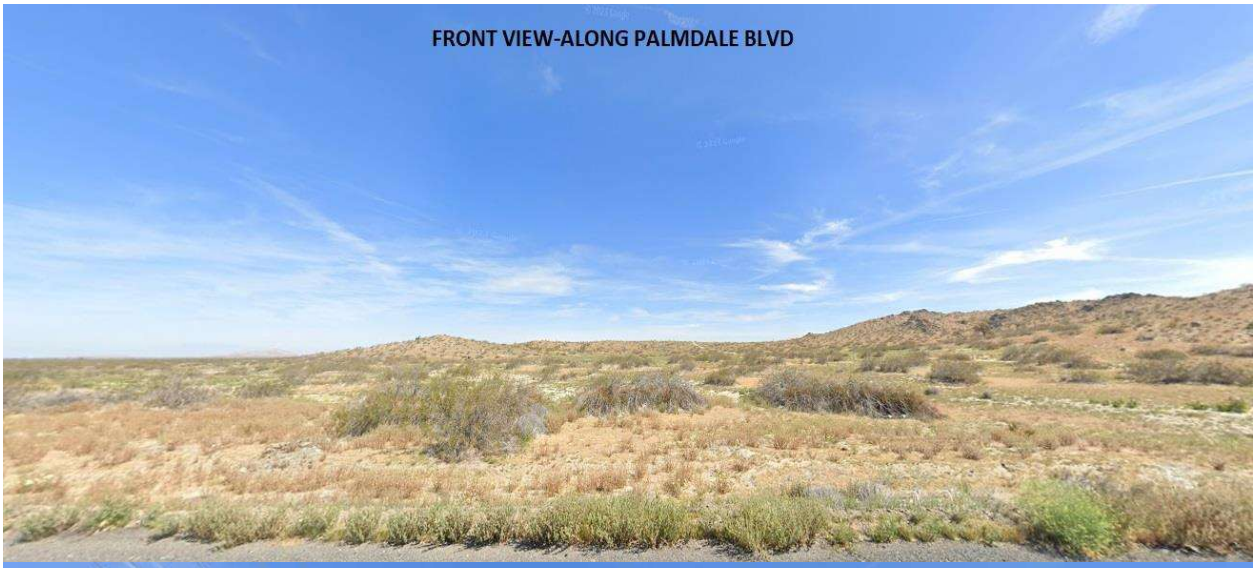
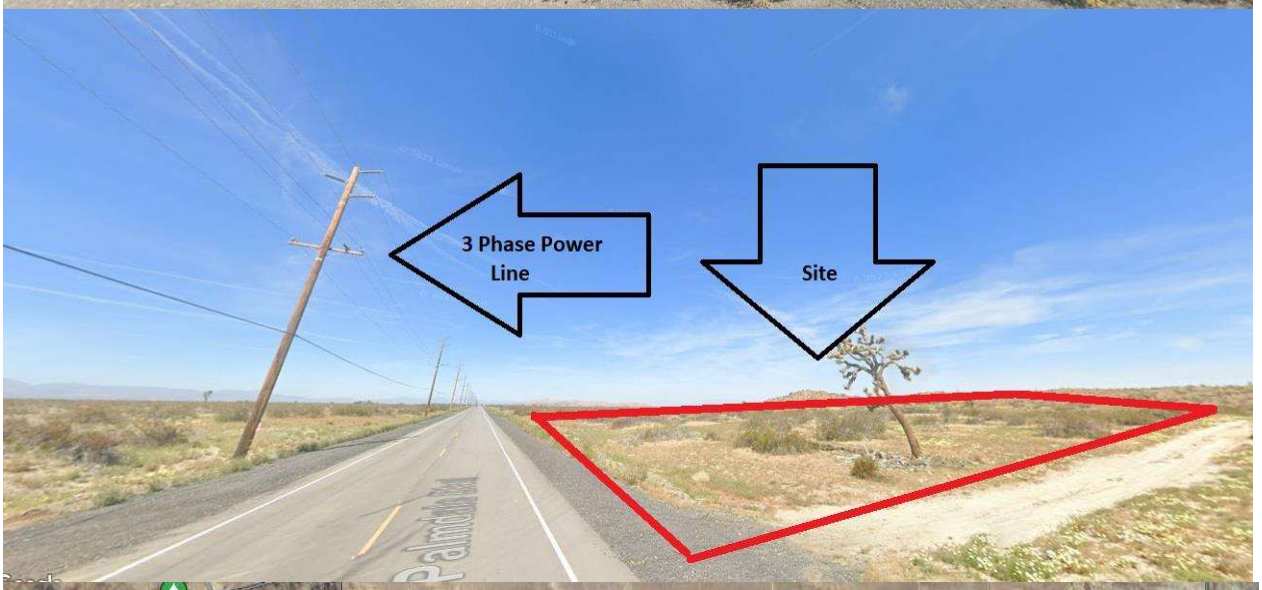
Rawland in the path of Development

Located Along East Palmdale Blvd. APN 3084-006-008







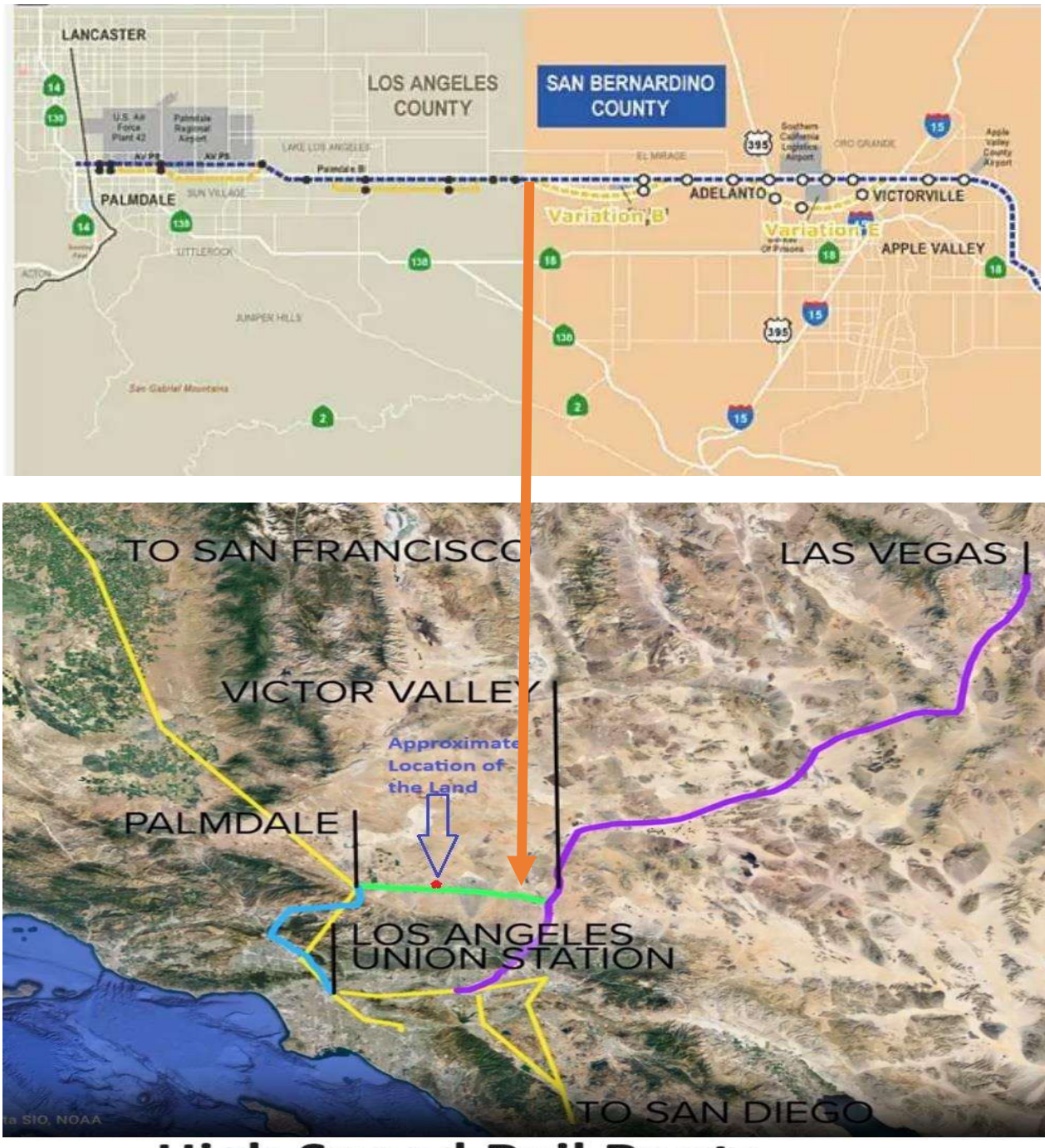
Large Vacant parcel of Land in the path of development. Located along Palmdale Blvd. with 668 feet frontage, 90% flat. An opportunity with so many possibilities-maybe a dream ranch or farm, tract homes or future commercial or industrial estate.

Future developments:
The High Desert Corridor (HDC) is a proposed multipurpose transportation route connecting Antelope Valley in Los Angeles County with Victor Valley in San Bernardino County. The first phase is a 54-mile high-speed rail project between the two fast growing regions.

The HDC is funded by the voter-approved Los Angeles County Measure M Expenditure Plan with nearly $170 million in the current and near-term fiscal years as well as $1.9 billion in later years (2063-2067) that could leverage federal, state, and private funds to construct the HDC High Speed Rail Project.

Video of HDC Project : HDCJPA Introductory Video - High Desert Corridor JPA

High Desert Corridor Intercity High-speed Rail Corridor Project Awarded $8 Million Grant from California State Transportation Agency - High Desert Corridor JPA

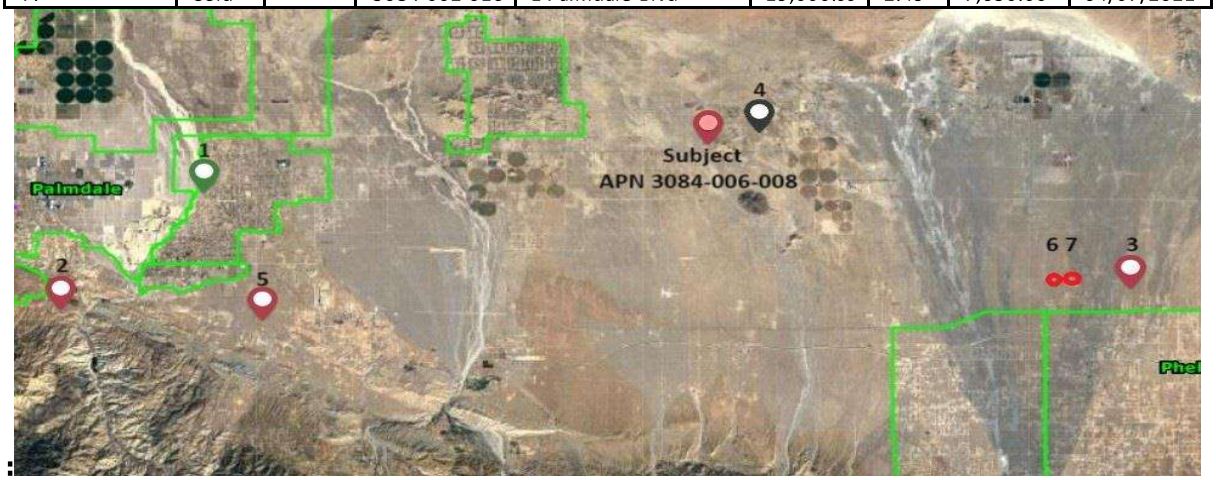


High Speed Rail Route

This project will benefit all the properties nearby. Just imagine, any project will become very viable in this area once this infrastructure is completed. A very good investment for buy and hold.

Most recent comparable Sale:

Listing ID	Status	Street No	Parcel Number	Street Name	List /Sold Price	Acres	Price Per Acre	Date Sold/Listed
1 . SR23115764	Active		3042-024-055	Vac/Ave S/87th Ste	935,000	40.14	23,293.36	6/28/2023
2. SR16144258	Sold	47	3048-015-032	Street East + Mt Emma	154,000	36.09	4,267.11	4/25/2023
3. 527857	Sold		3101-191-06	Johnson	79,801	21.72	3,674.08	11/30/2022
4. Off-Market	Sold		3084-010-021	230th St/Avenue Q	14,000	2.25	6,250.00	3/28/2022
5. SR22202607	Sold	57	3047-009-013	V12/99th St	97,500	15.05	6,500.00	12/13/2022
6.	Sold		3084-002-015	E Palmdale Blvd	30,000.00	5.15	5,825.00	08/25/2023
7.	Sold		3084-002-016	E Palmdale Blvd	19,000.00	2.49	7,630.00	04/07/2021



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Notes to comparables:

1. APN 3042-024-055. Currently active status. Price per acres is relatively higher compare to subject property since it is located near the developed neighborhood-better location. Property is ideal for residential development.

2. APN 3048-015-032. Inferior comparable in terms of location & terrain. Located in unincorporated area of Los Angeles County. Land terrain is hilly in all directions-Developer will have to spend more get this land flattened, while the subject is 90% flat. Any future development is possible. About 2 miles away from existing residential neighborhood north direction.
3. APN 3101-191-06. Sold $3,675 per acre. Also, an inferior comparable in terms of location. Comparable is NOT located in major road and also an inner lot with no existing right of way for legal access. No utilities nearby.
4. APN 3084-010-021. About 1.25 miles away from the subject property. Access road unpaved. Less than ½ mile from Palmdale Blvd. 3 Phase electricity along the property. Water and gas is unknown or may not be available at this time.
5. APN 3047-009-013. Like no. 3, Land is inner lot with no existing right of way for legal access. No utilities nearby. About 2.2 miles away from the developed residential neighborhood. Potential residential development in the future.
6. APN 3084-002-015. Along E Palmdale Bl ¾ miles way from the subject property, 5.15 Acres sold for $30K or 5,825/Acre on 8/25/2023.
7. APN. Along E Palmdale Bl about ¾ miles way from the subject property, 2.49 Acres sold for $19K or $7,630/Acre on 4/07/2021.

Endrico M Patolot BRE # 01838217

Majestic Realty & Investment Co. Cell No. 424-944-8385 Office : 888-860-4331

Website : www.socalrealestates.net