



### PROJECT OVERVIEW

Florin Road is a 15.65-acre level parcel of undeveloped land located at the intersection of Florin Road and Hedge Road in the greater Elk Grove area in Sacramento County, CA. Phase one of this two-phase investment strategy is to acquire the site and rezone it to RD-40 (residential high density, 40 units per acre) to support the plan for 512 multi-family units in total. Conversations with the county have indicated a very strong need for new multi-family units in the area as well as their intentions to fully support and assist in the rezoning effort of this property. Once the Phase-One investment strategy of full entitlement has been completed with the property permit ready for building construction, Phase-Two is to bring in a general contractor to fully develop and build out the site. Currently this project is part of a planned contribution to a public company, which would provide a short-term exit strategy for investors.



Highways 50 and 99 are a short 10-minute drive from the site, with a short commute to downtown Sacramento of approximately 20 minutes. The immediate area surrounding the Hedge property is either new construction single-family homes, or land that is planned to be developed shortly. Thus, the area has new homes, new parks, and newer schools.

**Total Investment:** \$500,000 available (\$50,000 minimum)

**Return:** 15% annualized target return (8% annualized preferred return +7% annualized from profit share) - all payable at completion of Phase One - target total 15% APR. Profit-share paid from up to 50% of GCA net project profits.

**Estimated Term:** 18 Months

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**NOTE:** Information in this summary comes from multiple sources and not all of it has been independently verified. Numbers are estimated approximate values only and are subject to change. The information in this document is not intended to be comprehensive, nor cover the risks of investing. Potential investors should not rely on the information in this document to make an investment decision and should complete their own due diligence. Renderings and photos are examples only and not necessarily representative of the finished product. They are simply provided to show possible architectural and design elements.

Item	Amount
Purchase Price	\$1,100,000
Cash at Closing	\$300,000
Seller Financing	\$800,000
Estimated Cost for Phase One Entitlement Work	\$1,900,000
Points & 12 Months Interest Reserves	\$300,000
Total Estimated Cost for Phase One	\$3,300,000
Estimated Value at Phase One Completion	\$8,862,282
Estimated Loan/Equity-to-Value on Phase One	38%

- No construction risks
- New, higher-and multifamily complex with lots of amenities planned, including swimming pool, clubhouse, fitness center, fire pits, and barbecues
- Highly desirable Sacramento suburb with high demand
- Great location for people who love the city (downtown) or the out-of-doors (Sierras and Tahoe nearby)
- Plenty of shopping, restaurants, activities, and employers in the surrounding area
- Excellent purchase price of land for project
- Phased approach allows exit at finished entitlements or completed multifamily complex