



64 FINISHED SINGLE FAMILY
RESIDENTIAL LOTS

ASPIRE AT SYCAMORE

CURRENTLY ACTIVE
& PENDING HOME SALES

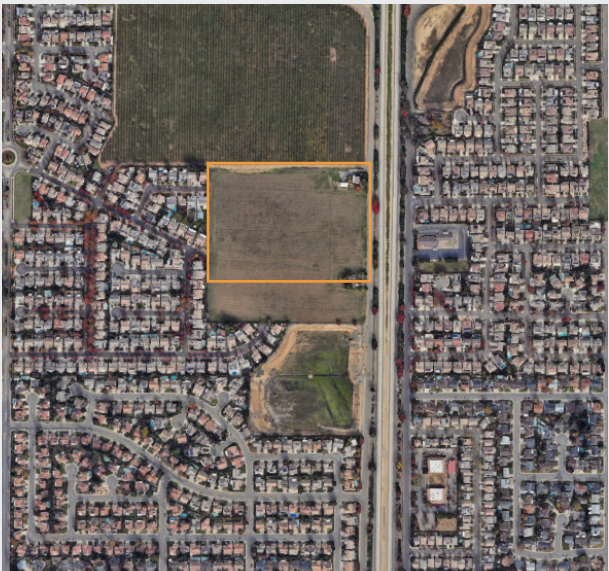


JAS Capital Ventures, Inc.
1 (916) 500-4302
info@JASCapitalVentures.com

SITE

*THE PROJECT TO BE BUILT AS A SINGLE PHASE WITH VILLAGES

PROPERTY DETAILS



INVESTMENT OVERVIEW

This property offers several compelling features for real estate investment, notably its strong location within the Northern Sacramento Valley region.

Aspire at Sycamore Ranch is located in **Yuba City**, approximately **39 miles north of Sacramento**, **45 miles northeast of Davis**, **10 miles from Marysville**, and close to **major employment hubs in Sacramento and Roseville**.

Yuba City itself is an incorporated city of approximate population of 70k, with a strong local economy and agricultural industry hub. 69% of people who live in Yuba City work within the County area. The City and surrounding metros offer diverse job centers, making Aspire an ideal location for both local and commuter households.

Project Overview

64 Finished Single Family Residential Lots on ± 15.8 acres

The project continues infill of larger specific planned communities of previously built neighborhoods.

The project to be built and sold as a single village, to be built as one phase.

The lots are generously sized 55' x 110', with several cul de sac oversized lots.

The project has easy freeway access to Highway 99 and downtown Yuba City.

Local parks and infrastructure are already in place in previously built neighborhoods.

Building Permit Fees

Based on City of Yuba City's 2023–24 fee schedule, **building permit fees for a 2,000 SF home** average approximately **\$55,000–\$60,000**, depending on use category and plan type.

Taxes/Assessments

Sutter County properties in this subdivision are subject to **standard property tax rates (~1.2%)** plus local CFD assessments. **Total estimated effective tax rate is approximately 1.6%–1.75%.**

Surrounding Development

New homes in Yuba City are **currently selling at \$495,000–\$600,000**

Local subdivisions average **3–4 home sales per month**

Home sizes range from **$\pm 1,400$ SF to $\pm 3,000+$ SF**, priced from **\$180 to \$310 per SF**.

Top-performing builders in the Yuba/Sutter region are currently pulling **7–9 permits per month**.

School Summary

Aspire at Sycamore Ranch falls within the **Yuba City Unified School District**:

Andros Karperos School (K–8): <1 mile from the site – GreatSchools rating 7/10

River Valley High School (9–12): ~2.5 miles from site – GreatSchools rating 6/10

Additional private and charter school options available nearby

Utilities

Electricity & Gas – PG&E

Water – City of Yuba City

Sewer – City of Yuba City Wastewater Division

Broadband Service – AT&T, Comcast, Spectrum

Municipality

City of Yuba City, located in **Sutter County**, California

Yuba City Demographics (per 2023 Census Estimates)

Population: ~70,000

Average Household Income: ~\$93,000

Employment Mix: ~79% White Collar | ~17% Blue Collar | ~4% Service & Other

Housing Units: ~23,000 with below national average new development

Homeownership Rate: ~58% Owner-Occupied | ~42% Renter-Occupied

PARCEL MAP

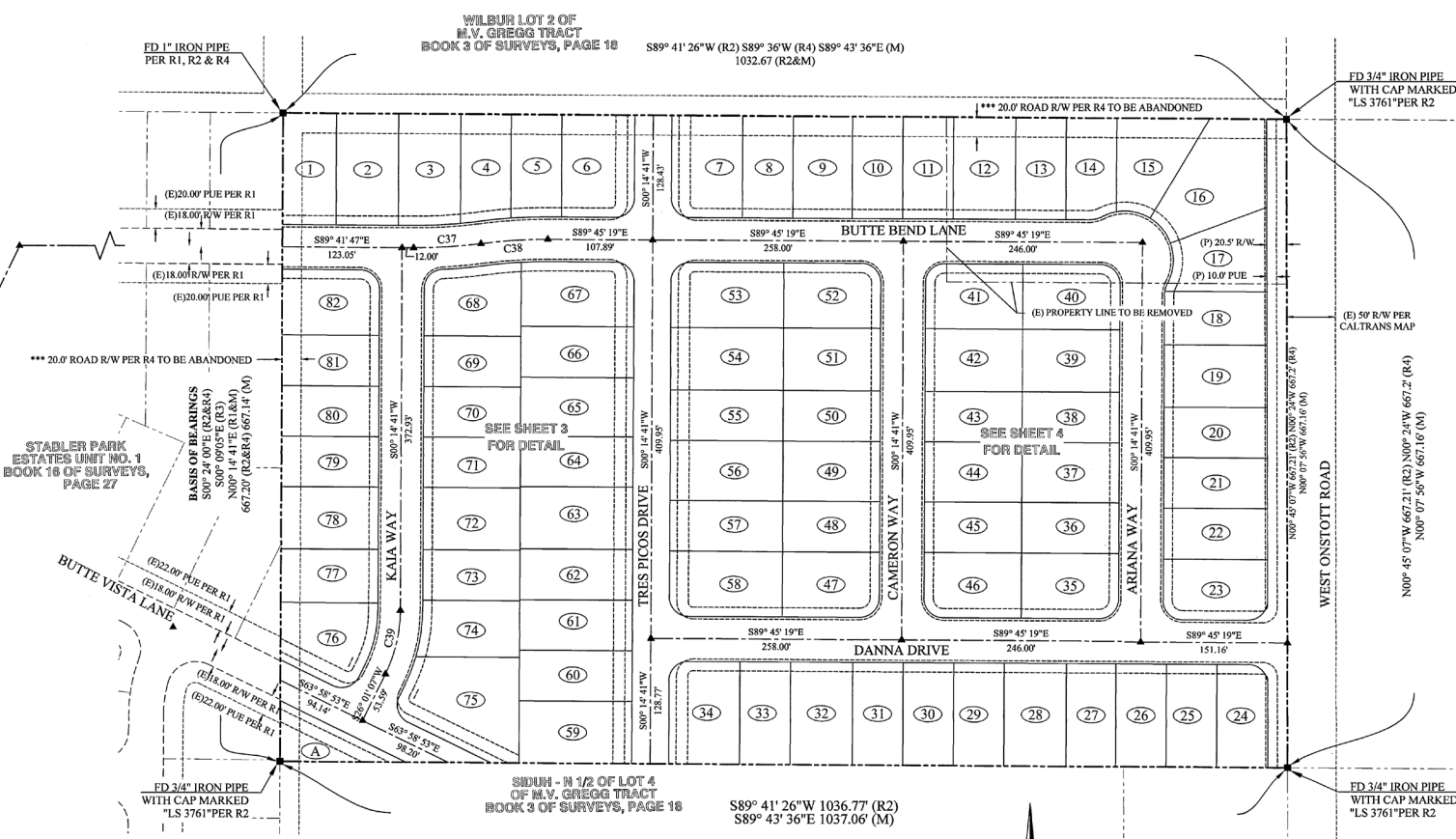
Curve Table			
Curve #	Length	Radius	Delta
C1	48.00	477.00	005°45'57"
C2	33.99	523.00	003°43'26"
C3	18.33	477.00	002°12'08"
C4	38.20	523.00	004°11'06"
C5	31.42	20.00	090°00'00"
C6	31.42	20.00	090°00'00"
C7	14.90	50.00	017°04'10"
C8	14.37	30.00	027°26'21"
C9	35.84	50.00	041°04'20"
C10	33.74	50.00	038°39'40"
C11	41.95	50.00	048°04'32"
C12	9.43	30.00	018°00'10"
C13	4.94	30.00	009°22'11"
C14	31.55	20.00	090°22'37"
C15	31.42	20.00	090°00'00"
C16	31.28	20.00	089°37'23"
C17	31.42	20.00	090°00'00"
C18	31.42	20.00	090°00'00"
C19	31.42	20.00	090°00'00"
C20	31.42	20.00	090°00'00"
C21	31.42	20.00	090°00'00"
C22	31.42	20.00	090°00'00"
C23	31.42	20.00	090°00'00"
C24	31.42	20.00	090°00'00"
C25	31.42	20.00	090°00'00"
C26	31.42	20.00	090°00'00"
C27	27.13	477.00	003°15'31"
C28	38.72	477.00	004°39'02"
C29	42.81	523.00	004°41'26"
C30	30.29	20.00	086°46'53"
C31	48.13	173.00	015°56'30"
C32	29.69	173.00	009°49'56"
C33	31.42	20.00	090°00'00"
C34	31.42	20.00	090°00'00"
C35	57.13	127.00	025°46'26"
C36	31.40	20.00	089°56'28"
C37	69.53	500.00	007°58'04"
C38	69.02	500.00	007°54'32"
C39	67.48	150.00	025°46'26"

SUBDIVIDED AREA = 15.85 ACRES

LOTS = 11.83 ACRES

ROADS = 3.93 ACRES

PARCEL A = 0.09 ACRES



RECORD REFERENCES

- (R1) STABLER PARK ESTATES UNIT NO. 1 - BOOK 16 OF SURVEYS, PAGE 27
- (R2) PARCEL MAP NO. 132 - BOOK 1 OF PARCEL MAPS, PAGE 132
- (R3) RECORD OF SURVEY - BOOK 10 OF RECORDS OF SURVEYS, PAGE 40
- (R4) M.V. GREGG TRACT - BOOK 3 OF SURVEYS, PAGE 18

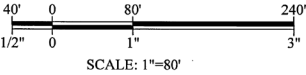
BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE NAD 83 BEARING OF N00° 14' 41"E ASSIGNED BETWEEN THE FOUND MONUMENTS ON THE WEST LINE OF LOTS 3 & 4 OF THE M. V. GREGG TRACT (R4) AS SHOWN ON THE MAP ENTITLED "STABLER PARK ESTATES UNIT NO. 1" FILED IN BOOK 16 OF SURVEYS, AT PAGE 27, SUTTER COUNTY RECORDS (R1).

*** THOSE STRIPS OF LAND DEDICATED AS LOTS A AND B FOR PRIVATE ROADS AND HIGHWAYS PER "MAP OF THE M.V. GREGG TRACT" BOOK 3 OF SURVEYS PAGES 18 SUTTER COUNTY OFFICIAL RECORDS, AS SHOWN ON THIS SHEET SHALL BE ABANDONED PURSUANT TO GOVERNMENT CODE SECTION 66434(G)."

LEGEND

- WC WITNESS CORNER
- O EMBRACES RECORD DATA
- PUE PUBLIC UTILITY EASEMENT
- PSE PUBLIC SERVICE EASEMENT
- M MEASURED
- S.F. SQUARE FEET
- (B.O.B.) BASIS OF BEARINGS
- FOUND MONUMENT AS SHOWN
- SET 5/8" REBAR W / CAP LS 8457
- CALCULATED POINT - NOTHING FOUND OR SET
- ▲ SET STANDARD CENTERLINE MONUMENT
- ▲ FOUND STANDARD CENTERLINE MONUMENT



JOHNSON RANCH ESTATES
CITY OF YUBA CITY

BEING PARCELS 1, AND 2 AS SHOWN ON PARCEL MAP NO. 132, FILED IN BOOK 1 OF PARCEL MAPS, PAGE 132, SUTTER COUNTY RECORDS; ALSO BEING A PORTION OF THE N.E. 1/4 OF SEC. 9, T.15N., R.3E., M.D.M., IN SUTTER COUNTY, CALIFORNIA.

COUNTY OF SUTTER
CALIFORNIA

AUGUST 2024

PREPARED BY: MHM INC. 1204 "E" STREET, MARYSVILLE, CA 95901
22205

SHEET 2 OF 4

MARKET HOME SALE COMPARISONS

Home Builder	Community / Model	Price Range
DR Horton	Harter Estates	\$466,900 - \$598,900
Westline Homes	Henson Ranch	\$554,999 - \$692,999

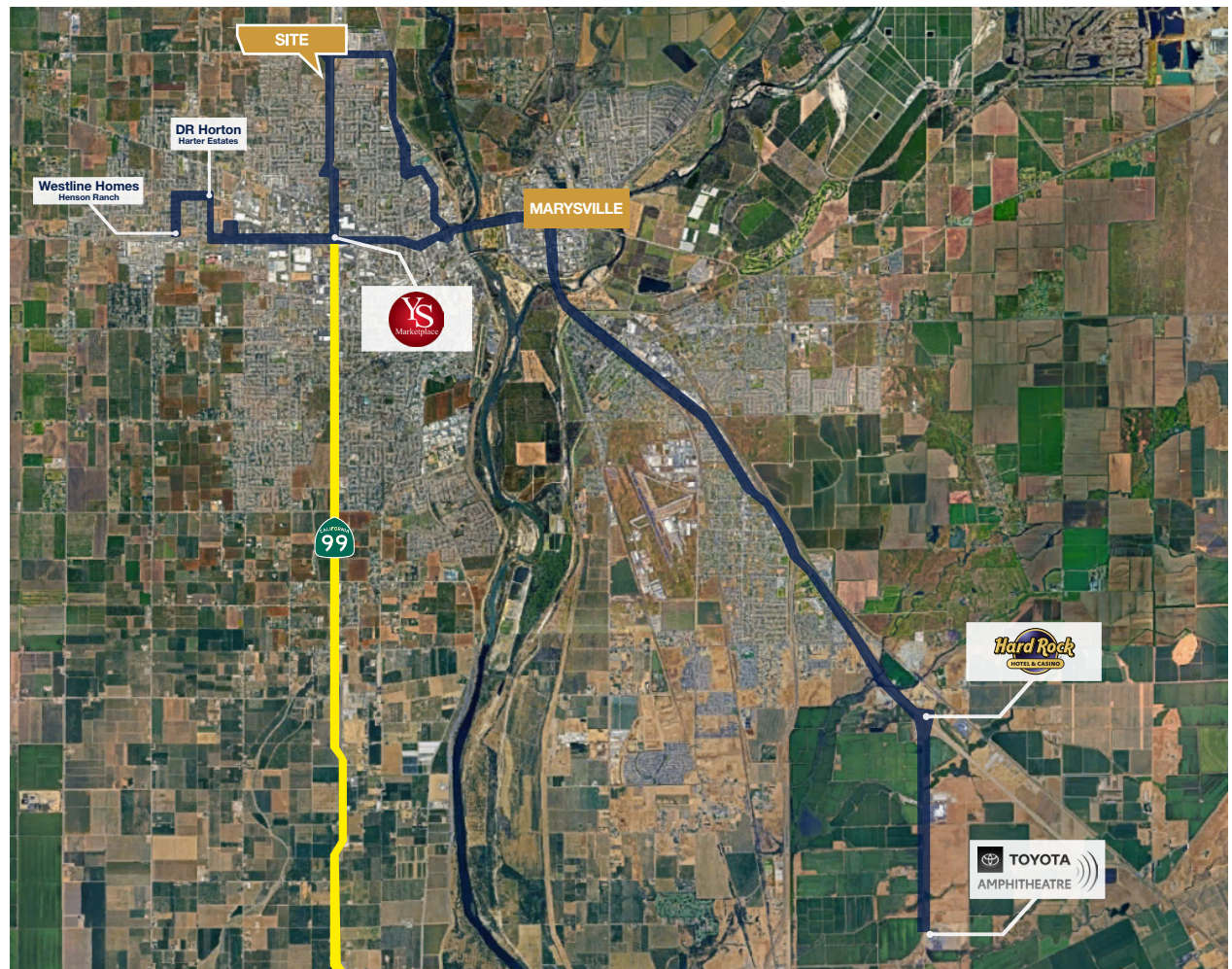
The Aspire project benefits from its proximity to these active, proven communities — with buyers continuing to seek out quality new homes in Northern California's emerging submarkets.

LOCATION OVERVIEW

Aspire at Sycamore Ranch is situated in Yuba City, in close proximity to Highway 99 and directly adjacent to established neighborhoods, schools, and shopping. The site is:

- 30 miles north of Sacramento
- 10 miles from Marysville
- Near attractions including the Toyota Amphitheatre, Hard Rock Hotel & Casino, and Yuba Sutter Marketplace
- Within 40 minutes of Sacramento International Airport (SMF)

This location offers the **perfect balance of suburban livability and urban access**, making it an ideal area for residential growth — and a strong target for continued builder demand.





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