

SITE

Large Park & Future School



Rio Del Oro Elementary School

70

Riverside Meadows Intermediate School

65

FORTY MILE ROAD

PILUMAS ARBOGA ROAD

RIVER OAKS BLVD



JAS CAPITAL VENTURES

472 FINISHED LOTS

WHEELER RANCH

Located along Feather River Rd. & Ella Ave., Plumas Lake, CA 95961 Yuba County. Close access to Highway 70.



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

* 400 AVAILABLE LOTS SPANNING FOUR VILLAGES

Brought to you by the same team as the River Oaks Project, promising you a timely delivery of finished lots.



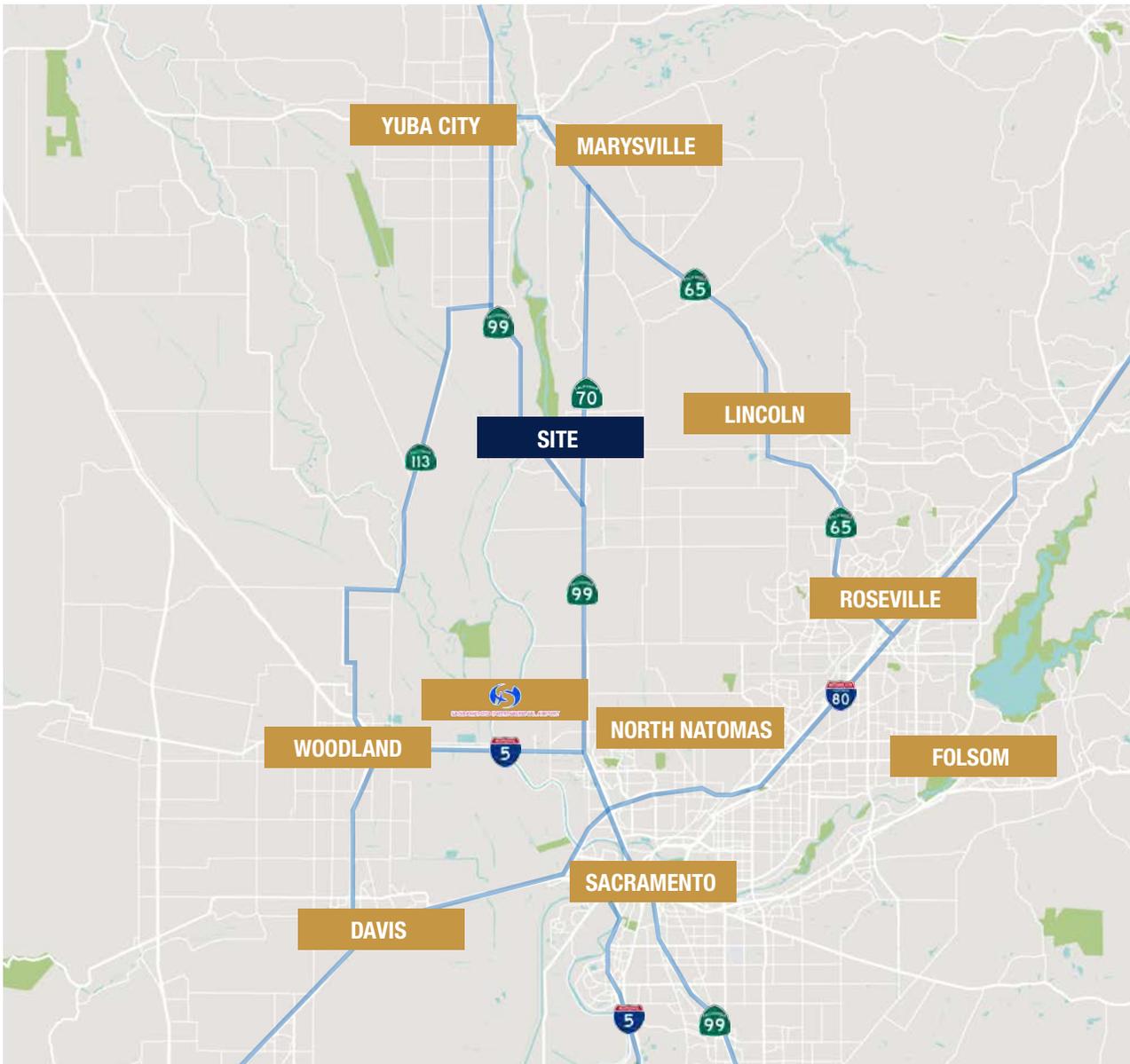
PROJECT OVERVIEW

Nestled in the heart of the greater Sacramento Valley, this property offers an exceptional investment opportunity. Its prime location provides easy commutes to major job centers in Sacramento, Davis, Yuba City, and Marysville.

As the new phase of the established Wheeler Ranch community, it features planned parks, open spaces, and a future school site, creating a strong, family-oriented neighborhood. With direct access to Highway 70, it is positioned between the employment hubs of Yuba City/ Marysville and North Sacramento/ Roseville. The area's growth is underscored by a new Costco under construction and upcoming retail and sports/entertainment venues breaking ground in 2026.

PROPERTY DETAILS

Project Overview	472 Finished Lots, 400 currently available. Typical lot sizes are 50' or 55' x110'. Project comprises of 5 villages with many oversized lots. Large community park coming in 2026. Final maps filed.
APN	014-840-006
Building Permit Fees	+/- \$83,000 Fees per lot
Taxes/Assessments	Taxes and Community facilities district assessments not to exceed a tax rate of 1.80%
Surrounding Development	12 communities currently selling have an average price of \$530,000. Average sales per month is 3.56 homes per community, new homes range in size from ±1,410 SF priced at \$291 per SF to ±3,497 SF priced at \$157 per SF according to Ryness Report. The top performing builders in Plumas Lake are pulling 8.5 permits per month.
School Summary	Arboga Elementary School: K- 7 (0.6 Miles Away) Lindhurst High School: 9-12 (2.2 Miles Away) Yuba Garden Intermediate School: 7-8 (2.2 Miles Away)
Utilities	Electricity - PG&E Water - OPUD Sewer - OPUD Broadband Service - AT&T Internet
Municipality	Yuba County
Plumas Lake Demographics	Population: 7,573 (2019 US Census Data) - 51.67% Male 48.33% Female Average Household Income: \$109,524.00 (2019 US Census Data) - 81.45% White Collar 15.55% Blue Collar Housing Units: 2,242, with more under construction - 87.57% Owner-Occupied 12.43% Renter-Occupied



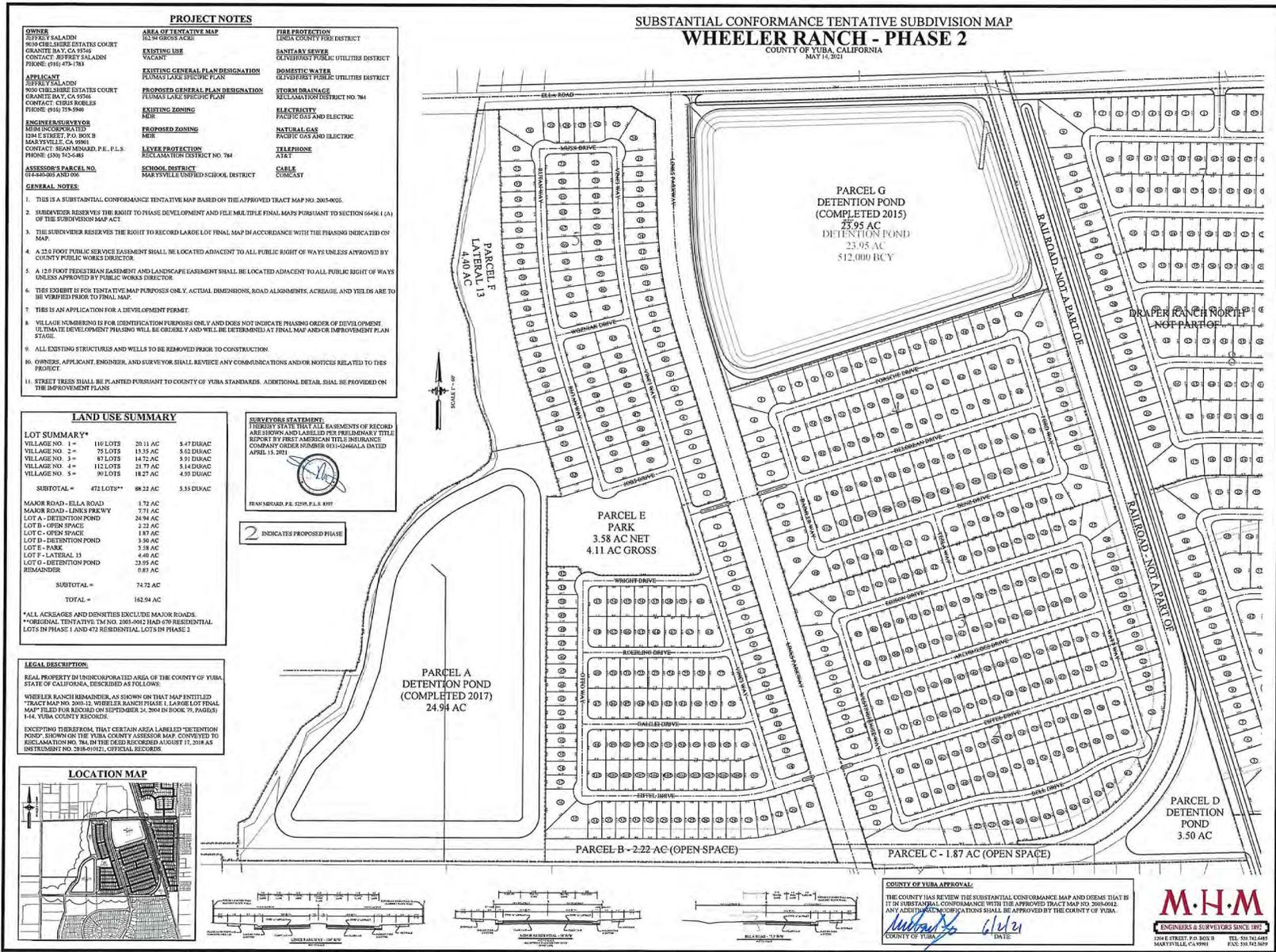
LOCATION ANALYSIS

In review of the Plumas Lake development area, the demographics provide for strong support of additional housing. There has been a continued growth in the regional housing market which is supported by a household median income of \$109,000 or greater. The strength in the market is also supported by a large majority of residents being white collar employees with higher paying jobs. It also indicates that there are strong educational facilities in the area helping to draw future buyers to the area. Overall, the demographics support a strong residential market that is continuing to grow.

DRIVE TIMES

Yuba City	18 Minutes
Marysville	18 Minutes
Lincoln	28 Minutes
Roseville	40 Minutes
Sacramento	32 Minutes
North Natomas	26 Minutes
Woodland	39 Minutes
Davis	43 Minutes
SMF - Sacramento International Airport	30 Minutes

PARCEL MAP



PROJECT NOTES

OWNER
ZEPHYR SALADIN
9090 CHELSEA DRIVE
GRANT BAY, CA 95966
CONTACT: ZEPHYR SALADIN
PHONE: (916) 478-1784

APPLICANT
ZEPHYR SALADIN
9090 CHELSEA DRIVE
GRANT BAY, CA 95966
CONTACT: CHRIS BOILES
PHONE: (916) 738-2940

ENGINEER/SURVEYOR
MGM INCORPORATED
1344 E STREET, P.O. BOX B
MARYVILLE, CA 95966
CONTACT: SEAN MINARD, P.E., P.L.S.
PHONE: (530) 742-6480

ASSESSOR'S PARCEL NO.
016440000 AND 000

SCHOOL DISTRICT
MARYVILLE UNIFIED SCHOOL DISTRICT

GENERAL NOTES

- THIS IS A SUBSTANTIAL CONFORMANCE TENTATIVE MAP BASED ON THE APPROVED TRACT MAP NO. 2003-0026.
- SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456 (1A) OF THE SUBDIVISION MAP ACT.
- THE SUBDIVIDER RESERVES THE RIGHT TO RECORD LARGE LOT FINAL MAP IN ACCORDANCE WITH THE PHASING INDICATED ON THIS MAP.
- A 25.0 FOOT PUBLIC SERVICE EASEMENT SHALL BE LOCATED ADJACENT TO ALL PUBLIC RIGHT OF WAYS UNLESS APPROVED BY COUNTY PUBLIC WORKS DIRECTOR.
- A 12.0 FOOT TREE TRIM EASEMENT AND LANDSCAPE EASEMENT SHALL BE LOCATED ADJACENT TO ALL PUBLIC RIGHT OF WAYS UNLESS APPROVED BY PUBLIC WORKS DIRECTOR.
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACRES, AND YIELD ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
- ALL EXISTING STRUCTURES AND WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.
- OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.
- STREET TREES SHALL BE PLANTED PURSUANT TO COUNTY OF YUBA STANDARDS. ADDITIONAL DETAIL SHALL BE PROVIDED ON THE IMPROVEMENT PLANS.

AREA OF TENTATIVE MAP
16.29 ACROSS ACRES

EXISTING USE
VACANT

EXISTING GENERAL PLAN DESIGNATION
FLUMAS LAKE SPECIFIC PLAN

PROPOSED GENERAL PLAN DESIGNATION
FLUMAS LAKE SPECIFIC PLAN

EXISTING ZONING
RER

PROPOSED ZONING
RER

LEVEE PROTECTION
RECLAMATION DISTRICT NO. 784

FIRE PROTECTION
YUBA COUNTY FIRE DISTRICT

SANITARY SEWER
OLIVEHURST PUBLIC UTILITIES DISTRICT

DOMESTIC WATER
OLIVEHURST PUBLIC UTILITIES DISTRICT

STORM DRAINAGE
RECLAMATION DISTRICT NO. 784

ELECTRICITY
PACIFIC GAS AND ELECTRIC

NATURAL GAS
PACIFIC GAS AND ELECTRIC

TELEPHONE
AT&T

CABLE
COMCAST

LAND USE SUMMARY

LOT SUMMARY**

VILLAGE NO. 1 =	111 LOTS	20.11 AC	5.47 DU/AC
VILLAGE NO. 2 =	75 LOTS	13.35 AC	5.62 DU/AC
VILLAGE NO. 3 =	87 LOTS	14.72 AC	5.91 DU/AC
VILLAGE NO. 4 =	112 LOTS	21.77 AC	5.14 DU/AC
VILLAGE NO. 5 =	90 LOTS	18.27 AC	4.93 DU/AC
SUBTOTAL =	472 LOTS**	88.22 AC	5.35 DU/AC

MAJOR ROAD - ILLA ROAD 1.72 AC
MAJOR ROAD - LINKS PKWY 7.71 AC
LOT A - DETENTION POND 29.48 AC
LOT B - OPEN SPACE 1.22 AC
LOT C - OPEN SPACE 1.87 AC
LOT D - DETENTION POND 3.50 AC
LOT E - PARK 3.58 AC
LOT F - LATERAL 13 4.00 AC
LOT G - DETENTION POND 23.95 AC
REMAINDER 7.87 AC

SUBTOTAL = 74.72 AC
TOTAL = 162.94 AC

****ALL ACRES AND DENSITIES EXCLUDE MAJOR ROADS.**
****ORIGINAL TENTATIVE TM NO. 2001-012 HAD 576 RESIDENTIAL LOTS IN PHASE 1 AND 472 RESIDENTIAL LOTS IN PHASE 2**

SURVEYOR'S STATEMENT
I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED FOR PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 9011-24644 DATED APRIL 15, 2021

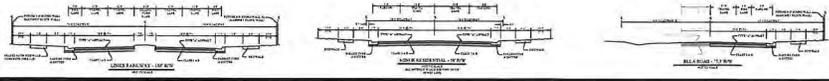
SEAN MINARD, P.E. 2209, P.A.S. 8397

LEGAL DESCRIPTION

REAL PROPERTY IN UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

WHEELER RANCH REMAINDER, AS SHOWN ON THAT MAP ENTITLED "TRACT MAP NO. 2001-12, WHEELER RANCH PHASE 1, LARGE LOT FINAL MAP" FILED FOR RECORD ON SEPTEMBER 3, 2004 IN BOOK 79, PAGE(S) 1-4, YUBA COUNTY RECORDS.

EXCEPTING THEREFROM, THAT CERTAIN AREA LABELED "DETENTION POND" SHOWN ON THE YUBA COUNTY ASSessor'S MAP, CONVEYED TO RECLAMATION NO. 784 IN THE DEED RECORDED AS DEED 17, 2008 AS INSTRUMENT NO. 2008-010121, OFFICIAL RECORDS.



COUNTY OF YUBA APPROVAL:

THE COUNTY HAS REVIEWED THE SUBSTANTIAL CONFORMANCE MAP AND DEEMS THAT IT IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED TRACT MAP NO. 2003-0026. ANY ADDITIONAL CORRECTIONS SHALL BE APPROVED BY THE COUNTY OF YUBA.

[Signature] 6/16/21
DATE

COUNTY OF YUBA

M.H.M.
ENGINEERS & SURVEYORS SINCE 1902

1204 E STREET, P.O. BOX B
MARYVILLE, CA 95966 TEL: 530 742-6480
FAX: 530 742-6480

VILLAGE 1: 110 FINISHED LOTS- 50' X 100'-AVAILABLE



2026- Community Park



Nestled within a landscape of planned amenities, Village 1 is perfectly positioned. It borders the RD784 detention basin to the west and a quiet, open-space UPRR (inactive) spur to the south. Beyond the railroad parcel lies a future school site and an existing community park nestled within an established neighborhood. To the north, residents will enjoy a new community park, scheduled for completion in 2026 as part of the Wheeler Ranch Phase II project.



Existing Community Park with Future School Site



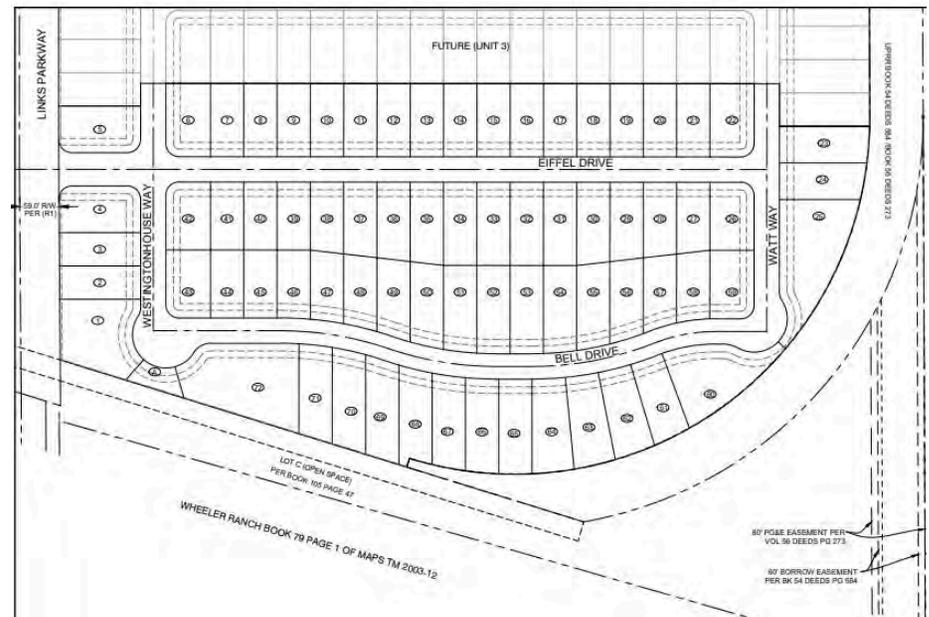
UPRR EASEMENT WIDTH VARIES 119.6± - 118.00±

VILLAGE 2: 72 FINISHED LOTS- 50' X 100'- SOLD

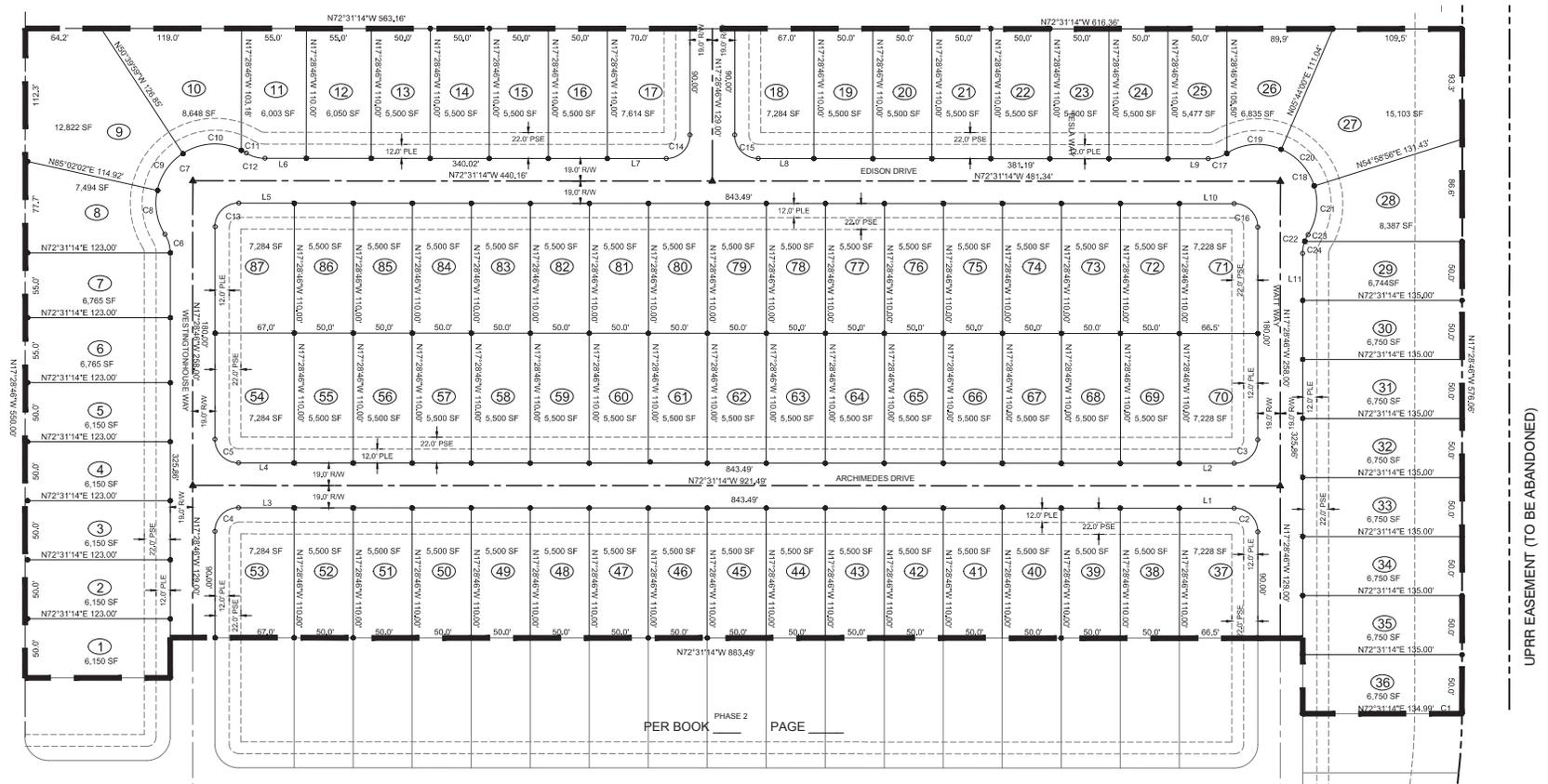


Positioned on the Southwest side of the sitemap and adjacent to the existing Wheeler Ranch I development to its south and borders the RD784 detention basin to the east and a quiet, open-space UPRR (inactive) spur to the south. Village 2 has been **sold to National Home Builder K. Hovnanian** with active sales initiating mid January 2025 under the **Luna Bella at Plumas Lake** line.

KHovnanian
Homes

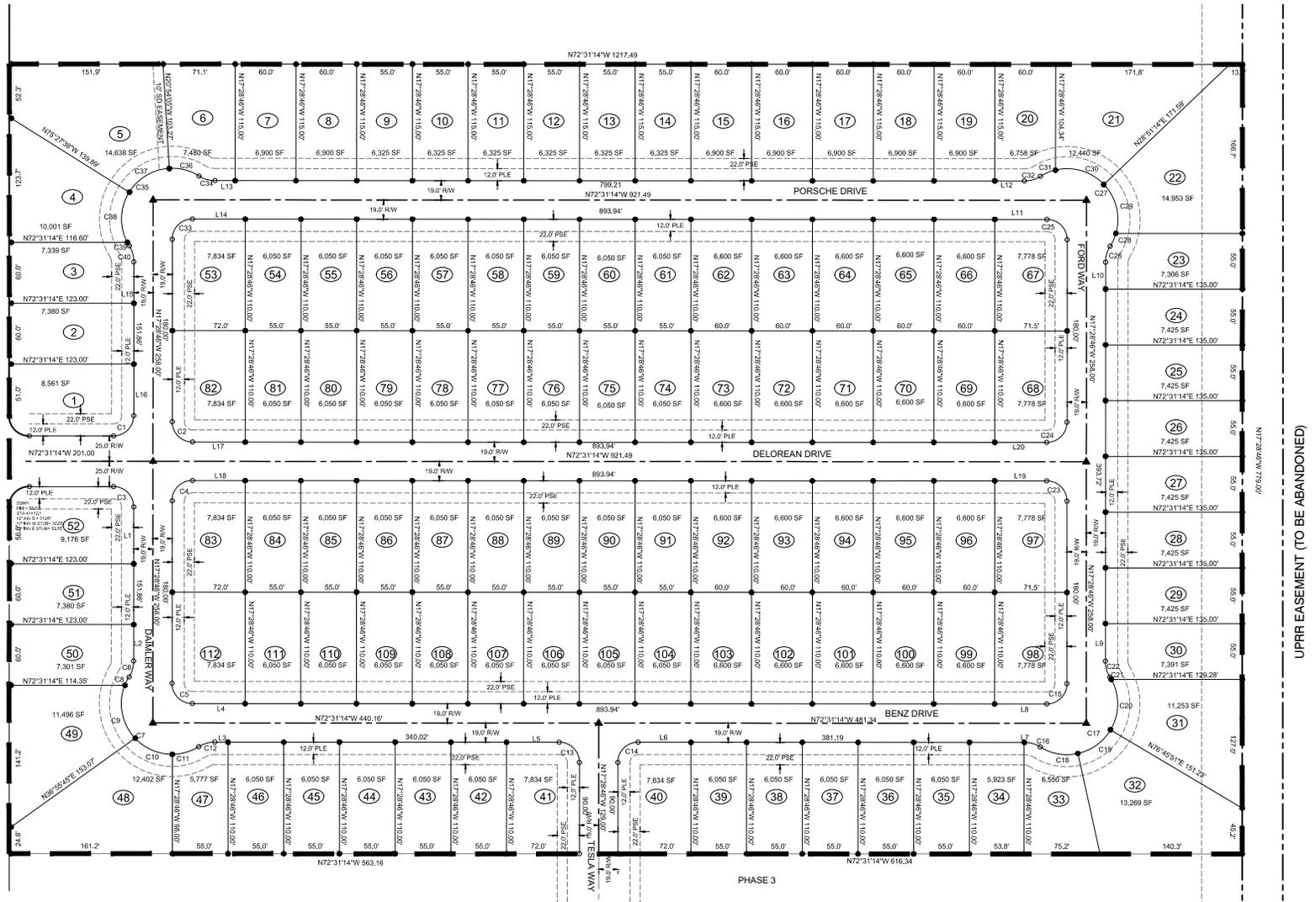


VILLAGE 3: 87 FINISHED LOTS- 50' X 100'-AVAILABLE



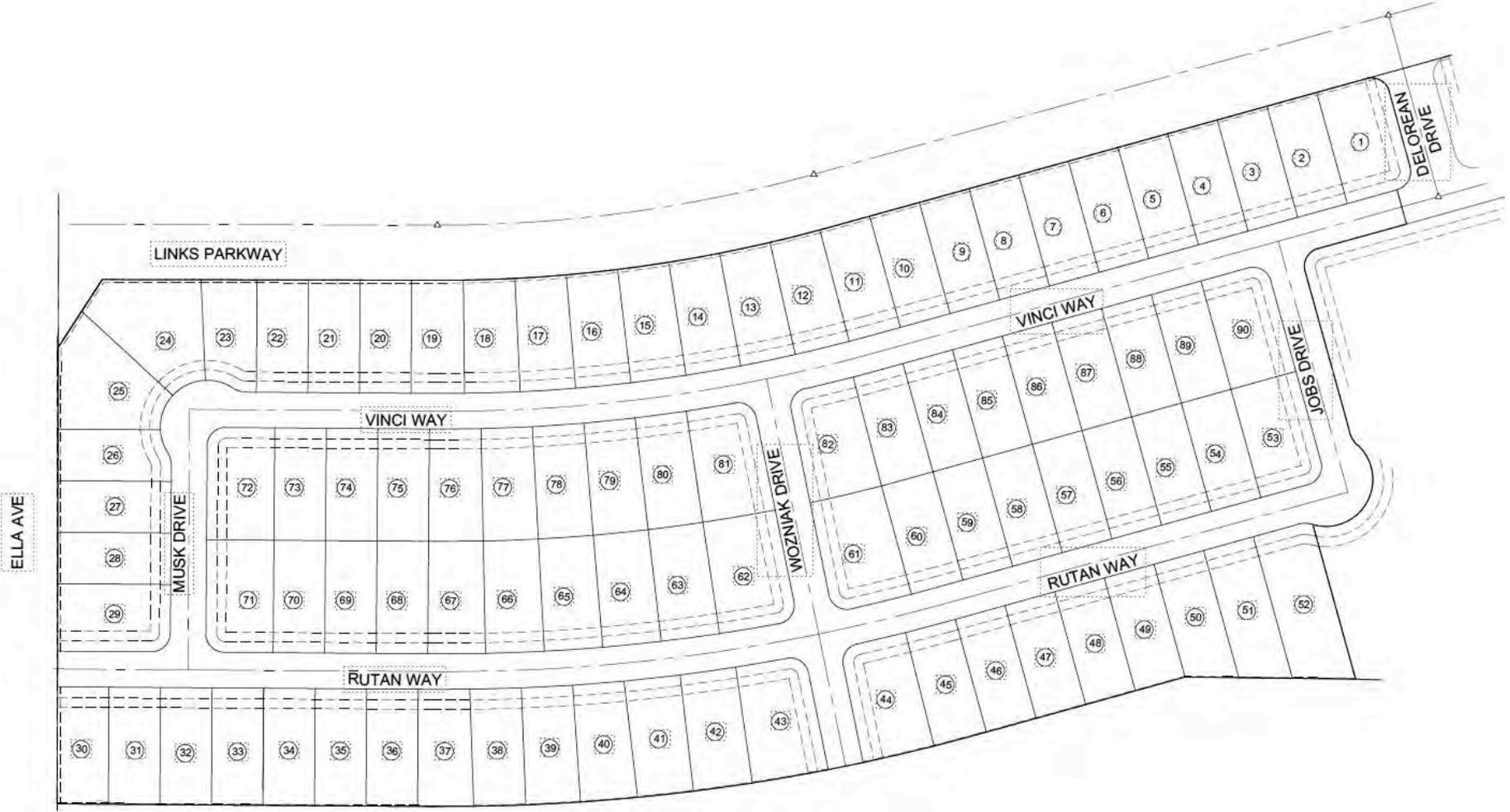
Strategically positioned between Villages 2 and 4, Village 3 offers a premier location. Its western edge borders a serene, open-space railroad easement, slated for a future bike and trail network alongside a new single-family home community. This village includes 48.65 valuable unit credits for TRLIA fees, representing an approximate value of \$13,000 per unit.

VILLAGE 4: 113 FINISHED LOTS- 55' X 110'-AVAILABLE



Village 4 enjoys a premium setting, directly south of the RD784 Basin pond. To the east, an inactive railroad spur preserved as open space will feature future biking and walking trails, connecting to additional planned single-family homes.

VILLAGE 5: 90 FINISHED LOTS- 55' X 110'-AVAILABLE



Village 5 enjoys a premium setting, directly west of the RD784 Basin pond. To the south, residents will enjoy a new community park, scheduled for completion in 2026 as part of the Wheeler Ranch Phase II project.

FUTURE DEVELOPMENT

-  Residential Development
-  Commercial Development
-  Multi-Family Development



MARKET HOME SALE COMPARISONS

Home Builder	Low	High
Richmond American- Seasons at Riverton South	\$479,950	\$571,950
Richmond American- Seasons at Riverton North	\$537,950	\$599,950
KB Home- Cobblestone- Cascade Valley	\$515,855	\$666,460
Lennar- Northpoint	\$506,990	\$664,996
K.Hovnanian- Luna Bella at Plumas Lake	\$499,990	\$559,990
Silvermark- Abby Ranch at Alexander Point	\$449,990	\$529,137
Cresleigh- Cresleigh Bluffs	\$443,000	\$569,188
Legacy Homes- Willow Creek	\$494,000	\$559,990
Cresleigh- Cresleigh Grove	\$461,000	\$568,000
Lennar- Rio Del Oro	\$483,990	\$600,000

LOCATION OVERVIEW

Wheeler Ranch is located in the heart of Yuba County off of highway 70, in Plumas Lake and south of historic Marysville. Plumas Lake is approximately 30 miles north of Sacramento in close proximity to the new Hard Rock Casino & Hotel, Plumas Lake Country Club, Toyota Amphitheater, and the Yuba County Airport.



RECENT JAS CAPITAL PROJECTS

Wheeler Ranch II Site, Unit 2. 72 lots sold in 2025 to K.Hovnanian



Leaks Subdivision. 162 lots sold in 2024 to Richmond American Homes



RECENT JAS CAPITAL PROJECTS

River Oaks Subdivision. 296 lots Sold in 2020-21. 83 to Richmond American, 72 to Meritage & 94 to DR Horton.



Aspire at Sycamore Ranch- Land Banked 64 lots in Yuba City, Ca. for K. Hovnanian





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