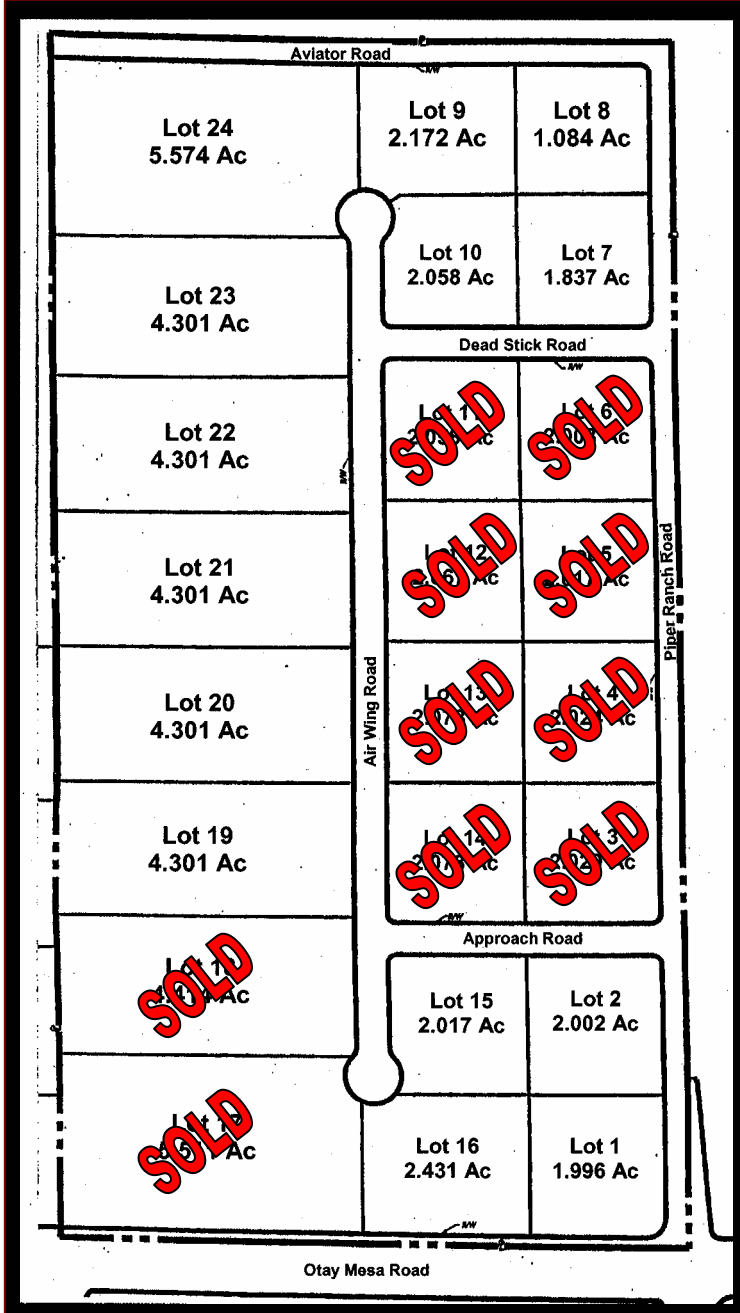


PIPER RANCH BUSINESS PARK

San Diego, California



FOR SALE OR BUILD TO SUIT

24 Industrial Zoned Lots
1.8 Acres to 30 Acres

- Excellent Central Otay Mesa Location
- Easy Access to 905 & Future 125 (Frontage)
- Signalized Intersection at Otay Mesa Road & Piper Ranch
- Close Proximity to the Otay Mesa Border Crossing
- Enterprise and Recycle Zone Designation
- Subdivision Completion Summer 2003



International Real Estate

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Michael A. Vogt

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2297 Niels Bohr Court, #210 ♦ Otay Mesa ♦ CA ♦ 92154

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PIPER RANCH BUSINESS PARK



DOWNTOWN
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Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.
projects/PiperRanch/piperone.indd

parker/



Exclusively Handled By:
Regan Tully **Mike Vogt**
(619) 661-6791 **(619) 661-6792**
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PIPER RANCH PRICE LIST (September 2003)

LOT	ACRES	PRICE/PSF	Total Consideration
1	1.996	\$8.50 PSF	\$740,000
2	2.002	\$8.00 PSF	\$700,000
3	2.029	In Escrow	xxx
4	2.024	In Escrow	xxx
5	2.017	In Escrow	xxx
6	2.008	In Escrow	xxx
7	1.837	\$7.50 PSF	\$600,150
8	1.804	\$7.50 PSF	\$590,000
9	2.172	\$7.50 PSF	\$700,000
10	1.838	\$7.50 PSF	\$600,500
11	2.058	In Escrow	xxx
12	2.067	In Escrow	xxx
13	2.073	In Escrow	xxx
14	2.078	In Escrow	xxx
15	2.017	\$7.50 PSF	\$660,000
16	2.431	\$8.50 PSF	\$900,000
17	5.511	Off Market	xxx
18	4.414	Off Market	xxx
19	4.301	\$6.50 PSF	\$1,218,000
20	4.301	\$6.50 PSF	\$1,218,000
21	4.301	\$6.50 PSF	\$1,218,000
22	4.301	\$6.50 PSF	\$1,218,000
23	4.301	\$6.50 PSF	\$1,218,000
24	5.574	\$6.50 PSF	\$1,580,000

Piper Ranch Assessment District

A Major Improvement Assessment District is being formed to pay for the construction of on-site public improvements such as roads, utilities, drainage and other capital improvement specific to the Piper Ranch.

The formation of these assessment districts will utilize the 1911 Bond Act which finances the improvements over 30 years at low interest rate (approximately 6.0%). The payment of this assessment is included in the real property tax bill each year issued by the Tax Assessor's Department of the County of San Diego, separate to each lot. The estimated principal amount of the Bonds are approximately \$1.85 per square foot of land.