BUYER & DEVELOPER FAQ

27987 Jefferson Avenue | Menifee, CA 92585

±0.50 Acres • Three Parcels • HDR Zoning • Residential Redevelopment Opportunity

This guide provides quick answers to common questions from investors, builders and developers. Buyers should independently verify information important to their intended use.

PROPERTY BASICS

1 | What is the current zoning?

HDR – High Density Residential

The property is represented as being within the City of Menifee's High Density Residential designation, creating an opportunity to investigate higher-density residential development.

Buyer to verify: Current zoning, permitted uses, density and development standards with the City of Menifee.

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2 | Is the property commercially zoned?

No.

The property is **residentially zoned HDR**. It is being marketed to builders, developers and investors because of its residential redevelopment potential—not because it has commercial zoning.

3 | How much land is included?

Three parcels totaling approximately 0.50 acres / 21,780 SF

Parcel	Approximate Lot Size
APN 329-182-002 Lot #67 & #68	15,246 SF
APN 329-182-001 Lot #67	6,534 SF
Combined	**21,780 SF / ±0.50 Acres**

Buyer to verify acreage, parcel information and parcel boundaries and legal descriptions.

DEVELOPMENT POTENTIAL

4 | How many residential units could potentially be developed?

EXPLORE ±10–12 UNITS*

Based solely on gross acreage and the HDR density designation, a prospective buyer may wish to investigate the feasibility of approximately 10–12 residential units.

***This is NOT an approved or guaranteed unit count.**

Actual development yield may be affected by setbacks, parking, access, fire requirements, utilities, drainage, engineering, parcel configuration, building design and other City requirements.

5 | What type of project could potentially be developed?

The HDR designation creates an opportunity to investigate multifamily and other higher-density residential uses permitted by the City.

Possible configurations should be evaluated by the buyer's architect, civil engineer and the City of Menifee.

At this time there is no specific project or development plan that is represented as approved.

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6 | Can the three parcels be combined?

Potentially — buyer to investigate.

A developer may wish to explore combining the parcels for a unified development plan.

A buyer could also investigate whether maintaining separate parcels provides advantages for financing, phasing or future development.

Parcel merger requirements and development options should be confirmed with the City.

EXISTING PROPERTY CONDITION

7 | What happened to the existing residence?

The existing stick-built single-family residence sustained significant fire damage.

The structure remains on the property and is currently boarded and secured.

The property is being offered **AS-IS**.

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8 | Is the existing residence habitable?

It is not being represented or marketed as a habitable residence.

Buyers should independently investigate the structure and determine governmental requirements regarding demolition, rehabilitation or other corrective work.

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9 | Will the seller demolish the structure?

No seller demolition is currently represented.

The property is being offered with the existing structure remaining.

A buyer may request demolition, a credit or another arrangement as part of an offer; however, the seller is not obligated to agree.

UTILITIES & SITE

10 | Are public water and sewer available?

Public water and sewer are reported to have previously served the existing residence.

This may provide an advantage compared with completely unimproved land; however, buyers must verify:

Connection status • Meter status • Capacity • Condition • Fees • Development requirements

with the appropriate agencies and utility providers.

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11 | What about electricity and gas?

Utility service associated with the previous residence may exist at or near the property.

Buyer should verify current service, reconnection requirements, capacity and costs directly with the applicable utility providers.

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12 | Is there an HOA?

No HOA is reported.

Buyer to independently verify.

INVESTMENT STRATEGIES

THREE WAYS TO CONSIDER THE PROPERTY

BUILD NOW

Investigate a multifamily or other higher-density residential development.

PLAN & DEVELOP

Acquire the property, complete feasibility and entitlement work, and develop when the project is ready.

BUY & HOLD

Acquire HDR-zoned residential land today and hold for possible future development or resale.

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13 | Does the buyer have to develop immediately?

No. Unless told otherwise with the City of Menifee.

The property may also appeal to a long-term investor who wants to acquire the land and evaluate development at a later date.

Buyers should consider ongoing property maintenance, security, taxes and governmental requirements when evaluating a hold strategy.

BUYER DUE DILIGENCE

14 | What should a developer investigate?

A development buyer should consider investigating:

PLANNING

- Zoning and permitted uses
- Density/unit yield
- Setbacks and development standards
- Preliminary site design
- Parking and fire access

PROPERTY

- Survey and boundaries
- Title and easements
- Parcel configuration
- Existing structure/demolition
- Environmental conditions
- Soils and geotechnical conditions

INFRASTRUCTURE

- Water and sewer
- Electrical and gas
- Utility capacity
- Drainage and grading
- Street/access improvements

FINANCIAL

- Development impact fees
- Utility connection fees
- Demolition/site preparation
- Construction costs
- Entitlement costs

15 | How long might buyer due diligence take?

The actual investigation period is negotiated as part of the purchase agreement.

A development buyer may need considerably more investigation than a traditional residential buyer because the buyer must determine whether the proposed project is physically, financially and legally feasible.

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16 | Who pays for the buyer's studies?

Unless otherwise negotiated, buyers should generally expect to pay for investigations performed for their proposed project, including:

Architect • Civil Engineer • Survey • Environmental • Soils/Geotechnical • Feasibility Studies

Any seller contribution would be subject to negotiation and written agreement.

OFFERS & NEGOTIATIONS

17 | Will the seller consider cash offers?

Yes.

The seller will consider the overall strength of an offer not just price.

Important terms may include:

Purchase Price • Deposit • Financing • Due-Diligence Period • Contingencies • Closing Timeline

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18 | Can the buyer renegotiate after due diligence?

A buyer may request changes based on legitimate due-diligence findings, such as:

- Price adjustment
- Seller credit

- Additional investigation time
- Demolition consideration
- Resolution of title or utility issues
- Revised closing date

A request does not mean the seller is obligated to agree.

Any modification must be negotiated and agreed to by the parties.

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19 | Is seller financing available?

Seller financing is not currently represented as being offered.

Any alternative financing arrangement would require separate negotiation and written seller approval.

WHERE TO VERIFY INFORMATION

20 | Who should buyers contact about development potential?

Buyers and their development professionals are strongly encouraged to consult the:

CITY OF MENIFEE – PLANNING DEPARTMENT

https://www.menifee.ca.gov/

Questions should include:

HDR zoning • Permitted uses • Density • Setbacks • Parking • Fire access • Parcel merger • Site-plan requirements • Entitlement process • Development fees

Buyers should also contact applicable utility providers and other governmental agencies concerning their proposed project.

QUICK PROPERTY SNAPSHOT

Location	27987 Jefferson Ave., Menifee
Site Area	±0.50 Acres / ±21,780 SF
Parcels	2
Zoning	HDR – High Density Residential
Development Concept	Multifamily / Higher-Density Residential
Existing Structure	Fire-Damaged SFR
Condition	Boarded & Secured / AS-IS
HOA	None Reported
Strategy	Build • Plan & Develop • Buy & Hold

IMPORTANT BUYER NOTICE

Development potential has not been guaranteed.

Information contained in this FAQ and related marketing materials is believed to be reliable but is not guaranteed. References to zoning, density, utilities, parcel configuration, possible unit counts or future development are intended to identify matters a prospective buyer may wish to investigate and should not be interpreted as representations of approved development rights.

Buyer and Buyer's Broker/Agent are responsible for independently investigating the property's physical condition, zoning, permitted uses, density, utilities, environmental conditions, demolition requirements, governmental approvals, development costs and suitability for Buyer's intended use.

Seller and Listing Broker/Agent make no representation or warranty regarding the number or type of units that may ultimately be developed or approval of any particular development plan.

For more information feel free to contact Cecilia Mutia at 951-491-3372 or email teammutia@gmail.com