



Dutra Enterprises

INCORPORATED

90 SINGLE FAMILY RESIDENTIAL UNITS

EDEN COMMONS

HAYWARD, CA

■ EXPERIENCE

■ CAPITAL

■ INTEGRITY



EXECUTIVE SUMMARY

90 Single Family Units
Eden Commons
Hayward, CA

The Opportunity:

Dutra Enterprises, Inc. is offering a total of 6.96 +/- acres designed for 90 single family units. The property located along Eden Avenue Middle Lane, is centrally located within the south western region of the City of Hayward. The property is conveniently located near Southland Mall, Chabot College, with exceptional access to Interstate 880 and Highway 92.

Zoning: The property is zoned Residential Medium Density (8.7 to 17.4 units per acre).

Entitlements/Timing: A tentative subdivision map with a negative declaration is required. Per numerous conversations with city staff it is anticipated that entitlements can be achieved within six months from initial "subdivision review" submittal. The entitlement risk is very low. Grading is permitted after final approval of a tentative subdivision map. Grading may begin in the spring of 2011.

Site Plan: The enclosed conceptual site plan is similar to the Eden Ponte Subdivision located south of the proposed project.

Benefit District: Established in 2007, the Saklan Island Benefit District ("SIBD") has completed a majority of all off-site infrastructure requirements for the entire SIBD. The SIBD fee of \$11,200 is due at the recordation of the *final map*.

Preliminary Site Costs: Based on a preliminary opinion of probable construction costs established by BKF Engineers, the development cost is approximately \$45,795 per lot.

City and Development Fees: Approximately \$60,000 for an average 1,900 sq ft home. Including but not limited to: Schools (\$4.85 per sqft.), Parks (\$11,953), Inclusionary Housing (\$3.50 *paid at occupancy*), and the aforementioned \$11,200 EBD fee. A project fee summary is enclosed for your review.

Environmental Review: Phase and I and II reports and clearances have been completed on the Dutra owned 4.48 acres.

Market Review: The subject property offers a unique "inner-Bay" single family development designed for deliveries of 20 in 2011 and 70 in 2012. It is anticipated that home prices will be in the \$500,000+ range.

Proposed Terms and Conditions:

- o Purchase Price: \$125,000 per unit (\$11,250,000) all cash at the close of escrow.
- o Feasibility Period: 45 days after an executed Purchase and Sale Agreement.
- o Feasibility Deposit: \$100,000, released after the end of the feasibility period.
- o Escrow shall close within 7 months from the end of the feasibility period or 10 days after final approval of a tentative subdivision map, whichever occurs first.



880
INTERSTATE

SOUTHLAND
MALL

92

CHABOT
COLLEGE

HESPERIAN
BLVD.

HAYWARD AIRPORT
& SKY WEST GOLF COURSE

Dutra
Subject
Property
90 SF Units

Future
Development
59 SF Units

Eden Pointe
New Home
Development



North Ln

Middle Ln

Clawiter Rd

Saklan Rd

West St

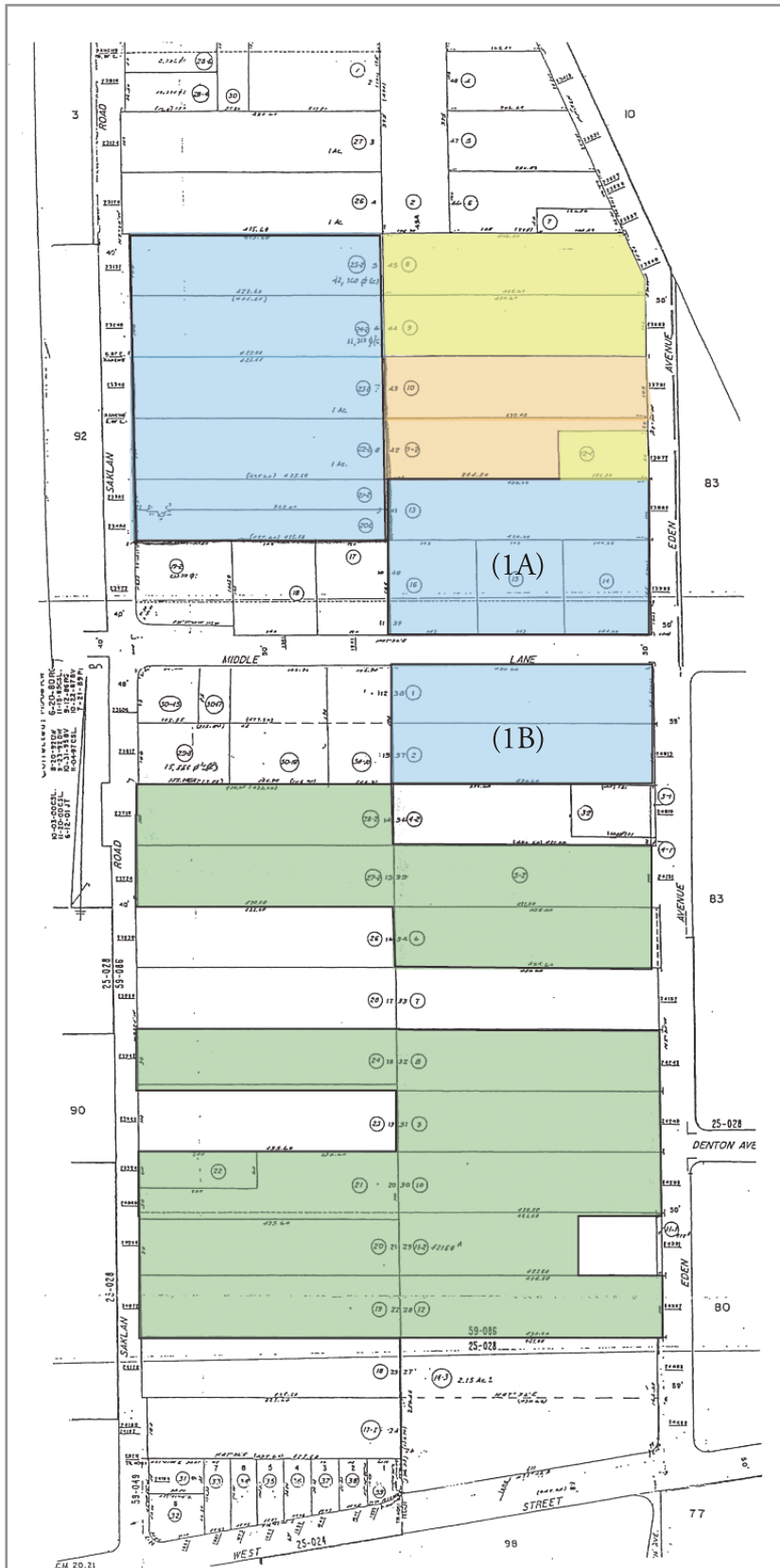
Eden Ave



Eden Pointe
New Home
Development



BKF SITE PLAN

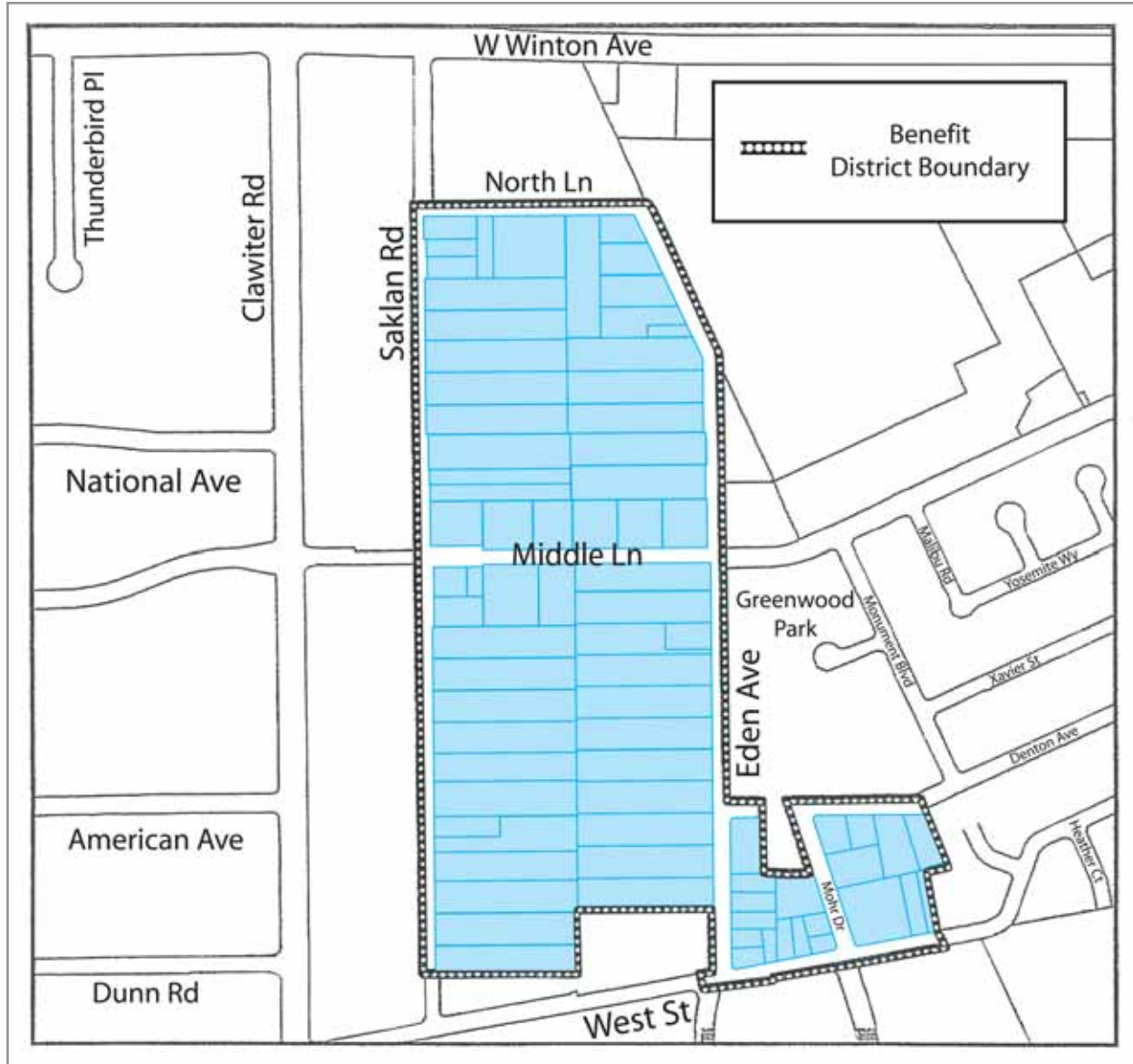




	Seller Owned
	Under Contract
	Potentially Available
	Sold Out, Eden Pointe Project



Saklan Island Benefit District





BKF Engineers
 255 Shoreline Drive, Suite 200
 Redwood City, California 94065

**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS
 DUTRA PROPERTIES
 HAYWARD, CA**

SUMMARY		w/ 15% Contingency
PHASE 1A	On-Site	\$2,201,100
	Off-Site	\$292,100
PHASE 1A TOTAL		\$2,493,200
PHASE 1B	On-Site	\$1,440,950
	Off-Site	\$187,450
PHASE 1B TOTAL		\$1,628,400
On-Site Total		\$3,642,050
Off-Site Total		\$479,550
GRAND TOTAL		\$4,121,600



BKF Engineers

255 Shoreline Drive, Suite 200
Redwood City, California 94065

**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS
DUTRA PROPERTIES - PHASE 1A ON-SITE
HAYWARD, CA**

SUMMARY		
ITEM	DESCRIPTION	TOTAL COST
1	General Construction	\$305,000
2	Earthwork	\$204,000
3	Water	\$244,000
4	Sanitary Sewer	\$155,000
5	Storm Drain	\$354,000
6	Joint Trench	\$197,000
7	Street Improvements	\$455,000

Subtotal \$1,914,000.
15% Contingency \$287,100
GRAND TOTAL \$2,201,100

GENERAL NOTES

1. This Opinion of Probable Construction Cost is approximate.
2. This estimate does not include:
 - a. Development and Municipal fees.
 - b. Consulting and General Contractor fees.
 - c. Off-Site or Park Improvement Costs



BKF Engineers

255 Shoreline Drive, Suite 200
Redwood City, California 94065

**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS
DUTRA PROPERTIES - PHASE 1B ON-SITE
HAYWARD, CA**

SUMMARY		
ITEM	DESCRIPTION	TOTAL COST
1	General Construction	\$230,000
2	Earthwork	\$178,000
3	Water	\$161,000
4	Sanitary Sewer	\$81,000
5	Storm Drain	\$257,000
6	Joint Trench	\$109,000
7	Street Improvements	\$237,000

Subtotal \$1,253,000
15% Contingency \$187,950
GRAND TOTAL **\$1,440,950**

GENERAL NOTES

1. This Opinion of Probable Construction Cost is approximate.
2. This estimate does not include:
 - a. Development and Municipal fees.
 - b. Consulting and General Contractor fees.
 - c. Off-Site or Park Improvement Costs

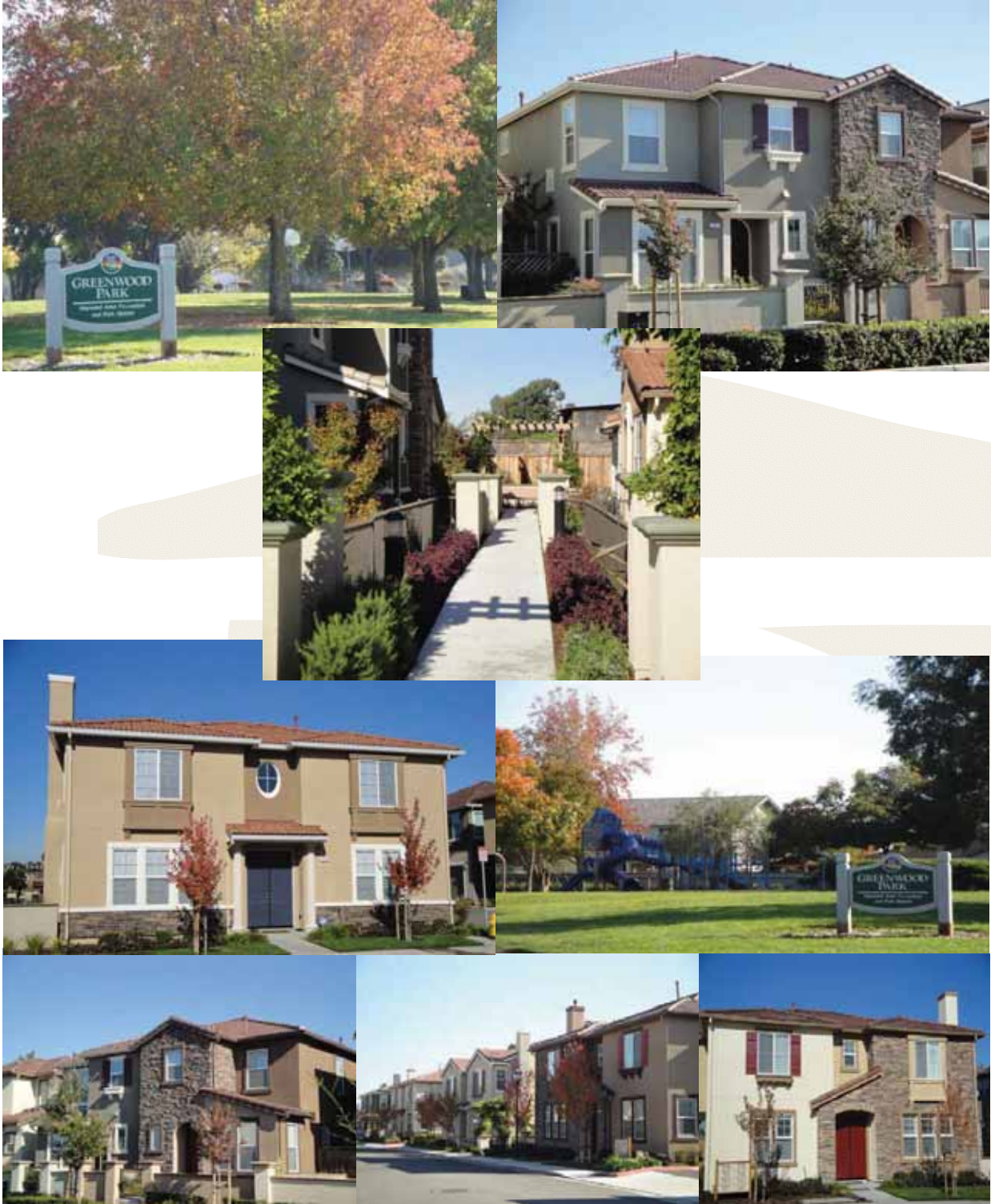


Eden Commons, Hayward
Fee Summary

		1	2	3	Totals
Plan					
Units		30	30	30	90
Square Feet		1,792	1,854	2,101	#REF!
PROCESSING FEES:	Sq. Ft. Fees	Per Unit Fees			
Pre-Application	\$ -	30	30	30	2,700
Tentative Map Process	\$ -	500	500	500	45,000
Subdivision Agreement	\$ -	-	-	-	-
Tentative Map	\$ -	50	50	50	4,500
Total Zoning:		580	580	580	52,200
FINAL MAP FEES:					
Final Map Fee	\$ -	\$ 41	41	41	41
Traffic Fee	\$ -	\$ 1,200	1,200	1,200	1,200
Benefit District	\$ -	\$ 11,200	11,200	11,200	11,200
Address Fee	\$ -	\$ 15	15	15	15
Storm Drainage	\$ -	\$ 540	540	540	540
Demolition Fee	\$ -	\$ 14	14	14	14
Encroachment Fee	\$ -	\$ 10	10	10	10
Grading Permit	\$ -	\$ 15	15	15	15
Fire Plan ck & insp	\$ -	\$ 13	13	13	13
Water Plan ck & insp	\$ -	\$ 15	15	15	15
P.W. Plan Check & Insp	\$ -	\$ 200	200	200	200
Total Map:		13,263	13,263	13,263	1,193,631
BUILDING PERMIT FEES:					
Building Permit Fee	\$ -	\$ 450	\$ 450	450	450
Fire	\$ -	\$ 30	\$ 30	30	30
Police	\$ -	\$ 30	\$ 30	30	30
Mech,Elect,Plumb	\$ -	\$ 200	\$ 200	200	200
Sewer Connect City	\$ -	\$ 7,255	\$ 7,255	7,255	7,255
Installation Fee	\$ -	\$ 3,230	\$ 3,230	3,230	3,230
Facilities Fee	\$ -	\$ 5,726	\$ 5,726	5,726	5,726
City Wide Park Fee	\$ -	\$ 11,953	\$ 11,953	11,953	11,953
School Mitigation Fee	\$ 4,850	\$ -	\$ 8,691	8,992	10,190
Business License Fee	\$ -	\$ 25	\$ 25	25	25
Other -	\$ -	\$ -	\$ -	-	-
Total Building Permit:		37,140	37,441	38,639	3,396,599
PROJECT DEVELOPMENT FEES:					
Model Plan Check	\$ -	\$ 50	\$ 50	50	50
Construction Tax		\$ 250	\$ 250	250	250
Affordable Housing Fee (Paid at Occupancy)	\$ 3,500		6,272	6,489	7,354
Total Building Permit:		6,572	6,789	7,654	630,435
TOTAL FEES		\$56,975	\$58,072	\$60,135	\$5,272,865



EDEN POINTE



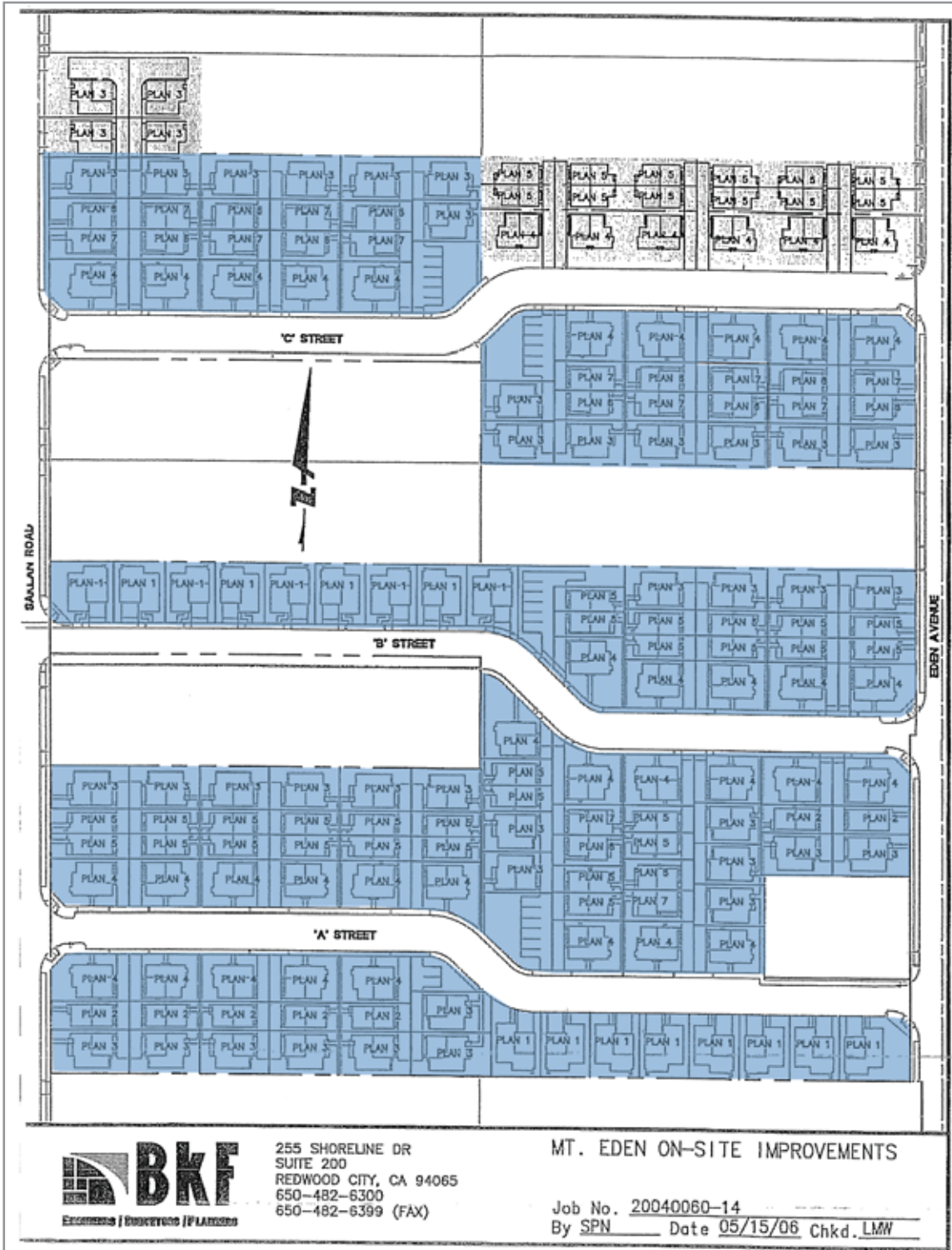
As of November 8th, 2010 Pg.12



**Dutra
Enterprises**

INCORPORATED RESIDENTIAL, COMMERCIAL AND INDUSTRIALLY-DEVELOPABLE LAND ACQUISITIONS, ENTITLEMENTS & SALES

EDEN POINTE



255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)

MT. EDEN ON-SITE IMPROVEMENTS

Job No. 20040060-14
By SPN _____ Date 05/15/06 Chkd. LMW



The home you want. Built just the way you want it.

Home Designs



Modeled or To Be Modeled



Interactive Floor Plan



Virtual Tour

Plan	Description • click below to view floor plan	Starting Price		
Plan 5	2 stories, 1,349 sq ft, 3 bedrooms, 2.5 bathrooms, 2 car garage	CALL		
Plan 2	3 stories, 1,792 sq ft, 3-4 bedrooms, 3.5+ bathrooms, 2 car garage	CALL		
Plan 6	3 stories, 1,854 sq ft, 3 bedrooms, 3.5 bathrooms, 2 car garage	CALL		
Plan 7	3 stories, 1,990 sq ft, 3 bedrooms, 3.5 bathrooms, 2 car garage	CALL		
Plan 3	2 stories, 1,998 sq ft, 3-4 bedrooms, 2.5 bathrooms, 2 car garage	\$475,796		
Plan 4	2 stories, 2,101 sq ft, 4-5 bedrooms, 2.5+ bathrooms, 2 car garage	\$517,910		
Plan 1	2 stories, 2,138 sq ft, 4 bedrooms, 2.5 bathrooms, 2 car garage	\$524,720		

SOLD OUT



Contact List

Dutra Enterprises, Inc.

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Chairman of Board

Tony F. Dutra **510-299-7611**
Vice President

Bryan McKeen **925-785-1133**
VP of Land Acquisition/Development

BKF

Chuck Humpal **650-482-6399**

Etic (Environmental Consultant)

Robert Campbell **925-602-4710**

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**Dutra
Enterprises**

INCORPORATED

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