - Non-Residential	1 METER@\$	674.00	=	\$674
WATER BUY IN FEE - Non-Residential	1 METER@\$	11,492.00	=	\$11,492
SDCWA CAPACITY CHGS - Non-Residential	1 METER@\$	7,680.00	=	\$7,680
OSIDE WATER METER - Irrigation	1 METER@\$	674.00	=	\$674
WATER BUY IN FEE - Irrigation	1 METER@\$	11,492.00	=	\$11,492
SDCWA CAPACITY CHGS - Irrigation	1 METER@\$	7,680.00	=	\$7,680
ADDRESSES (each)	1 LS@\$	75.00	=	\$0 PAID BY SELLER
BLDG DEPT PLAN CHECK FEES PAID TO DATE	1 EA@\$	27,053.00	=	\$0 PAID BY SELLER
ENG DEPT PLAN CHECK FEES PAID TO DATE	1 EA@\$	29,095.00	=	\$0 PAID BY SELLER
SUBTOTAL				\$938,326
TOTAL BONDS & FEES				\$938,326
COST PER UNIT				\$18,045
CONSULTANT FEES & SERVICES - POST TENTATIVE MAP (PAID OR TO BE PAID BY SELLER)				
a) Civil Engineering (Office)	1 LS@\$	97,970	=	\$97,970 PAID BY SELLER
a) Land Planning	1 LS@\$	7,000	=	\$7,000 PAID BY SELLER
Soils Engineering	1 LS@\$	2,500	=	\$2,500 PAID BY SELLER
Acoustical Engineering	1 LS@\$	5,600	=	\$5,600 PAID BY SELLER
Dry Utilities Engineering	1 LS@\$	10,400	=	\$10,400 PAID BY SELLER
Building & Fire Code Consulting	1 LS@\$	5,000	=	\$5,000 PAID BY SELLER
Engineering Reimbursables	1 LS@\$	2,147	=	\$2,147 PAID BY SELLER
Site Lighting Design Consulting	1 LS@\$	8,105	=	\$8,105 PAID BY SELLER
Landscape Architect	1 LS@\$	11,400	=	\$11,400 PAID BY SELLER
Architect	1 LS@\$	314,405	=	\$314,405 PAID BY SELLER
Structural Engineering & Shoring	1 LS@\$	104,300	=	\$104,300 PAID BY SELLER
MEP Design	1 LS@\$	55,455	=	\$55,455 PAID BY SELLER
Blueprints & Reproduction	1 LS@\$	2,000	=	\$2,000 PAID BY SELLER
b) Construction Management Consulting	1 LS@\$	35,000	=	\$35,000 PAID BY SELLER
Legal	1 LS@\$	3,100	=	\$3,100 PAID BY SELLER
SUBTOTAL				\$664,382
TOTAL CONSULTANT FEES & SERVICES				\$0 PAID BY SELLER
COST PER UNIT				\$0

ELEVATIONS & FLOOR PLANS



BUD HEIGHT DIAGRAM NORTH ELEVATION
SCALE: 1" = 10'



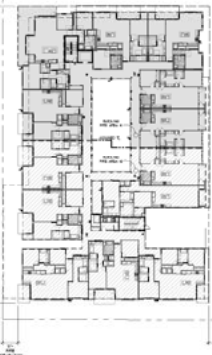
EXTERIOR WALL OPENINGS DIAGRAM WEST ELEVATION
SCALE: 1" = 10'



EXTERIOR WALL OPENINGS DIAGRAM SOUTH ELEVATION
SCALE: 1" = 10'



BUD ANALYSIS DIAGRAM LEVEL 4
SCALE: 1" = 10'



BUD ANALYSIS DIAGRAM LEVELS 1, 2, & 3
SCALE: 1" = 10'

allowable floor area (table 603):

TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A

TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A

TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A

TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A

TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A

TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A

TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A

TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A

TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A

TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A

TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A

TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A

TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A
TYPE 1A	TYPE 1A	TYPE 1A

PROJECT INFORMATION/ ZONING

PROJECT DESCRIPTION:	PROJECT DESCRIPTION:
PROJECT DESCRIPTION:	PROJECT DESCRIPTION:
PROJECT DESCRIPTION:	PROJECT DESCRIPTION:
PROJECT DESCRIPTION:	PROJECT DESCRIPTION:
PROJECT DESCRIPTION:	PROJECT DESCRIPTION:

legal description of site:

LEGAL DESCRIPTION:	LEGAL DESCRIPTION:
LEGAL DESCRIPTION:	LEGAL DESCRIPTION:
LEGAL DESCRIPTION:	LEGAL DESCRIPTION:
LEGAL DESCRIPTION:	LEGAL DESCRIPTION:
LEGAL DESCRIPTION:	LEGAL DESCRIPTION:

site & zoning information

1. SITE AREA:	1. SITE AREA:
1. SITE AREA:	1. SITE AREA:
1. SITE AREA:	1. SITE AREA:
1. SITE AREA:	1. SITE AREA:
1. SITE AREA:	1. SITE AREA:

FAR area calculation summary

1. FAR AREA:	1. FAR AREA:
1. FAR AREA:	1. FAR AREA:
1. FAR AREA:	1. FAR AREA:
1. FAR AREA:	1. FAR AREA:
1. FAR AREA:	1. FAR AREA:

BUILDING CODE ANALYSIS

1. BUILDING CODE ANALYSIS:	1. BUILDING CODE ANALYSIS:
1. BUILDING CODE ANALYSIS:	1. BUILDING CODE ANALYSIS:
1. BUILDING CODE ANALYSIS:	1. BUILDING CODE ANALYSIS:
1. BUILDING CODE ANALYSIS:	1. BUILDING CODE ANALYSIS:
1. BUILDING CODE ANALYSIS:	1. BUILDING CODE ANALYSIS:

occupancy:

1. OCCUPANCY:	1. OCCUPANCY:
1. OCCUPANCY:	1. OCCUPANCY:
1. OCCUPANCY:	1. OCCUPANCY:
1. OCCUPANCY:	1. OCCUPANCY:
1. OCCUPANCY:	1. OCCUPANCY:

type of construction:

1. TYPE OF CONSTRUCTION:	1. TYPE OF CONSTRUCTION:
1. TYPE OF CONSTRUCTION:	1. TYPE OF CONSTRUCTION:
1. TYPE OF CONSTRUCTION:	1. TYPE OF CONSTRUCTION:
1. TYPE OF CONSTRUCTION:	1. TYPE OF CONSTRUCTION:
1. TYPE OF CONSTRUCTION:	1. TYPE OF CONSTRUCTION:

fire sprinkler notes:

1. FIRE SPRINKLER NOTES:	1. FIRE SPRINKLER NOTES:
1. FIRE SPRINKLER NOTES:	1. FIRE SPRINKLER NOTES:
1. FIRE SPRINKLER NOTES:	1. FIRE SPRINKLER NOTES:
1. FIRE SPRINKLER NOTES:	1. FIRE SPRINKLER NOTES:
1. FIRE SPRINKLER NOTES:	1. FIRE SPRINKLER NOTES:

allowable height:

1. ALLOWABLE HEIGHT:	1. ALLOWABLE HEIGHT:
1. ALLOWABLE HEIGHT:	1. ALLOWABLE HEIGHT:
1. ALLOWABLE HEIGHT:	1. ALLOWABLE HEIGHT:
1. ALLOWABLE HEIGHT:	1. ALLOWABLE HEIGHT:
1. ALLOWABLE HEIGHT:	1. ALLOWABLE HEIGHT:

UNIT SUMMARY

UNIT	NET AREA	DECK NET AREA	TOTAL (NET+DECK)	# PER FLOOR	TOTAL # UNITS	TOTAL NET AREA (NET+DECK)*TOTAL # UNITS
A	1,111 sf	88 sf	1,199 sf	3	12	14,388 sf
B	1,309 sf	147 sf	1,456 sf	4	16	23,296 sf
C	1,286 sf	149 sf	1,435 sf	2	8	11,480 sf
D	1,788 sf	476 sf	2,264 sf	1	4	9,056 sf
E	1,461 sf	112 sf	1,573 sf	2	8	12,584 sf
F	1,291 sf	85 sf	1,376 sf	1	4	5,504 sf
TOTALS	8,247 sf	1,057 sf	9,304 sf	13	52	76,312 sf

CURRENT UNIT SUMMARY- GROSS AREAS (F.A.R. AREAS)

UNIT	GROSS FAR AREA	# PER FLOOR	GROSS AREA/FLOOR	TOTAL # UNITS	TOTAL GROSS AREA
A	1,168 sf	3	3,504 sf	12	42,016 sf
B	1,376 sf	4	5,504 sf	16	88,064 sf
C	1,340 sf	2	2,680 sf	8	21,440 sf
D	1,887 sf	1	1,887 sf	4	7,548 sf
E	1,547 sf	2	3,094 sf	8	24,752 sf
F	1,370 sf	1	1,370 sf	4	5,480 sf
TOTALS	8,708 sf	13	18,079 sf	52	72,316 sf

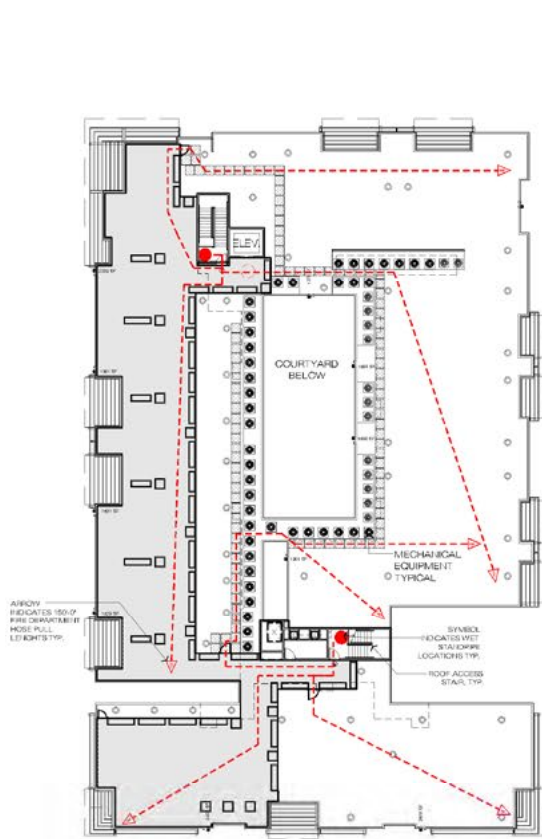
Construction Documents For:
Seacliff Terrace
COSTA PACIFICA WAY, OCEANSIDE, CALIFORNIA 92054
CH OCEANSIDE LLC
437 S. PACIFIC COAST HWY, SUITE 212, SOLANA BEACH, CA 92075



PROJECT INFO

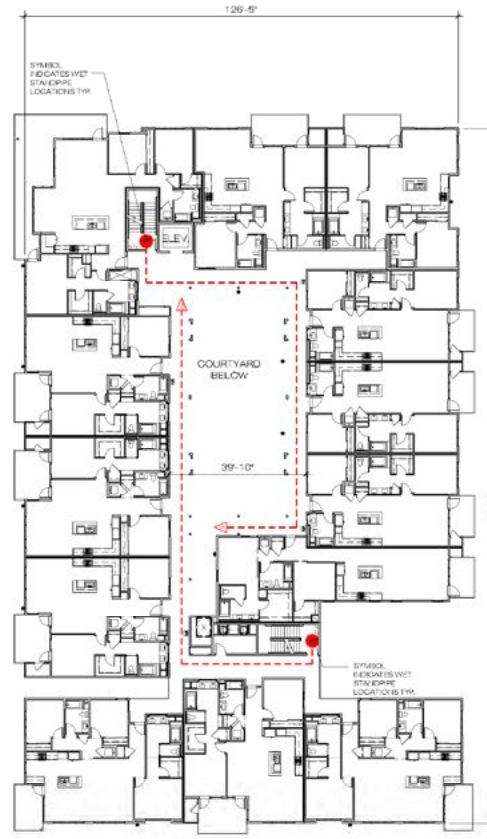
Sheet Title	PROJECT INFO
Sheet	A020
DATE	MAY 25, 2015
1ST P.C. SUBMITTAL	

ELEVATIONS & FLOOR PLANS



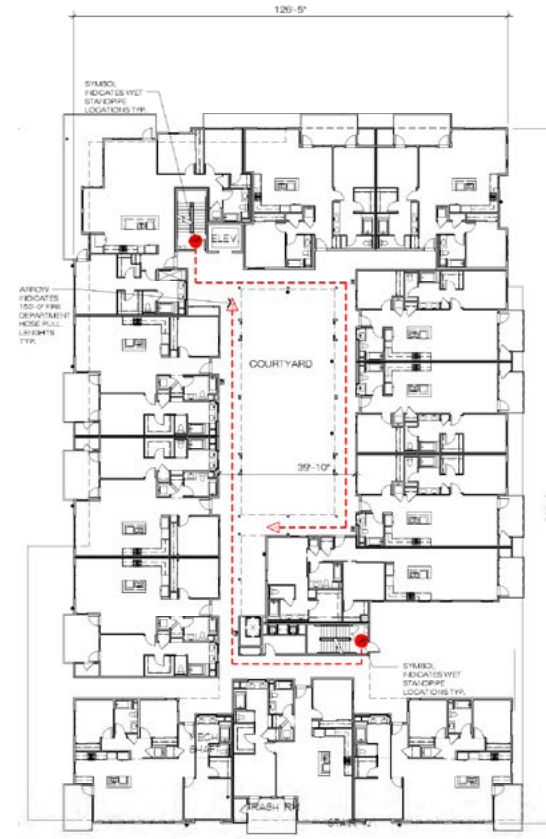
BUILDING PLAN - ROOF LEVEL

BUILDING PLAN
Roof Level



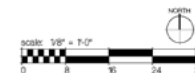
BUILDING PLAN - TYPICAL LEVEL 2, 3, 4

BUILDING PLAN
Typical Level 2, 3, 4



BUILDING PLAN - LEVEL 1

BUILDING PLAN
Level 1



ED: NO.	2066
Sheet	
Date	5/26/2016
Project Address	212 S. SOLANA BEACH, CA 92075
Scale	AS SHOWN

Construction Documents For:
Seacliff Terrace
 COSTA PACIFICA WAY, OCEANSIDE, CALIFORNIA 92054
 C.H. OCEANSIDE LLC
 437 S. PACIFIC COAST HWY, SUITE 212, SOLANA BEACH, CA 92075



WITHEE MALCOLM
 ARCHITECTS, LLP
 2251 West 190th Street
 Torrance, CA 90504
 310.217.8885
 310.217.0425



Sheet Title: **fire master plan**

Sheet: **A064**

MAY 26, 2016
 1ST P.G. SUBMITTAL



elevation keynotes	
1	TERMINATING WALL
2	FLASH BUSHING
3	VERT. UTILITY/DOOR/DOCK, 175"
4	STANDARD 175"
5	MEET ROOF
6	STANDARD SYSTEM AT RETAIL
7	ADDRESS SHALL BE 4000 IF NOT A METRIC STONE SHALL BE 1750000 AND 1750000000
8	A
9	A
10	A
11	A
12	A
13	A
14	A
15	A
16	A
17	A
18	A
19	A
20	A
21	A
22	A
23	A
24	A
25	A
26	A
27	A
28	A
29	A
30	A
31	A
32	A
33	A
34	A
35	A
36	A
37	A
38	A
39	A
40	A
41	A
42	A
43	A
44	A
45	A
46	A
47	A
48	A
49	A
50	A
51	A
52	A
53	A
54	A
55	A
56	A
57	A
58	A
59	A
60	A
61	A
62	A
63	A
64	A
65	A
66	A
67	A
68	A
69	A
70	A
71	A
72	A
73	A
74	A
75	A
76	A
77	A
78	A
79	A
80	A
81	A
82	A
83	A
84	A
85	A
86	A
87	A
88	A
89	A
90	A
91	A
92	A
93	A
94	A
95	A
96	A
97	A
98	A
99	A
100	A
101	A
102	A
103	A
104	A
105	A
106	A
107	A
108	A
109	A
110	A
111	A
112	A
113	A
114	A
115	A
116	A
117	A
118	A
119	A
120	A
121	A
122	A
123	A
124	A
125	A
126	A
127	A
128	A
129	A
130	A
131	A
132	A
133	A
134	A
135	A
136	A
137	A
138	A
139	A
140	A
141	A
142	A
143	A
144	A
145	A
146	A
147	A
148	A
149	A
150	A
151	A
152	A
153	A
154	A
155	A
156	A
157	A
158	A
159	A
160	A
161	A
162	A
163	A
164	A
165	A
166	A
167	A
168	A
169	A
170	A
171	A
172	A
173	A
174	A
175	A
176	A
177	A
178	A
179	A
180	A
181	A
182	A
183	A
184	A
185	A
186	A
187	A
188	A
189	A
190	A
191	A
192	A
193	A
194	A
195	A
196	A
197	A
198	A
199	A
200	A
201	A
202	A
203	A
204	A
205	A
206	A
207	A
208	A
209	A
210	A
211	A
212	A
213	A
214	A

[illegible]

| 20 | SEACLIFF TERRACE | OCEANSIDE



2.0.1.10

2.0.1.11

2.0.1.12

2.0.1.13

2.0.1.14

2.0.1.15

2.0.1.16

2.0.1.17

2.0.1.18

2.0.1.19

2.0.1.20

2.0.1.21

2.0.1.22

2.0.1.23

2.0.1.24

2.0.1.25

2.0.1.26

2.0.1.27

2.0.1.28

2.0.1.29

2.0.1.30

2.0.1.31

2.0.1.32

2.0.1.33

2.0.1.34

2.0.1.35

2.0.1.36

2.0.1.37

2.0.1.38

2.0.1.39

2.0.1.40

2.0.1.41

2.0.1.42

2.0.1.43

2.0.1.44

2.0.1.45

2.0.1.46

2.0.1.47

2.0.1.48

2.0.1.49

2.0.1.50

2.0.1.51

2.0.1.52

2.0.1.53

2.0.1.54

2.0.1.55

2.0.1.56

2.0.1.57

2.0.1.58

2.0.1.59

2.0.1.60

2.0.1.61

2.0.1.62

2.0.1.63

2.0.1.64

2.0.1.65

2.0.1.66

2.0.1.67

2.0.1.68

2.0.1.69

2.0.1.70

2.0.1.71

2.0.1.72

2.0.1.73

2.0.1.74

2.0.1.75

2.0.1.76

2.0.1.77

2.0.1.78

2.0.1.79

2.0.1.80

2.0.1.81

2.0.1.82

2.0.1.83

2.0.1.84

2.0.1.85

2.0.1.86

2.0.1.87

2.0.1.88

2.0.1.89

2.0.1.90

2.0.1.91

2.0.1.92

2.0.1.93

2.0.1.94

2.0.1.95

2.0.1.96

2.0.1.97

2.0.1.98

2.0.1.99

2.0.1.100

2.0.1.101

2.0.1.102

2.0.1.103

2.0.1.104

2.0.1.105

2.0.1.106

2.0.1.107

2.0.1.108

2.0.1.109

2.0.1.110

2.0.1.111

2.0.1.112

2.0.1.113

2.0.1.114

2.0.1.115

2.0.1.116

2.0.1.117

2.0.1.118

2.0.1.119

2.0.1.120

2.0.1.121

2.0.1.122

2.0.1.123

2.0.1.124

2.0.1.125

2.0.1.126

2.0.1.127

2.0.1.128

2.0.1.129

2.0.1.130

2.0.1.131

2.0.1.132

2.0.1.133

2.0.1.134

2.0.1.135

2.0.1.136

2.0.1.137

2.0.1.138

2.0.1.139

2.0.1.140

2.0.1.141

2.0.1.142

2.0.1.143

2.0.1.144

2.0.1.145

2.0.1.146

2.0.1.147

2.0.1.148

2.0.1.149

2.0.1.150

2.0.1.151

2.0.1.152

2.0.1.153

2.0.1.154

2.0.1.155

2.0.1.156

2.0.1.157

2.0.1.158

2.0.1.159

2.0.1.160

2.0.1.161

2.0.1.162

2.0.1.163

2.0.1.164

2.0.1.165

2.0.1.166

2.0.1.167

2.0.1.168

2.0.1.169

2.0.1.170

2.0.1.171

2.0.1.172

2.0.1.173

2.0.1.174

2.0.1.175

2.0.1.176

2.0.1.177

2.0.1.178

2.0.1.179

2.0.1.180

2.0.1.181

2.0.1.182

2.0.1.183

2.0.1.184

2.0.1.185

2.0.1.186

2.0.1.187

2.0.1.188

2.0.1.189

2.0.1.190

2.0.1.191

2.0.1.192

2.0.1.193

2.0.1.194

2.0.1.195

2.0.1.196

2.0.1.197

2.0.1.198

2.0.1.199

2.0.1.200

2.0.1.201

2.0.1.202

2.0.1.203

2.0.1.204

2.0.1.205

2.0.1.206

2.0.1.207

2.0.1.208

2.0.1.209

2.0.1.210

2.0.1.211

2.0.1.212

2.0.1.213

2.0.1.214

2.0.1.215

2.0.1.216

2.0.1.217

2.0.1.218

2.0.1.219

2.0.1.220

2.0.1.221

2.0.1.222

2.0.1.223

2.0.1.224

2.0.1.225

2.0.1.226

2.0.1.227

2.0.1.228

2.0.1.229

2.0.1.230

2.0.1.231

2.0.1.232

2.0.1.233

2.0.1.234

2.0.1.235

2.0.1.236

2.0.1.237

2.0.1.238

2.0.1.239

2.0.1.240

2.0.1.241

2.0.1.242

2.0.1.243

2.0.1.244

2.0.1.245

2.0.1.246

2.0.1.247

2.0.1.248

2.0.1.249

2.0.1.250

2.0.1.251

2.0.1.252

2.0.1.253

2.0.1.254

2.0.1.255

2.0.1.256

2.0.1.257

2.0.1.258

2.0.1.259

2.0.1.260

2.0.1.261

2.0.1.262

2.0.1.263

2.0.1.264

2.0.1.265

2.0.1.266

2.0.1.267

2.0.1.268

2.0.1.269

2.0.1.270

2.0.1.271

2.0.1.272

2.0.1.273

2.0.1.274

2.0.1.275

2.0.1.276

2.0.1.277

2.0.1.278

2.0.1.279

2.0.1.280

2.0.1.281

2.0.1.

| 21 | SEACLIFF TERRACE | OCEANSIDE



llo	unit stack
lll	unit stack
ll2	unit stack

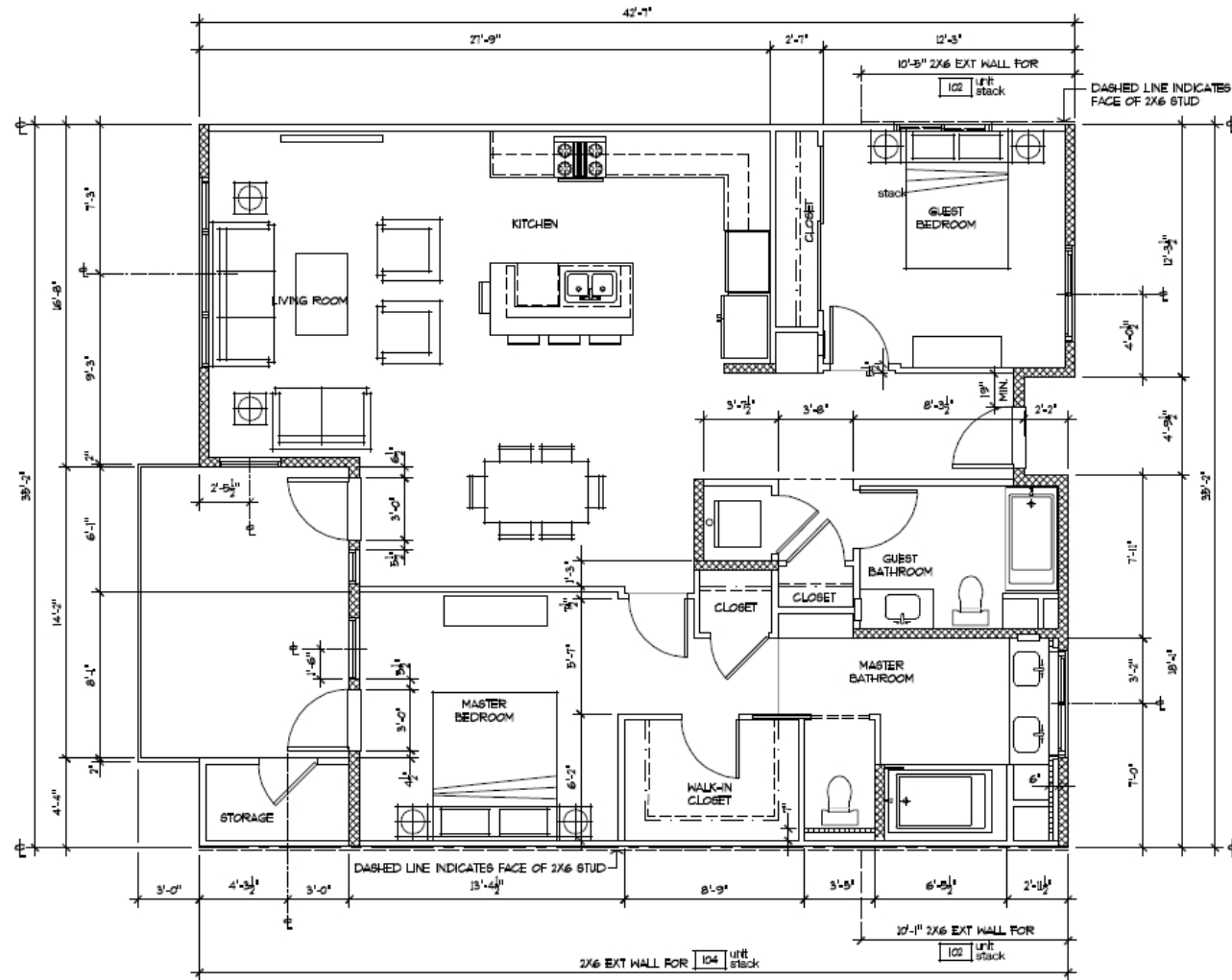
(



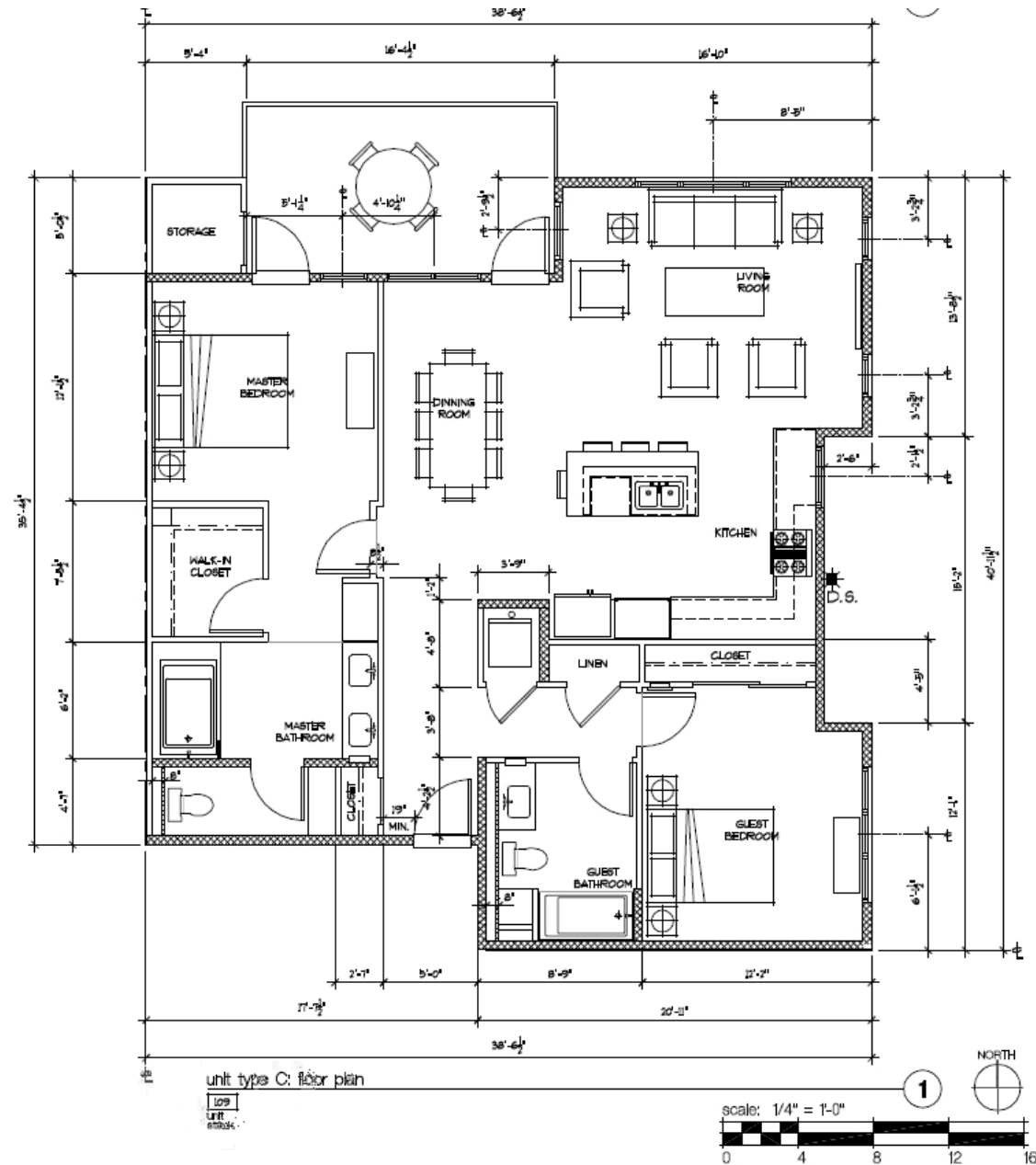
scale: 1/4" = 1'-0"



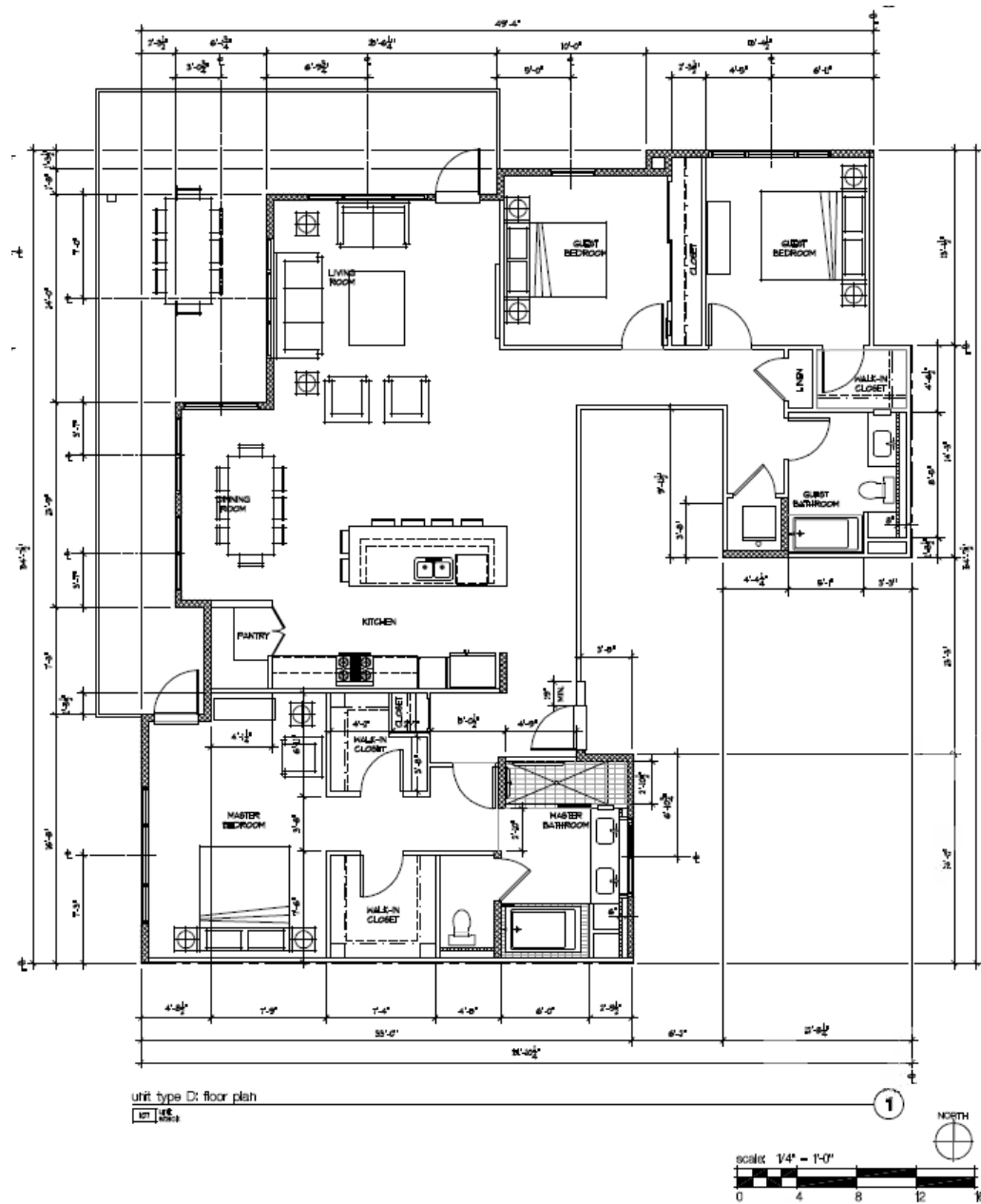
ELEVATIONS & FLOOR PLANS



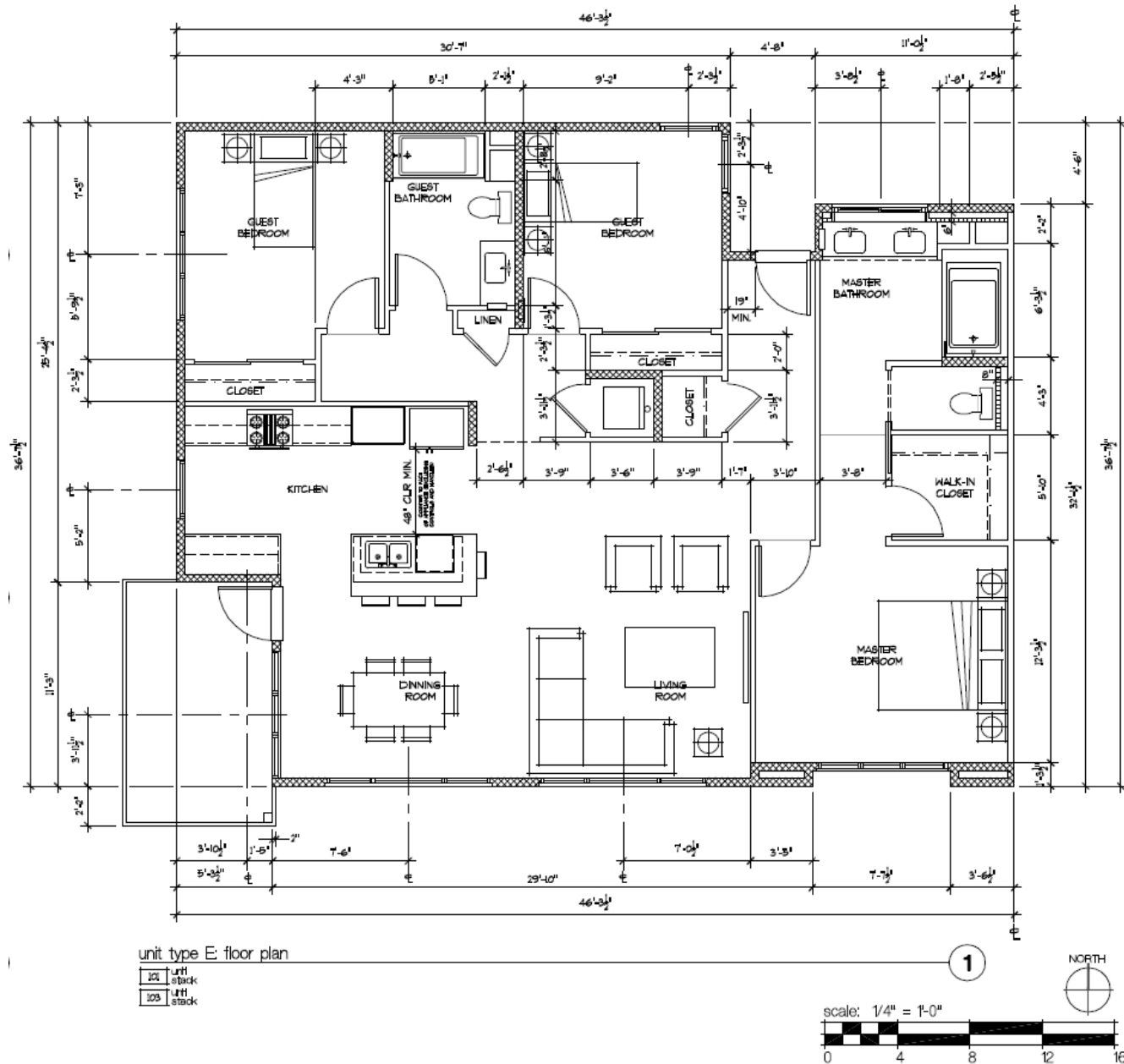
ELEVATIONS & FLOOR PLANS



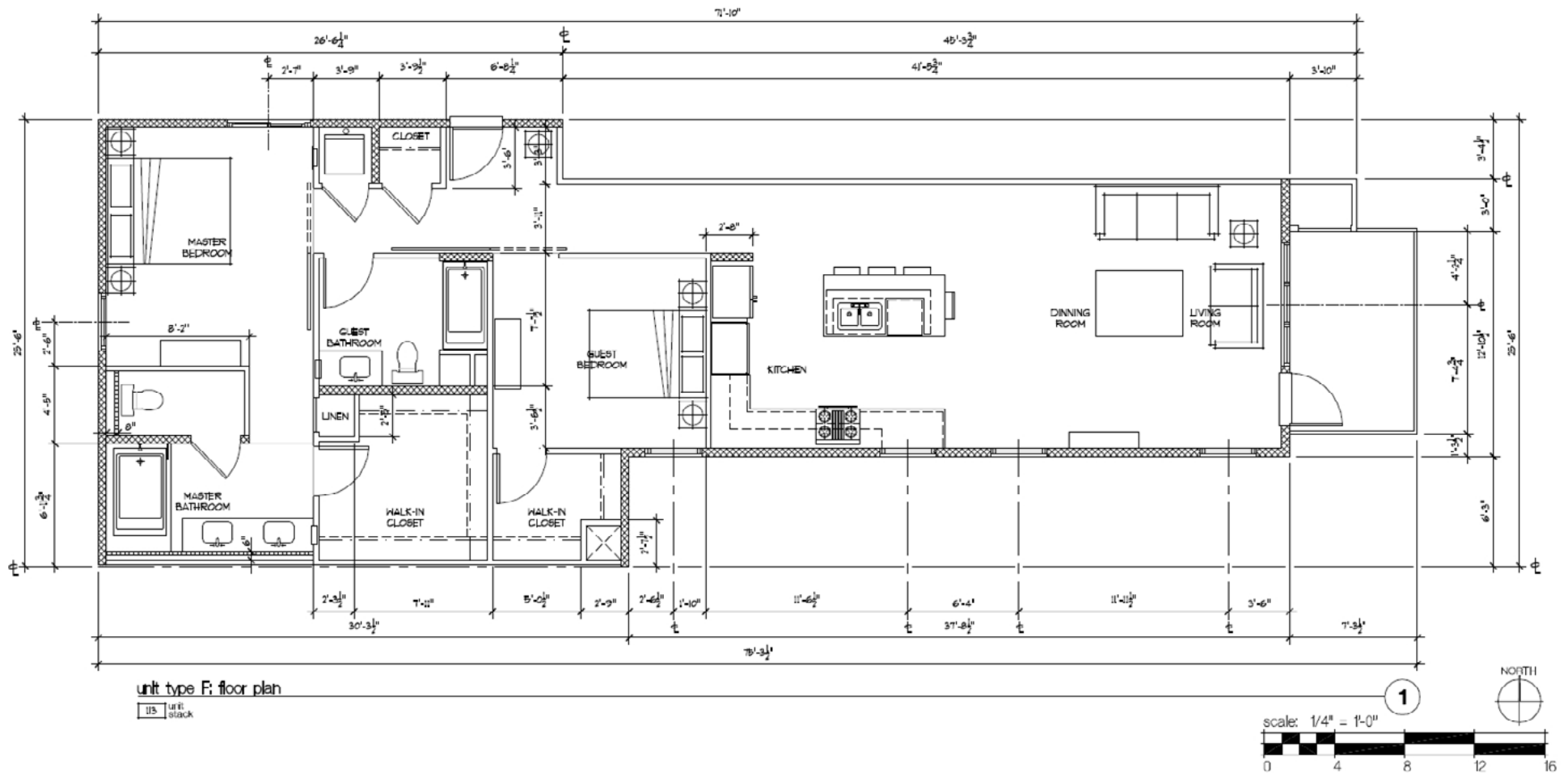
ELEVATIONS & FLOOR PLANS



ELEVATIONS & FLOOR PLANS



ELEVATIONS & FLOOR PLANS



RESALE COMPS

Seacliff Resales

ADDRESS	SALE DATE	PRICE	SQ FT	BD/BA	\$/SF
1019 Costa Pacifica Way #1210	9/14/2016	\$605,000	1,225	2/2	\$494
1019 Costa Pacifica Way #1301	9/30/2016	\$870,000	1,519	3/2	\$573
1021 Costa Pacifica Way #2213	10/12/2016	\$495,000	1,191	2/2	\$416
1019 Costa Pacifica Way #1202	4/14/2017	\$700,000	1,143	2/2	\$612
1019 Costa Pacifica Way #1310	6/20/2017	\$655,000	1,225	2/2	\$535
1019 Costa Pacifica Way #1105	10/25/2017	\$716,000	1,143	2/2	\$626
TOTAL		\$4,041,000	7,446		\$3,256
AVERAGE		\$673,500	1,241		\$543

Seacliff Terrace Unit Sizes

UNIT	SQ FT
UNIT A	1,111 sf
UNIT B	1,309 sf
UNIT C	1,286 sf
UNIT D	1,788 sf
UNIT E	1,461 sf
UNIT F	1,292 sf
AVERAGE	1,375 SF



SALE PROCESS

Price

No stated price. The Buyer is requested to base their offer upon a price they can support.

Terms

All cash at the close of escrow.

Deposit

Upon acceptance of an offer, the selected Buyer shall deposit \$250,000 to open the escrow. Upon the successful completion of the Due Diligence period, the Buyer shall increase the deposit to \$500,000. The deposit shall become non-refundable and be released by escrow to the Sellers.

Offers

Offers due Friday, March 2, 2018 and shall be submitted to:

Gunder Creager
c/o Colliers International
4350 La Jolla Village Dr., Suite 500
San Diego, CA 92122
Email: gunder.creager@colliers.com

Due Diligence

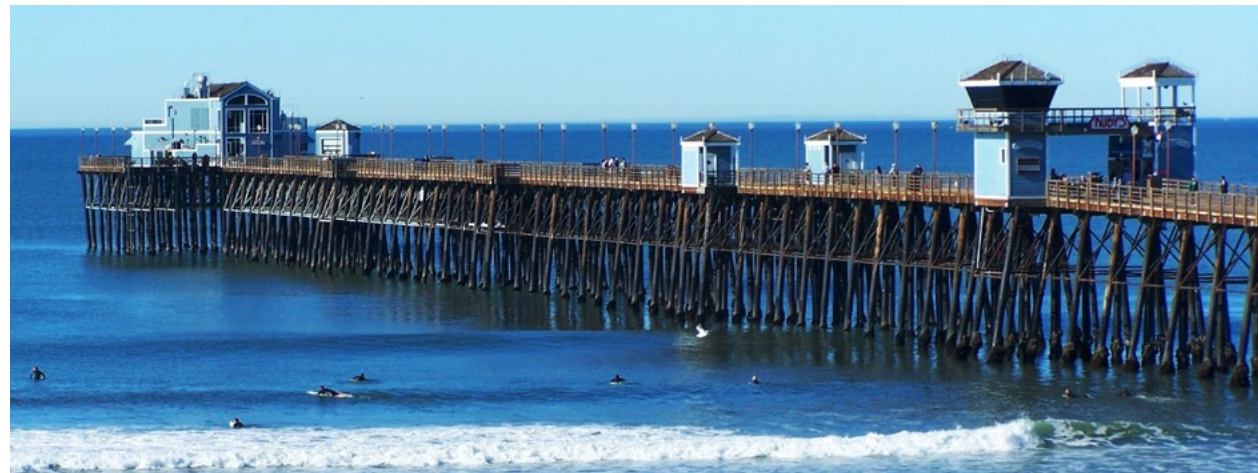
Buyer shall have forty-five (45) days from the acceptance of the Letter of Intent to complete their due diligence.

Escrow

Escrow shall be opened at the San Diego office of First American Title Company of San Diego.

Close

30 days after the end of the Due Diligence period.



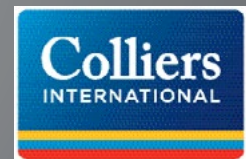


CONTACT



GUNDER CREAGER

Senior Executive Vice President
+1 858 677 5380
gunder.creager@colliers.com
Lic. No. 00864355



4350 La Jolla Village Drive
Suite 500
San Diego, CA 92122
+1 858 455 1515 main
colliers.com/sandiego