



DEVELOPMENT ASSEMBLAGE

3055 INDIA STREET | 1321 W. REDWOOD STREET | CORNER PARCEL AT INDIA & REDWOOD

SAN DIEGO, CA 92103 • APPROX. 14,126 SF • THREE-PARCEL ASSEMBLAGE

OFFERING MEMORANDUM | HENEIN REALTY

EXECUTIVE SUMMARY

A RARE URBAN INFILL OPPORTUNITY AT THE GATEWAY TO DOWNTOWN SAN DIEGO

Henein Realty presents the opportunity to acquire a contiguous three-parcel development assemblage at 3055 India Street, 1321 W. Redwood Street, and the adjacent corner parcel at India Street and W. Redwood Street. The assemblage totals approximately 14,126 square feet and occupies an elevated, highly visible location in San Diego's Middletown / Uptown area immediately north of Downtown and Little Italy.

The assemblage spans parcel-specific zoning and land-use classifications. The supplied zoning information identifies 3055 India Street and the India/Redwood corner parcel as CC-3-4, while 1321 W. Redwood Street is identified as RM-2-5, with land-use information describing Redwood as "Residential - Medium" and "Community Commercial - Residential Permitted." Any assemblage-wide development concept must be evaluated against these parcel-specific designations and applicable incentive-program requirements.

The property combines India Street frontage, a prominent corner position, immediate access to Interstate 5, and expansive views toward San Diego Bay, the harbor, Point Loma, San Diego International Airport, and the Downtown skyline. The location and physical configuration create an unusual opportunity for a developer to control three contiguous parcels in a supply-constrained urban infill setting.

The offering materials identify the site as eligible for the City of San Diego Complete Communities Housing Solutions program, Tier 3, with a planning assumption of 6.5 FAR. On the approximately 14,126-square-foot assemblage, that assumption produces a maximum gross FAR area of approximately 91,819 square feet. Preliminary planning scenarios estimate approximately 118 residential units with no ground-floor commercial component, or approximately 106 residential units with a 10% ground-floor commercial allocation. These are planning-grade estimates only; actual development capacity will depend on zoning, parcel-specific regulations, massing, setbacks, stepbacks, circulation, egress, open-space requirements, overlays, inclusionary obligations, utilities and City review.

The assemblage can accommodate a range of potential development concepts, including high-density multifamily, mixed-use residential with ground-floor commercial space, and other uses permitted under the applicable zoning. India Street provides strong visibility for commercial frontage, while the site's elevation creates the opportunity to orient upper-level residential units toward premium bay and skyline views.

The property is being offered as an assembled development opportunity. Pricing is available upon request. Prospective purchasers should independently verify all parcel dimensions, zoning, overlays, Complete Communities eligibility, FAR, height, density, parking standards, utility capacity, entitlement requirements and development assumptions.



Regional context —NAS North Island, I-5, San Diego Bay and Point Loma.

INVESTMENT HIGHLIGHTS

±14,126 SF	3	±91,819 SF
TOTAL ASSEMBLAGE	CONTIGUOUS PARCELS	PLANNING-GRADE GROSS FAR AREA
6.5 FAR	±106–118	I-5
CCHS TIER 3 ASSUMPTION	ILLUSTRATIVE UNIT SCENARIOS	IMMEDIATE REGIONAL ACCESS

The site’s principal investment attributes are its assembled ownership configuration, elevated view orientation, corner exposure, proximity to Downtown and the airport, and potential access to Complete Communities incentives.

- Prominent India Street and W. Redwood Street frontage with a visible corner condition.
- Expansive bay, harbor, Point Loma and Downtown skyline views from the elevated site.
- Immediate access to I-5 and convenient connections to I-8 and SR-163.
- Approximately five minutes to Downtown San Diego and San Diego International Airport, as represented in the existing offering materials.
- Potential for residential or mixed-use development with ground-floor commercial frontage.
- Located within a Transit Priority Area and represented as Complete Communities Housing Solutions Tier 3 eligible, subject to buyer verification.



Bay, airport and regional transportation context.

PROPERTY SUMMARY

THREE CONTIGUOUS PARCELS | MIDDLETOWN / UPTOWN, SAN DIEGO

PROPERTY	APN	COUNTY PARCEL DATA	ZONE	EXISTING CONDITION
3055 India Street	451-631-0200	5,000 SF usable	CC-3-4*	Existing commercial improvement
Corner Parcel at India & Redwood	451-631-0100	4,700 SF usable	CC-3-4*	Unimproved corner parcel
1321 W. Redwood Street	451-631-1000	4,100 SF usable	RM-2-5* Residential - Medium Community Commercial - Residential Permitted	Residential parcel; County export lists 1,040 SF living area

*Zone designations are taken from the ZAPP screenshots included in the prior offering materials. The County parcel exports identify the three APNs and usable-square-foot figures shown above. Those figures total approximately 13,800 SF, while the planning/program materials use an assemblage lot area of approximately 14,126 SF. Because the sources use different parcel-area measures, this memorandum uses approximately 14,126 SF for the planning analysis and requires buyer verification by survey, title and City records.





Overhead site context. Parcel boundaries shown in photography are illustrative and should be independently verified.

3055 INDIA STREET

APN 451-631-0200 | INDIA STREET FRONTAGE



3055 India Street forms the improved India Street component of the assemblage. The County parcel export identifies approximately 5,000 square feet of usable land area and approximately 2,808 square feet of living/building area. ZAPP materials included with the offering identify the parcel within the Uptown Community Plan Area and show a CC-3-4 zone designation. Buyer should independently confirm all zoning and development standards.





INDIA & REDWOOD CORNER PARCEL

APN 451-631-0100 | UNIMPROVED CORNER SITE



The unimproved parcel at India Street and W. Redwood Street provides the assemblage with its corner presence and an additional point of access and frontage. The County parcel export identifies approximately 4,700 square feet of usable area. ZAPP materials included with the offering show a CC-3-4 zone designation for APN 451-631-0100. The parcel's corner location may be particularly valuable to site planning, commercial visibility and project identity, subject to final design and City requirements.









1321 W. REDWOOD STREET

APN 451-631-1000 | REDWOOD STREET PARCEL



1321 W. Redwood Street forms the residential component of the assemblage. The County parcel export identifies approximately 4,100 square feet of usable land area, one residential unit and approximately 1,040 square feet of living area. The supplied zoning information identifies the parcel as RM-2-5 within the Uptown Community Plan Area and further describes the land-use classifications as “Residential - Medium” and “Community Commercial - Residential Permitted.” Buyer should independently verify the base zone, land-use classifications, permitted uses, development standards, and the interaction of the Redwood parcel with any proposed assemblage-wide development program.





DEVELOPMENT POTENTIAL

PLANNING-GRADE CONCEPTS — BUYER TO VERIFY

The program sheet supplied with the offering analyzes the assemblage under Complete Communities Housing Solutions Tier 3 using a 6.5 FAR assumption and a 14,126-square-foot lot area. The resulting maximum gross FAR area is approximately 91,819 square feet.

SCENARIO	GROUND-FLOOR COMMERCIAL	NET RESIDENTIAL SF	APPROX. UNITS
A	0%	78,046 SF	118
B	10%	70,241 SF	106

Both scenarios use a weighted average unit size of approximately 660 square feet. The source program sheet characterizes these figures as planning-grade estimates and states that actual capacity depends on massing, setbacks, façade articulation, circulation/egress, building systems, open space, overlays and inclusionary obligations. Parking relief may apply in Transit Priority Areas.

- High-density multifamily residential
- Mixed-use residential with India Street commercial frontage
- Ground-floor retail, café, restaurant or neighborhood-serving commercial uses
- Other uses permitted by applicable parcel zoning and City regulations



Parcel assemblage and regional context toward Downtown and San Diego Bay.

LOCATION & CONNECTIVITY

DOWNTOWN • LITTLE ITALY • AIRPORT • BAY • I-5



Regional aerial showing the assemblage in relation to the transportation corridor and surrounding neighborhoods.

The assemblage sits along India Street in the Middletown / Uptown area, between the urban core and the established residential neighborhoods above the corridor. Existing offering materials describe the site as approximately five minutes from Downtown San Diego and San Diego International Airport, with immediate I-5 access and convenient connections to I-8 and SR-163.

The aerial photography demonstrates the site's relationship to Downtown, the waterfront, airport, freeway system and surrounding neighborhoods. Its elevated position provides broad regional views and distinguishes the site from flatter infill parcels closer to the bay.



Airport, bay and freeway orientation from the assemblage.

OFFERING TERMS & DUE DILIGENCE

The property is offered as an assembled development opportunity. Delivery, financing structure, closing conditions and any treatment of existing improvements or occupancy should be addressed in the purchase agreement and due-diligence process.

Prospective purchasers should independently investigate all matters material to acquisition and development, including:

- Title, legal descriptions, parcel boundaries, easements and access rights.
- ALTA/NSPS survey or other boundary/topographic survey.
- Current City zoning and parcel-specific development regulations.
- Complete Communities Housing Solutions eligibility, Tier designation and applicable program requirements.
- FAR, height, density, setbacks, stepbacks, parking, open-space and inclusionary-housing requirements.
- Transit Priority Area status and any parking or mobility incentives.
- Airport, coastal, environmental, historic, geological, fire, utility or other overlays and constraints.
- Utility capacity, service connections, stormwater and infrastructure requirements.
- Geotechnical, environmental and hazardous-material conditions.
- Existing improvements, demolition requirements and development impact fees.

Available offering materials include parcel data, ZAPP zoning screenshots, program-sheet development scenarios, aerial photography and the marketing materials supplied with this memorandum. Additional title, survey, entitlement or property-condition materials should be identified as available only if actually provided.

DISCLAIMER & BROKER INFORMATION

This Offering Memorandum has been prepared for informational and marketing purposes only. Information contained herein has been obtained from sources believed to be reliable, including City and County data and seller-supplied materials, but Henein Realty and the property owners make no representation or warranty, express or implied, as to its accuracy or completeness.

All dimensions, parcel areas, zoning designations, development scenarios, FAR calculations, unit counts, height assumptions, parking assumptions, Complete Communities eligibility, fees, views, distances and potential uses are approximate or conceptual unless independently confirmed. No development scenario is represented as approved or entitled. Prospective purchasers must conduct their own independent investigation and rely solely on their own consultants, governmental inquiries and due diligence.

The aerial photographs, arrows and parcel outlines are for illustrative purposes and are not surveys. View corridors and visibility may change as surrounding properties are developed. Nothing in this memorandum constitutes legal, tax, architectural, engineering, environmental, zoning or land-use advice.

HENEIN REALTY

SAMY HENEIN | BROKER / OWNER

858-335-8299 | DRE #02257785

ZONING & LAND USE FRAMEWORK

CITY OF SAN DIEGO ZAPP MATERIALS - BUYER TO VERIFY

The three parcels are not shown with a single uniform base-zone designation in the zoning materials supplied with the offering. The City of San Diego Zoning and Parcel Information Portal (ZAPP) screenshots show CC-3-4 for APNs 451-631-0200 and 451-631-0100 and RM-2-5 for APN 451-631-1000. Each screenshot identifies the Community Plan Area as Uptown. The supplied land-use information for 1321 W. Redwood Street additionally identifies “Residential - Medium” and “Community Commercial - Residential Permitted.” These classifications should be presented together rather than characterizing Redwood simply as commercial or residential. Any assemblage-wide development concept must be evaluated against the parcel-specific base zoning, land-use classifications, applicable overlays, and the requirements of any incentive program relied upon by the developer.

3055 India Street	APN 451-631-0200 ZAPP zone designation: CC-3-4
India & Redwood Corner Parcel	APN 451-631-0100 ZAPP zone designation: CC-3-4
1321 W. Redwood Street	APN 451-631-1000 ZAPP: RM-2-5 Land Use: Residential - Medium Community Commercial - Residential Permitted
Community Plan Area	Uptown, as shown in the supplied ZAPP screenshots

The zoning designations above are reproduced from the supplied City screenshots and are not a substitute for a current zoning confirmation. Buyer should independently confirm base zoning, overlays, development regulations, permitted uses, lot consolidation requirements, and the interaction between the three parcels before relying on any development scenario.

ZAPP EXHIBIT - 3055 INDIA STREET

APN 451-631-0200 | CC-3-4

Legend

Basemap Gallery

Details

Layers

Info

<< Collapse

Info

APN: 4516310200

Lots: MIDDLETOWN

LOTNO

2

BLOCKNO

116

MAPNUM

1874

MAPTYPE

SCC

SUBNAME

MIDDLETOWN

TENTMAP

Community Plan Area (CPA): UPTOWN

CPNAME

UPTOWN

Zone Designation (OZM): CC-3-4

ZONE_NAME

CC-3-4

IMP_DATE

2/4/2017, 12:00 AM

ORDNUM

O-20771 NS

Home

+

-

Location

W Spruce St

W Spruce St

W Redwood St

W Redwood St

India St

Kettner Blvd

California St

200 ft

Esri Community Maps Contributors, Sa...

Powered by Esri

Source: City of San Diego Zoning and Parcel Information Portal screenshot included in the supplied offering materials.

HENEIN REALTY | INDIA / REDWOOD DEVELOPMENT ASSEMBLAGE | DRE #02257785

ZAPP EXHIBIT - CORNER PARCEL

APN 451-631-0100 | CC-3-4

Legend

Basemap Gallery

Details

Layers

Info

<< Collapse

Info

APN: 4516310100

Lots: MIDDLETOWN

LOTNO

1

BLOCKNO

116

MAPNUM

1874

MAPTYPE

SCC

SUBNAME

MIDDLETOWN

TENTMAP

Community Plan Area (CPA): UPTOWN

CPNAME

UPTOWN

Zone Designation (OZM): CC-3-4

ZONE_NAME

CC-3-4

IMP_DATE

2/4/2017, 12:00 AM

ORDNUM

O-20771 NS

Home

+

-

Location

>>

Info



Esri Community Maps Contributors, Sa...

Powered by Esri

Source: City of San Diego Zoning and Parcel Information Portal screenshot included in the supplied offering materials.

HENEIN REALTY | INDIA / REDWOOD DEVELOPMENT ASSEMBLAGE | DRE #02257785

ZAPP EXHIBIT - 1321 W. REDWOOD STREET

APN 451-631-1000 | RM-2-5 | RESIDENTIAL - MEDIUM | COMMUNITY COMMERCIAL - RESIDENTIAL PERMITTED

Legend

Basemap Gallery

Details

Layers

Info

<< Collapse

Info

APN: 4516311000

Lots: MIDDLETOWN

LOTNO

12

BLOCKNO

116

MAPNUM

1874

MAPTYPE

SCC

SUBNAME

MIDDLETOWN

TENTMAP

Community Plan Area (CPA): UPTOWN

CPNAME

UPTOWN

Zone Designation (OZM): RM-2-5

ZONE_NAME

RM-2-5

IMP_DATE

2/4/2017, 12:00 AM

ORDNUM

O-20771 NS

Home

+

-

Location

>>

Info

W Redwood St

Kettner Blvd

W Redwood St

Kettner Blvd

100 ft

Esri Community Maps Contributors, Sa...

Powered by Esri

Source: City of San Diego Zoning and Parcel Information Portal screenshot included in the supplied offering materials.

HENEIN REALTY | INDIA / REDWOOD DEVELOPMENT ASSEMBLAGE | DRE #02257785

COMPLETE COMMUNITIES HOUSING SOLUTIONS

TIER 3 DEVELOPMENT ASSUMPTION USED IN THE SUPPLIED PROGRAM SHEET

The supplied program sheet analyzes the India/Redwood assemblage under Complete Communities Housing Solutions (CCHS) Tier 3 using a 6.5 FAR assumption. The program sheet uses a total lot area of 14,126 square feet and calculates a maximum gross FAR area of approximately 91,819 square feet.

Program	Complete Communities Housing Solutions (CCHS)
Tier Assumption	Tier 3
FAR Assumption	6.5 FAR
Planning Lot Area	14,126 SF
Maximum Gross FAR Area	91,819 SF
Neighborhood Enhancement Fee - <=95 ft	\$127,134 (source program sheet)
Neighborhood Enhancement Fee - >95 ft	\$155,386 (source program sheet)

These figures are planning assumptions taken from the supplied program sheet, not a representation that a project of this size, height, unit count, or configuration has been approved. The program sheet itself states that actual capacity depends on massing, stepbacks, facade articulation, circulation and egress, building systems, open space, overlays, inclusionary obligations, and other project-specific requirements. Buyer should confirm current CCHS eligibility and all applicable program requirements directly with the City and its consultants.

ILLUSTRATIVE DEVELOPMENT PROGRAM

PLANNING-GRADE YIELD ANALYSIS - BUYER TO VERIFY

The supplied program sheet compares two illustrative residential programs using the same 6.5 FAR / 91,819-square-foot gross FAR framework. Both scenarios assume a weighted average unit size of approximately 660 square feet.

SCENARIO	COMMERCIAL	NET RESIDENTIAL SF	AVG. UNIT SIZE	APPROX. UNITS
A	0%	78,046 SF	660 SF	118
B	10%	70,241 SF	660 SF	106

Scenario A assumes no ground-floor commercial allocation and yields approximately 118 units. Scenario B allocates 10% of the program to ground-floor commercial use and yields approximately 106 units. The source materials also discuss alternative unit mixes, but these two scenarios are the detailed planning cases supplied with the program sheet and are the most appropriate figures to feature in the offering memorandum.

- Illustrative only - no entitlement or approval is represented.
- Unit yield will change with unit mix, efficiency, common areas, circulation, building systems, setbacks, stepbacks, open space, affordability requirements and final massing.
- Commercial allocation can materially affect net residential area and unit count.
- Parking relief may apply in Transit Priority Areas according to the source program notes; applicability must be independently verified.

PARCEL & ASSEMBLAGE CONTEXT

THREE-PARCEL DEVELOPMENT SITE

Source exhibit from the supplied offering materials. The image is for location/context only and is not a survey.

The assemblage consists of APNs 451-631-0200, 451-631-0100 and 451-631-1000. County parcel exports supplied for the three parcels report usable-square-foot figures of approximately 5,000 SF, 4,700 SF and 4,100 SF, respectively. The separate development program uses a combined planning lot area of approximately 14,126 SF. Because those source figures are not identical, a purchaser should rely on a current survey and title materials for legal area and boundary determinations.

PARCEL DATA APPENDIX

COUNTY PARCEL EXPORTS SUPPLIED WITH THE OFFERING

APN	SITUS	USABLE SF	SHAPE AREA	LIVING AREA	UNIT QTY	LEGAL DESCRIPTION
45163102	3055 INDIA ST	5,000	5,014.87	2,808	1	BLK 116 LOT 2
45163101	Corner parcel / India St	4,700	5,014.51	0	0	BLK 116 LOT 1
45163110	1321 W REDWOOD ST	4,100	4,126.43	1,040	1	BLK 116 LOTS 11 & 12, SWLY 41 FT

The table above reproduces selected fields from the three City/County parcel CSV exports supplied for the offering. It is provided as a due-diligence aid only. The parcel exports contain multiple area-related fields and do not, by themselves, establish a surveyed assemblage area.



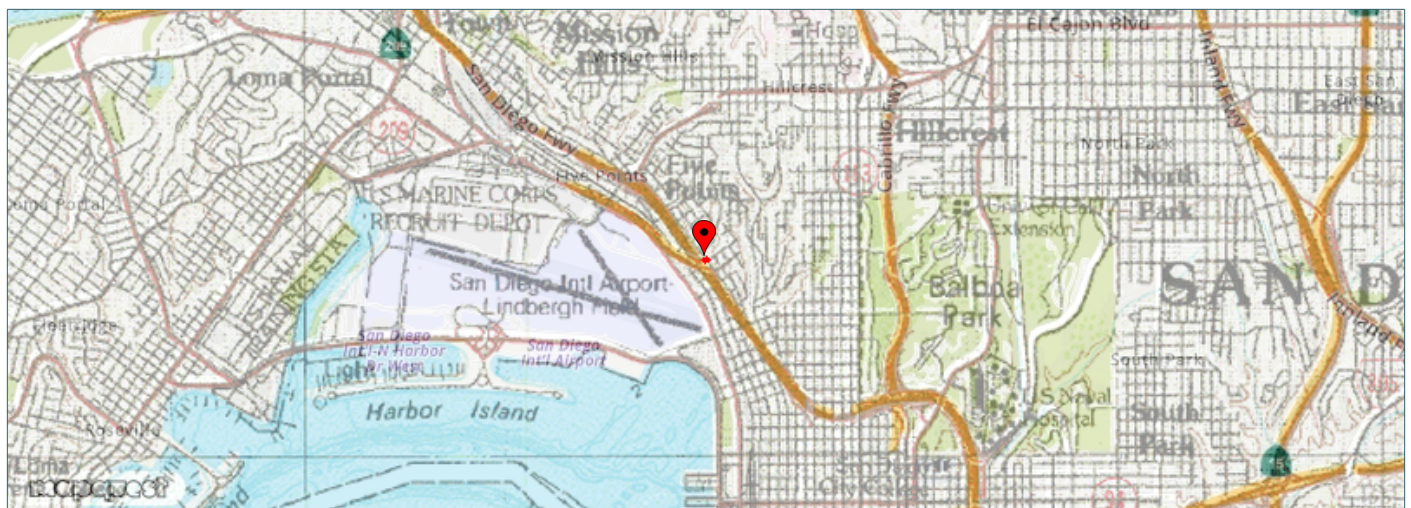
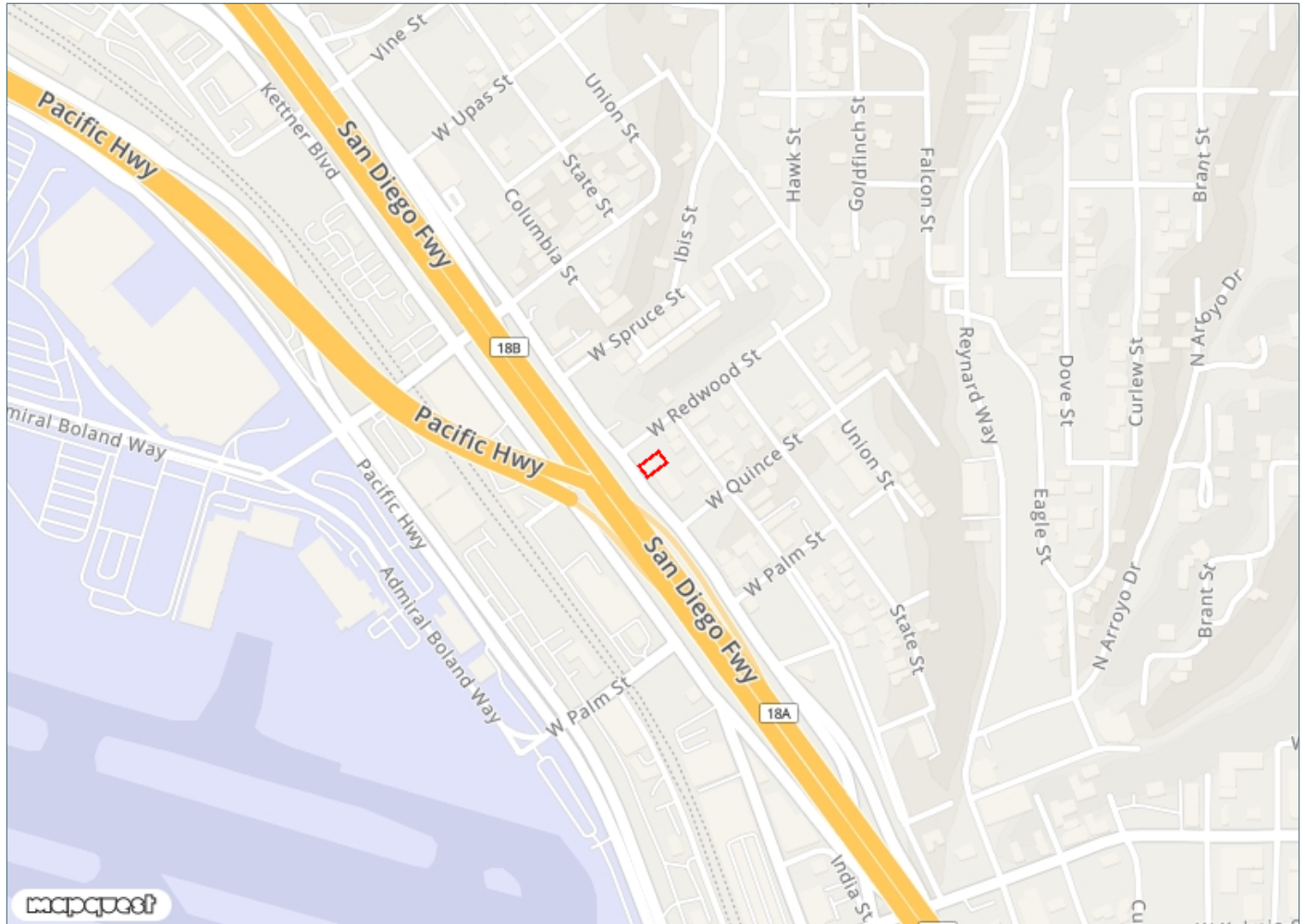
Topography Report

Property Address:

3055 INDIA ST SAN DIEGO CA 92103-6013

Parcel # (APN):

451-631-02-00





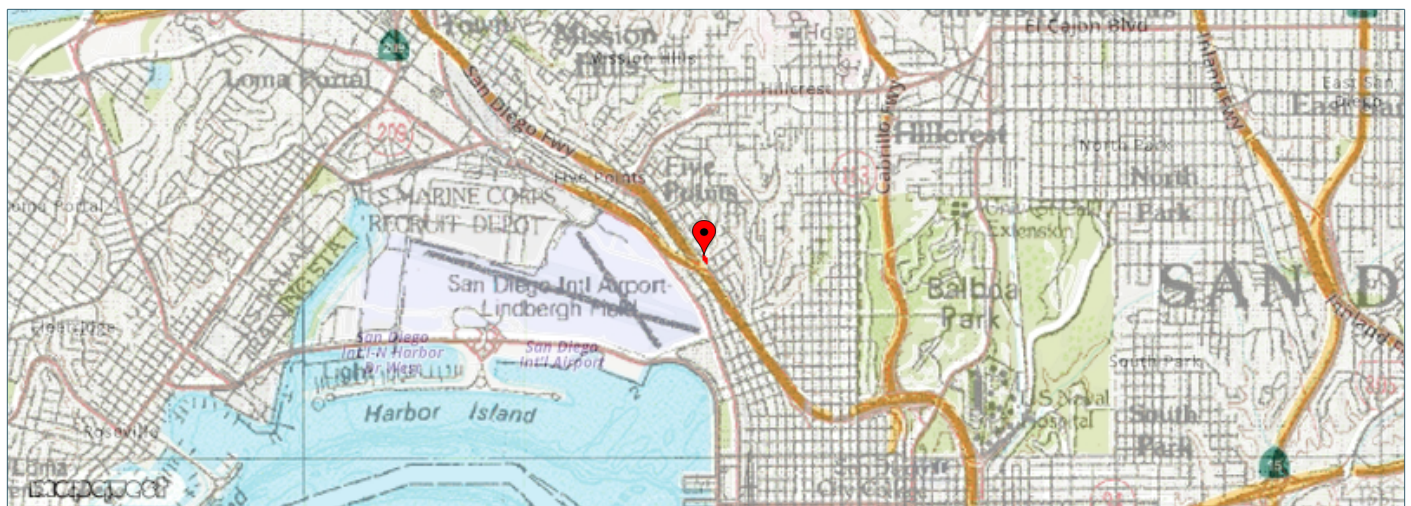
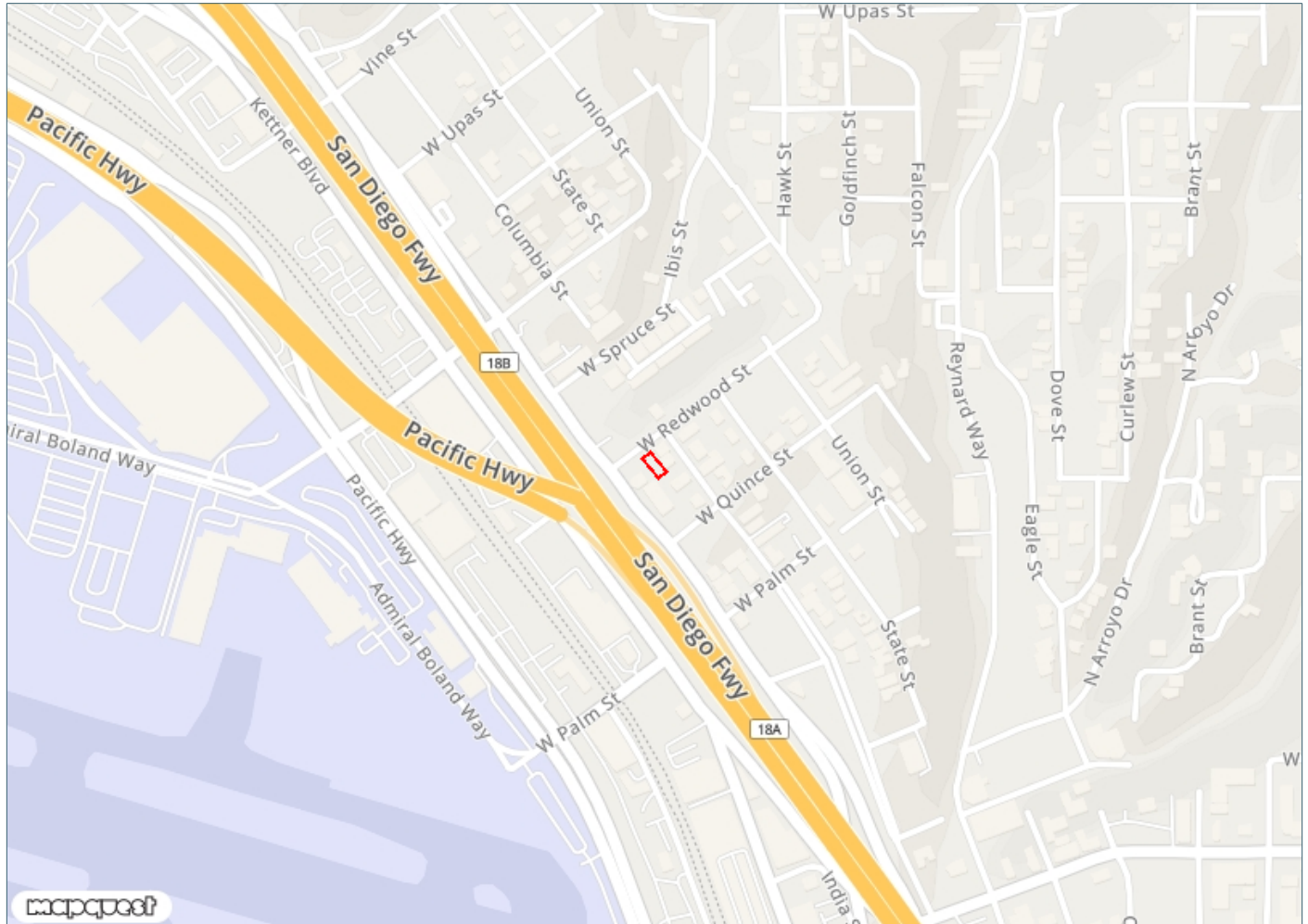
Topography Report

Property Address:

1321 W REDWOOD ST SAN DIEGO CA 92103-6027

Parcel # (APN):

451-631-10-00





Topography Report

Property Address:

INDIA ST SAN DIEGO CA 92103

Parcel # (APN):

451-631-01-00

