



**JAS CAPITAL**  
VENTURES

395 SOON TO BE FINISHED LOTS  
PLANNED DELIVERY Q4 2027

# ROSS RANCH

Located along River Oaks Blvd, Plumas Lake, CA 95961  
Yuba County



**JAS Capital Ventures, LLC**  
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\*THE PROJECT TO BE BUILT IN PHASES WITH 5 VILLAGES

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

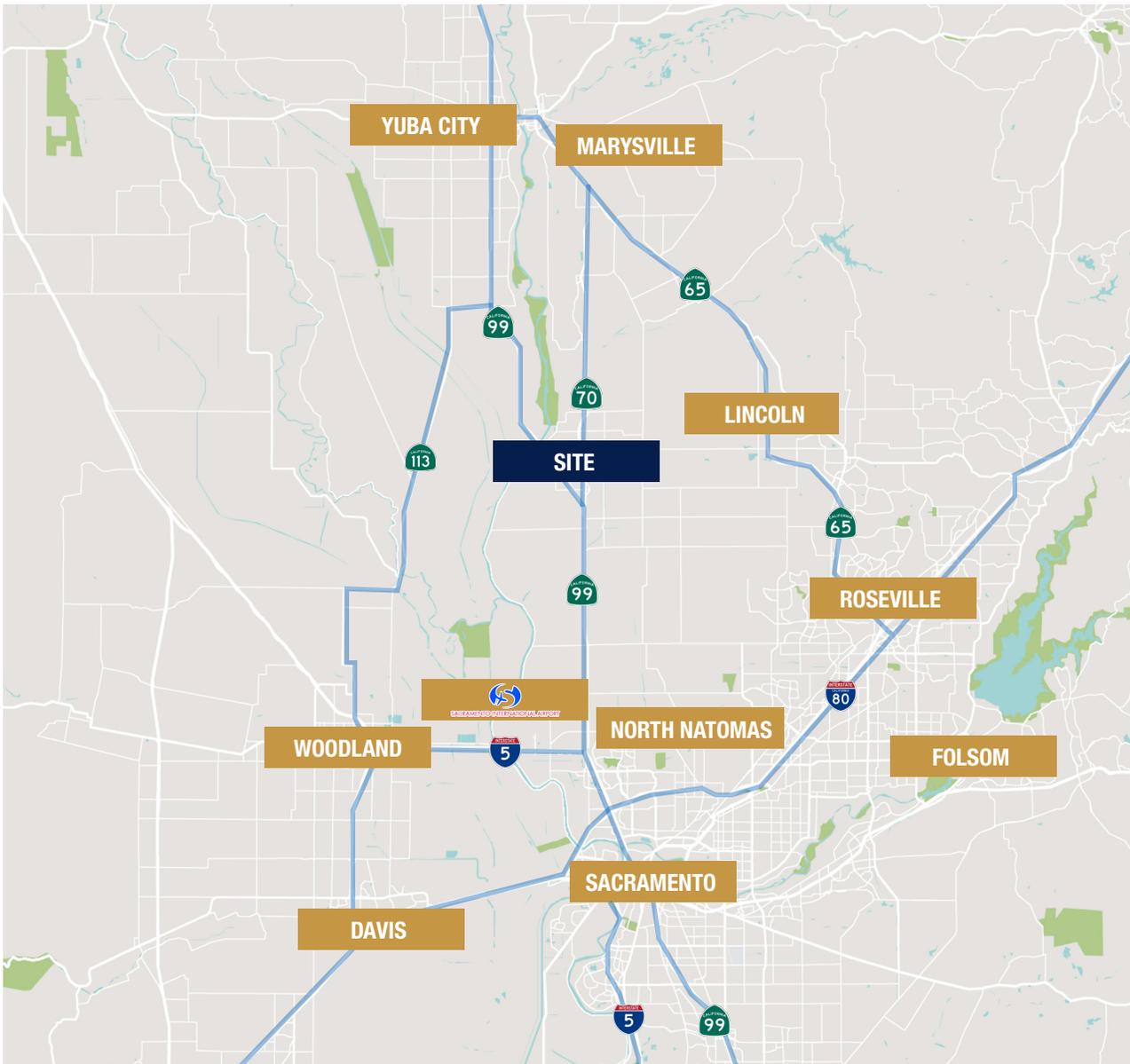


## INVESTMENT OVERVIEW

This property has several features that make it attractive for investment. One feature is the location of the property in relationship to the greater Sacramento Valley market. This property is located 36 miles north of the Capital, 46 miles northeast of the City of Davis, 10 miles from Yuba City and 5 miles from the City of Marysville. Each of these communities provide individual job centers that are within an easy commute.

## PROPERTY DETAILS

Project Overview	395 Entitled and Approved Single Family Home Medium Density Residential Lots For Sale as Paper Lots or Finished Lots with many Premium Lot Opportunities Tentative Subdivision Map of 5 Large Lot Map Villages with Sewer Lift Station Lots Ranging from 49 to 136 lots, Average + 55' Wide
APN	014-830-040 through 014-830-052
Building Permit Fees	+/- \$88,719.00 for a 2,000 SFH
Taxes/Assessments	Current ad valorem at +/- 1.109507, Material Capacity for Mello Roos Financing
Surrounding Development	Nine 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 South Plumas Lake are pulling 8.5 permits per month. See page 7 for details.
School Summary	Rio Del Oro Elementary School: K- 6 (8/10 School Rating - 0.5 Miles Away) Riverside Meadows Intermediate School: 7-8 (7/10 School Rating - 0.8 Miles Away) Wheatland Union High School: 9-12 (5/10 School Rating - 7.7 Miles Away)
Utilities	Electricity - PG&E Water - OPUD Sewer - OPUD Broadband Service - AT&T Internet
Municipality	Yuba County
Plumas Lake Demographics	<i>Population:</i> 7,573 (2019 US Census Data) - 51.67% Male   48.33% Female <i>Average Household Income:</i> \$109,524.00 (2019 US Census Data) - 81.45% White Collar   15.55% Blue Collar <i>Housing Units:</i> 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.

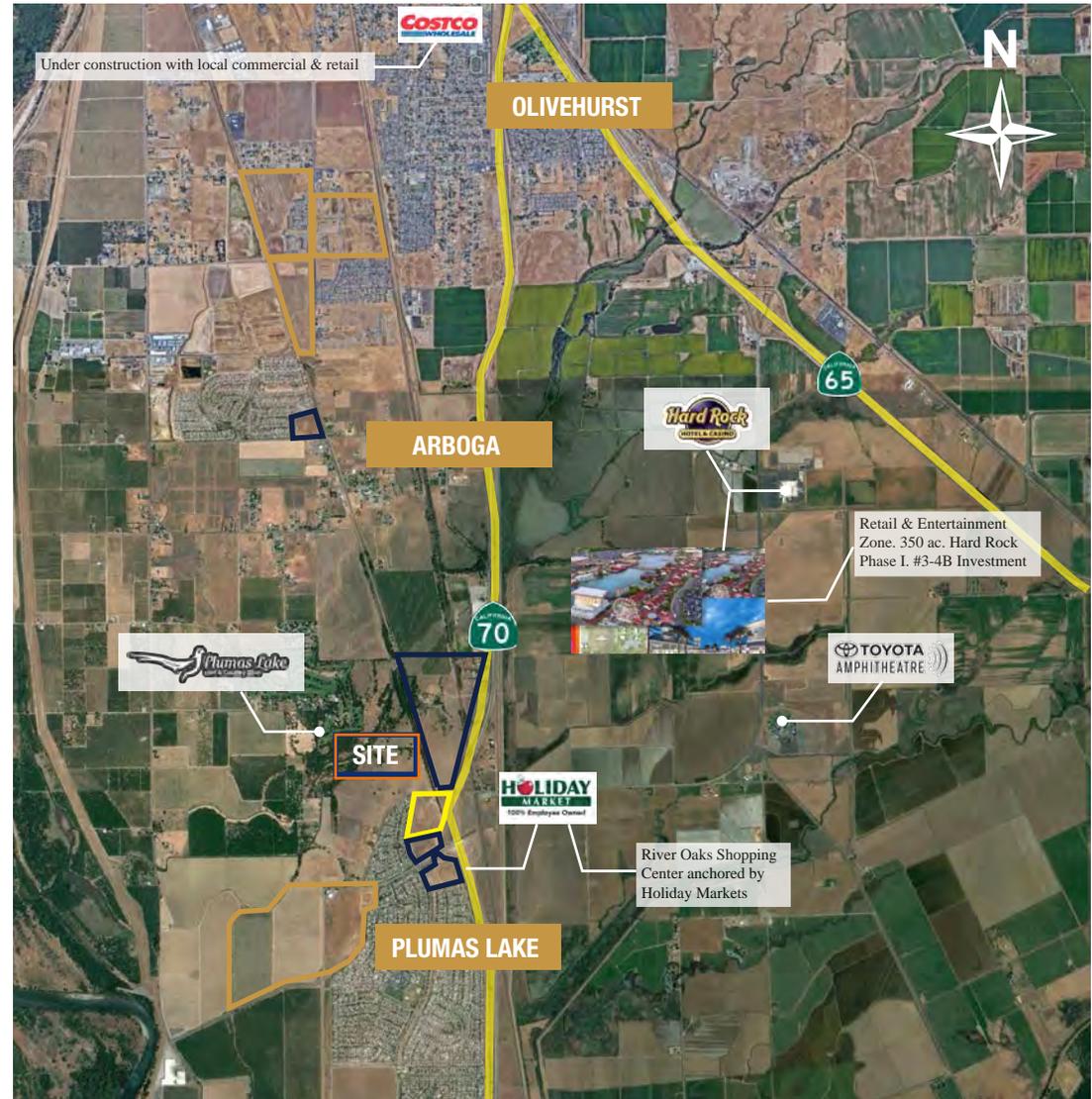
## DRIVE TIMES

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



# 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

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 in 2025-6





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