



# LAKE OROVILLE

CALIFORNIA'S GREAT FAMILY RESORT COMMUNITY



**MIXED USE DEVELOPMENT  
HOTEL/RESIDENTIAL/COMMERCIAL**

CONFIDENTIAL OFFERING MEMORANDUM



# LAKE OROVILLE

CALIFORNIA'S GREAT FAMILY RESORT COMMUNITY

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AREA  
DESCRIPTION

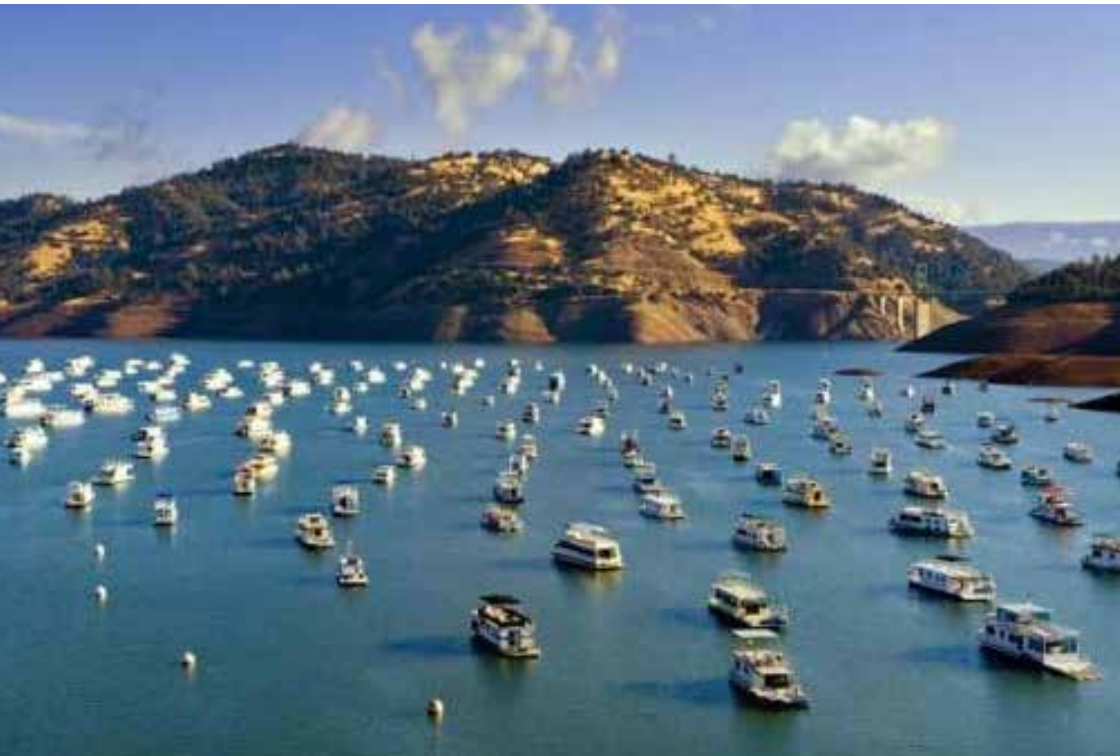
**19**

PROPERTY  
DESCRIPTION /  
DEVELOPMENT

FOR MORE INFORMATION, PLEASE CONTACT:







LAKE OROVILLE RESORT COMMUNITY, the first and only mixed-use development is entitled for hotel on California's 2nd Largest Lake. This exceptional development opportunity includes 172 Acres of land with additional residential and commercial entitlements.

Seller has assembled this land over a period of many years and is now offering its buyer the opportunity to acquire the land with all its entitlements, thereby mitigating a significant land development risk, and saving tremendous amounts of the developer's time and money. This is a truly generational investment opportunity.

## THE PROJECT

The Lake Oroville Resort will be a Great Family Resort Destination in the Western United States and while 1.4 million people visit the area annually, Lake Oroville may well be one of the best kept secrets in California. The Project includes:

- 172 acre irreplaceable site on Lake Oroville. The site provides ideal Lake and Valley views.
- 72 Key Entitled Hotel Site. Future expansion to 150+ Keys.
- 76 Condominiums
- 112 Single Family Homes
- 10,000 SF Retail Center (potential for 30,000 SF)
- Phase I of The Project includes the Hotel, Retail, and Condominiums on 46 acres.
- Phase II of The Project 112 Single Family Homes on 112 acres.

## OFFERING

This investment and development opportunity is offered on a Fee Simple Basis with all entitlements and plans, or on a joint venture basis with the Seller. There is no debt on the property.

An investor can acquire Phase I or Phases I & II and/or joint venture the project with the Seller.

**The Lake Oroville Resort project is Offered Unpriced.**





WHISPER RIDGE DAVID KIDD DESIGNED GOLF COURSE UNDER CONSTRUCTION (NOT A PART)





## INVESTMENT HIGHLIGHTS

- Only approved Hotel entitlement on Lake Oroville which already receives from 1.4 million visitors per year.
- First Mixed-Use Hospitality|Residential|Commercial development on California's 2nd largest lake with 167 miles of shoreline.
- A truly Family Resort Destination that is already popular for water sports, fishing, and local Gold Rush Country attractions.
- Exceptional opportunity for Corporate Retreat.





## INVESTMENT HIGHLIGHTS (CONTINUED)

- There is existing demand for the 10,000 SF Retail component which will be enhanced as the residential development expands.
- Exceptionally low cost and abundance of water.
- Fundamentals in place for the planned higher end residential development.
- Lake Oroville boasts the largest fresh water marina west of the Mississippi.
- Exciting developments underway in close proximity to The Project include:
  - » Whisper Ridge Golf Resort. Currently under construction, this David Kidd designed course will be one of California's finest golf destinations.
  - » USGA sponsored 9 Hole First Tee Course scheduled to open in 2017 at Whisper Ridge
  - » San Francisco 49ers are sponsoring a Kids Camp on Lake Wyandonte, adjacent to the site.
- Drive times from major airports:
  - » Sacramento – 1.5 hrs
  - » San Francisco – 3 hrs
  - » Reno – 2.5 hrs





## 6<sup>TH</sup> HIGHEST WATERFALL IN THE USA

## LOCATION & SITE CHARACTERISTICS

The Property is ideally located on the southern portion of Lake Oroville and more specifically identified as: On the north side of Forbestown Road east of Olive Highway|State Highway 162, Lake Oroville, CA.

Property is identified in the Butte County Assessor's Role as Assessor's Parcel Numbers: 072-180-016, 017, 026, 027, 028, 029, & 030 and 072-190-005, 007, 013, 014, & 025.

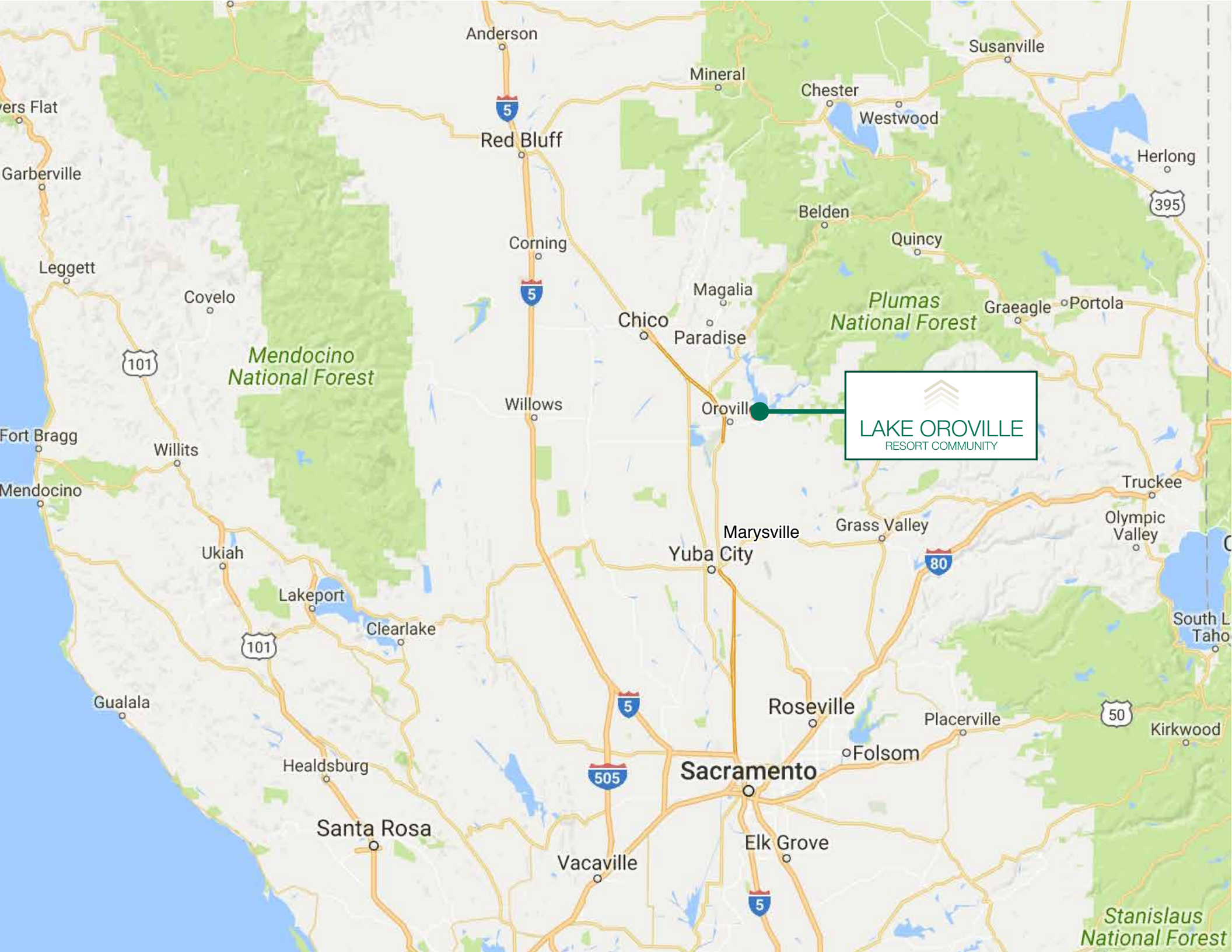
The hilltop location designated for the Hotel offers prominent views of the Lake and Marina while remaining accessible via State Highway 162, the main thoroughfare circling the lake-front. The strip of land below Hwy 162 which stretches to the lake shore is Loafer Creek State Park, providing the new development with unobstructed views and protecting its serene natural surroundings.

The site topography provides its developer with an expansive hilltop area that slopes slightly down toward Lake Oroville offering million dollar views, ideal for a Hotel, Conference Center, Wellness Center and Condominiums. The vast acreage of flat and slightly sloping terrain will provide an idyllic setting for single family homes.

### WATER

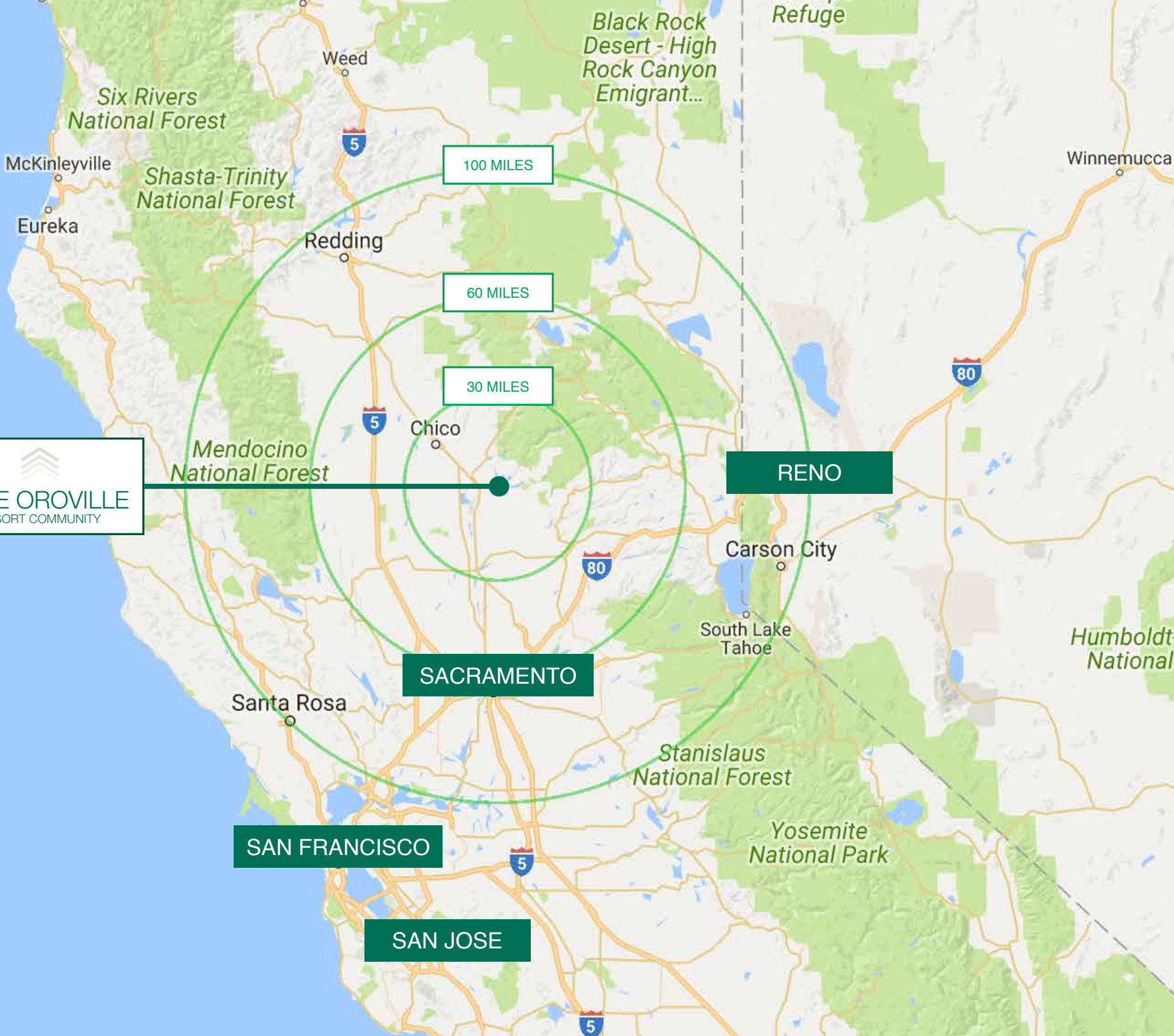
Local Utility South Feather Water and Power Agency (SFWPA) provides its customers with one of the lowest water costs in California. The State of California remains five years into a drought of historic levels and the Oroville area is blessed with abundant water at excellent rates. Water costs have been declining steadily since 2012. The average homeowner receiving water from SFWPA pays \$0.42 per unit (a unit is 100 cubic feet or 748 gallons). These rates will drop again to \$0.35 per unit in 2017.





  
**LAKE OROVILLE**  
RESORT COMMUNITY





100 MILES

60 MILES

30 MILES

RENO

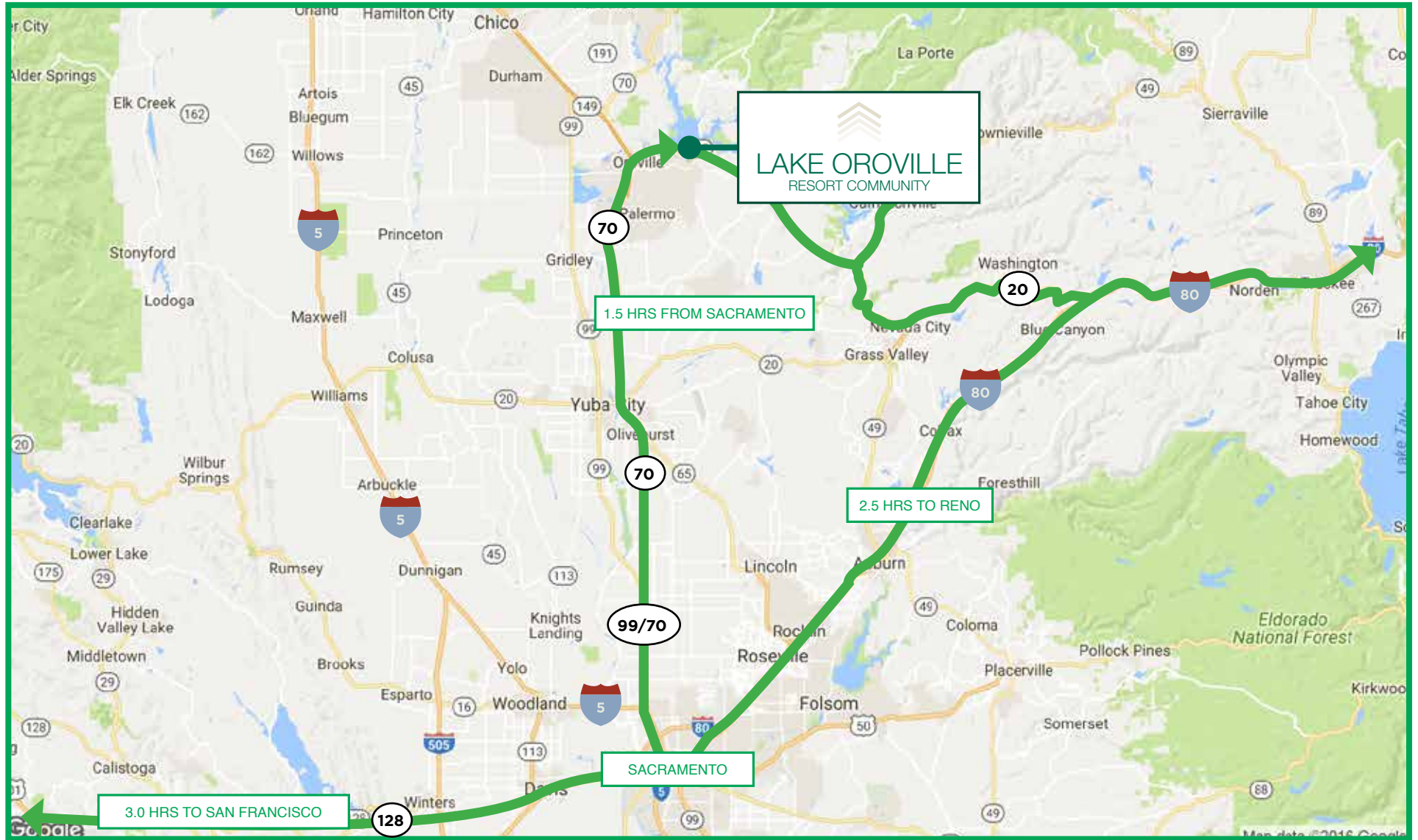
SACRAMENTO

SAN FRANCISCO

SAN JOSE



LAKE OROVILLE  
RESORT COMMUNITY





LOAFER CREEK STATE PARK





## THE LAKE OROVILLE MARKET AREA

### BUTTE COUNTY

Butte County is located approximately sixty miles north of Sacramento. With a population of 212,000 Butte County is the most populous county north of Sacramento and listed as one of the top five places to retire by Kiplinger's Personal Finance Magazine. Butte County is a leading producer of orchard crops and livestock thanks to its mild Mediterranean climate and fertile soil. Located in the historic Gold Rush Country of California, Butte County's local residents enjoy a strong quality of life in an area that attracts 1.4 million visitors a year to Lake Oroville alone.

More specific information on Butte County and Lake Oroville can be found at:

- Oroville Area Chamber of Commerce  
[www.lakeoroville.net](http://www.lakeoroville.net) (800) 655-4563
- Department of Water Resources at Lake Oroville:  
[www.laeoroville.water.ca.gov](http://www.laeoroville.water.ca.gov)
- Butte County Info: [www.experiencebuttecounty.com](http://www.experiencebuttecounty.com)
- Oroville County Info: [www.oroville-ca.gov](http://www.oroville-ca.gov)





## LAKE OROVILLE

Located 66 miles north of California's capital city of Sacramento, Oroville is approximately 13 square miles in size with a greater population of over 85,000. Oroville serves as the Butte County Seat. As the second place where gold was discovered in its hills, Oroville is steeped in California history and was once the 5th largest city in the State.

Lake Oroville is the second largest reservoir in California and includes the 2nd largest and deepest Earth Filled Dam in the world. The region's Mediterranean climate promotes its vibrant agricultural economy rich in: olives, oranges, nuts and grapes and local wine making. Beautiful surroundings, mild climate and abundant outdoor recreational activities, make Lake Oroville a desirable vacation destination for the 12 million people located within 2 hours, and currently boasts over 1.4 million visitors a year. Local Highways 70 and 99 connect with I-5 which along with providing direct access the Sacramento airport and Greater Sacramento MSA, runs the entire north|south length of California.



## LAKE OROVILLE

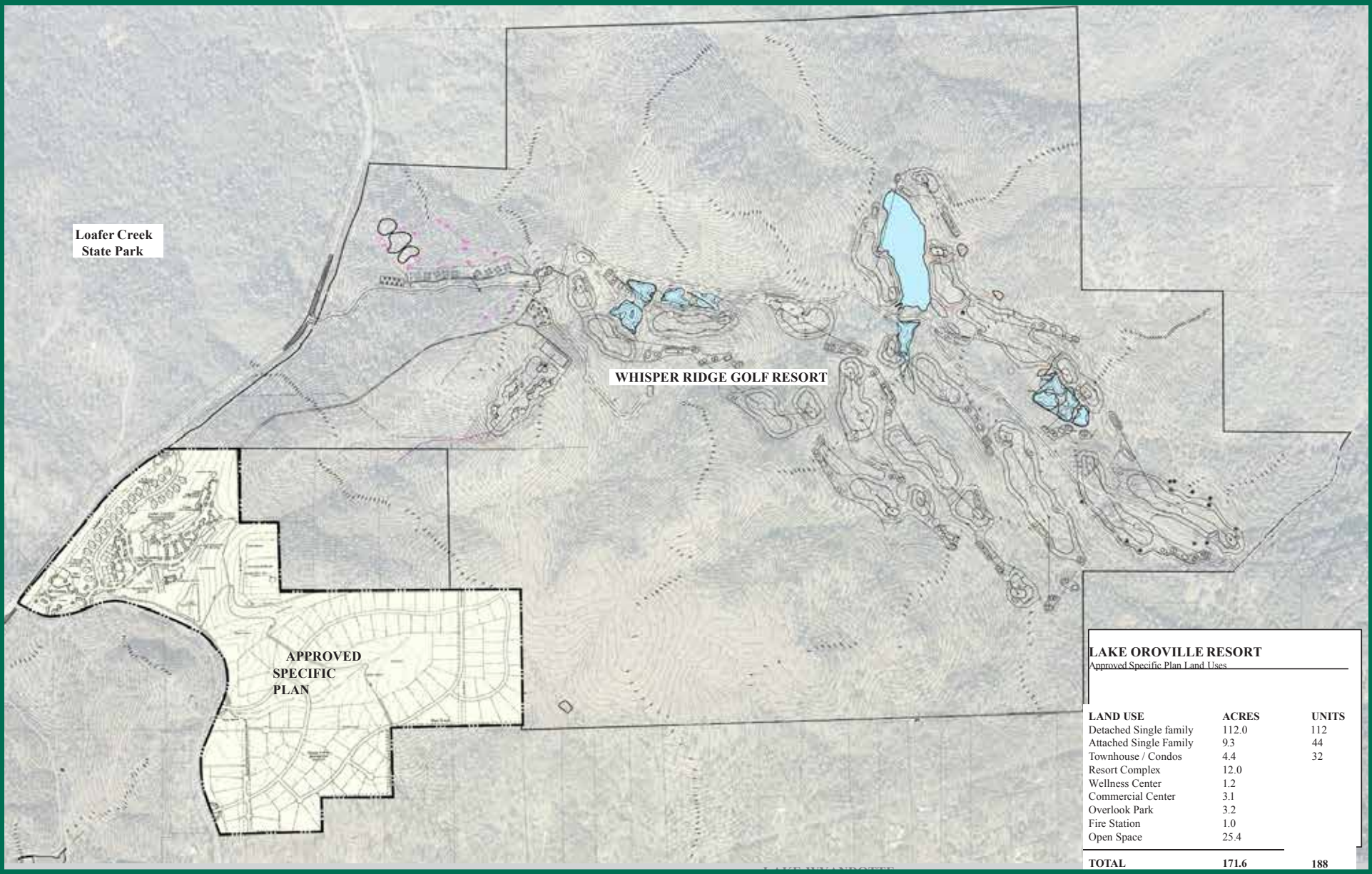






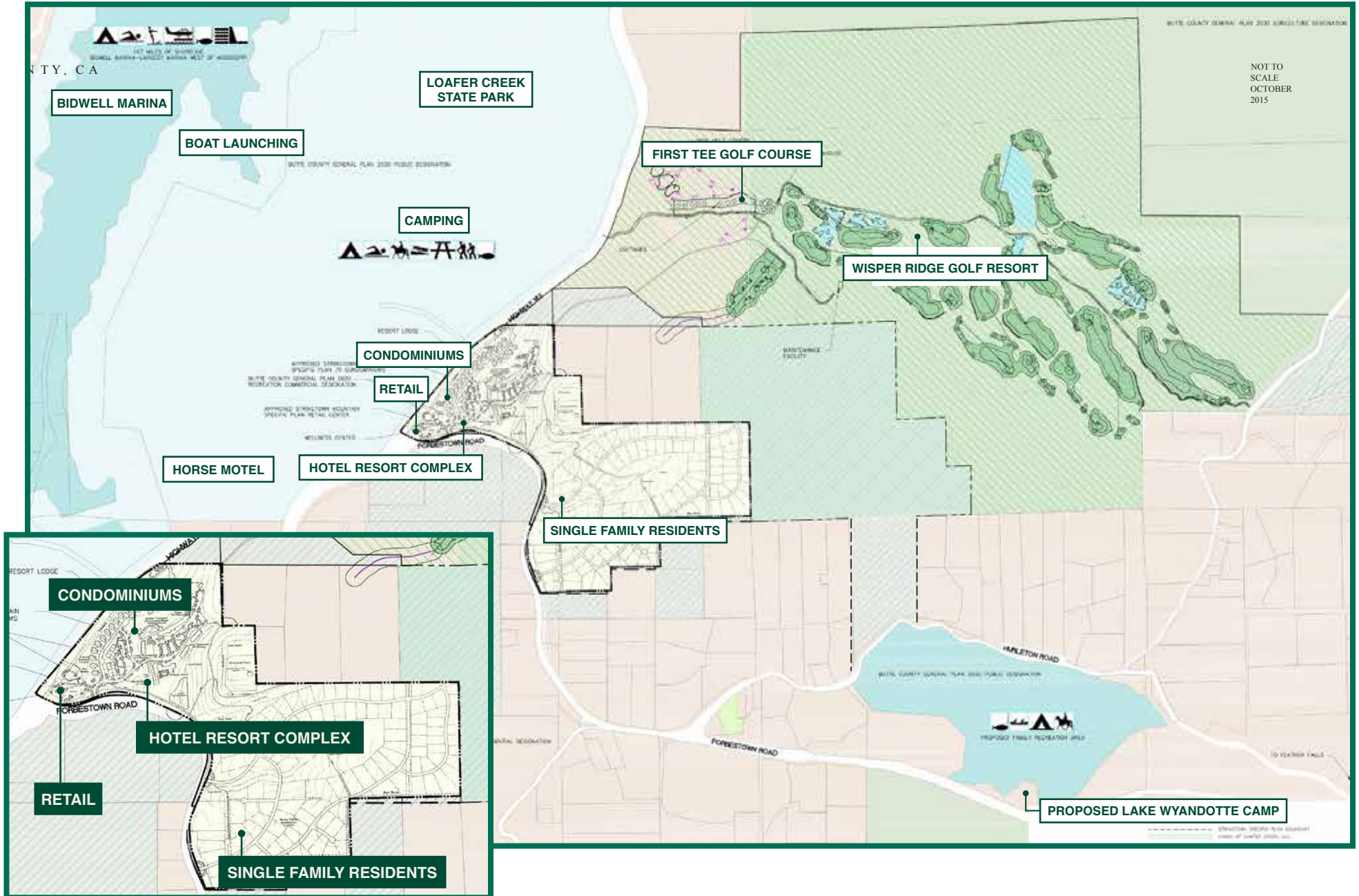


DEVELOPMENT PLANS



# LAKE OROVILLE

RESORT COMMUNITY







FIRST TEE GOLF COURSE

WHISPER RIDGE DAVID KIDD  
DESIGNED GOLF COURSE

SFR DEVELOPMENT SITE  
PHASE 2

DEVELOPMENT SITE PHASE 1

HIGHWAY 162

FORBES TOWN ROAD

LOAFER CREEK STATE PARK



## SITE PLANS | PROPOSED KIDS CAMP AT LAKE WYANDOTTE



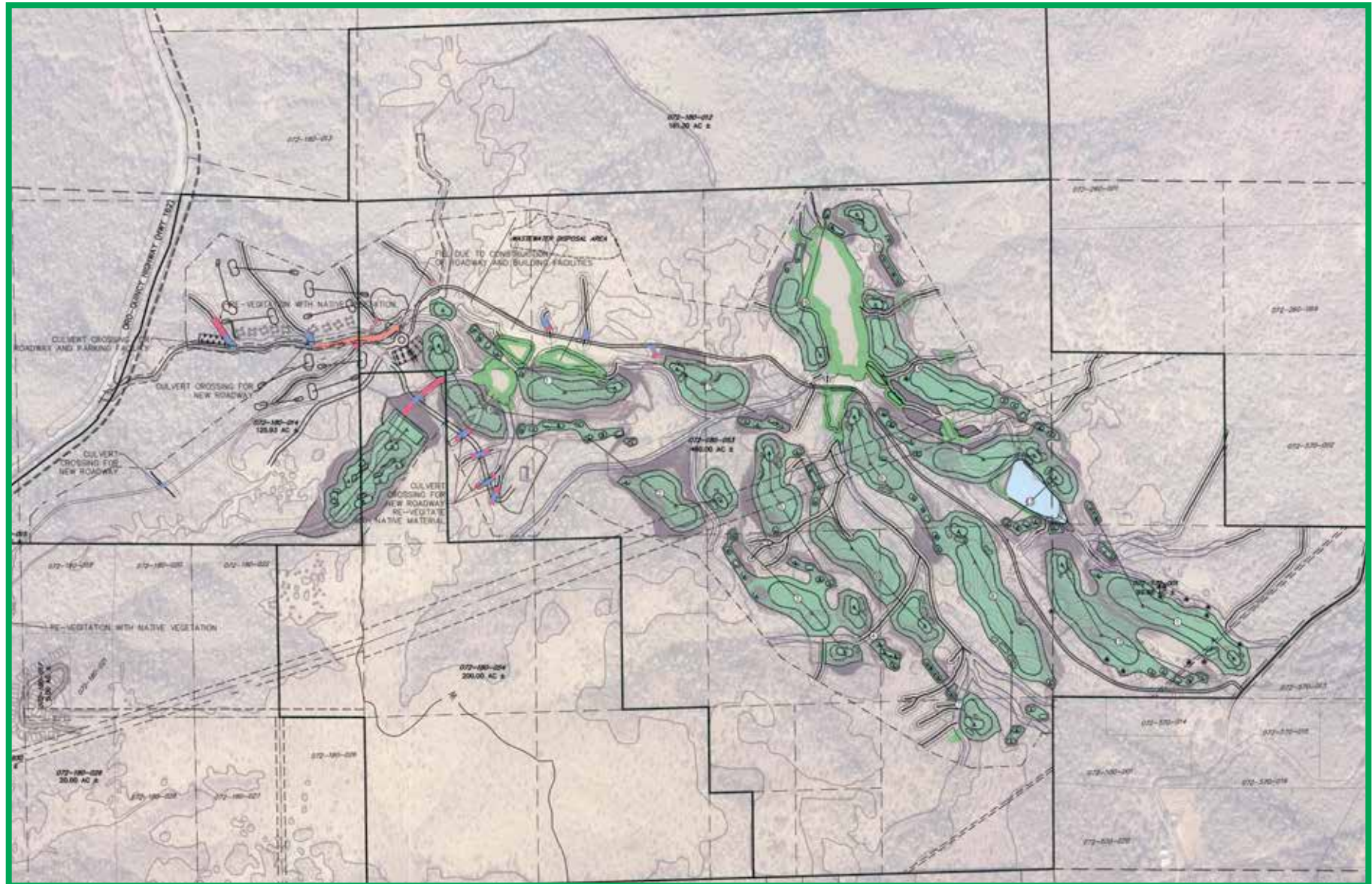
Located within 1 mile of the property, this camp for kids is being sponsored by the San Francisco 49ers and NFL.





# LAKE OROVILLE RESORT COMMUNITY

## WHISPER RIDGE DAVID KIDD DESIGNED GOLF COURSE (ADJACENT NOT A PART)







PROPOSED HOTEL SITE



PROPOSED CONDOMINIUM SITE



PROPOSED SINGLE FAMILY HOME SITE





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