



TREVI HILLS

SAN DIEGO'S PREMIERE SINGLE
FAMILY HOME COMMUNITY



**OPPORTUNITY TO PURCHASE AN
INCREDIBLE 200 SINGLE FAMILY,
FINAL MAPPED LOT DEVELOPMENT
IN SAN DIEGO COUNTY**

OFFERING MEMORANDUM

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THE
OFFERING

THE OFFERING

Last of its kind master plan development Final Mapped; All Backbone Complete

Rare final mapped, builder friendly development project in San Diego, Trevi Hills is fully developed with stormwater collection system, paved roads, public water system, private sewage collection system discharging into the County system, natural gas and fiber optic.

The project consists of some 800 acres, of which over 500 are open space, dedicated to the preservation of habitat and species. The remaining acreage is divided into 250 houselots ranging in size from just under an acre to over two acres. Many have views, some quite spectacular ranging all the way to the Pacific Ocean; while others have mountain views or are nestled among mature California Oaks.

32 homes are currently built and occupied, with another 14 under construction and 12 more in permitting. There are 39 lots graded and ready to build. Of the remaining 161 lots, 36 are in second round review for pad grading approvals with permitting expected by June. Grading review typically takes 4 - 5 months.



[View More Photos](#)





PROPERTY
OVERVIEW

PROPERTY OVERVIEW: NEIGHBORHOODS

Available graded lots include

8 woodland lots and **18** Sky Terrace premium view lots.

16 lots are currently being graded for building pad; and **22** are in final pad review.

154, many with spectacular views, remain to be pad graded.



PROPERTY OVERVIEW: INFRASTRUCTURE AND PERMITS

Backbone infrastructure in place

More than 5 miles of infrastructure has been completed, including roads, sewer, water, and fiber optic lines. No other offering in the County can match the modern utility conveniences provided to these residents.

Estimated Permit Fee Breakdown:

Intake	+/- \$ 2,500
Sewer connection	2,250
Water meter	16,125
Fire mitigation	1,850
Building	2,400
TIF	2,635
Drainage	2,650
Temp power	157
Plan check	475
Seismic	50
Total	\$ 31,100
Lakeside Union	2.35/sf
Grossmont Union	1.20/sf



PROPERTY OVERVIEW: HIGHLY RATED SCHOOLS



Riverview Elementary

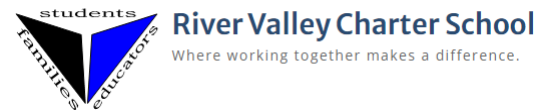
- A- Overall Grade
- Public 1-5 LAKESIDE, CA
- Overall Niche Grade: A-
- Academics: A-
- Diversity: A-
- Teachers: A-

Riverview Elementary School is a highly rated, public school located in LAKESIDE, CA. It has 626 students in grades 1-5 with a student-teacher ratio of 25 to 1. According to state test scores, 70% of students are proficient in math and 66% in reading.

Riverview International Academy

We are dedicated to preparing our students to be the global leaders of tomorrow. Our outstanding curriculum is infused with essential 21st century learning skills including world language instruction, technology, critical thinking, and creativity.

Riverview is a language immersion school of choice in the Lakeside Union School District.



- Overall Grade: A
- Public, Charter 7-12 LAKESIDE, CA
- Rating 4.15 out of 5
- Academics: A
- Teachers: A+
- College Prep: A-
- Health & Safety: A+
- Administration: A+

River Valley Charter School is a highly rated, public charter school located in LAKESIDE, CA. It has 305 students in grades 7-12 with a student-teacher ratio of 23 to 1. According to state test scores, 52% of students are proficient in math and 77% in reading.



PROPERTY OVERVIEW: HOME SALES COMPARISONS

Cielo

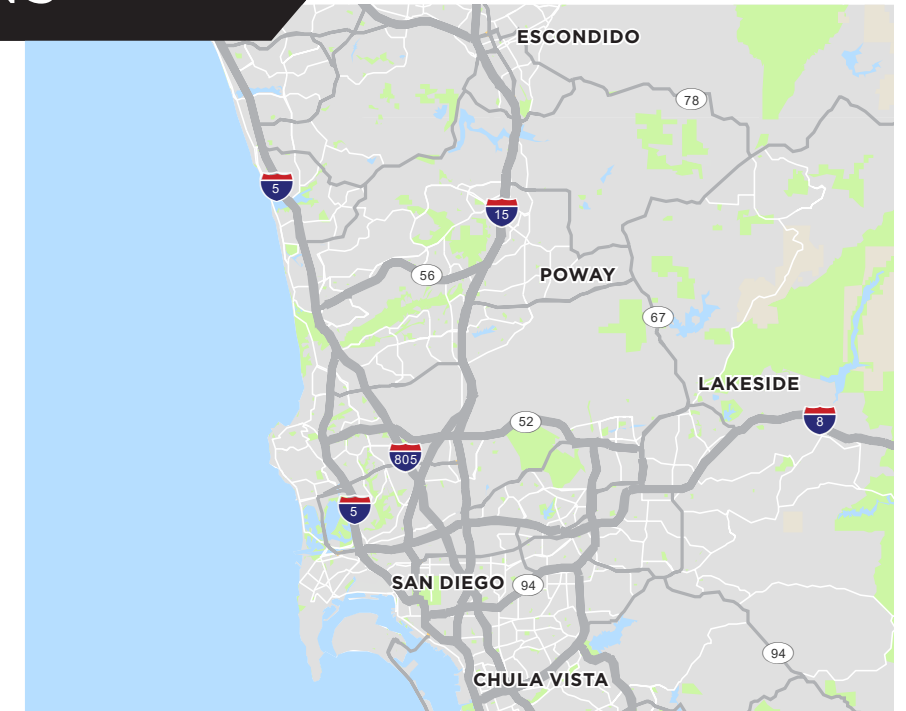
Address	City	Zip	Date Sold	Square Feet Of Home	Price	Price Per Square Foot	Acreage	Year Built
18021 Cerro Del Sol	Rancho Santa Fe	92067	11/17/2021	5,295	\$2,400,000	\$453	2.28	2018
18264 Avenida Manantial	Escondido	92029	2/15/2022	5,335	\$2,780,000	\$521	0.51	2015
18346 Avenida Apice	Escondido	92029	6/1/2021	4,878	\$2,850,000	\$584	0.71	2016
8457 Via Rancho Cielo	Escondido	92029	7/28/2021	6,270	\$3,600,000	\$574	1.49	2011
8723 Avenida Mirador	Rancho Santa Fe	92067	9/3/2021	3,665	\$2,700,000	\$737	0.59	2017
8760 Avenida Mirador	Rancho Santa Fe	92067	7/1/2021	4,579	\$2,450,000	\$535	0.53	2017
8772 Avenida Mirador	Rancho Santa Fe	92067	9/30/2021	4,858	\$2,700,000	\$556	0.54	2015
8878 Via Rancho Cielo	Escondido	92029	6/7/2021	3,963	\$2,200,000	\$555	0.65	2016
8911 Via Rancho Cielo	Escondido	92029	10/11/2021	3,996	\$3,350,000	\$838	0.65	2015

Sycamore Estates

Address	City	Zip	Date Sold	Square Feet Of Home	Price	Price Per Square Foot	Acreage	Year Built
11228 Amberstone Ct	San Diego	92131	11/23/2021	5,955	\$2,575,000	\$432	0.41	2009
11576 Punta Dulcina	San Diego	92131	11/23/2021	4,450	\$2,465,000	\$554	0.37	2014
11681 Punta Dulcina	San Diego	92131	2/11/2022	4,384	\$2,650,000	\$604	0.51	2013
14457 Old Creek Rd	San Diego	92131	11/23/2021	4,340	\$2,450,000	\$565	0.42	2006
14465 Old Creek Rd	San Diego	92131	3/7/2022	5,728	\$3,200,000	\$559	0.46	2006
15483 Pinehurst Pl	San Diego	92131	12/15/2021	3,977	\$1,975,000	\$497	0.25	2000
15533 Pinehurst Pl	San Diego	92131	1/24/2022	4,178	\$2,200,000	\$527	0.33	2007
15572 Pinehurst Pl	San Diego	92131	3/30/2022	4,209	\$2,510,000	\$288	0.39	2007
15735 Via Santa Pradera	San Diego	92131	2/11/2022	4,968	\$3,585,000	\$722	0.39	2013
15765 Bacara Ct	San Diego	92131	2/9/2022	5,170	\$3,200,000	\$619	0.35	2014

Maderas

Address	City	Zip	Date Sold	Square Feet Of Home	Price	Price Per Square Foot	Acreage	Year Built
14160 Augusta Ct	Poway	92064	4/30/2021	10,266	\$4,300,000	\$419	4.69	2005
14365 Ciera Ct	Poway	92064	2/22/2022	8,582	\$4,380,000	\$510	1.02	2001
14445 Cheyenne Trl	Poway	92064	1/24/2022	6,714	\$4,400,000	\$655	1.04	2017
14480 Cheyenne Trl	Poway	92064	6/21/2021	6,522	\$3,000,000	\$460	10.02	2015
18210 Old Coach Dr	Poway	92064	4/1/2022	6,870	\$3,450,000	\$143	1.02	2003
18310 Old Coach Way	Poway	92064	2/3/2022	8,623	\$4,350,000	\$504	2.69	2012
18605 Old Coach Dr	Poway	92064	8/4/2021	8,316	\$3,750,000	\$451	4.07	2013
18781 Heritage Dr	Poway	92064	7/13/2021	9,424	\$3,500,000	\$371	6.16	2007



Trevi Hills

Address	City	Zip	Date Sold	Square Feet Of Home	Price	Price Per Square Foot	Acreage	Year Built
11916 Via Trevi	Lakeside	92040	3/1/2022	3,108	\$1,210,000	\$389	1.32	2020
11967 Via Trevi	Lakeside	92040	2/23/2022	3,108	\$1,250,000	\$402	1.35	2014
12046 Via Trevi	Lakeside	92040	11/19/2021	3,439	\$1,250,000	\$363	1.26	2012
12634 Via Vigneto	Lakeside	92040	2/28/2022	2,477	\$848,500	\$343	0.94	2020
12646 Via Vigneto	Lakeside	92040	2/2/2022	2,653	\$930,000	\$351	0.86	2020
12878 Vineyard Crest Pl	Lakeside	92040	11/10/2021	2,300	\$897,000	\$390	1.85	2020

Otay Lakes

Address	City	Zip	Date Sold	Square Feet Of Home	Price	Price Per Square Foot	Acreage	Year Built
2891 Morning Creek Rd	Chula Vista	91914	11/24/2021	4,147	\$1,550,000	\$374	0.37	2006
2971 Winding Fence Way	Chula Vista	91914	11/5/2021	3,862	\$1,550,000	\$401	0.39	2006
2988 Stevenson Ranch Ct	Chula Vista	91914	11/8/2021	3,915	\$1,805,000	\$461	0.51	2011
3229 Via Ponte Tresa	Chula Vista	91914	2/10/2022	3,579	\$1,900,000	\$531	0.94	2013
3240 Corte Melano	Chula Vista	91914	12/22/2021	3,873	\$2,500,000	\$645	0.43	2018
633 Coastal Hills Dr	Chula Vista	91914	11/17/2021	4,467	\$1,675,000	\$375	0.26	2012

PROPERTY OVERVIEW

Current Pricing:

- Homes Currently are at \$1,000,000 and up
- Resales are occurring at these home prices
- Custom Home Pricing has not been set, but expected \$2,000,000 or above

Waitlist Highlights:

Incredible Demand for Trevi Hills!

Visitor Traffic Breakdown:

Weekly Avg (Over Last 4 Weeks):

- 85 - 95 new weekly Leads
- 9 new weekly appointments
- 4 second time visitor appointments
- 24 incoming agent emails

Rolling 12 Months Visitor Traffic:

- 5,574 new leads
- 259 new appointments
- 237 second time visitor appointments
- 1,288 incoming agent emails



PROPERTY OVERVIEW: GROW YOUR OWN!

About the Trevi Hills Vineyard Cooperative

Most people only dream of owning a winery and living the winery lifestyle. Here at Trevi Hills that dream can become reality. You can own your own vineyard, enjoy the benefits of an operating winery, and take advantage of our skilled team to turn your grapes into wine.

Learn how to care for grapevines, produce top quality grapes, and harvest, crush and barrel - or just sit back, relax, and let us do it for you.

If you decide a vineyard is for you, our Trevi Hills Winery staff has designed a program just for Trevi Hills homeowners to create and manage your own personal vineyard, from planting to bottling. There are three parts to the program:

The Winery

Here at Trevi Hills, we carefully select varietals that work best in San Diego County's Mediterranean terrain and Tuscan-like temperate zone.

Rich minerals and decomposed granite enriching the soil, brings out unique characteristics in the style of our wines. Our nine year old vines consist of Sauvignon Blanc, Syrah, Sangiovese and Primitivo with the newest plantings of Merlot, Grenache, Mourvedre, Malbec, Tempranillo and Montepulciano.

Tasting Room

Trevi Hills is the closest working winery to San Diego. All steps to make our THV wine is done on the estate. From hand harvesting to pressing to barreling, anytime you visit, you will most likely spot us working in the processing room.

Enjoy our Tuscan style tasting room perched high on the hill with a spectacular view of the vineyards below. Sit around our outdoor fire pit, play a game of Bocce Ball or just relax, sit and enjoy one of the most spectacular sunsets San Diego County has to offer.



<https://www.trevihillswinery.com/about-us>





AREA
AMENITIES
OVERVIEW

10 MINUTE DRIVE AMENITIES



REGIONAL DRIVE TIMES

31 MIN
TO DOWNTOWN
SAN DIEGO

37 MIN
TO SAN DIEGO
INTERNATIONAL AIRPORT

33 MIN
TO LA JOLLA SHORES

28 MIN
TO UTC

22 MIN
TO MISSION TRAILS

12 MIN
TO SAN VICENTE
RESERVOIR

6 MIN
TO BARONA CASINO
GOLF COURSE

7 MIN
TO LAKESIDE
RODEO ARENA



MARKET
OVERVIEW

ZONDA MARKET RESEARCH

4th Quarter 2021 - Market Activity and Housing/Lot Inventory Snapshot

Trevi Hills Market Overview

4Q2021 Attached and Detached	Annual			New Housing Inventory		Vacant Developed Lots						Future Lots - Capital Improvement						Future Lots		
	Starts (A)	Closings (B)	Lot Delivery	Total (C)	Months of Supply (C / B * 12)	Active (D)	Months of Supply (D / A * 12)	Dormant (E)	Months of Supply (E / A * 12)	Closing-Out (F)	Months of Supply (F / A * 12)	Survey Stakes	Equipment Onsite	Excavation	Street Paving	Streets Installed	Total (G)	Months of Supply (G / A * 12)	Vacant Land (H)	Months of Supply (H / A * 12)
San Diego	2,900	3,297	3,199	1,961	7.1	1,260	5.2	840	3.5	32	0.1	173	715	9,456	946	1,598	12,888	53.3	61,725	255.4
City of Lakeside	6	16		7	5.3	38	76.0						14	15	18	12	59	118.0	379	758.0
As a % of the San Diego	0.2%	0.5%		0.4%		3.0%							2.0%	0.2%	1.9%	0.8%	0.5%		0.6%	
10.0 Miles from Trevi Hills	193	198	233	96	5.8	133	8.3	64	4.0	7	0.4		49	187	18	27	281	17.5	3,465	215.4

DEFINITIONS

Annual Starts: The number of homes started during the last four quarters. A "start" occurs when a slab or foundation is initiated.

Annual Closings: The # of homes closed during the last four quarters. A "closing" occurs when a home is moved into and occupied. Zonda tracks move-ins, as they are a better indicator of demand than deed deliveries.

New Housing Inventory: The # of homes that are either Finished/Vacant Inventory, Under Construction or Models.

Active Vacant Developed Lots: Also referred to as "VDL" and "Finished Lots"; a lot on a recorded plat with streets and utilities in place, ready for construction of a new home.

Dormant VDLs: Communities that have not had any Starts or Closing activity in the last twelve months.

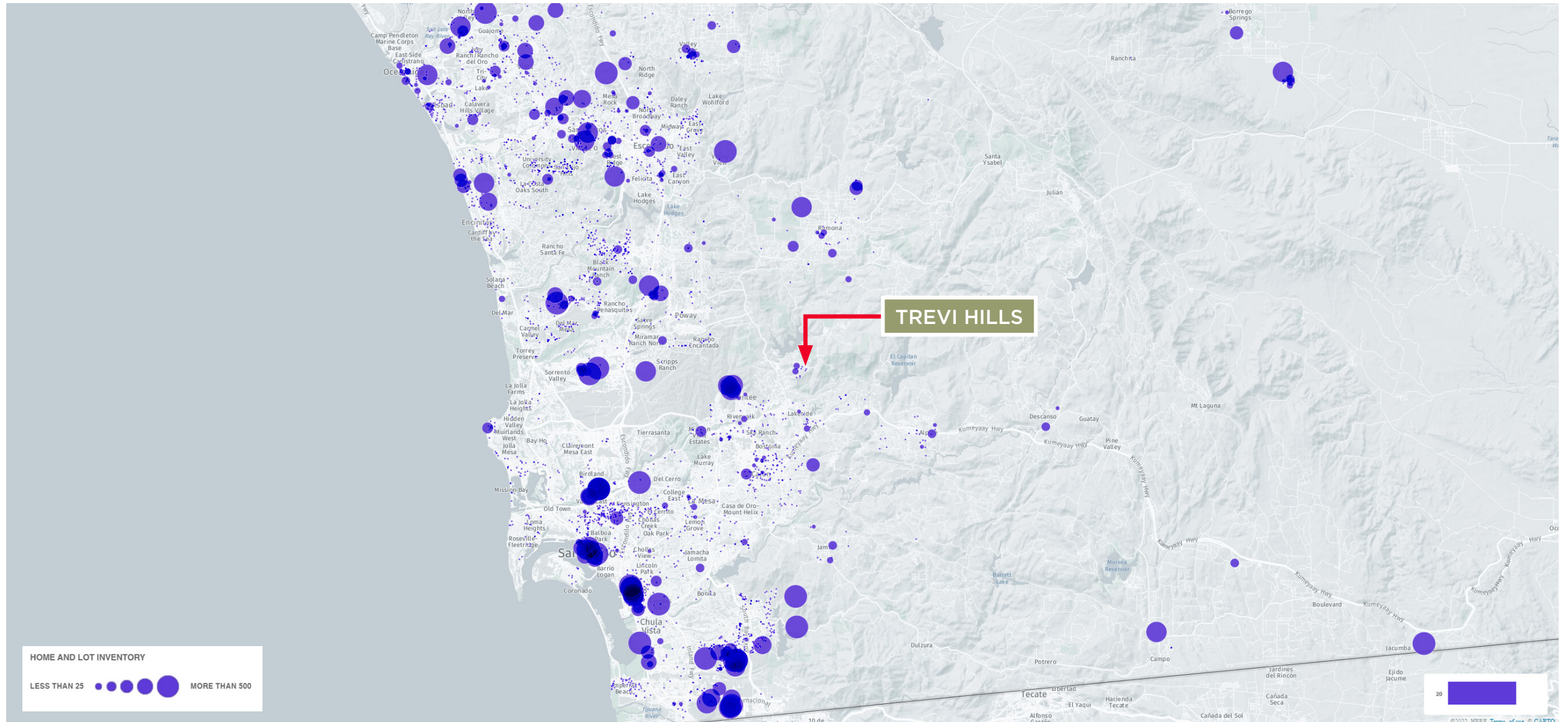
Selling-Out VDLs: Communities with less than five units/lots remaining.

Future Lots: Lots that are platted, but not yet developed.

ZONDA MARKET RESEARCH

4th Quarter 2021 - Market Activity and Housing/Lot Inventory Snapshot

Trevi Hills Market Overview



ZONDA MARKET RESEARCH

Vacant Developed Lots by Community Base Price

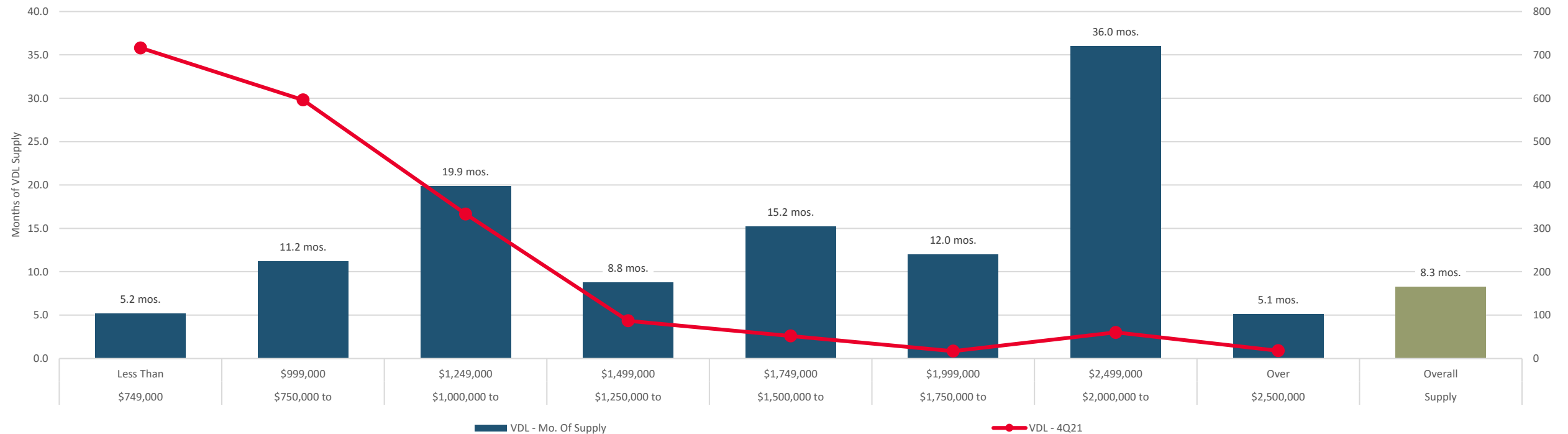
Trevi Hills Market Overview

Price Range Distribution of Starts and Vacant Developed Lots (VDLs)

Quarter and Year	\$0 to \$749,000	\$750,000 to \$999,000	\$1,000,000 to \$1,249,000	\$1,250,000 to \$1,499,000	\$1,500,000 to \$1,749,000	\$1,750,000 to \$1,999,000	\$2,000,000 to \$2,499,000	\$2,500,000 And Over	Total
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ATTACHED/DETACHED PRODUCT - SAN DIEGO MSA

VDL - Mo. Of Supply	5.2	11.2	19.9	8.8	15.2	12.0	36.0	5.1	8.3
STARTS - 4Q21	1,655	638	201	119	41	17	20	42	2,733
% Distribution	60.6%	23.3%	7.4%	4.4%	1.5%	0.6%	0.7%	1.5%	100.0%
VDL - 4Q21	716	596	333	87	52	17	60	18	1,879
% Distribution	38.1%	31.7%	17.7%	4.6%	2.8%	0.9%	3.2%	1.0%	100.0%



ZONDA MARKET RESEARCH

Distr. of Active New Home Projects and Associated Floorplans by Base Price

Trevi Hills Market Overview

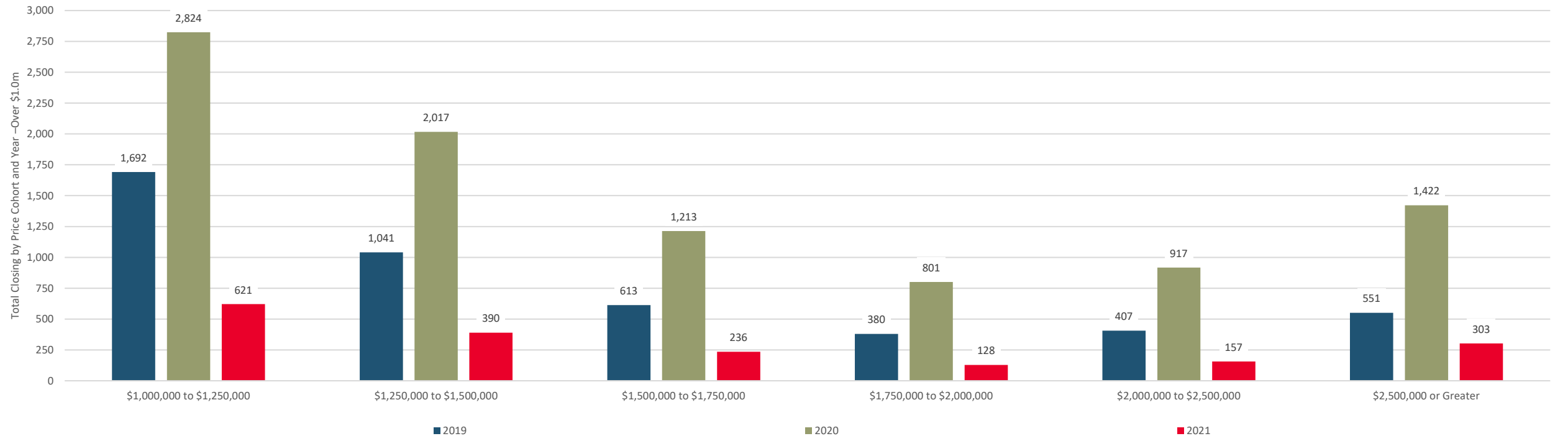


ZONDA MARKET RESEARCH

San Diego Detached Closings by Price Range – New and Existing

Trevi Hills Market Overview

Closing Price	New Home Closings by Year								Existing Home Closings by Year							
	2019 Closings	% of Total New Closings	2020 Closings	% of Total New Closings	2021 Closings	% of Total New Closings	2022 Closings	% of Total New Closings	2019 Closings	% of Total Existing Closings	2020 Closings	% of Total Existing Closings	2021 Closings	% of Total Existing Closings	2022 Closings	% of Total Existing Closings
\$1,000,000 to \$1,250,000	95	4.8%	46	2.7%	113	8.9%	15	17.2%	1,597	6.4%	1,662	7.3%	2,711	9.5%	606	13.0%
\$1,250,000 to \$1,500,000	152	7.6%	74	4.3%	50	3.9%	4	4.6%	889	3.6%	1,106	4.8%	1,967	6.9%	386	8.3%
\$1,500,000 to \$1,750,000	102	5.1%	91	5.3%	25	2.0%	3	3.4%	511	2.0%	609	2.7%	1,188	4.2%	233	5.0%
\$1,750,000 to \$2,000,000	54	2.7%	64	3.7%	29	2.3%	2	2.3%	326	1.3%	402	1.8%	772	2.7%	126	2.7%
\$2,000,000 to \$2,500,000	71	3.6%	75	4.3%	79	6.2%	2	2.3%	336	1.3%	387	1.7%	838	2.9%	155	3.3%
\$2,500,000 or Greater	46	2.3%	54	3.1%	68	5.3%	3	3.4%	505	2.0%	658	2.9%	1,354	4.8%	300	6.4%





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